

WYNDHAM STUDIOS

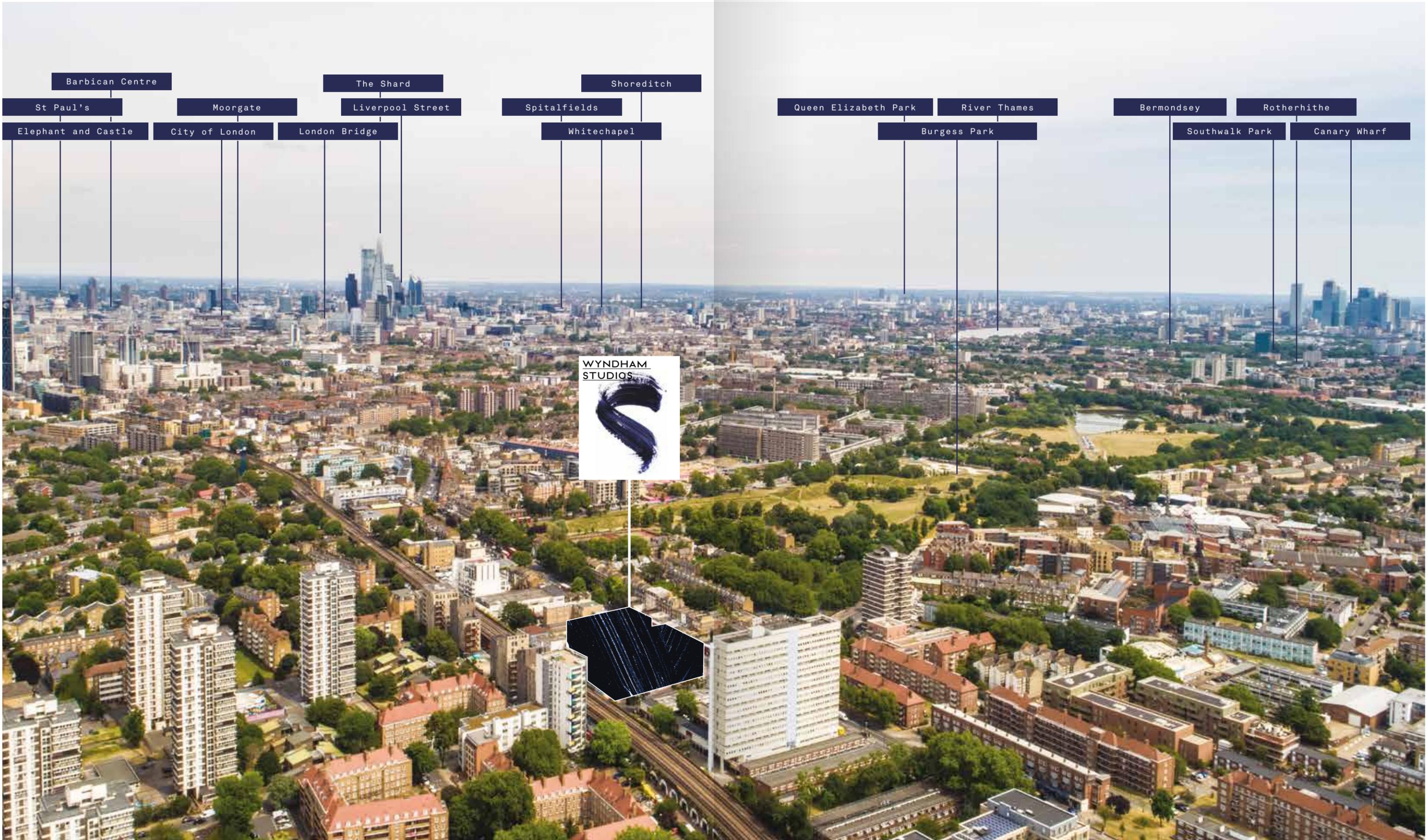


Shared Ownership

WYNDHAM STUDIOS – CAMBERWELL

Made up of 15 stylish apartments in a modern block with authentic brick facades, the architectural style of Wyndham Studios is as inspiring as the area itself. Paying tribute to Camberwell's creative character, with a range of communal spaces, Wyndham Studios is set to become one of the most sought after places to live in South London. These design-led homes, with their picturesque central courtyard are the perfect setting for relaxing moments with a book, friend or neighbour.

The 1 and 2 bedroom Shared Ownership apartments at Wyndham Studios form part of a new, dependable community. A private rooftop terrace adds to the development's appeal, and features such as individual bike storage promote cleaner, sustainable living among residents. In addition, high-tech video door entry and CCTV cameras across all blocks give residents extra peace of mind. This is an exciting opportunity to own a home in London's sought-after south.



Barbican Centre

The Shard

Shoreditch

St Paul's

Moorgate

Liverpool Street

Spitalfields

Queen Elizabeth Park

River Thames

Bermondsey

Rotherhithe

Elephant and Castle

City of London

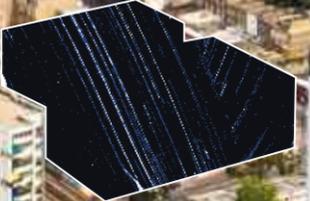
London Bridge

Whitechapel

Burgess Park

Southwalk Park

Canary Wharf



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The Hill Bakery & Deli, Grove Lane

A CREATIVE CLASS

A thriving art scene coupled with lively nightlife spots has transformed colourful Camberwell into an exciting place to call home; a magnet of creativity that appeals to Londoners of all ages and backgrounds.

Historically, Camberwell's diverse architecture and well-known art schools have drawn in a cool, creative crowd and among its long-term residents are some of UK's best-loved artists, actors and musicians (including Florence Welch of Florence and the Machine).



Jazzlive at The Crypt, St Giles Church, Peckham Road

ECLECTIC FOODIE SCENE

Londoners come from all corners of the capital to experience Camberwell's eclectic foodie scene: take your pick from Greek, South East Asian, Turkish... or fill up on sun-ripened specials in the local Mediterranean delis. Hipster bars and gastropubs set in restored historical buildings offer craft cocktails to accompany electrifying live music sessions.



Theo's, Grove Lane



Frank's Cafe, Rye Lane



Another neighbourhood highlight is the generous green space, most noticeably at Burgess Park with its picturesque lake, sports facilities and prestigious world gardens.

Also nearby Ruskin Park, with its Edwardian landscape design, wetlands and meadows set the scene for idyllic days spent outdoors.

GREEN SPACES



Camberwell Green, Camberwell Road

THE BOUTIQUES

Independently-owned stores are the norm here: on Camberwell's main stretch, pick up bright bouquets at the local florist, fresh-out-of-the-oven loaves from family-owned bakeries, or unique fashion finds at one of many boutiques.



Lumberjack Cafe, Peckham Road



Seabass Cycles, Peckham Road



While there's a comforting village-like feel to Camberwell, its network of transport links means residents can be at their central London office in 20 minutes flat.

Cycle Routes

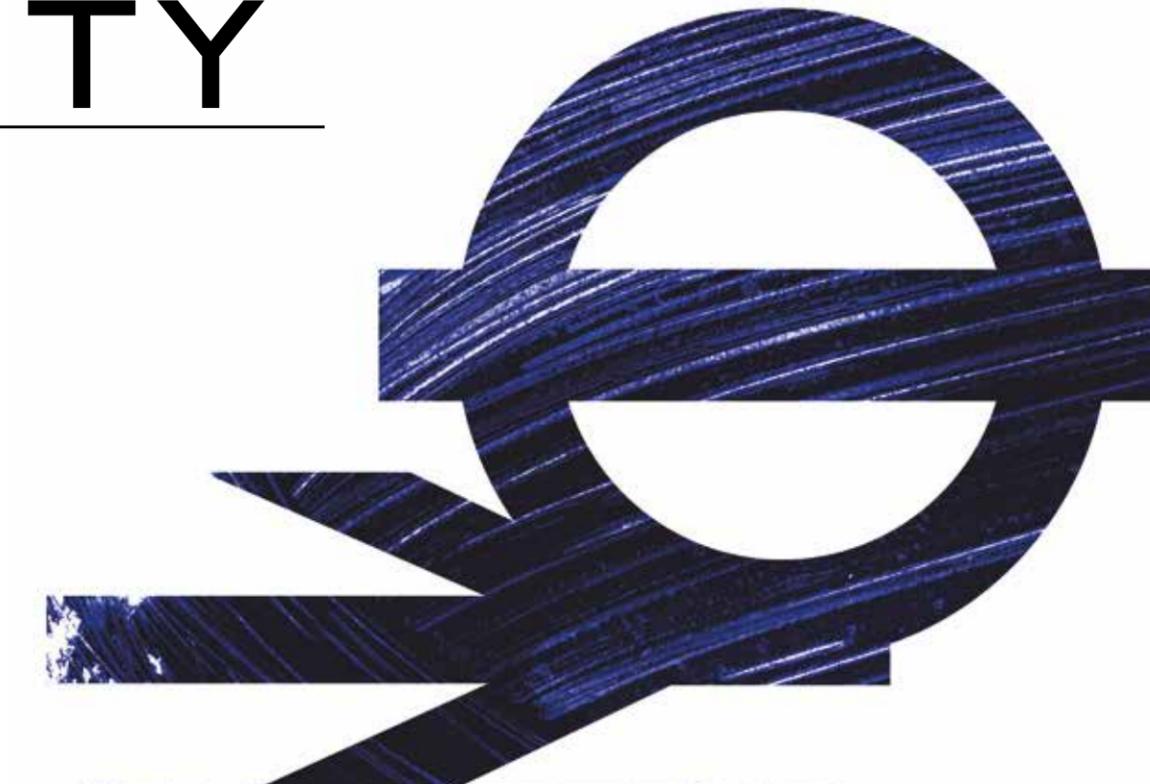
- 06 mins - Oval
- 09 mins - Vauxhall
- 10 mins - Peckham
- 11 mins - Brixton
- 18 mins - Tate Modern
- 19 mins - The City
- 23 mins - Shoreditch
- 29 mins - Oxford Circus

Bus stops opposite

- 13 mins - Elephant and Castle
12, 35, 40, 45, 68, 171, 176, 468
- 14 mins - Oval Station
35, 185, 436
- 20 mins - Denmark Hill
40, 42, 68, 176, 468
- 24 mins - Peckham Rye
12, 40, 148, 171, 176, 343, 484
- 29 mins - Oxford Street
12, 35, 40, 45, 68, 171, 176, 468



CONNECTED CITY



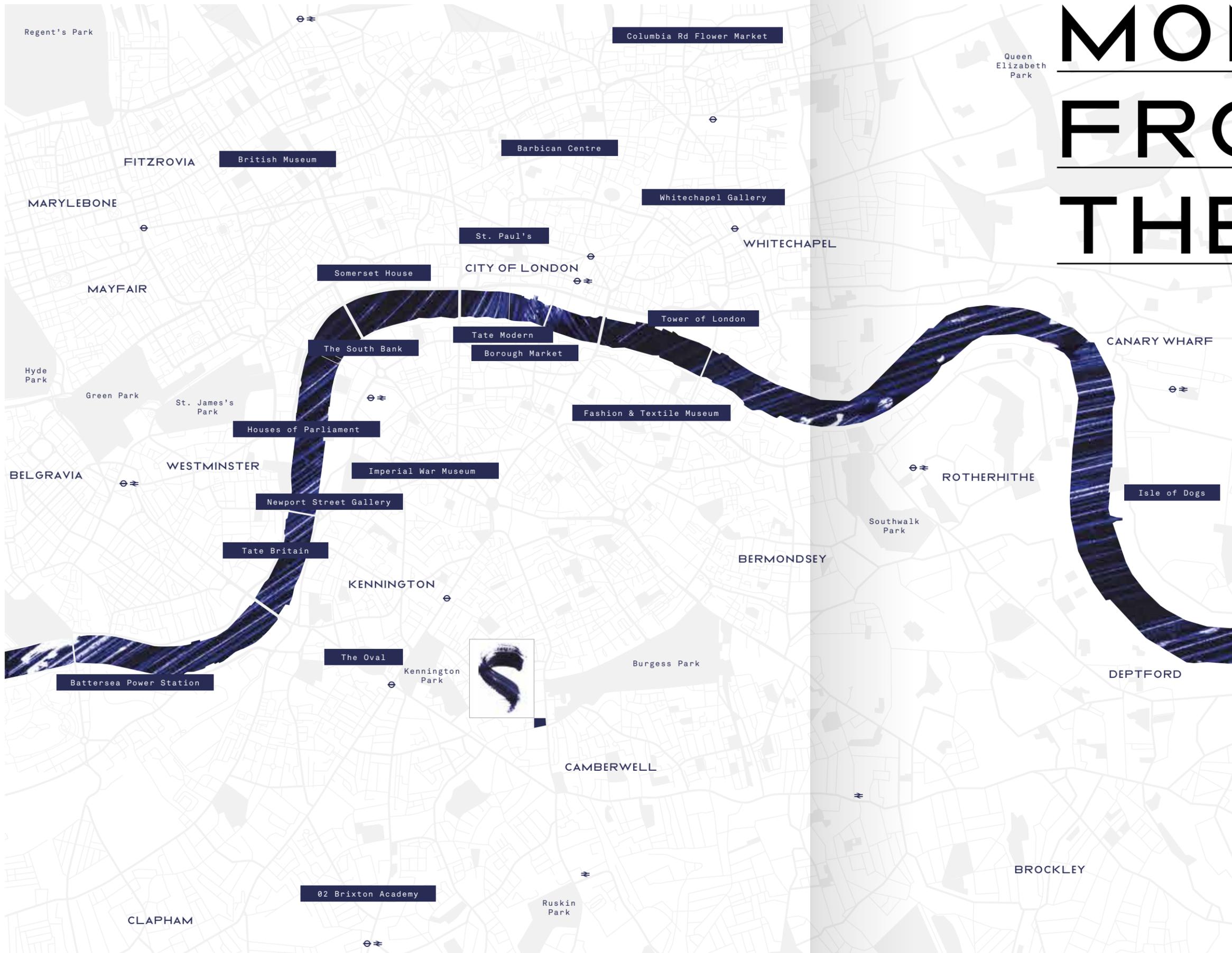
Oval Station (Underground)

- 02 mins - Stockwell
- 04 mins - Clapham North
- 08 mins - London Bridge
- 10 mins - Bank (The City)
- 12 mins - Green Park
- 16 mins - Waterloo
- 19 mins - King's Cross St Pancras
- 22 mins - Covent Garden
- 22 mins - Canary Wharf (DLR)
- 23 mins - Oxford Circus
- 47 mins - Heathrow

Denmark Hill Station (Overground)

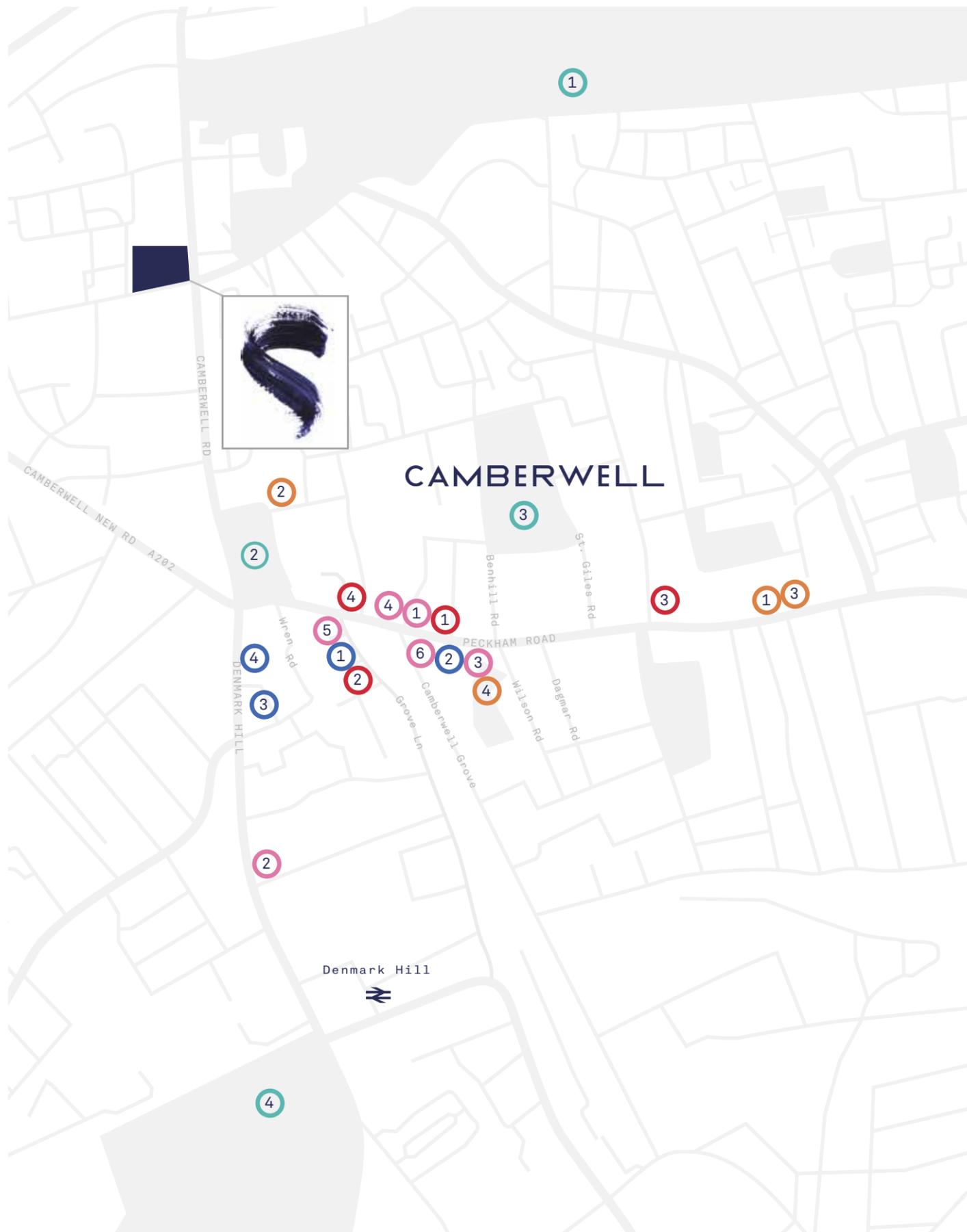
- 06 mins - Elephant and Castle
- 12 mins - Canada Water
- 13 mins - Clapham Junction
- 18 mins - Canary Wharf
- 19 mins - The City
- 29 mins - Shoreditch High Street
- 33 mins - Stratford
- 45 mins - Gatwick

MOMENTS FROM THE CITY



Map not to scale.

THE LOCALS



— Culture & Entertainment

1. Camberwell Art College
2. Camberwell Library
3. South London Gallery
4. St. Giles Church

— Parks

1. Burgess Park
2. Camberwell Green
3. Brunswick Park
4. Ruskin Park

— Pubs & Bars

1. Camberwell Arms
2. The Crooked Well
3. London Particular
4. Stormbird

— Restaurants

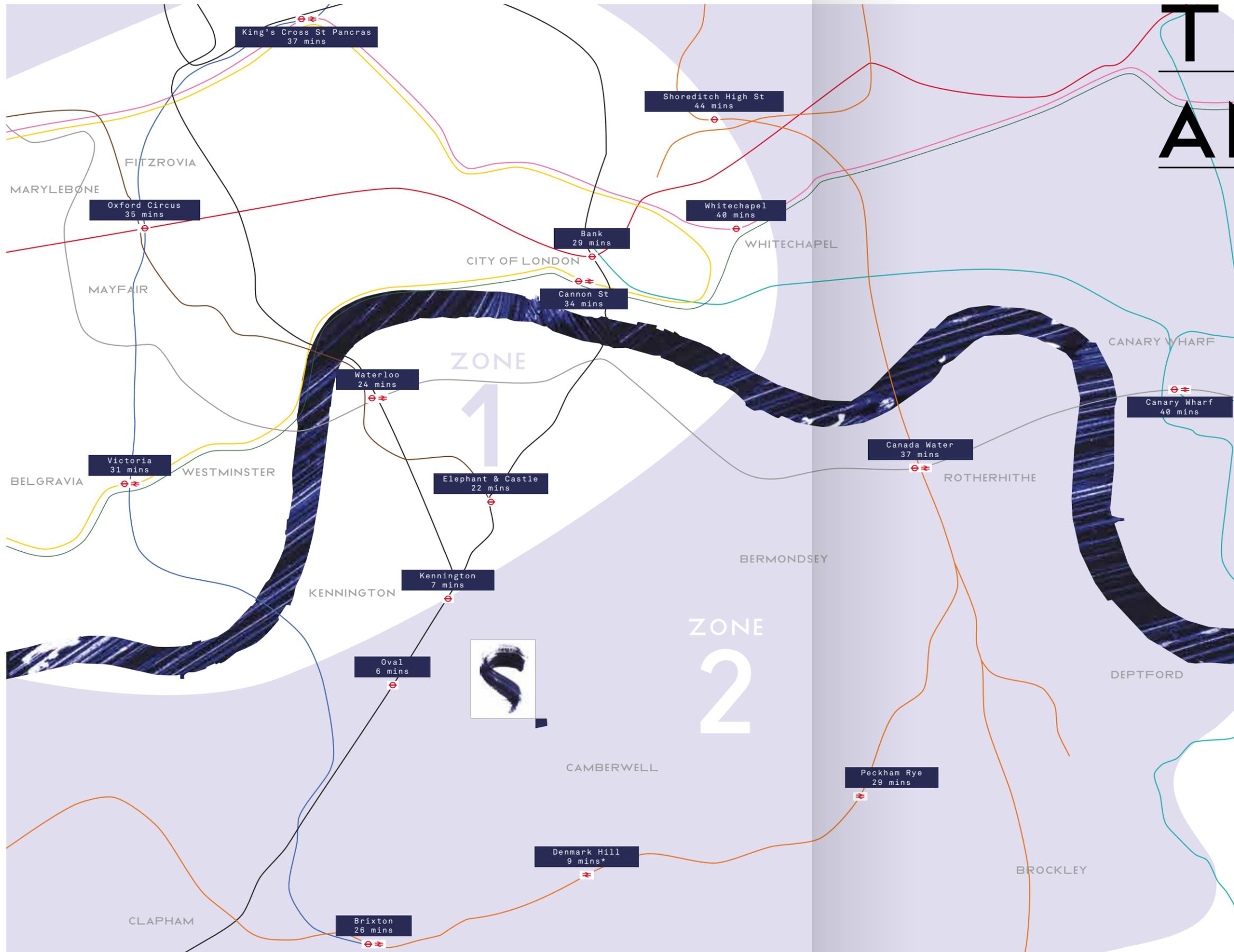
1. Fladda
2. Love Walk Cafe
3. Lumberjack Cafe
4. Silk Road
5. Theo's
6. The Vineyard

— Shopping

1. The Hill Bakery and Deli
2. Seabass Cycles
3. Cowling & Wilcox art supplies
4. Butterfly Walk Shopping Centre

Map not to scale.

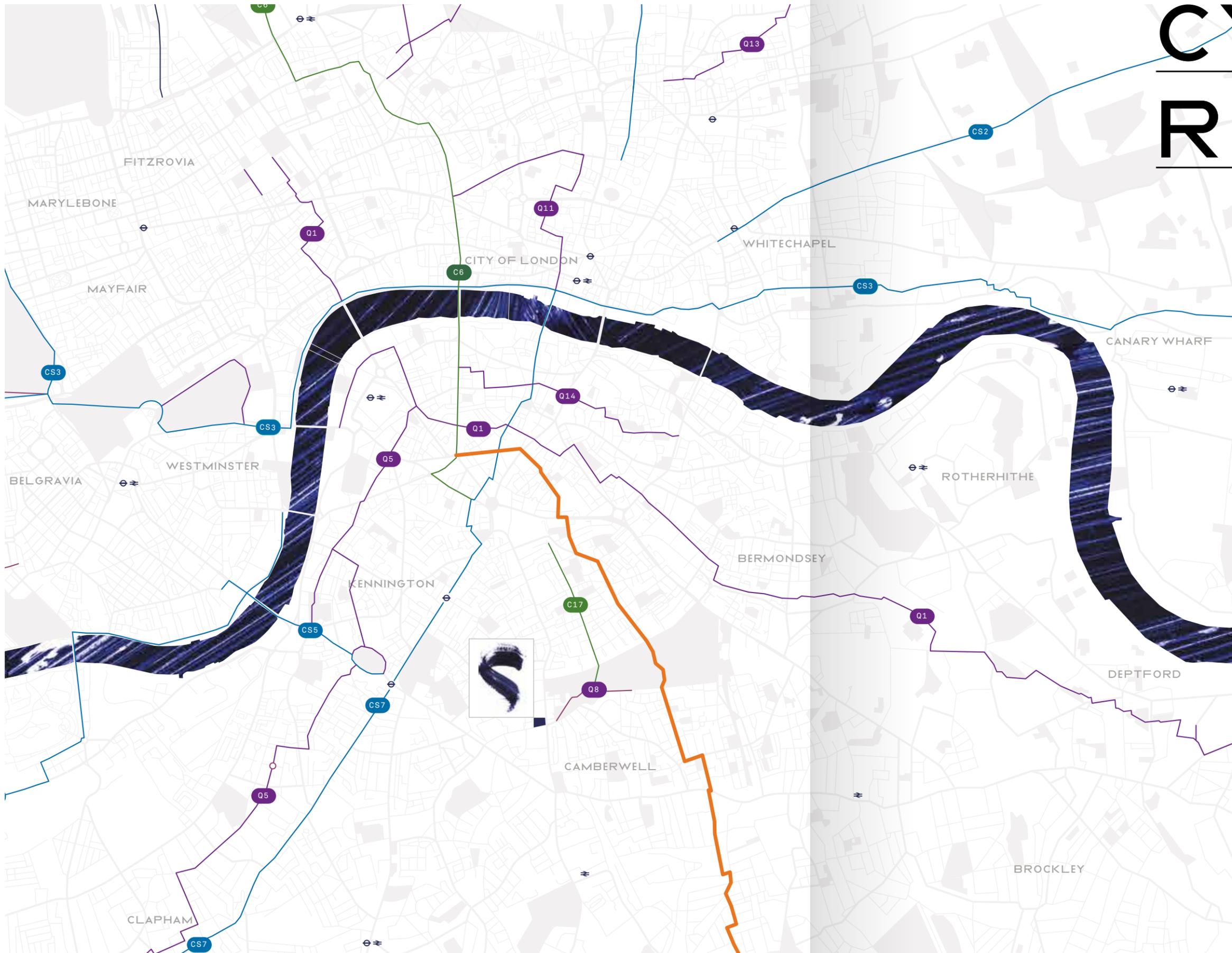
TUBE AND RAIL



- Overground
- DLR
- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Northern
- Victoria

Showing the fastest routes using all transport modes including cycling* and max walk times (under 10 mins)
Source: Transport For London. Map not to scale.

CYCLE ROUTES



- C Cycleways
C6, C17
- CS Cycle Superhighways
CS5, CS7, CS52, CS53
- Q Quietways
Q1, Q2, Q5, Q11, Q13, Q14, Q15, Q22
- Proposed Southwalk Spine
Cycle Route

Source: Transport for London. Map not to scale.

Many of London's most recognised educational institutions are within easy reach from Wyndham Studios. The University of Arts London, Royal Academy of Music and Royal Academy of Dance cater to London's most talented. Other first-class universities include Goldsmiths University, London School of Economics and University College London.

HIGHER EDUCATION

Medical University

0.75 miles - King's College Hospital

Academic Universities

1.0 mile - Southbank University
2.4 miles - King's College London
2.5 miles - London School of Economics
2.7 miles - St Hilda's Catholic
3.4 miles - City University of London
3.4 miles - University of London
3.7 miles - Queen Mary University of London

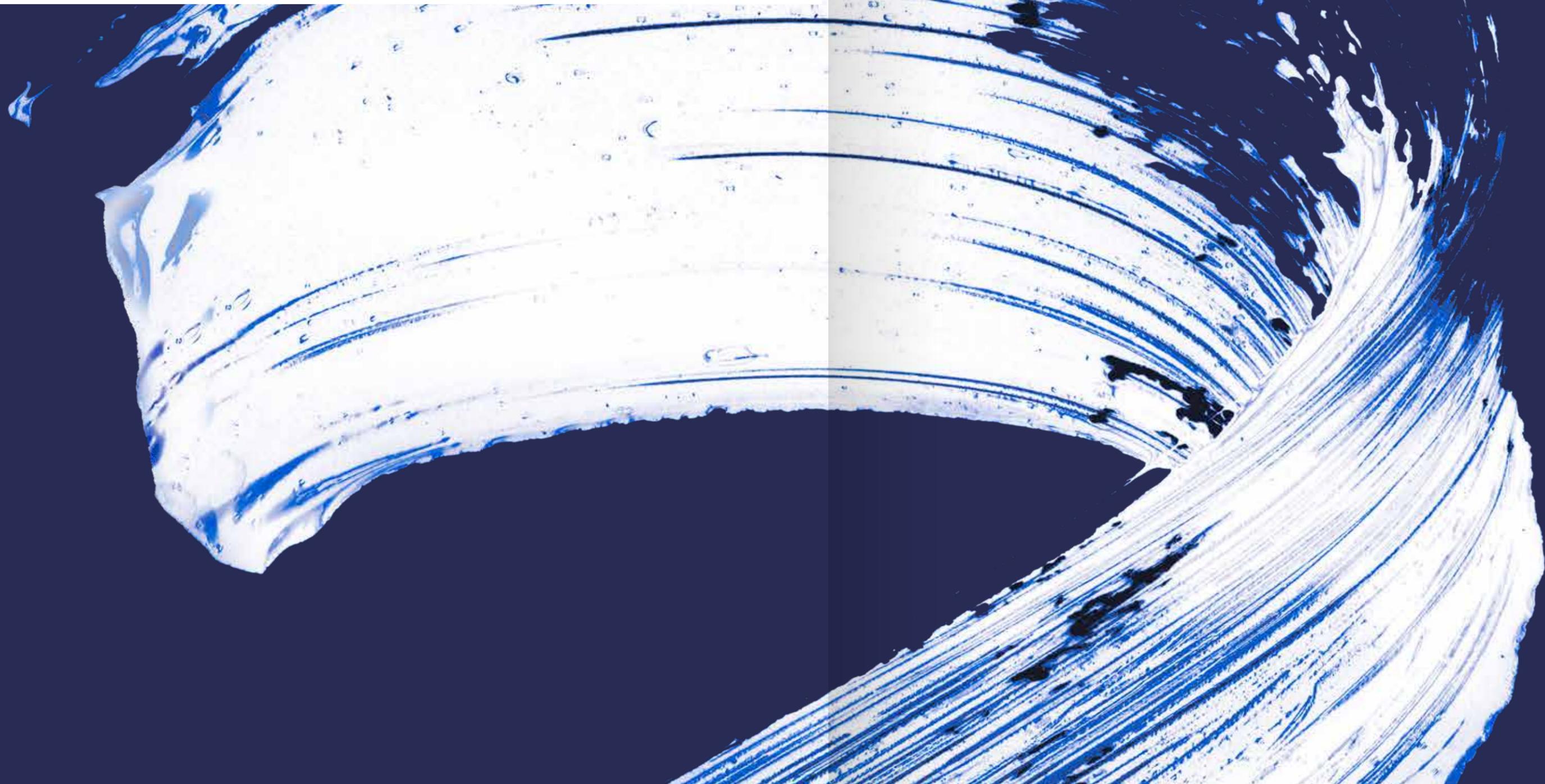
Arts Universities

0.7 miles - University of the Arts London
2.5 miles - Goldsmiths University
3.7 miles - Royal Academy of Music
3.5 miles - Royal Academy of Dance

Sports University

1.6 miles - British Universities
& Colleges Sport

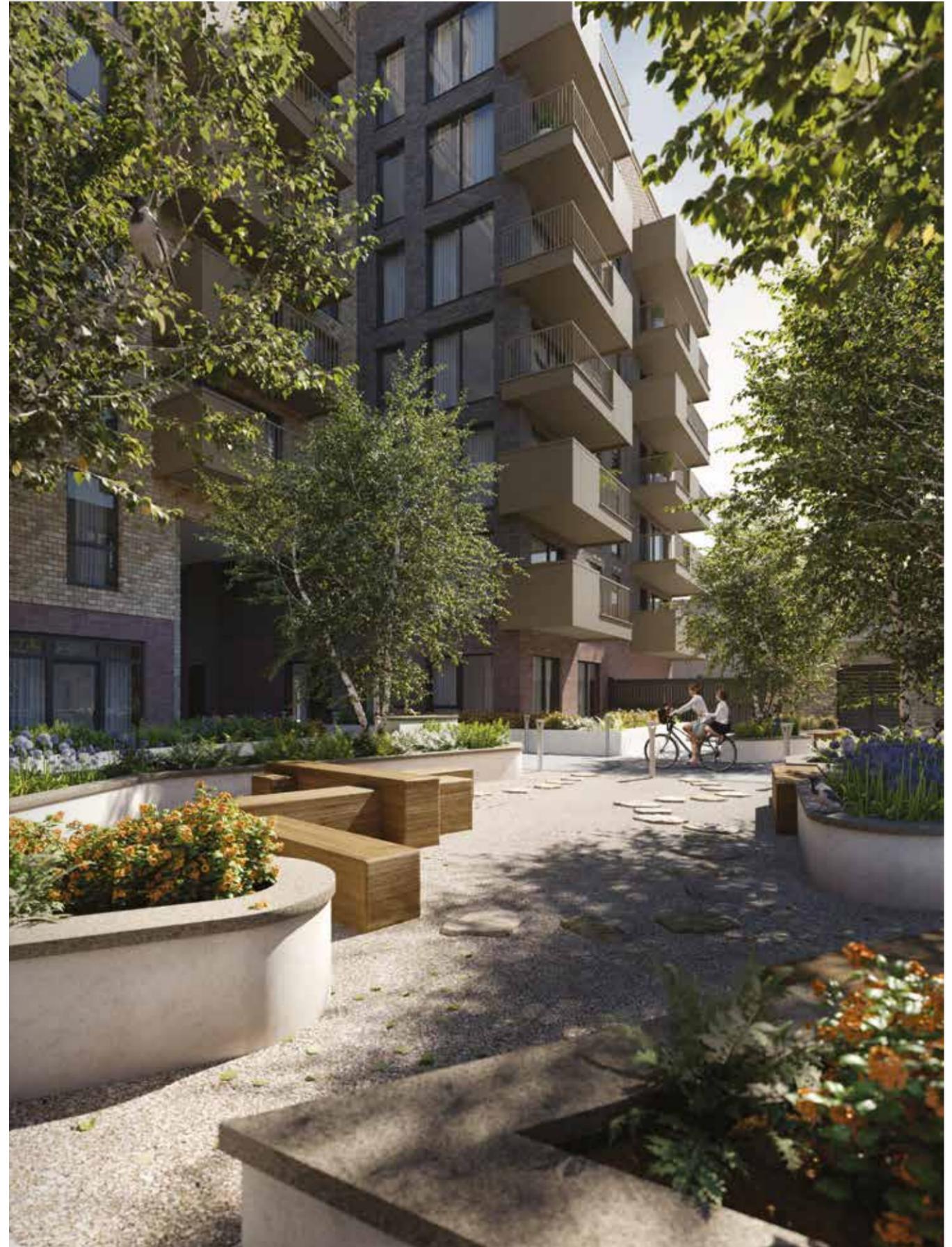
THE APARTMENTS





Wyndham Studios as seen
from Wyndham Road

Wyndham Studios interior courtyard



CGI indicative only



Photography depicts private sale show home and is indicative only.



Photography depicts private sale show home and is indicative only.



THE SPECIFICATION

INTERIOR FINISHES

- Engineered laminate flooring to hallway, living room and kitchen
- Luxury carpet to bedrooms

KITCHEN/LIVING AREAS

- Bespoke handleless kitchens
- Oak laminate worktop
- Backpainted glass splashback to hob only
- Integrated appliances including:
 - AEG single oven
 - AEG ceramic hob with touch controls
 - AEG extractor hood
 - Electrolux fridge freezer
 - Electrolux dishwasher
- Under cabinet LED lighting
- Zanussi washer dryer (located in hallway store in some homes)
- Dual lever kitchen mixer tap

BEDROOMS

- Full height built-in wardrobes with shelving to master bedroom*

BATHROOMS

- Porcelain large format floor and wall tiles
- Hand wash basin with chrome mixer tap
- Wall-mounted mirrored unit with shelving
- Built-in single ended rectangular bath with frameless glass shower screen
- Wall-mounted shower
- Bath mounted bath mixer
- Back to wall WC with dual flush plate
- Chrome towel rail

ENSUITES

- Porcelain large format floor and wall tiles
- Hand wash basin with chrome mixer tap
- Wall-mounted mirrored unit with shelving
- Wall-mounted shower
- Back to wall WC with dual flush plate
- Chrome heated towel rail**

ELECTRICAL

- Energy efficient down lights to kitchen, dining room, living room, bathrooms and hallway
- Pendant lighting to bedrooms
- Video entry system
- Wiring for Sky Q (subscription required)
- Wiring for security alarm included
- Wiring for BT fibre broadband/telephone (subscription required)
- Wiring for Hyperoptic fibre broadband/telephone (subscription required)

HEATING AND HOT WATER

- Underfloor heating
- Hot water supplied by centralised boiler system

SECURITY AND PEACE OF MIND

- 10 year NHBC warranty
- On-site CCTV
- 24 month defects warranty cover

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

* With the exception of B11.14 which also has a full height built-in wardrobe to the second bedroom

** Towel rail in the ensuite of B11.14 is not heated

SITE PLAN

Wyndham Studios is made up of five contemporary-style blocks featuring brick facades, each with its own entrance. Once home to a collection of independent buildings, now the mid-rise development breathes life back into Camberwell's creative community.

Marshall Apartments consists of 15 Shared Ownership apartments over 5 floors.



THE FLOORPLANS



FLOORS

G

1



2 bed B11.01 P54



1 bed B11.02 P50
B11.03 P48
B11.04 P49

2 bed B11.05 P55

2

3



1 bed B11.06 P50
B11.07 P48
B11.08 P49

2 bed B11.09 P55



1 bed B11.10 P59
B11.11 P48
B11.12 P51
B11.13 P52

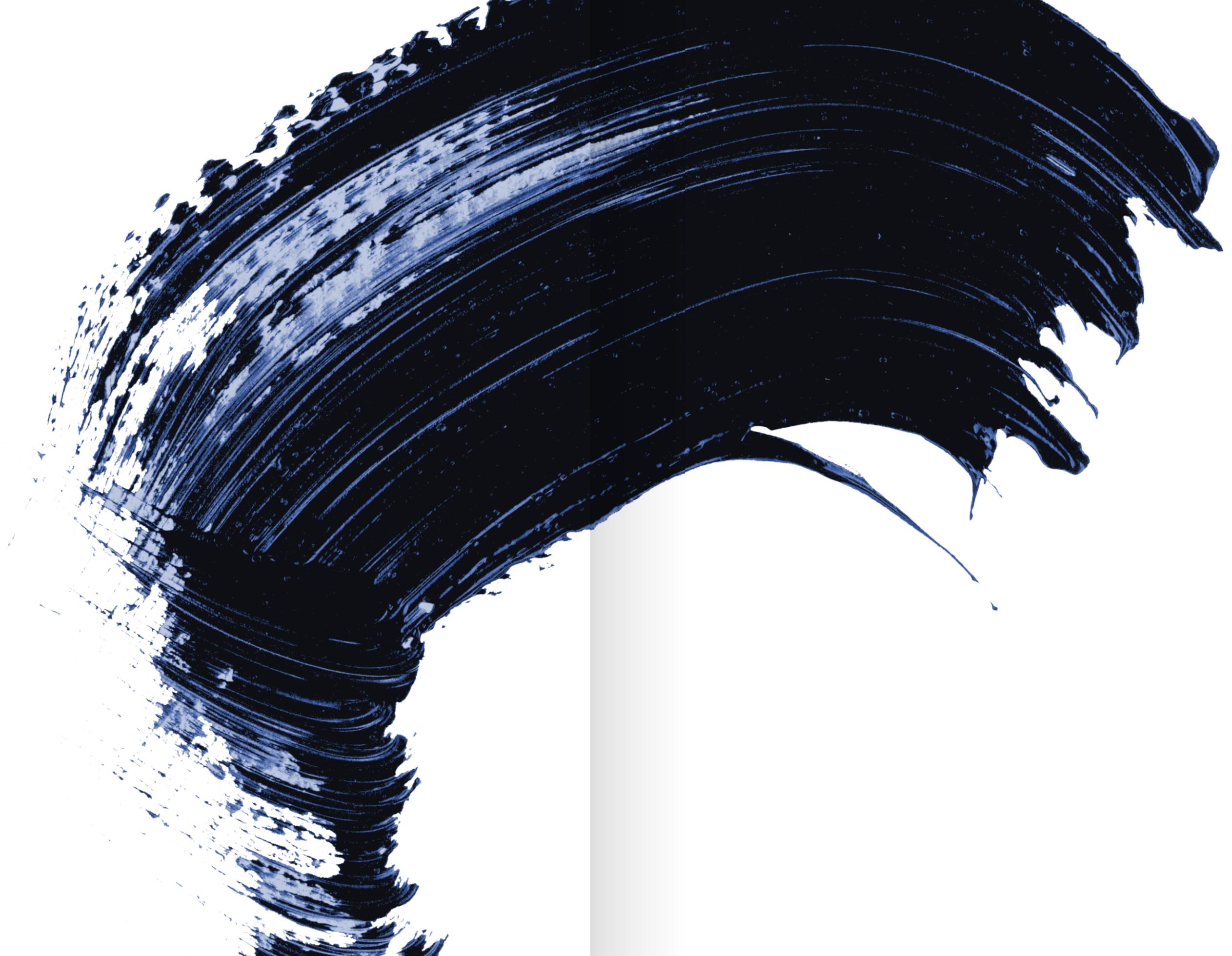
4



1 bed B11.15 P55

2 bed B11.14 P56

- 1 Bedroom Apartments
- 2 Bedroom Apartments



MARSHALL APARTMENTS

1 Bedroom apartment

Floor 01 Apt B11.03

Floor 02 Apt B11.07

Floor 03 Apt B11.11

KITCHEN, DINING, LIVING

7.63 M x 3.01

25 FT x 9.87 FT

BEDROOM

4.56 M x 3.56 M

14.11 FT x 11.8 FT

BALCONY

4.4 SQ M

47.2 SQ FT

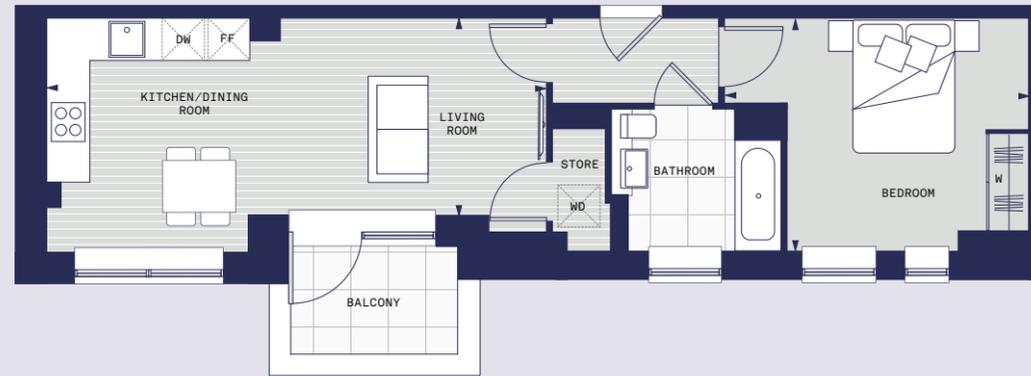
TOTAL INTERNAL AREA

50 SQ M

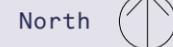
538.19 SQ FT

KEY

- FF Fridge Freezer
- DW Dishwasher
- WD Washer Dryer
- W Fitted Wardrobe



The kitchen 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. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. Furniture layouts are indicative only and do not necessarily reflect the electrical layouts.



MARSHALL APARTMENTS

1 Bedroom apartment

Floor 01 Apt B11.04

Floor 02 Apt B11.08

KITCHEN, DINING, LIVING

4.36 M x 5.47 M

14.3 FT x 17.11 FT

BEDROOM

4.95 M x 2.75 M

16.2 FT x 9.02 FT

BALCONY

5.1 SQ M

54 SQ FT

TOTAL INTERNAL AREA

52 SQ M

559.72 SQ FT

KEY

- FF Fridge Freezer
- DW Dishwasher
- WD Washer Dryer
- W Fitted Wardrobe



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MARSHALL APARTMENTS

1 Bedroom apartment

Floor 01 Apt B11.02

Floor 02 Apt B11.06

Floor 03 Apt B11.10

KITCHEN, DINING, LIVING

3.28 M x 7.75 M
10.7 FT x 25.6 FT

BEDROOM

3.12 M x 4.35 M
10.2 FT x 14.3 FT

BALCONY

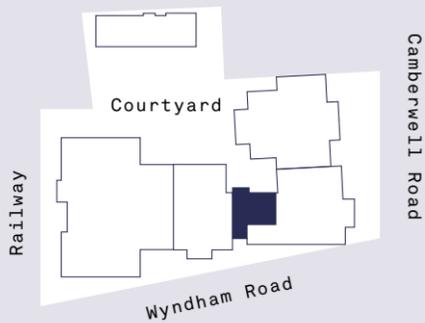
4.6 SQ M
49.2 SQ FT

TOTAL INTERNAL AREA

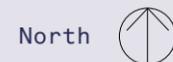
54 SQ M
581.25 SQ FT

KEY

- FF Fridge Freezer
- DW Dishwasher
- WD Washer Dryer
- W Fitted Wardrobe
- Indicative of reduced head height in B11.10 only



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MARSHALL APARTMENTS

1 Bedroom apartment

Floor 03 Apt B11.12

KITCHEN, DINING, LIVING

4.36 M x 5.47 M
14.3 FT x 17.11 FT

BEDROOM

4.95 M x 2.75 M
16.2 FT x 9.02 FT

BALCONY

5.1 SQ M
54.2 SQ FT

TOTAL INTERNAL AREA

52 SQ M
559.72 SQ FT

KEY

- FF Fridge Freezer
- DW Dishwasher
- WD Washer Dryer
- W Fitted Wardrobe



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MARSHALL APARTMENTS

1 Bedroom apartment

Floor 03 Apt B11.13

KITCHEN, DINING, LIVING
5.03 M x 6.15 M
16.6 FT x 20.2 M

BEDROOM
3.35 M x 4.86 M
10.11 FT x 15.11 FT

BALCONY
7.4 SQ M
79.2 SQ FT

TOTAL INTERNAL AREA
64 SQ M
688.89 SQ FT

KEY
FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
W Fitted Wardrobe



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MARSHALL APARTMENTS

1 Bedroom apartment

Floor 04 Apt B11.15

KITCHEN, DINING, LIVING
5.36 M x 5.48 M
17.7 FT x 17.11 FT

BEDROOM
4.95 M x 2.73 M
16.2 FT x 8.95 FT

BALCONY
5.1 SQ M
54.2 SQ FT

TOTAL INTERNAL AREA
55 SQ M
592.01 SQ FT

KEY
FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
W Fitted Wardrobe



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MARSHALL APARTMENTS

2 Bedroom apartment

Floor 00 Apt B11.01

KITCHEN, DINING, LIVING
5.95 M x 8.33 M
19.6 FT x 27.3 FT

MASTER BEDROOM
3.24 M x 5.71 M
10.7 FT x 18.8 FT

BEDROOM 2
3.51 M x 2.73 M
11.6 FT x 8.11 FT

TERRACE
16.1 SQ M
173 SQ FT

FRONT GARDEN
21.8 SQ M
235 SQ FT

TOTAL INTERNAL AREA
89 SQ M
957.98 SQ FT

KEY
FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
W Fitted Wardrobe



North

The kitchen 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. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. Furniture layouts are indicative only and do not necessarily reflect the electrical layouts.

MARSHALL APARTMENTS

2 Bedroom apartment

Floor 01 Apt B11.05

Floor 02 Apt B11.09

KITCHEN, DINING, LIVING
5.58 M x 5.93 M
18.3 FT x 19.5 FT

MASTER BEDROOM
4.96 M x 2.85 M
16.3 FT x 19.4 FT

BEDROOM 2
3.94 M x 3.33 M
12.11 FT x 10.11 FT

BALCONY
5.9 SQ M
63.2 SQ FT

TOTAL INTERNAL AREA
75 SQ M
807.29 SQ FT

KEY
FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
W Fitted Wardrobe



North

The kitchen 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. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. Furniture layouts are indicative only and do not necessarily reflect the electrical layouts.

MARSHALL APARTMENTS

2 Bedroom apartment

Floor 04 Apt B11.14

KITCHEN, DINING, LIVING
6.76 M x 5.41 M
22.2 FT x 17.8 FT

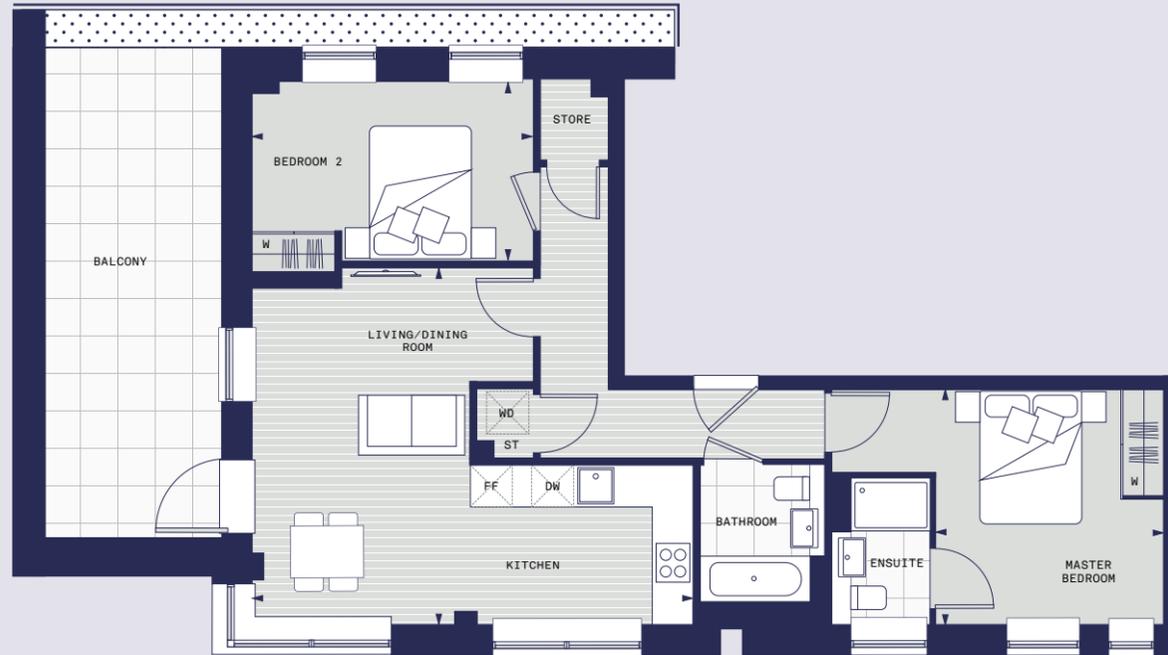
MASTER BEDROOM
5.07 M x 3.59 M
16.7 FT x 11.9 FT

BEDROOM 2
4.32 M x 2.75 M
14.2 FT x 9 FT

BALCONY
26.6 SQ M
286 SQ FT

TOTAL INTERNAL AREA
89 SQ M
957.98 SQ FT

KEY
FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
W Fitted Wardrobe



The kitchen 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. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. Furniture layouts are indicative only and do not necessarily reflect the electrical layouts.



*Towel rail in the ensuite of B11.14 is not heated

SHARED OWNERSHIP

Buying a home is a complicated process so it's little wonder that the idea of shared ownership can be daunting. We offer a variety of homes to buy under the shared ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

What Is Shared Ownership?

Shared ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge for your home, which is usually charged on a monthly basis. There are lots of good reasons to buy a shared ownership home:

- Buy chain free
- Have a 12 year construction warranty from a leading warranty provider
- 2 year developer's defects warranty

How Does It Work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. On the share of the home you don't own, you will pay rent. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

What Will You Own?

As with all apartments, the Shared Ownership apartments will be Leasehold and typically be for a period of 125 years. No ground rent is payable until such time you own the apartment outright by having staircased to 100% ownership of the property.

How Much Will It Cost?

The level of deposit (normally 5% of the share you purchase) you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable). The amount of deposit you will need depends on the mortgage provider you chose, the terms of the mortgage and your credit rating. If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If property prices in your area have gone up, you'll pay more than for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay.

If you staircase to the point where you own outright, you will no longer have rent to pay.

Eligibility

To qualify for a shared ownership property you will need to meet certain criteria set by the Local Authority. You will be eligible for shared ownership if:

- You are unable to afford a home that meets your needs
- You currently don't own a property
- Your household income does not exceed £90,000 p.a.
- You pass the financial assessment

Applicants for shared ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You work in the Ministry of Defence
- You are deemed to be in a high priority group by the Local Authority. In some cases, the Local Authority use their own criteria to prioritise applicants.

ABOUT US

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 that are a real pleasure to live in.

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 £9 billion across over 38,000 homes, in London and southern England, we are one of the UK's largest developers.

Our A+ credit rating and pipeline of 7,601 homes, 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.

Pride in every detail is what we live by.



The Chroma Buildings, London SE1



City Wharf, London N1



Carlton House, London SW15



Jigsaw, London W13

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