THE CITY’S PREMIER NEW ADDRESS
ROMAN HOUSE IS A RARE OPPORTUNITY TO ACQUIRE A LUXURIOUS STUDIO, 1, 2 OR 3 BEDROOM APARTMENT OR 3 BEDROOM PENTHOUSE IN A PREMIER CITY OF LONDON LOCATION. THIS BROCHURE DEMONSTRATES THE DIVERSITY OF THE PROPERTIES, WITH DETAILED FLOOR PLANS OF EACH OF THE APARTMENTS AND PENTHOUSES.

AT ROMAN HOUSE, BERKELEY OFFERS EVERYTHING THAT COSMOPOLITAN TASTES AND INTERNATIONAL LIFESTYLES DEMAND.
Roman House has been a London landmark for over fifty years and is considered a classic of its time. Now it is entering a prestigious new era, expertly refurbished by Berkeley to provide a collection of luxurious new apartments and penthouses in the heart of the City. These homes have chic, superbly well planned interiors, a residents’ gym and concierge, to create an exclusive, boutique hotel style living environment. A dramatic entrance foyer clad in marble, bronze and lacquer sets the tone for this exquisite restoration.

Adjacent to Roman House is one of the City’s most fascinating small parks, St Alphage Garden, containing a section of the Roman wall which once enclosed London. Many of the Roman House apartments have views of this delightful urban garden.
On arrival at Roman House, you are immediately aware of entering an extraordinarily privileged environment, where the grandeur of the entrance lobby raises expectations of the apartments beyond. These have been created by Berkeley in partnership with celebrated architects The Manser Practice, using the most superior standards of design, brought to life with exquisite materials and craftsmanship.

The range of studios, 1, 2 and 3 bedroom apartments means there is a home for every requirement, and the three penthouses represent the ultimate in luxurious urban living, each with a different design theme and a rooftop garden.
Computer Generated Image of balcony at Roman House is indicative only.
THE APARTMENTS

A RANGE OF STUDIO, 1, 2 AND 3 BEDROOM RESIDENCES
Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement on site, are subject to change.

Total areas are provided as gross internal areas under the latest RICS measuring practice. All measurements and areas may vary within a tolerance of 5%

Storage spaces available, please speak to your sales consultant for further details.
Apartment layouts provide approximate measured living dimensions which are taken from the indicated points of measurement. Internal areas are shown in accordance with RICS measuring practice. All areas are shown net and exclude any areas such as balconies, kitchens, landings and stairwells etc. They are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Total areas are provided as gross internal areas under the latest RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

### Sixth Floor

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<tr>
<th>Apartment</th>
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### Key

- Studio apartments
- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom apartments
- Penthouse apartments
**APARTMENT LG.01**

**LOWER GROUND FLOOR**

**STUDIO APARTMENT**

- **Living/Dining Room**: 5110mm x 4880mm
  - 16' 9" x 16' 0"
  - Ceiling Height: 2300mm to 2400mm
  - 7' 6" to 7' 10"
  - Juliette Balcony: 0.35 sq m
  - 4 sq ft
- **TOTAL (internal)**: 33.15 sq m
  - 357 sq ft
- **TOTAL (external)**: 0.35 sq m
  - 4 sq ft

**Depicts measurement points**
- Wardrobe
- WC
- Juliette Balcony
- Reduced Ceiling Height
- Washing Machine

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**APARTMENT LG.02**

**LOWER GROUND FLOOR**

**ONE BEDROOM APARTMENT**

- **Living/Dining Room**: 3880mm x 2960mm
  - 12' 9" x 9' 8"
- **Kitchen**: 2490mm x 1880mm
  - 8' 2" x 6' 2"
- **Bedroom**: 3700mm x 3340mm
  - 12' 1" x 10' 11"
- **Ceiling Height**: 2300mm to 2400mm
  - 7' 6" to 7' 10"
- **Juliette Balconies**: 0.70 sq m
  - 8 sq ft
- **TOTAL (internal)**: 41.72 sq m
  - 449 sq ft
- **TOTAL (external)**: 0.70 sq m
  - 8 sq ft

**Depicts measurement points**
- Wardrobe
- WC
- Juliette Balcony
- Reduced Ceiling Height

**Note:** Apartment layouts provide approximate measurements only. Dimensions given are approximate only to the nearest centimetre. For guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.
Apartment layouts provide approximate measurements only. Dimensions given are taken from the indicated points of measurement and may be subject to change. Some rooms may contain features which are not shown on plans, such as fireplaces, bay windows and surrounding balconies. All measurements are approximate and may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

### APARTMENT LG.03
LOWER GROUND FLOOR
ONE BEDROOM APARTMENT

- **Living/Dining Room**: 4100mm x 3320mm (13' 5" x 10' 10")
- **Kitchen**: 2830mm x 1950mm (9' 3" x 6' 5")
- **Bedroom**: 3670mm x 3360mm (12' 0" x 11' 0")
- **Ceiling Height**: 2300mm to 2400mm (7' 6" to 7' 10")
- **Juliette Balconies**: 0.70 sq m (8 sq ft)
- **TOTAL (internal)**: 43.72 sq m (470 sq ft)
- **TOTAL (external)**: 0.70 sq m (8 sq ft)

### APARTMENT G.01
GROUND FLOOR
ONE BEDROOM APARTMENT

- **Living Room**: 3730mm x 2920mm (12' 3" x 9' 7")
- **Kitchen**: 3390mm x 2670mm (11' 1" x 8' 9")
- **Bedroom**: 3530mm x 3100mm (11' 7" x 10' 2")
- **Ceiling Height**: 2400mm to 3280mm (7' 10" to 10' 9")
- **Juliette Balconies**: 2.40 sq m (26 sq ft)
- **TOTAL (internal)**: 39.06 sq m (420 sq ft)
- **TOTAL (external)**: 2.40 sq m (26 sq ft)
APARTMENT G.03
GROUND AND LOWER GROUND FLOOR
DUPLEX TWO BEDROOM APARTMENT

Living Room 1260mm x 1550mm 11' 8" x 3' 9"
Kitchen/Dining 1540mm x 1550mm 10' 6" x 3' 9"
Master Bedroom 3250mm x 3190mm 10' 8" x 10' 5"
Bedroom 2 1990mm x 2800mm 6' 6" x 9' 2"

Ceiling Height 2300mm to 3280mm 7' 10" to 10' 9"
Juliets Balconies 2.40 sq m 26 sq ft

TOTAL (internal) 107.57 sq m 1149 sq ft
TOTAL (external) 2.40 sq m 26 sq ft

APARTMENT G.02
GROUND AND LOWER GROUND FLOOR
DUPLEX TWO BEDROOM APARTMENT

Living Room 1410mm x 1550mm 11' 6" x 3' 9"
Kitchen/Dining 1140mm x 1550mm 3' 10" x 3' 9"
Master Bedroom 3250mm x 3190mm 10' 8" x 10' 5"
Bedroom 2 1990mm x 2800mm 6' 6" x 9' 2"

Ceiling Height 2300mm to 3280mm 7' 10" to 10' 9"
Juliette Balconies 2.40 sq m 26 sq ft

TOTAL (internal) 107.57 sq m 1149 sq ft
TOTAL (external) 2.40 sq m 26 sq ft
Apartment layouts provide approximate measurements only. Dimensions given are on plan and are for the finished interior or measurement on the ground only and are not intended to be used in calculation or estimation of available space for furniture, appliances or items of fitment. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

APARTMENT G.04
GROUND FLOOR
TWO BEDROOM APARTMENT

Living/Dining Room 3790mm x 3410mm 12' 5" x 11' 2"
Kitchen 3020mm x 2150mm 9' 11" x 7' 1"
Master Bedroom 3790mm x 3260mm 12' 5" x 10' 8"
Bedroom 2 3690mm x 2590mm 12' 1" x 8' 6"

Ceiling Height 2400mm to 3280mm 7' 10" to 10' 9"

TOTAL (internal) 63.00 sq m 678 sq ft

APARTMENT G.05
GROUND FLOOR
TWO BEDROOM APARTMENT

Living/Dining Room 3800mm x 3570mm 12' 5" x 11' 8"
Kitchen 3020mm x 2150mm 9' 11" x 7' 0"
Master Bedroom 3800mm x 3390mm 12' 5" x 11' 1"
Bedroom 2 2600mm x 3520mm 11' 6" x 8' 6"

Ceiling Height 2400mm to 3280mm 7' 10" to 10' 9"

TOTAL (internal) 64.88 sq m 698 sq ft
Apartment layouts provide approximate measurements only. Dimensions given are based on the planned layout of the apartment and are not intended to be used for construction or final confirmation of space. All accommodation types, room sizes, and layouts are indicative and subject to change. All measurements are approximate and may vary. All areas are gross internal areas under the latest RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.
APARTMENT G.08
GROUND FLOOR
TWO BEDROOM APARTMENT

- Living/Dining Room: 7.4' x 11' 2"
- Kitchen: 9' 0" x 6' 0"
- Master Bedroom: 14' 4" x 10' 9"
- Bedroom 2: 10' 8" x 10' 5"
- Terrace: 23' 6" x 5' 8"
- Ceiling Height: 7' 4" to 11' 2"
- Total (internal): 91.61 sq m (986 sq ft)
- Total (external): 12.30 sq m (132 sq ft)

APARTMENT G.09
GROUND FLOOR
ONE BEDROOM APARTMENT

- Living/Dining Room: 24' 4" x 11' 6"
- Kitchen: 9' 0" x 6' 0"
- Bedroom: 14' 9" x 11' 1"
- Terrace: 23' 11" x 5' 8"
- Ceiling Height: 7' 4" to 11' 3"
- Total (internal): 64.36 sq m (693 sq ft)
- Total (external): 12.52 sq m (135 sq ft)
Living/Dining Room 7750mm x 3070mm 25’ 5" x 10’ 1”
Kitchen 2720mm x 1770mm 8’ 11" x 5’ 10”
Master Bedroom 4990mm x 3340mm 16’ 4" x 10’ 11”
Bedroom 2 3630mm x 2760mm 11’ 11" x 9’ 1”
Terrace 10840mm x 1730mm 35’ 7" x 5’ 8"

Ceiling Height 2230mm to 3420mm 7’ 4” to 11’ 3”

TOTAL (internal) 92.82 sq m 999 sq ft

TOTAL (external) 18.66 sq m 201 sq ft

G.10

APARTMENT TYPE 1.01, 2.01, 3.01, 4.01 & 5.01
FIRST - FIFTH FLOORS
ONE BEDROOM APARTMENT
APARTMENT TYPE 1.02, 2.02, 3.02, 4.02 & 5.02
FIRST - FIFTH FLOORS
ONE BEDROOM APARTMENT

- Living/Dining Room 4350mm x 3450mm 14' 3" x 11' 4"
- Kitchen 2940mm x 2210mm 9' 7" x 7' 3"
- Bedroom 3960mm x 3200mm 12' 11" x 10' 6"
- Ceiling Height 2230mm to 2530mm 7' 4" to 8' 3"
- Juliette Balconies 0.40 sq m 4 sq ft
- TOTAL (internal) 47.83 sq m 515 sq ft
- TOTAL (external) 0.40 sq m 4 sq ft

APARTMENT TYPE 1.03, 2.03, 3.03, 4.03 & 5.03
FIRST - FIFTH FLOORS
TWO BEDROOM APARTMENT

- Living/Dining Room 4270mm x 3720mm 14' 0" x 12' 2"
- Kitchen 3140mm x 3080mm 10' 3" x 10' 1"
- Master Bedroom 4270mm x 3430mm 14' 0" x 11' 3"
- Bedroom 2 3300mm x 2970mm 10' 10" x 9' 9"
- Ceiling Height 2230mm to 2530mm 7' 4" to 8' 3"
- Juliette Balconies 0.60 sq m 6 sq ft
- TOTAL (internal) 71.80 sq m 773 sq ft
- TOTAL (external) 0.60 sq m 6 sq ft

Apartment layouts provide approximate measurements only. Dimensions given are for guidance only and are not intended for use with carpets, appliances or furniture. All information is subject to change or alteration. Any use of this information is at the reader’s discretion and in no event shall the Barbican Group be liable for any loss or damage.
APARTMENT TYPE 1.04, 2.04, 3.04, 4.04 & 5.04
FIRST - FIFTH FLOORS
TWO BEDROOM APARTMENT

- **Living Room**: 4140mm x 3560mm (13' 7" x 11' 8"
- **Kitchen/Dining Room**: 2970mm x 2420mm (9' 9" x 7' 11"
- **Master Bedroom**: 4540mm x 3530mm (14' 11" x 11' 7"
- **Bedroom 2**: 3450mm x 3140mm (11' 4" x 10' 3"
- **Ceiling Height**: 2230mm to 2530mm (7' 4" to 8' 3"
- **Juliette Balconies**: 0.60 sq m (6 sq ft
- **TOTAL (internal)**: 70.08 sq m (754 sq ft
- **TOTAL (external)**: 0.60 sq m (6 sq ft

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APARTMENT TYPE 1.05, 2.05, 3.05, 4.05 & 5.05
FIRST - FIFTH FLOORS
TWO BEDROOM APARTMENT

- **Living Room**: 4140mm x 3650mm (13' 7" x 12' 0"
- **Kitchen/Dining Room**: 3250mm x 3160mm (10' 8" x 10' 4"
- **Master Bedroom**: 4310mm x 3370mm (14' 2" x 11' 1"
- **Bedroom 2**: 3530mm x 3150mm (11' 7" x 10' 4"
- **Ceiling Height**: 2230mm to 2530mm (7' 4" to 8' 3"
- **Juliette Balconies**: 0.60 sq m (6 sq ft
- **TOTAL (internal)**: 71.81 sq m (773 sq ft
- **TOTAL (external)**: 0.60 sq m (6 sq ft

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Notes:
- Apartment layouts provide approximate measurements only.
- Dimensions, taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture.
- Total areas are provided as gross internal areas under the latest RICS measuring practice.
- All measurements and areas may vary within a tolerance of 5%.
- Kitchen layouts are indicative only and are subject to change.
- **Ceiling Height**: 2230mm to 2530mm (7' 4" to 8' 3"
- **Juliette Balconies**: 0.60 sq m (6 sq ft
- **TOTAL (internal)**: 70.08 sq m (754 sq ft
- **TOTAL (external)**: 0.60 sq m (6 sq ft

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Wood Street
St Alphage Garden
London Wall
The Barbican
Fore Street
St Alphage Garden

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Wood Street
St Alphage Garden
London Wall
The Barbican
Fore Street
St Alphage Garden

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Wood Street
St Alphage Garden
London Wall
The Barbican
Fore Street
St Alphage Garden
Apartment layouts provide approximate measurements only. Dimensions given are for the internal gross areas of the apartment only and may not reflect the actual layout and may vary within a tolerance of 5%. All measurements and areas shown are approximate and subject to change. The Barbican

APARTMENT TYPE 1.06, 2.06, 3.06, 4.06 & 5.06

FIRST - FIFTH FLOORS
TWO BEDROOM APARTMENT

- Living/Dining Room: 24.09 sq m (81 sq ft)
- Kitchen: 12.04 sq m (40 sq ft)
- Master Bedroom: 14.61 sq m (48 sq ft)
- Bedroom 2: 11.10 sq m (36 sq ft)
- Ceiling Height: 2.74 to 2.97 m (9 to 9.75 ft)
- Juliette Balcony: 0.80 sq m (9 sq ft)
- Total (internal): 79.85 sq m (859 sq ft)

WOOD STREET

First - Fifth Floor

APARTMENT TYPE 1.07, 2.07, 3.07, 4.07 & 5.07

FIRST - FIFTH FLOORS
ONE BEDROOM APARTMENT

- Living/Dining Room: 49.01 sq m (161 sq ft)
- Bedroom: 25.76 sq m (84 sq ft)
- Ceiling Height: 2.74 to 2.97 m (9 to 9.75 ft)
- Juliette Balcony: 0.40 sq m (4 sq ft)
- Total (internal): 74.77 sq m (807 sq ft)

WOOD STREET

First - Fifth Floor

- Living/Dining Room: 49.01 sq m (161 sq ft)
- Bedroom: 25.76 sq m (84 sq ft)
- Ceiling Height: 2.74 to 2.97 m (9 to 9.75 ft)
- Juliette Balcony: 0.40 sq m (4 sq ft)
- Total (internal): 74.77 sq m (807 sq ft)

WOOD STREET

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- Living/Dining Room: 49.01 sq m (161 sq ft)
- Bedroom: 25.76 sq m (84 sq ft)
- Ceiling Height: 2.74 to 2.97 m (9 to 9.75 ft)
- Juliette Balcony: 0.40 sq m (4 sq ft)
- Total (internal): 74.77 sq m (807 sq ft)

WOOD STREET

First - Fifth Floor

- Living/Dining Room: 49.01 sq m (161 sq ft)
- Bedroom: 25.76 sq m (84 sq ft)
- Ceiling Height: 2.74 to 2.97 m (9 to 9.75 ft)
- Juliette Balcony: 0.40 sq m (4 sq ft)
- Total (internal): 74.77 sq m (807 sq ft)
APARTMENT TYPE 1.08, 2.08, 3.08, 4.08 & 5.08
FIRST - FIFTH FLOORS
ONE BEDROOM APARTMENT

Living/Dining Room 4900mm x 3450mm 16' 1" x 11' 4"
Kitchen 2470mm x 2470mm 8' 1" x 8' 1"
Bedroom 4040mm x 3460mm 13' 3" x 11' 4"

Ceiling Height 2230mm to 2530mm 7' 4" to 8' 3"
Juliette Balconies 0.40 sq m 4 sq ft

TOTAL (internal) 47.20 sq m 508 sq ft
TOTAL (external) 0.40 sq m 4 sq ft

APARTMENT TYPE 1.09, 2.09, 3.09, 4.09 & 5.09
FIRST - FIFTH FLOORS
STUDIO APARTMENT

Living/Dining Room 3240mm x 3140mm 10' 7" x 10' 3"
Kitchen 3460mm x 2100mm 11' 4" x 6' 9"
Bedroom 3740mm x 3240mm 12' 3" x 10' 7"

Ceiling Height 2230mm to 2530mm 7' 4" to 8' 3"
Juliette Balconies 0.40 sq m 4 sq ft

TOTAL (internal) 39.36 sq m 424 sq ft
TOTAL (external) 0.40 sq m 4 sq ft
APARTMENT TYPE 1.10, 2.10, 3.10, 4.10 & 5.10
FIRST - FIFTH FLOORS
ONE BEDROOM APARTMENT

**Living/Dining Room**: 4570mm x 3450mm 15' 0" x 11' 4"

**Kitchen**: 2970mm x 1980mm 9' 9" x 6' 6"

**Bedroom**: 4040mm x 3200mm 13' 3" x 10' 6"

**Ceiling Height**: 2230mm to 2530mm 7' 4" to 8' 3"

**Juliette Balconies**: 0.40 sq m 4 sq ft

**TOTAL (internal)**: 49.74 sq m 535 sq ft

**TOTAL (external)**: 0.40 sq m 4 sq ft

**APARTMENT type**: 1.11, 2.11, 3.11, 4.11 & 5.11
**First - Fifth Floors**

**Wood Street**

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APARTMENT TYPE 1.11, 2.11, 3.11, 4.11 & 5.11
FIRST - FIFTH FLOORS
ONE BEDROOM APARTMENT

**Living/Dining Room**: 4640mm x 3450mm 15' 2" x 11' 4"

**Kitchen**: 3140mm x 1930mm 10' 4" x 6' 4"

**Bedroom**: 4490mm x 3380mm 14' 8" x 11' 1"

**Ceiling Height**: 2230mm to 2530mm 7' 4" to 8' 3"

**Juliette Balconies**: 0.40 sq m 4 sq ft

**TOTAL (internal)**: 49.38 sq m 531 sq ft

**TOTAL (external)**: 0.40 sq m 4 sq ft

**APARTMENT type**: 1.10, 2.10, 3.10, 4.10 & 5.10
**First - Fifth Floors**

**Wood Street**
APARTMENT TYPE 1.12, 2.12, 3.12, 4.12 & 5.12  
FIRST - FIFTH FLOORS  
ONE BEDROOM APARTMENT

**APARTMENT 6.01  
SIXTH FLOOR  
ONE BEDROOM APARTMENT**

Apartment layouts provide approximate measurements only. Internal doors and wardrobes provide minimal levels of privacy and should be considered as part of the overall internal area. All dimensions take into account standard or house clearance of 650mm. In some apartments, these clearances may be reduced to 400mm to allow for specific fixtures. All measurements are approximate and are subject to change. The total internal area includes all areas that are accessible within the property.
Apartment layouts provide approximate measurements only. Dimensions given are, where they have been measured, from the finished finish of the building at the date of completion to the finished finish of the building on completion. All measurements are taken from interior walls, unless otherwise stated. All rooms are to be finished as specified in the specification document and are subject to change. Areas are to be finished as specified in the specification document and are subject to change. All areas and dimensions may vary with a tolerance of 5%.
Apartment layouts provide approximate measurements only. Dimensions given are from floor to floor. The actual internal layout of the apartments may differ from the images shown. The illustrations do not show all fixture and fittings. Total areas are provided as gross internal areas under the latest RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.
Apartment layouts provide approximate measurements only. Dimensions given are taken from marked points and are for guidance only. All measurements are subject to tolerance of ±5%. The floor area is gross internal area under the latest RICS measuring practice. The floor area may vary within a tolerance of ±5%. Kitchen layouts are indicative only and are subject to change.
Apartment layouts provide approximate measurements only. Dimensions given are based on the actual widths of rooms at the indicated points of measurement, which may vary in the final layout. All areas are given in gross internal areas under the latest RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.
APARTMENT TYPE 6.10
SIXTH FLOOR
ONE BEDROOM APARTMENT

Living Room 3720mm x 3570mm 12’ 2” x 11’ 8”
Kitchen/Dining Room 2660mm x 2440mm 8’ 9” x 8’ 0”
Bedroom 5150mm x 3240mm 16’ 11” x 10’ 7”

Ceiling Height 2230mm to 2530mm 7’ 4” to 8’ 3”
Juliette Balconies 0.40 sq m 4 sq ft

TOTAL (internal) 50.77 sq m 546 sq ft
TOTAL (external) 0.40 sq m 4 sq ft

APARTMENT 7.02
SEVENTH FLOOR
TWO BEDROOM APARTMENT

Living/Dining Room 1450mm x 1720mm 18’ 6” x 14’ 6”
Kitchen 1370mm x 1370mm 11’ 7” x 11’ 7”
Bedroom 1 2440mm x 2200mm 1’ 7” x 0’ 7”
Bedroom 2 2440mm x 2200mm 1’ 7” x 0’ 7”

Ceiling Height 2230mm to 2530mm 7’ 4” to 8’ 3”
Juliette Balconies 0.80 sq m 9 sq ft

TOTAL (internal) 78.75 sq m 847 sq ft
TOTAL (external) 0.80 sq m 9 sq ft
APARTMENT 7.03
SEVENTH FLOOR
THREE BEDROOM APARTMENT

APARTMENT 7.04
SEVENTH FLOOR
TWO BEDROOM APARTMENT
Apartment layouts provide approximate measurements only. Dimensions and areas are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Total areas are provided as gross internal areas under the latest RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.
SUPERIOR SPECIFICATIONS

KITCHEN

- Fully integrated cooker hood
- Wine rack where applicable

UTILITY/CLOAKROOM

- Stainless steel tap

BATHROOMS

- Drainage dual-flush white ceramic wall hung WC with chrome flush
- Drainage entry top mounted handbasin with lacquered, pop out hinge and angled basin with hard Closing
- Downdraft spray unit with stainless steel pan and chrome wall mounted mixer with chrome finish and internal glass shelves and shaver point inside
- Display glass basin with concealed fixing incorporating integrated lighting
- Hansgrohe Raindance shower arm
- Hansgrohe shower head
- Hansgrohe thermostatic shower and diverter
- Bathtub chrome side bath with under counter bath panel
- Clear glass shower screen
- Polished stainless steel based basin rail
- Chrome hooks, holder and rail in luxury bathroom
- Large format porcelain floor tiles
- Large format porcelain or mirror wall tiles
- Feature niche in mosaic tiles
- Back-paned mirror

SHOWER ROOM

- Drainage dual-flush white ceramic wall hung WC with chrome finish
- Drainage entry top mounted handbasin with chrome basin and chrome chrome hand basin with chrome finish
- Showers over loo on a stainless steel frame with shower and back to toilet with under counter lighting
- Bathroom cabinet with chrome rail in shower with internal glass doors and shower panel
- Display glass shower with recessed looking incorporating integrated lighting
- Feature floating heated towel rail with back lighting
- Hansgrohe mood mirror

- Rectangular overhead shower head with chrome finish and hand held
- Hansgrohe free standing wall rail
- Hansgrohe thermostatic mixer and diverter
- Stainless steel headed basin rail
- Chrome hooks, holder and rail in luxury bathroom
- Large format porcelain floor tiles
- Large format porcelain or mirror wall tiles
- Glass clear to measure
**CLOAKROOM (OVERALL APPLICABLE)**

- Dusty driftwash white ceramic wall hung basin with mixer tap and stainless steel waste
- Dusty vanity top mounted hand wash basin with mixer tap and stainless steel waste and waste hand hole
- Bathroom cabinets with recessed handles with drawers with chrome finished cut and cover lighting
- Bathroom cabinets with vertical stack in white with vertical glass doors
- Display glass shelves with recessed lighting incorporating integrated lighting
- Chrome round rail
- Chrome heated towel rail and radiator below hand rail
- Large format porcelain floor tiles
- Large format porcelain wall tiles

**INTERIOR FINISHES**

- Black nickel door window recess door handle and black nickel in black finish
- Toilet cistern floor mounted
- Wall storage in bedrooms
- Internal mirrored cabinets with glass balustrade above application
- All window in lower floor with sliding door and sliding window
- All ceiling and walls painted in neutral neutral paint system
- All doors in bedroom doors painted in matt finished over to match wall
- Feature double glass door doors sliding and sliding door door
- Feature window in lower floor with internal window and feature to match wall
- Glass doors to walk in wardrobe
- Walk in wardrobes fixed with black iron erections and doors to lower floor

**ELECTRICAL FITTINGS**

- Home automation system to include lighting and heating controls with under seat control and voice wary
- Rechargeable LED down lights
- Fixed down lights to wardrobe of bedroom units and above storage lighting in the bed and dressing room
- Integral strip lighting with door switches on all external doors and main entrance at the front
- Concealed shower outlets in bathroom headsets
- Stainless steel switches and dimmers
- Stainless steel remote controls

**HEATING/Cooling**

- Underfloor heating throughout apartments

**SECURITY & PEACE OF MIND**

- APARTMENT security
- Planned and screened CTV coverage to each rooms
- Access to apartments via roller door entry systems
- All apartments protected by fire alarm systems to be linked to police burglar détects
- Power supply: residual detection with backup lighting for demonstration and command switch linked to undercover
- Window cover under NACE: Balkbar

**TELECOMMUNICATIONS**

- TV points in living area and bedrooms
- Telephone switch with broadband capability for living area and bedrooms
- Platinum points in garage and basement

**PUBLIC AREAS**

- Carpeting in all corridors
- Proportional door to a separate baby and all high in the floor
- Lift access to floor
- Fossil mosaic to baby rooms
- Wall mounted lighting and low level lighting recessed above dining
- Periodic corridor switch with battery energy: power supply to baby and all end of each corridor

*In a selection of Bedrock Design Forms*
THE THREE ROMAN HOUSE PENTHOUSES ARE THE ULTIMATE LUXURIOUS LIVING SPACES. EACH HAS A DIFFERENT DESIGN THEME, INSPIRED BY THE ORIGINAL ROMAN WALL ADJACENT TO THE BUILDING. EMPLOYING INNOVATIVE SOLUTIONS TO OPTIMISE SPACE AND LIGHT. EACH FEATURES FLOOR TO CEILING SLIDING WINDOWS, FOR BREATHTAKING VIEWS OF THE CITY AND A SEAMLESS LINK WITH THE EXTERNAL LIVING AREAS. THROUGHOUT, EXQUISITE MATERIALS SUCH AS MARBLE, SLATE, LIMESTONE, GLASS MOSAIC AND SOLID TIMBER, CREATE AN UNDERSTATED, INTERNATIONAL STYLE.
Computer Generated Image of penthouse living room at Roman House is indicative only.

Computer Generated Image of penthouse bathroom at Roman House is indicative only.
Computer Generated Image of penthouse entrance at Roman House is indicative only.

Computer Generated Image of penthouse media room at Roman House is indicative only.
JULIUS PENTHOUSE - 7.01

ON ENTERING THIS PENTHOUSE YOU ARE GREETED BY THE EXQUISITE WATER FEATURE WHICH GUIDES YOU TOWARDS THE FLOOR TO CEILING SLIDING DOORS REVEALING THE MAGNIFICENT TIERED GARDEN FEATURING ITS OWN EXTERNAL KITCHEN, DINING AND LARGE ENTERTAINING SPACE. NATURAL TIMBER AND BLACK SLATE FINISHES ARE USED TO CREATE THE LUXURIOUS WELL APPOINTED BATHROOMS.
The idea was to create a warm, timeless feeling through the use of rich materials, such as fumed oak, bronze glass, Carrara marble. Each room has its own terrace with views over the iconic Barbican Centre.
AUGUSTUS PENTHOUSE - 8.02

THE COLOUR PALETTE AND MATERIALS FOR THE LARGEST PENTHOUSE ACCENTUATE LIGHT AND VOLUME. THE VAST LIVING AREA IS DIVIDED INTO DINING, KITCHEN, LOUNGE AND MEDIA ROOM. AND EACH BEDROOM HAS A LUXURIOUS EN SUITE AND PRIVATE TERRACE.
FOR THE ULTIMATE IN STYLE

KITCHEN
- Stone kitchen sink with curved stone top and side spray
- Stainless steel integrated dishwasher
- Fully integrated under bench fridge
- Flexible island bench
- 100mm granite suit top
- Black granite suit top

MASTER EN-SUITE
- Freestanding single lever basin mixer
- Freestanding single lever bath mixer
- Freestanding single lever shower mixer
- Freestanding single lever basin mixer
- Freestanding single lever bath mixer
- Freestanding single lever shower mixer

ENSUITE/WET ROOM
- Recessed背部 vanity unit with clear glass mirror and side
- Recessed vanity mirror with clear glass mirror and side
- Recessed vanity mirror with clear glass mirror and side
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- Ress...
CLOakroom
(Where applicable)
- Paint to match walls
- Stainless steel with a wall mounted mixer
- Silver mirror.

KITCHENETTE
- Painted steel workshop
- Sink with stainless steel top
- Base units with suspended doors
- Back painted glass splash back
- Garden Refrigerator

OUTSIDE KITCHEN
- Sink in full stainless steel kitchen unit
- Brine with ice water in a braded stainless steel tank
- Two stainless steel barbeques in a braded stainless steel bar
- Pulling door and cupboard for a braded stainless steel bar
- Stainless steel sink and tap
- Granite worktop

HEATING/COLING
- Underfloor heating throughout ground floor
- Comfort cooling throughout penthouse

INTERIOR FINISHES
- Black tiled kitchen counter with black and white tiles
- Smoked glass exit
- Waxed lacquer
- White gloss kitchen floor
- Painted wooden doors
- Wool carpet in bedroom
- Self-laying non-slip panels in central secret service room
- All sliding doors painted to match, and painted to match

360 ELECOUPLING TENDERS
- Exterior
- Interior
- Electrical

ELECTRICAL FITTINGS
- Home automation systems or wireless lighting and security control as well as waste recycling
- Remote control for LCI and PXL
- Fixed downlights in all woods of bedrooms
- Decorative wall lighting in main and all public areas.
- Fixed downlights in all woods of bedrooms
- Decorative wall lighting in main and all public areas.
- Exterior shutters in all windows and doors
- Stainless steel windows and doors.
- Stainless steel cutoffs.

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BERKELEY

SUSTAINABLE LIVING IN THE HEART OF THE CITY

Berkeley already leads the field in sustainable development, and we are now raising standards higher still with our Vision 2020 initiative.

Our Goal

THE CITY

DESIGNED FOR LIFE

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.

AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen’s Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty on all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK’s leading house builders, we are able to offer our customers an unrivalled choice of property location size and type from city centroids to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain’s most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

BUILDING GREENER HOMES

SUSTAINABILITY BENEFITS AT ROMAN HOUSE

Creating high quality, well-designed, comfortable homes with low environmental impact.

RUNNING A SUSTAINABLE BUSINESS

Managing the environmental, social and economic impacts of our business whilst delivering strong financial performance.

DELIVERING SUSTAINABLE COMMUNITIES

Developing sustainable places where people choose to live, work and spend leisure time.

Providing exceptional service to our customers throughout the purchasing process and after completion.

SUSTAINABILITY BENEFITS

- Code for Sustainable Homes Level 3
- Reduced water consumption – 105 litres/person/day
- Energy efficient fixtures and fittings (LED lighting etc.)
- Providing enhancements in ecology through additional planting and provisions for wildlife
- Compliance with Lifetime Homes standards
- Berkeley is a member of the Considerate Constructors Scheme
- Remediation of existing contamination on site
- Sustainable procurement of materials for construction
- Sustainable waste management during construction
- Provision of residents’ gym
- Over 95% of the development is on brownfield land
- On site cycle storage
- Home office provision to all apartments
- Recycling facilities provided on site
- Sustainable location in proximity to public transport

As a company we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include facilities to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

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As one of the UK’s leading house builders, we are able to offer our customers an unrivalled choice of property location size and type from city centroids to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain’s most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley’s homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscape sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

The Berkeley Group

Proud to be members of the Berkeley Group of companies.

DESIGNED FOR LIFE

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

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Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.

Award Winning and Royally Recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen’s Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance.

Customer Service is our Priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Quality is at the Heart of Everything we Do

At Berkeley quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty on all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled Choice of Homes in the Most Sought After Locations

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley’s policy of continuous improvement, this document or the information contained within it should not be relied upon as an accurate description of the finished product or a contract in any way. The dimensions given on plans are subject to minor variations and are not intended to form part of any contract. The dimensions given on plans are subject to minor variations and are not intended to form part of any contract, or warranty. The materials and types of finishes set out in the specification are indicative of what may be available. Where books or extracts of books are used to depict features, materials or finishes, the authenticity or availability of the features, materials or finishes is not guaranteed. All rights reserved. All images are copyright of Berkeley Homes (London) Limited. Berkeley Homes (London) Limited reserve the right to vary the specification without prior notification. Your purchase contract will contain provisions relating to the actual specifications and materials incorporated in your home. Images for illustrative purposes only.