THE PENTHOUSES

ROMAN HOUSE, CITY OF LONDON
All the apartments within this premier City location are chic and superbly well planned; the penthouses, however, take luxurious urban living to an entirely new level. Each has been uniquely styled with a different theme by renowned international interior designers, thus presenting the ultimate in quality and elegance.

With the penthouses at Roman House, Berkeley offers everything the most discerning of buyers should expect, and everything that modern, cosmopolitan tastes and international lifestyles demand.
Julius Penthouse - 7.01

Living Room 6130mm x 4230mm 20' 1" x 14' 2"
Kitchen/Dining Room 7090mm x 3690mm 23' 3" x 12' 1"
Master Bedroom 6130mm x 3170mm 20' 1" x 10' 4"
Bedroom 1 4430mm x 4280mm 14' 6" x 14' 0"
Bedroom 2 4200mm x 3420mm 13' 9" x 11' 1"
T errace 14960mm x 5630mm 49' 1" x 18' 6"

Ceiling Height 2500mm 8' 2"

Juliette Balconies 4.80 sq m 52 sq ft
TOTAL (internal) 104.3 sq m 112 sq ft
TOTAL (external) 88.13 sq m 948 sq ft

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FOR THE ULTIMATE IN STYLE

**JULIUS PENTHOUSE - 7.01 SPECIFICATION**

**ENTRANCE AND LIVING AREA**
- Mirrored and segmented wall and floor in white oak engineered floor throughout.
- Dark fumed oak and floor in living room.
- Dark fumed oak and floor in main lift lobby.
- Corridor and elevator wall and floor.
- Feature wall over concierge desk.
- Monitored and recorded CCTV throughout.
- Access to apartments via video door entry system.
- 24-hour concierge.
- Security alarm to be fitted by purchaser if required.
- Public areas.
  - Coverage all over Roman House.
  - Monitored and recorded CCTV throughout to communal areas linked to concierge entry system.
  - Telephone outlet with broadband in all apartments.
  - Multimedia plate to lounge / dining area.

**MASTER BEDROOM**
- 98% wood surfaces in bedroom and walk-in wardrobe on non-public side.
- Dark fumed oak timber veneer doors.
- Dark fumed oak timber paneling.
- Dark fumed oak vanity units.
- Freestanding Stonekast bath.
- Honed natural stone vanity top with built-in sink.
- Glass mosaic feature walls.
- Black natural stone tiles to floor.
- Recessed directional LED down lights of bathroom.
- daughter wall mounted lighting recessed above skirting.
- Recessed lighting throughout all lift lobby’s on each floor.
- Ceiling mounted lighting and low level lighting under stairs.
- Telephone outlet.
- Black marble floor.
- Comfort cooling.
- Underfloor heating throughout.
- Mains supply smoke / heat detectors.
- All apartments pre-wired for future audio visual control and video entry.
- Stainless steel socket outlets.
- Stainless steel switches and dimmers.
- Concealed shaver sockets.
- WC basin and tap.

**TERRACE**
- Large private balconies.
- Outdoor kitchen, including Firemagic Aurora stainless steel commercial quality side burners, Firemagic Aurora stainless steel grill, Firemagic warming side burners, Firemagic Aurora stainless steel worktop with built-in sink, Firemagic stainless steel sink, Firemagic stainless steel socket outlets, Firemagic stainless steel switches and dimmers.
- LED strip lighting with door switches on all wardrobes and main storage cabinets.
- Fixed down lights to underside of balcony only. Built-in smoke detectors located in dining and shower areas.
- LED strip lighting with door switches on all wardrobes and main storage cabinets.
- Recessed directional LED down lights throughout.
- Feature wall mounted lighting in all bedrooms.
- Wall mounted lighting in all bedrooms.
- Painted corridor walls with feature mosaic to lift lobby and all lift lobby’s on each floor.
- Feature mosaic to lift lobby.
- Porcelain floor tile to entrance lobby.
- Carpeting in all corridors.
- Telephone outlet with broadband in all apartments.
- Multimedia plate to lounge and master bedroom.
- Telephone outlet with broadband in all apartments.
- Access to apartments via video door entry system.
- 24-hour concierge.
- Security alarm to be fitted by purchaser if required.
- Public areas.
  - Coverage all over Roman House.
  - Monitored and recorded CCTV throughout to communal areas linked to concierge entry system.
  - Telephone outlet with broadband in all apartments.
  - Multimedia plate to lounge and master bedroom.
  - Telephone outlet with broadband in all apartments.

**PUBLIC AREAS**
- Covering all over Roman House.
- Monitored and recorded CCTV throughout.
- Telephone outlet with broadband in all apartments.
- Multimedia plate to lounge and master bedroom.
- Telephone outlet with broadband in all apartments.
- Access to apartments via video door entry system.
- 24-hour concierge.
- Security alarm to be fitted by purchaser if required.
- Public areas.
  - Coverage all over Roman House.
  - Monitored and recorded CCTV throughout to communal areas linked to concierge entry system.
  - Telephone outlet with broadband in all apartments.
  - Multimedia plate to lounge and master bedroom.
  - Telephone outlet with broadband in all apartments.

**CLAUDIUS PENTHOUSE**

**THE CONCEPT BEHIND THE INTERIOR DESIGN FOR THE CLAUDIUS PENTHOUSE 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.**
CLAUDIUS PENTHOUSE - 8.01

Living/Dining Room 6830mm x 4190mm 22' 5" x 13' 9"
Kitchen 3730mm x 2630mm 12' 3" x 8' 7"
Master Bedroom 4590mm x 4400mm 15' 1" x 14' 5"
Bedroom 2 3000mm x 2960mm 9' 10" x 9' 8"
Bedroom 3 4700mm x 2820mm 15' 5" x 9' 3"
Terrace 1 18360mm x 1720mm 60' 3" x 5' 8"
Terrace 2 11960mm x 770mm 39' 3" x 2' 7"
Terrace 3 7830mm x 833mm 25' 8" x 2' 9"
Ceiling Height 2500mm 8' 2"

TOTAL (internal) 129.9 sq m 1398 sq ft
TOTAL (external) 44.80 sq m 482 sq ft

Apartment layouts provide approximate measurements only. Dimensions, which are 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.
**Entrance, Living Area and Bedroom 3**
- Dark fumed oak engineered timber flooring
- Fumed oak veneer doors
- Built-in storage with fumed oak veneered doors and electric roller blind

**Kitchen Finishes**
- Designer kitchens with handle free cupboards in white matt lacquer and dark fumed oak veneer
- Composite stone worktop in oyster grey with white glass splashbacks
- Roof-light above kitchen island

**Master Bedroom and Bedroom 2**
- 100% wool carpet to bedrooms, wardrobe and dressing room
- Built-in walk in wardrobe in dark fumed oak in both master and bedroom 2
- Bronze frosted glass door with brown aluminium framing in walk in wardrobe and walk in en-suite (where applicable)

**Master En-suite**
- Dark grey tiles to floor and feature wall
- Large format Carrara marble tiles to walls
- White glass mosaic tiles to niche
- Vanity unit in fumed oak veneer with polished Carrara marble top
- Free standing bath

**Shower Room and En-suite**
- Dark grey tiles to floor
- Large format Carrara marble tiles to walls
- Vanity unit in fumed oak veneer with polished Carrara marble top

**Heat/Cooling**
- Underfloor heating throughout
- Comfort cooling

**Security & Peace of Mind**
- 24 hour concierge
- Monitored and recorded CCTV coverage to communal areas
- Access to apartments via video door entry system
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- Mains supply smoke/heat detectors (with battery back-up) to apartments and communal areas linked to concierge

**Telecommunication**
- TV outlet to living area and bedrooms
- Telephone outlet with broadband capability to living area and bedrooms
- Multimedia plate to lounge and master bedroom
- Apple Airport Express "Wi-Fi base station"

**Public Areas**
- Carpeting in all corridors
- Porcelain floor tiles to entrance lobby and all lift lobbies on each floor
- Lift access to all floors
- Feature mosaic to lift lobby recess
- Wall mounted lighting and low level lighting recessed above skirting
- Painted corridor walls with feature mirror panels opposite lift lobby and at the end of each corridor

**Electrical Fittings**
- Home automation system to include lighting and heating control as well as audio visual control and video entry
- Recessed directional LED down lights throughout all apartments
- Fixed down lights to underside of kitchen units and above storage shelving in the bath and shower rooms
- LED strip lighting with door switches on all wardrobes and main storage cupboards
- Concealed shaver sockets in bathroom cupboards
- Stainless steel switches and dimmers
- Stainless steel socket outlets
- Electric blinds

**Warranty**
- Under NHBC Buildmark

**FOR THE HIGHEST IN SPECIFICATION**
*Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the plans and specifications. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.*

*Colour options are subject to timeframes. If a unit has not been reserved prior to fit out a default option will be provided. Berkeley reserves the right to make these changes as required.*

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AUGUSTUS PENTHOUSE - 8.02

- **Living Room**: 6450mm x 5190mm 21' 10" x 17' 2"
- **Kitchen/Guest Room**: 5440mm x 5540mm 17' 11" x 18' 2"
- **Study/Office Room**: 4970mm x 3650mm 16' 4" x 12' 0"
- **Master Bedroom**: 5870mm x 3540mm 19' 3" x 11' 7"
- **Bedroom 1**: 4550mm x 3540mm 14' 11" x 11' 7"
- **Bedroom 2**: 4550mm x 2710mm 14' 11" x 8' 11"
- **Terrace 1**: 18360mm x 1700mm 60' 3" x 5' 7"
- **Terrace 2**: 11960mm x 1290mm 39' 3" x 4' 3"
- **Terrace 3**: 20060mm x 830mm 65' 10" x 2' 9"
- **Ceiling Height**: 2500mm 8' 2"
- **TOTAL (internal)**: 280.7 sq m 3004 sq ft
- **TOTAL (external)**: 81.4 sq m 880 sq ft

Additional notes:
- Apartment layouts provide approximate measurements only. Dimensions, which are 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.
ATTENTION TO THE SMALLEST OF DETAILS

AUGUSTUS PENTHOUSE - 8.02 SPECIFICATION

ENTRANCE LIVING AREA
• Entrance, living area and communal areas linked to concierge
• Mirrored feature panel at entrance
• Secure entrance system
• Lifts
• Mains broadband
• Telephone
• Security
• Public Areas

KITCHEN
• Dark fumed oak timber veneer doors
• Composite dark fumed oak veneer combination
• LED lighting recessed above sub-surface cupboards
• White textured with white Tecno 960
• TV screen in living area and bedrooms

TECHNOLOGY
• Multimedia capability
• Apple TV
• HD LED televisions
• Wired broadband
• Public Areas

FOOD & DRINK
• Bio-ethanol
• Agape standing basin
• Agape standing tub
• LH Mara 702 trough basin
• Mosaic marble top

BEDROOMS
• En-suite to master bedroom
• Vanity unit with porcelain sink, tap and storage
• Free standing study desk
• Built in walk-in wardrobe
• Signature wardrobes and dressing room

BATHROOMS
• Shower wet room
• Glass frameless shower door
• Painted white limestone floor

ATTENTION TO THE SMALLEST OF DETAILS

AUGUSTUS PENTHOUSE - 8.02 SPECIFICATION

ENTRANCE LIVING AREA
• Lifts
• Mirror
• Security
• Entrance
• Lifts
• Secure entrance system
• Mains broadband
• Telephone
• Public Areas

KITCHEN
• Dark fumed oak timber veneer doors
• Composite dark fumed oak veneer combination
• LED lighting recessed above sub-surface cupboards
• White textured with white Tecno 960
• TV screen in living area and bedrooms

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• Multimedia capability
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• Glass frameless shower door
• Painted white limestone floor

**Note**: Attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification and purchasers may be required to purchase other products. Purchases will be able to customise certain elements of the specification subject to timeframes. Please speak to your Sales Consultant for details.