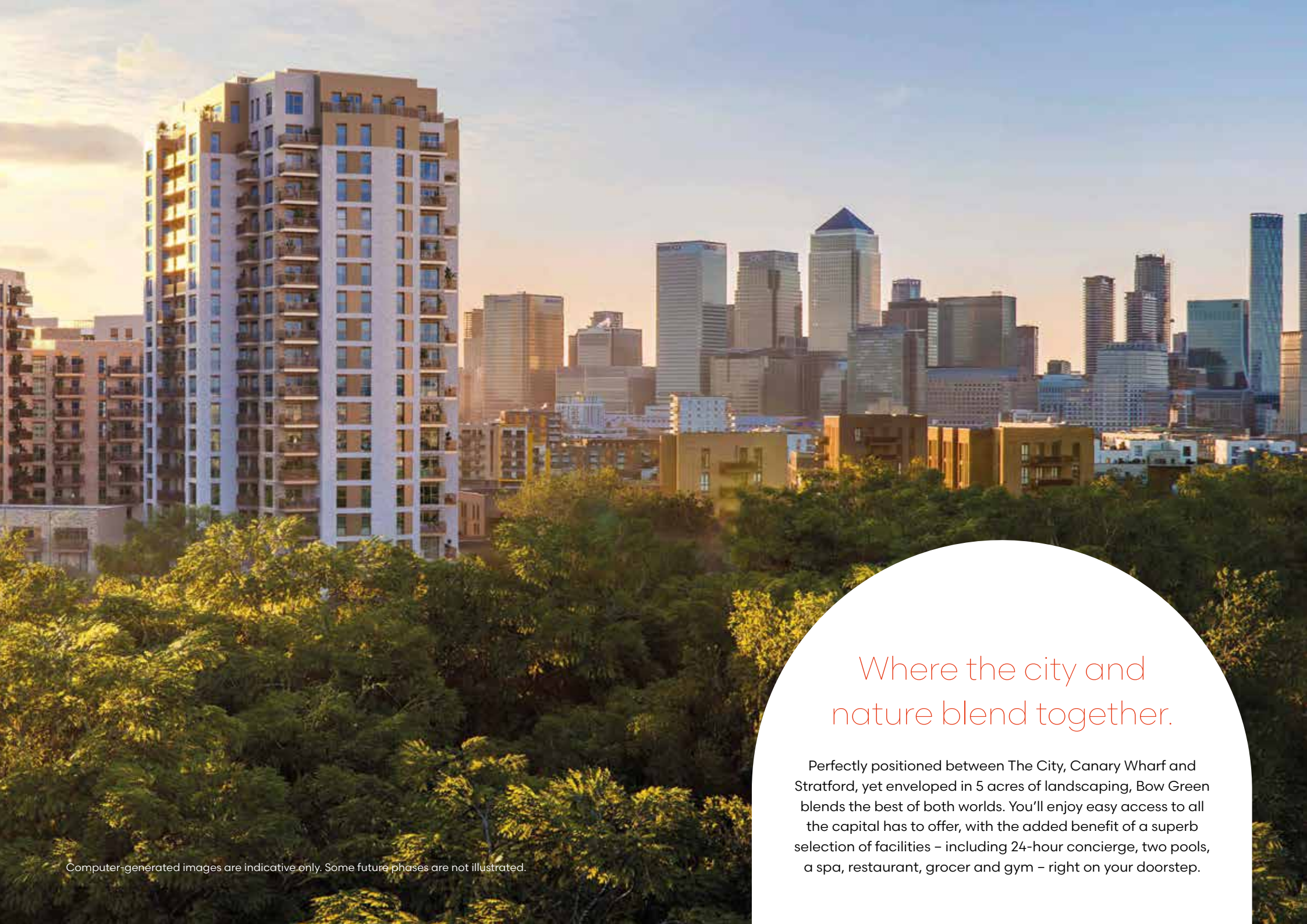
BOW GREEN

LONDON E3

BOTANICAL APARTMENTS

Berkeley

Designed for life



Computer-generated images are indicative only. Some future phases are not illustrated.

Where the city and nature blend together.

Perfectly positioned between The City, Canary Wharf and Stratford, yet enveloped in 5 acres of landscaping, Bow Green blends the best of both worlds. You'll enjoy easy access to all the capital has to offer, with the added benefit of a superb selection of facilities – including 24-hour concierge, two pools, a spa, restaurant, grocer and gym – right on your doorstep.

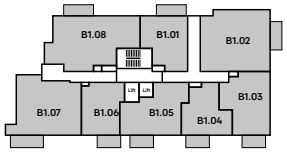


Computer-generated images are indicative only. Some future phases are not illustrated.

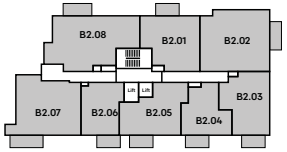
FLOORPLATES

BOTANICAL APARTMENTS

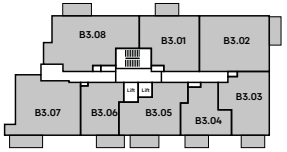
Level 01



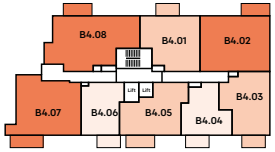
Level 02



Level 03



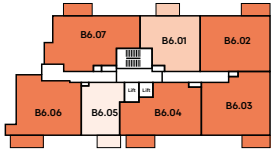
Level 04



Level 05



Level 06



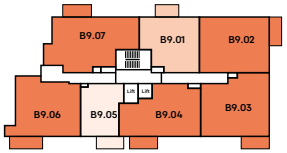
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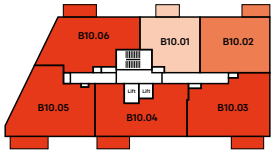
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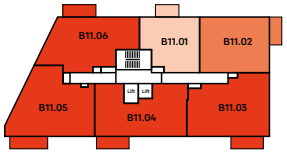
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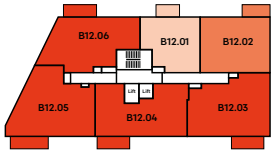
Level 10



Level 11



Level 12





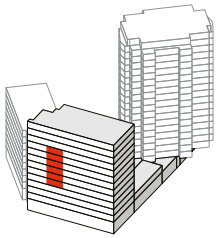
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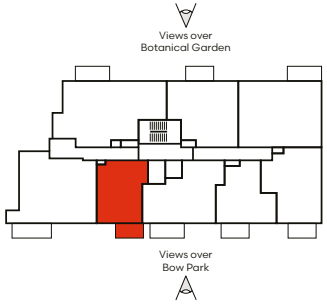
- Suite
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Shared Ownership

BOTANICAL APARTMENTS
SUITE
TYPE 17

Floors:
04 – 09

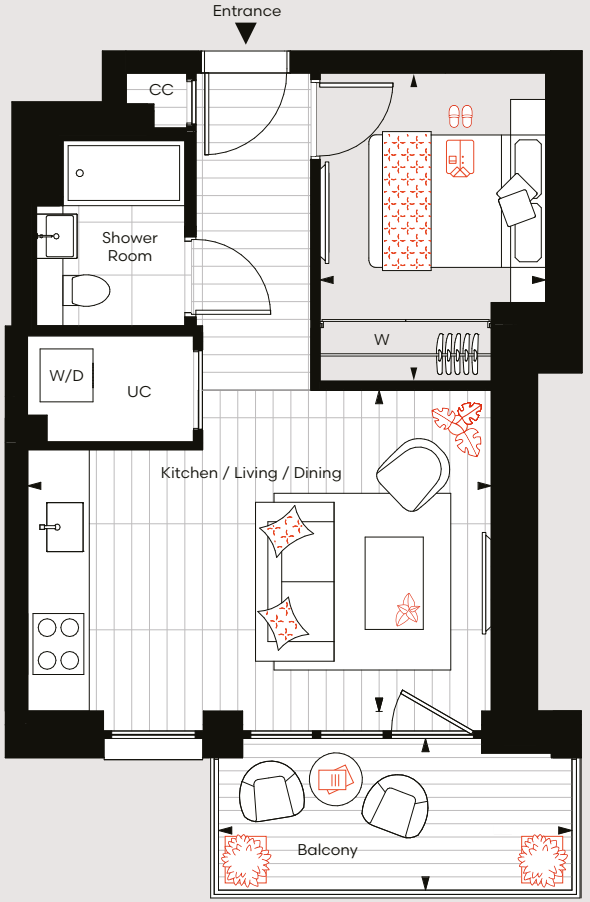
Apartment numbers:
B4.06, B5.05, B6.05, B7.05, B8.05 & B9.05





Total Internal Area	**39.8 sq m**	**428 sq ft**
Total External Area	**6.6 sq m**	**71 sq ft**
Kitchen / Living / Dining	5.25m x 3.63m	17' 3" x 11' 11"
Bedroom Area	2.56m x 3.49m	8' 5" x 11' 5"
Balcony	4.00m x 1.72m	13' 1" x 5' 8"

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



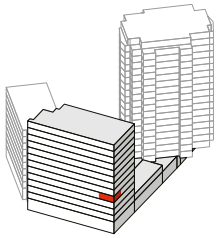


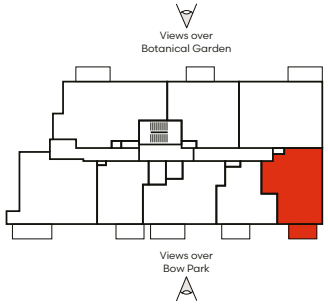
Floorplans shown for Bow Green are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only.

BOTANICAL APARTMENTS
1 BEDROOM APARTMENT
TYPE 14

Floors:
04

Apartment numbers:
B4.03





Total Internal Area	**51.3 sq m**	**552 sq ft**
Total External Area	**5.6 sq m**	**60 sq ft**
Kitchen	3.04m x 3.00m	10′ 0″ x 9′ 10″
Living / Dining	4.97m x 2.58m	16′ 3″ x 8′ 5″
Bedroom	3.70m x 3.11m	12′ 2″ x 10′ 2″
Balcony	3.30m x 1.78m	10′ 10″ x 5′ 10″

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



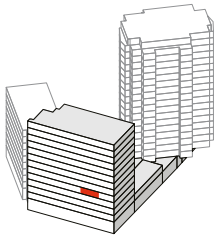


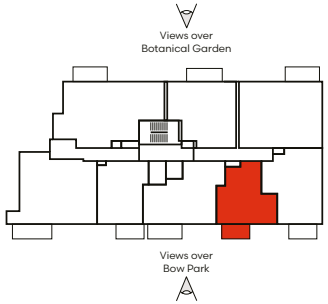
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BOTANICAL APARTMENTS
1 BEDROOM APARTMENT
TYPE 15

Floors:
04

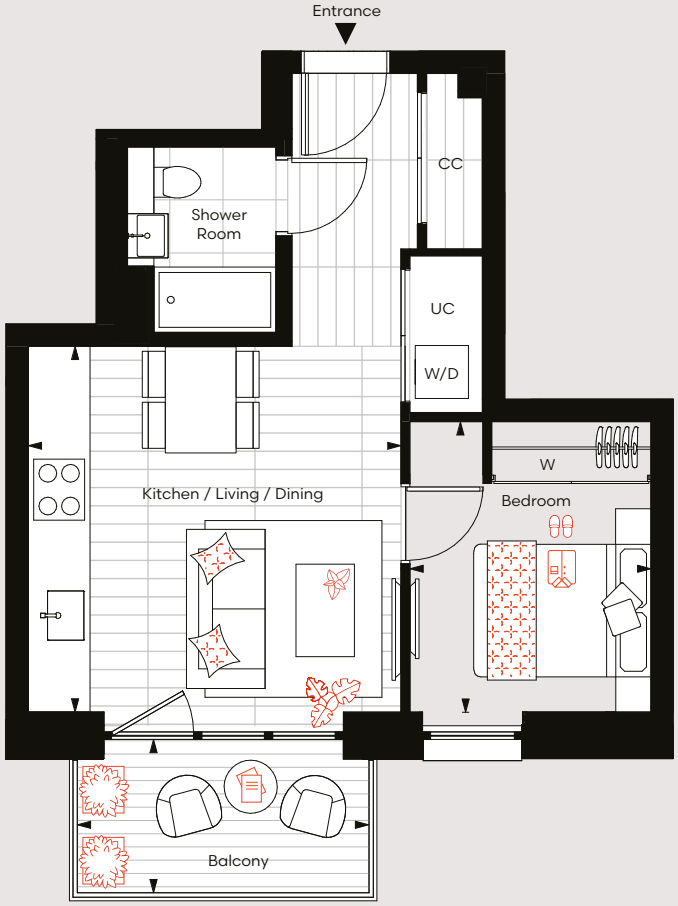
Apartment numbers:
B4.04





Total Internal Area	**39.5 sq m**	**425 sq ft**
Total External Area	**5.6 sq m**	**60 sq ft**
Kitchen / Living / Dining	4.04m x 4.21m	13′ 3″ x 13′ 10″
Bedroom	3.28m x 2.73m	10′ 9″ x 8′ 11″
Balcony	3.29m x 1.73m	10′ 10″ x 5′ 8″

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



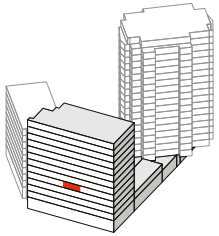


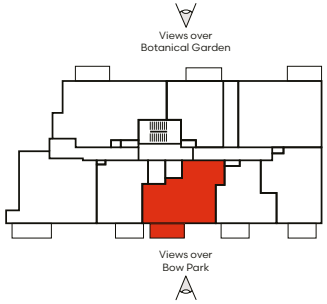
Floorplans shown for Bow Green are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only.

BOTANICAL APARTMENTS
1 BEDROOM APARTMENT
TYPE 16

Floors:
04

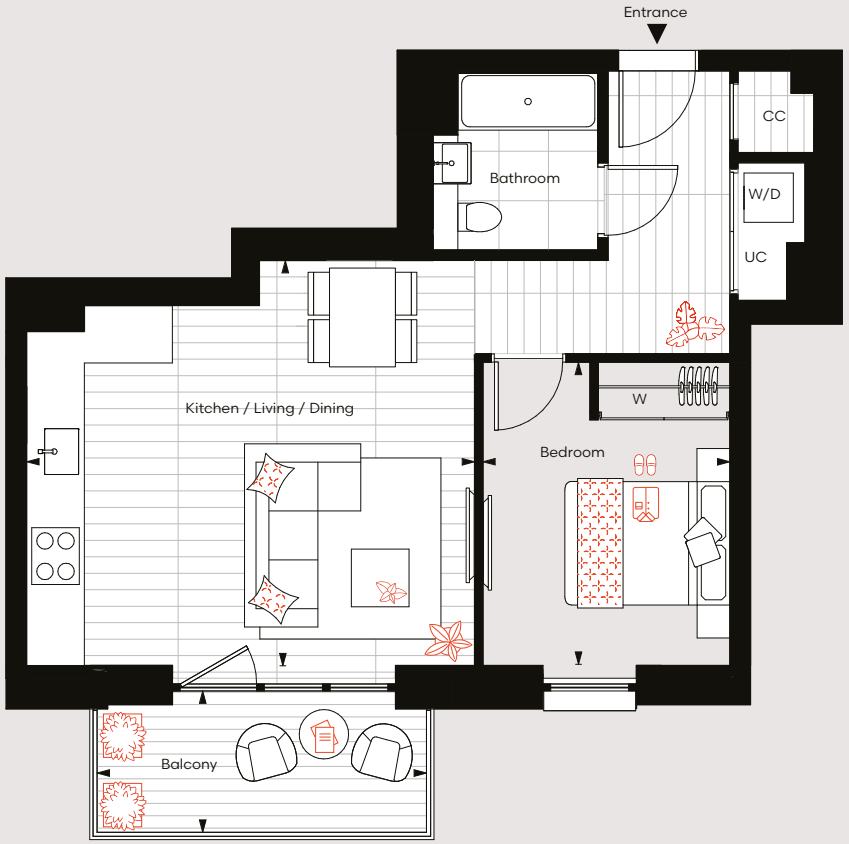
Apartment numbers:
B4.05





Total Internal Area	**52.7 sq m**	**567 sq ft**
Total External Area	**6.6 sq m**	**71 sq ft**
Kitchen / Living / Dining	5.44m x 4.92m	17' 10" x 16' 2"
Bedroom	3.69m x 3.00m	12' 1" x 9' 10"
Balcony	4.00m x 1.72m	13' 1" x 5' 8"

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



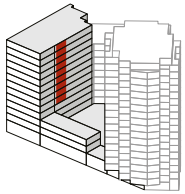


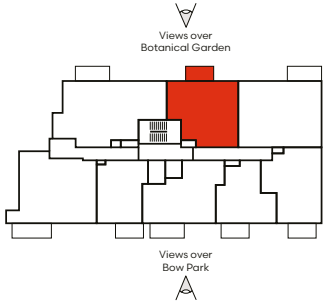
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BOTANICAL APARTMENTS
1 BEDROOM APARTMENT
TYPE 24

Floors:
04 – 12

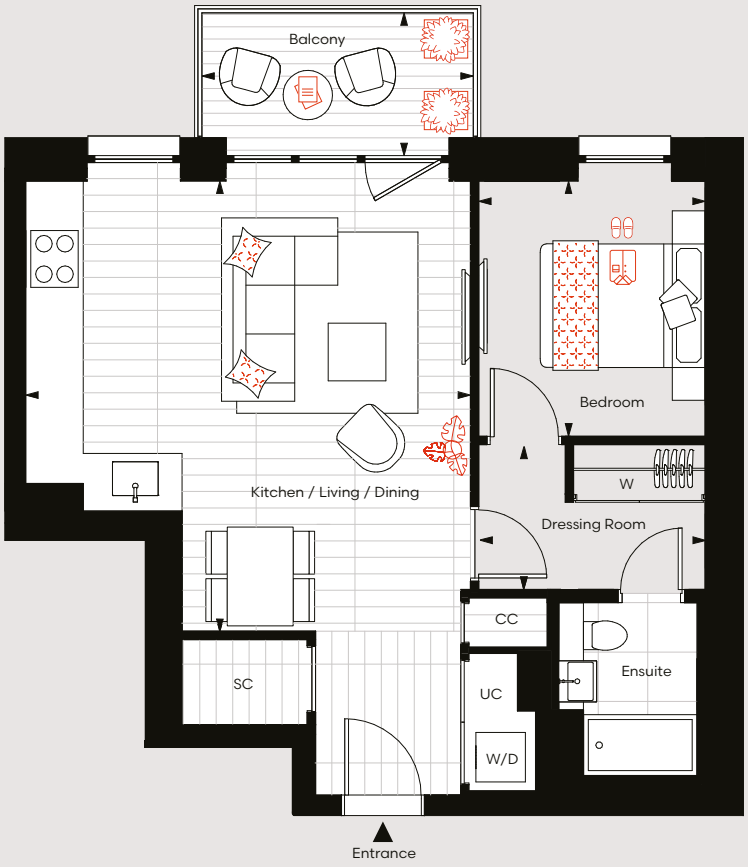
Apartment numbers:
B4.01, B5.01, B6.01, B7.01, B8.01, B9.01, B10.01, B11.01 & B12.01





Total Internal Area	**54.4 sq m**	**586 sq ft**
Total External Area	**5.6 sq m**	**60 sq ft**
Kitchen / Living / Dining	5.47m x 5.40m	17′ 10″ x 17′ 9″
Bedroom	3.10m x 2.75m	10′ 2″ x 9′ 0″
Dressing Room	1.75m x 2.75m	5′ 9″ x 9′ 0″
Balcony	3.30m x 1.73m	10′ 10″ x 5′ 8″

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



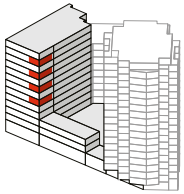


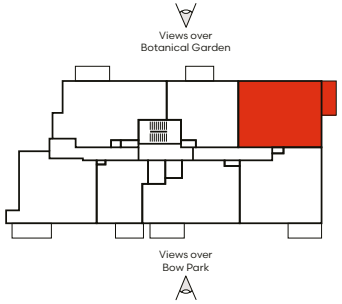
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BOTANICAL APARTMENTS
2 BEDROOM APARTMENT
TYPE 13

Floors:
05 – 11

Apartment numbers:
B5.02, B7.02, B9.02 & B11.02





Total Internal Area	**73.0 sq m**	**786 sq ft**
Total External Area	**6.5 sq m**	**70 sq ft**
Kitchen	3.56m x 3.19m	11′ 8″ x 10′ 6″
Living / Dining	3.04m x 5.33m	10′ 0″ x 17′ 6″
Bedroom 1	5.08m x 2.83m	16′ 8″ x 9′ 3″
Bedroom 2	3.56m x 3.23m	11′ 8″ x 10′ 7″
Balcony	4.00m x 1.72m	13′ 1″ x 5′ 8″

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights

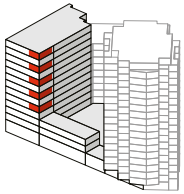


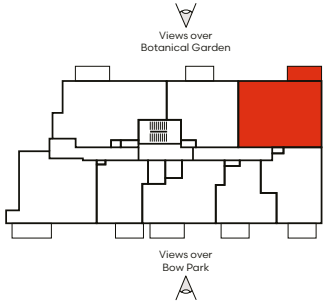
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BOTANICAL APARTMENTS
2 BEDROOM APARTMENT
TYPE 13A

Floors:
04 – 12

Apartment numbers:
B4.02, B6.02, B8.02, B10.02 & B12.02





Total Internal Area	**73.0 sq m**	**786 sq ft**
Total External Area	**6.5 sq m**	**70 sq ft**
Kitchen	3.56m x 3.19m	11′ 8″ x 10′ 6″
Living / Dining	3.04m x 5.33m	10′ 0″ x 17′ 6″
Bedroom 1	5.08m x 2.83m	16′ 8″ x 9′ 3″
Bedroom 2	3.56m x 3.23m	11′ 9″ x 10′ 7″
Balcony	4.00m x 1.72m	13′ 1″ x 5′ 8″

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



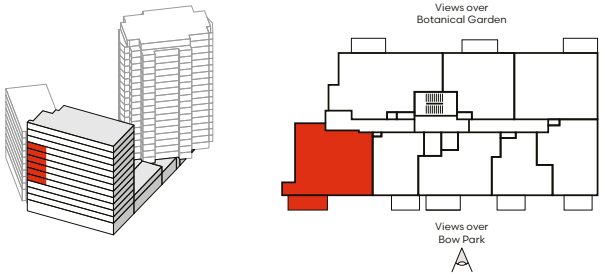


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BOTANICAL APARTMENTS
2 BEDROOM APARTMENT
TYPE 18

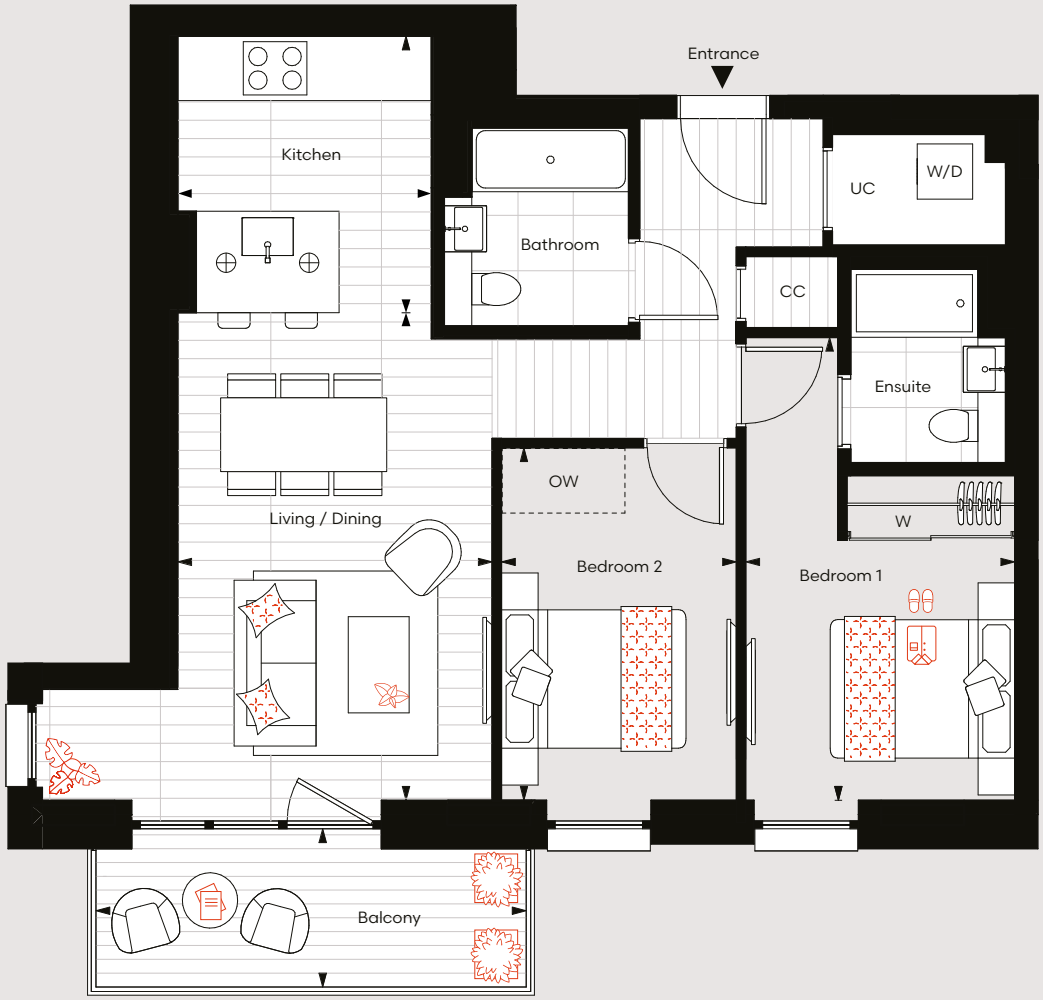
Floors:
04 – 09

Apartment numbers:
B4.07, B5.06, B6.06, B7.06, B8.06 & B9.06



Total Internal Area	**72.1 sq m**	**776 sq ft**
Total External Area	**7.6 sq m**	**82 sq ft**
Kitchen	3.01m x 2.75m	9′ 10″ x 9′ 0″
Living / Dining	5.28m x 3.41m	17′ 4″ x 11′ 2″
Bedroom 1	5.02m x 2.92m	16′ 6″ x 9′ 7″
Bedroom 2	3.82m x 2.55m	12′ 7″ x 8′ 4″
Balcony	4.67m x 1.72m	15′ 4″ x 5′ 8″

◂▸ Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



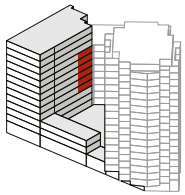


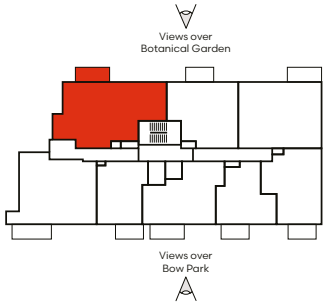
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BOTANICAL APARTMENTS
2 BEDROOM APARTMENT
TYPE 19

Floors:
04 – 09

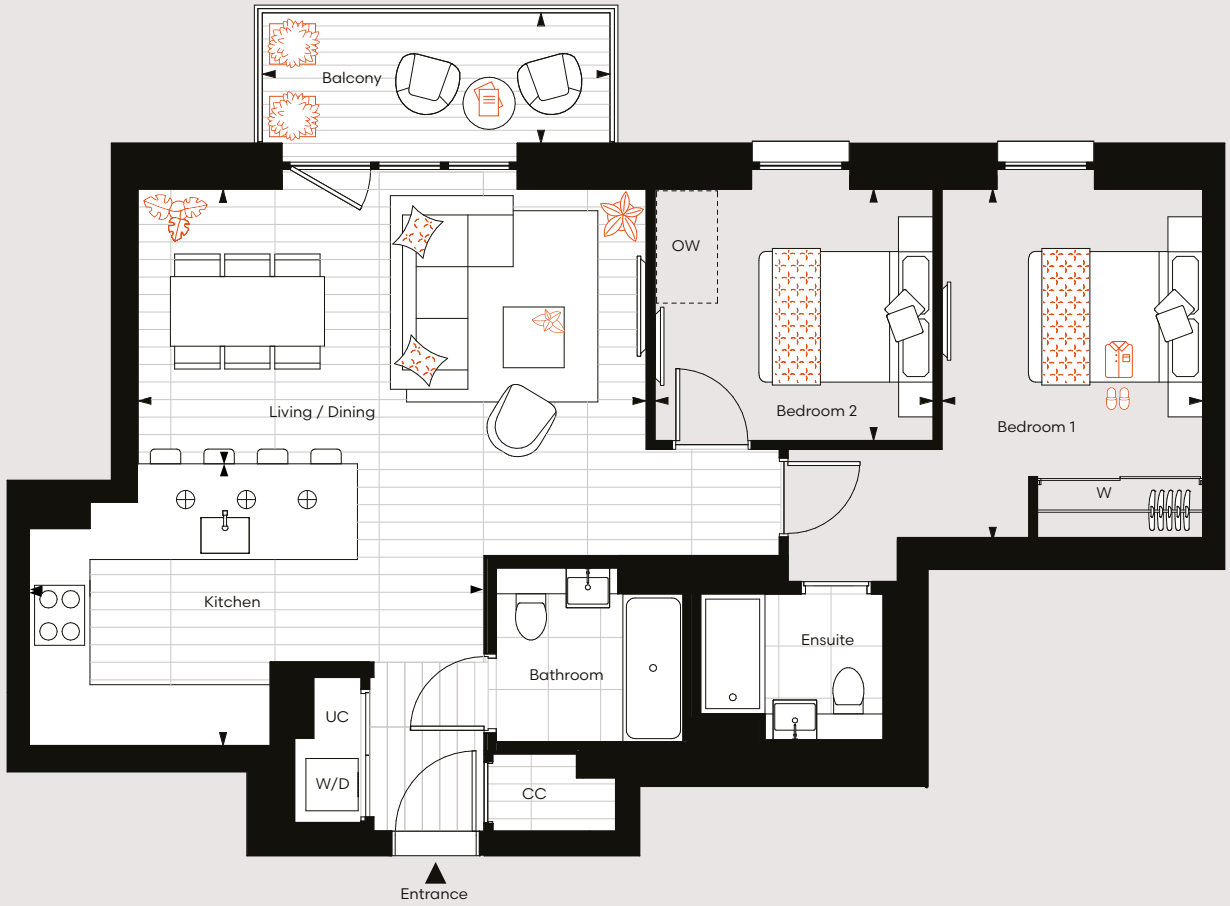
Apartment numbers:
B4.08, B5.07, B6.07, B7.07, B8.07 & B9.07





Total Internal Area	**79.2 sq m**	**853 sq ft**
Total External Area	**6.6 sq m**	**71 sq ft**
Kitchen	3.23m x 5.23m	10′ 7″ x 17′ 2″
Living / Dining	3.15m x 5.85m	10′ 4″ x 19′ 2″
Bedroom 1	4.04m x 3.00m	13′ 3″ x 9′ 10″
Bedroom 2	2.89m x 3.20m	9′ 6″ x 10′ 6″
Balcony	4.00m x 1.70m	13′ 1″ x 5′ 6″

◂▸ Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights

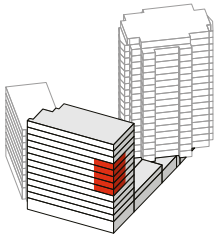


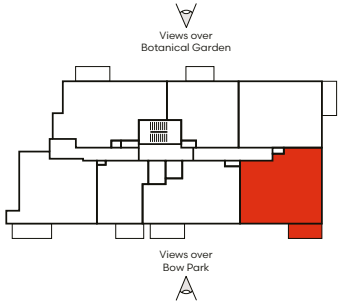
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BOTANICAL APARTMENTS
2 BEDROOM APARTMENT
TYPE 22

Floors:
05 – 09

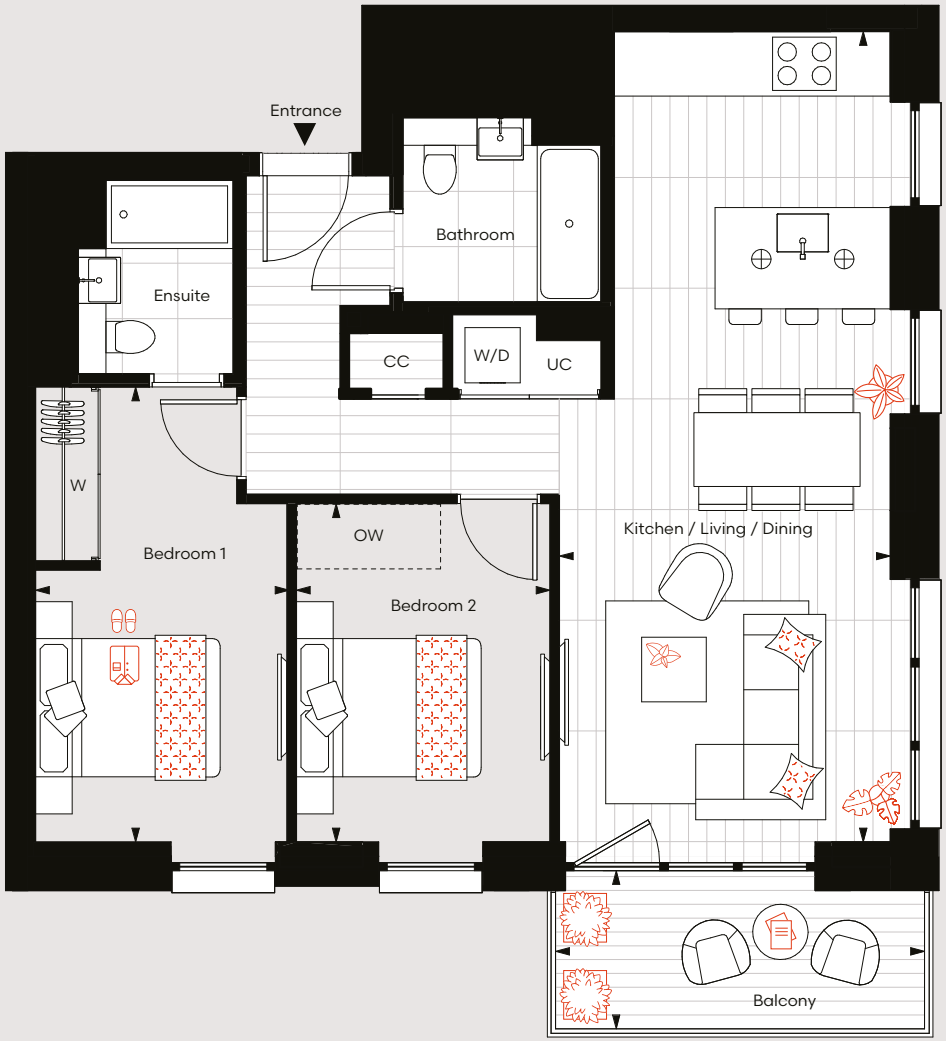
Apartment numbers:
B5.03, B6.03, B7.03, B8.03 & B9.03





Total Internal Area	**74.8 sq m**	**805 sq ft**
Total External Area	**6.6 sq m**	**71 sq ft**
Kitchen / Living / Dining	8.79m x 3.59m	28′ 10″ x 11′ 9″
Bedroom 1	4.93m x 2.75m	16′ 2″ x 9′ 0″
Bedroom 2	3.67m x 2.75m	12′ 0″ x 9′ 0″
Balcony	4.00m x 1.72m	13′ 1″ x 5′ 8″

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



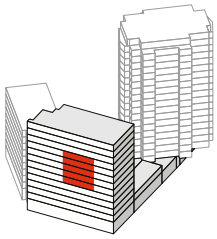


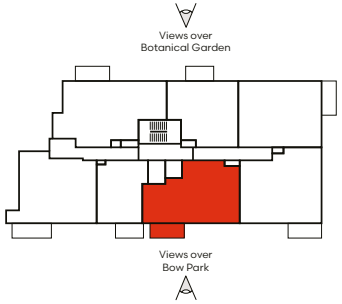
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BOTANICAL APARTMENTS
2 BEDROOM APARTMENT
TYPE 23

Floors:
05 – 09

Apartment numbers:
B5.04, B6.04, B7.04, B8.04 & B9.04





Total Internal Area	**70.2 sq m**	**756 sq ft**
Total External Area	**6.6 sq m**	**71 sq ft**
Kitchen / Living / Dining	5.69m x 4.92m	18′ 8″ x 16′ 2″
Bedroom 1	4.29m x 2.89m	14′ 1″ x 9′ 6″
Bedroom 2	3.69m x 2.75m	12′ 1″ x 9′ 0″
Balcony	4.02m x 1.72m	13′ 2″ x 5′ 8″

◂▸ Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



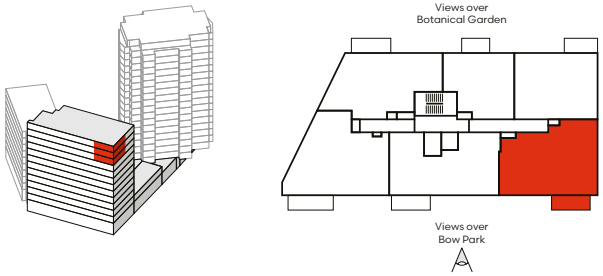


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BOTANICAL APARTMENTS
3 BEDROOM APARTMENT
TYPE 25

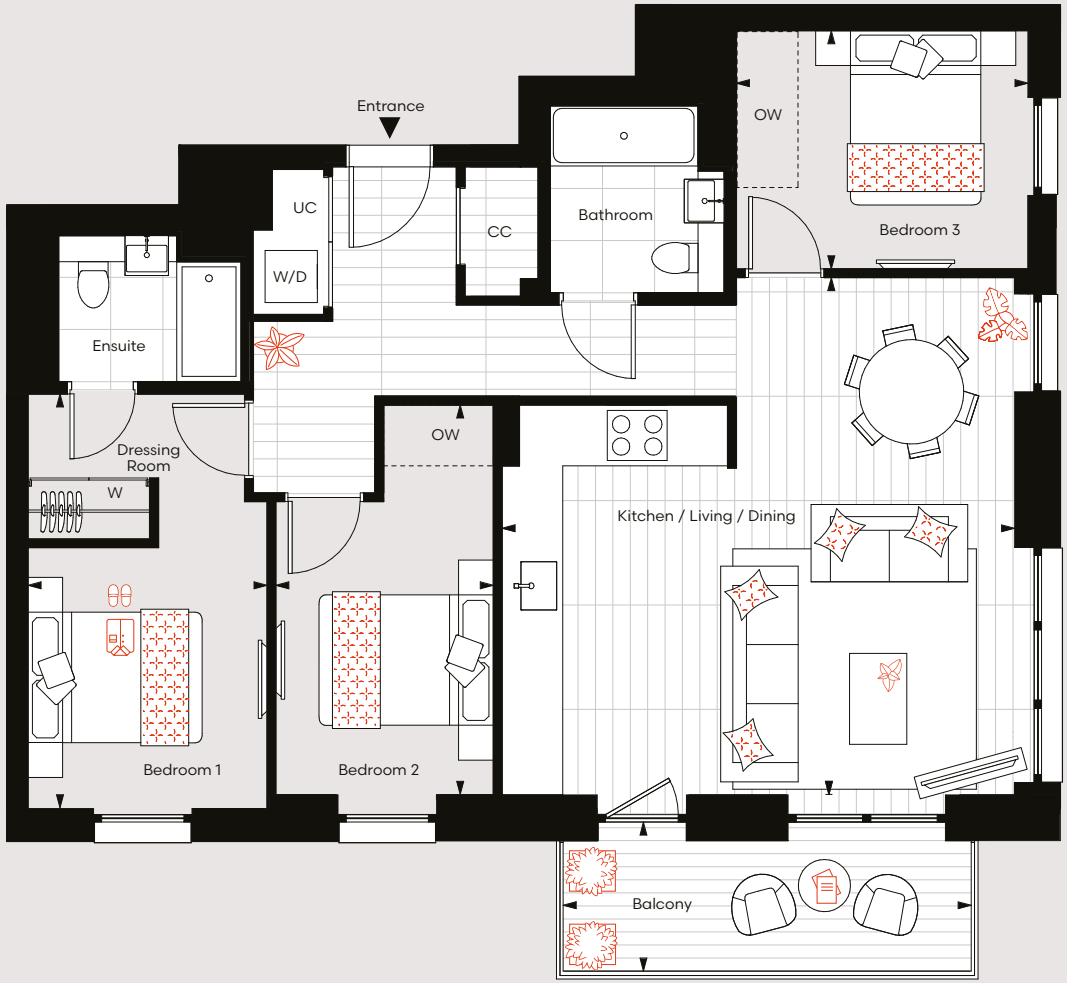
Floors:
10 – 12

Apartment numbers:
B10.03, B11.03 & B12.03



Total Internal Area	**89.5 sq m**	**963 sq ft**
Total External Area	**7.6 sq m**	**82 sq ft**
Kitchen / Living / Dining	5.94m x 5.89m	19′ 6″ x 19′ 4″
Bedroom 1	4.76m x 2.75m	15′ 7″ x 9′ 0″
Bedroom 2	4.48m x 2.50m	14′ 8″ x 8′ 2″
Bedroom 3	3.35m x 2.74m	11′ 0″ x 9′ 0″
Balcony	4.69m x 1.72m	15′ 5″ x 5′ 8″

◂▸ Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights

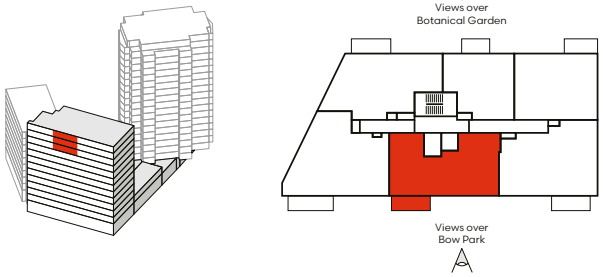


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BOTANICAL APARTMENTS
3 BEDROOM APARTMENT
TYPE 26

Floors:
10 – 12

Apartment numbers:
B10.04, B11.04 & B12.04



Total Internal Area	**84.2 sq m**	**906 sq ft**
Total External Area	**7.6 sq m**	**82 sq ft**
Kitchen	3.88m x 2.85m	12′ 9″ x 9′ 4″
Living / Dining	4.37m x 3.76m	14′ 4″ x 12′ 4″
Bedroom 1	3.66m x 3.09m	12′ 0″ x 10′ 1″
Bedroom 2	3.24m x 2.70m	10′ 8″ x 8′ 10″
Bedroom 3	3.09m x 2.55m	10′ 2″ x 8′ 4″
Balcony	4.67m x 1.72m	15′ 4″ x 5′ 8″

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



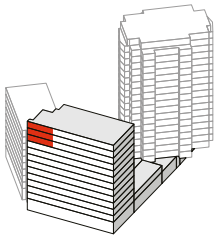


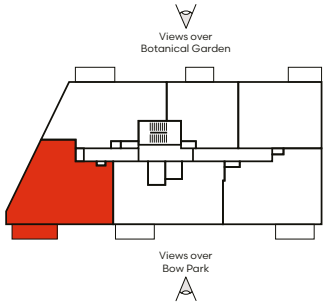
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BOTANICAL APARTMENTS
3 BEDROOM APARTMENT
TYPE 27

Floors:
10 – 12

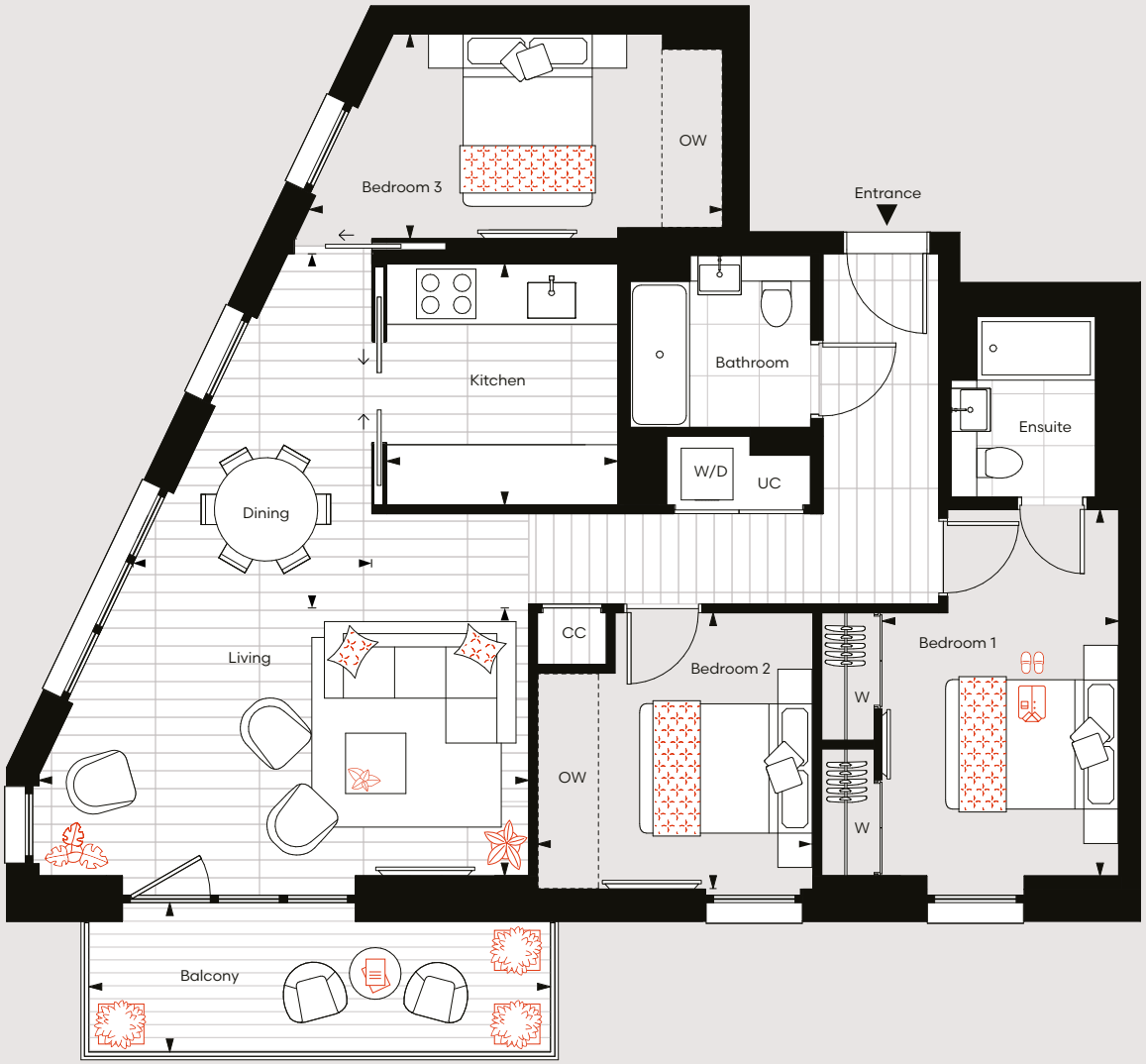
Apartment numbers:
B10.05, B11.05 & B12.05





Total Internal Area	**93.8 sq m**	**1,010 sq ft**
Total External Area	**8.7 sq m**	**94 sq ft**
Kitchen	2.80m x 2.69m	9′ 2″ x 8′ 10″
Living	5.69m x 3.16m	18′ 8″ x 10′ 5″
Dining	2.80m x 4.10m	9′ 2″ x 13′ 5″
Bedroom 1	4.25m x 2.75m	14′ 0″ x 9′ 0″
Bedroom 2	3.23m x 3.20m	10′ 7″ x 10′ 6″
Bedroom 3	4.97m x 2.38m	16′ 4″ x 7′ 10″
Balcony	5.36m x 1.73m	17′ 7″ x 5′ 8″

Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
Optional Pendant Lights
Sliding Pocket Doors

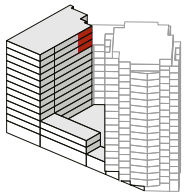


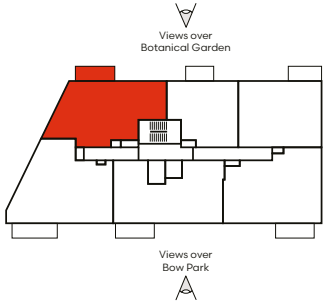
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BOTANICAL APARTMENTS
3 BEDROOM APARTMENT
TYPE 28

Floors:
10 – 12

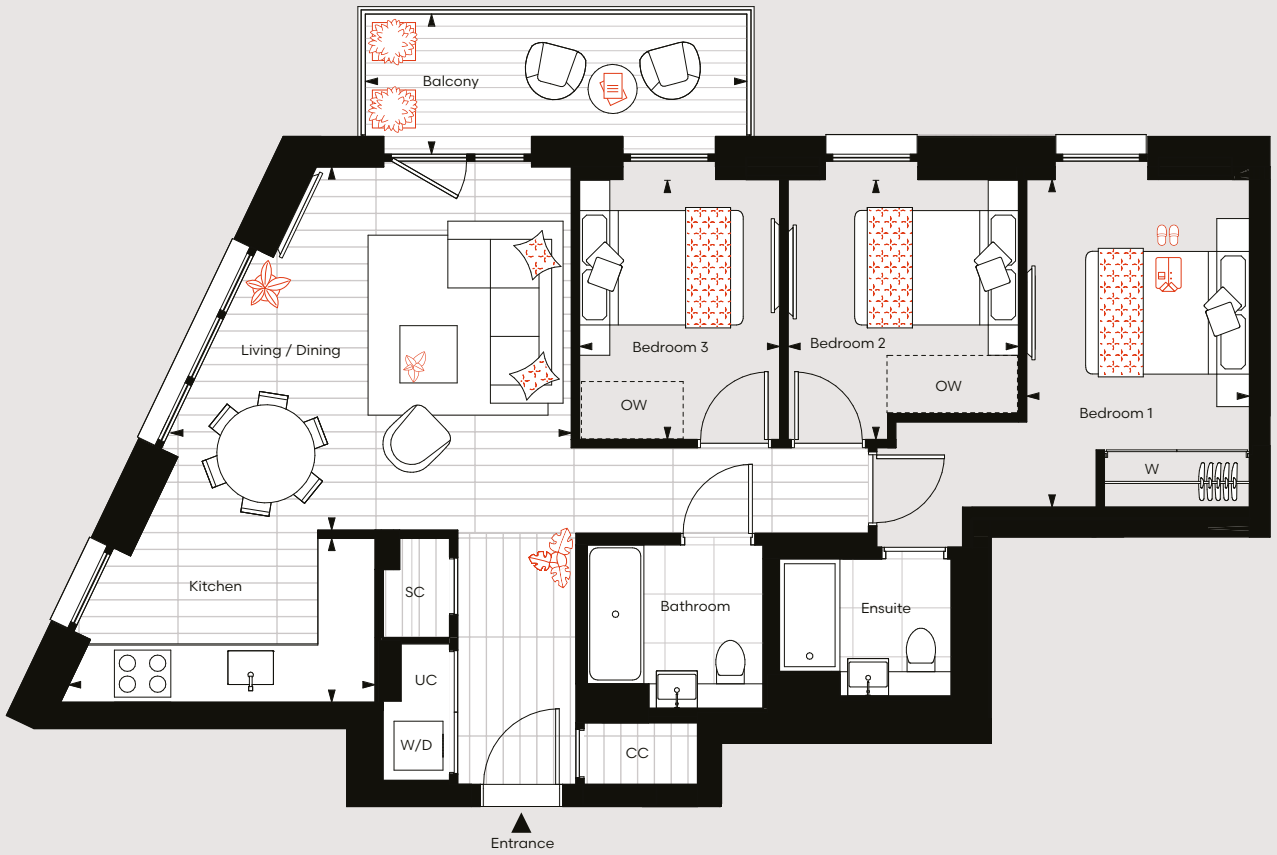
Apartment numbers:
B10.06, B11.06 & B12.06





Total Internal Area	**81.7 sq m**	**880 sq ft**
Total External Area	**7.6 sq m**	**82 sq ft**
Kitchen	3.85m x 2.01m	12′ 8″ x 6′ 7″
Living / Dining	4.44m x 4.90m	14′ 7″ x 16′ 1″
Bedroom 1	4.01m x 2.72m	13′ 2″ x 8′ 11″
Bedroom 2	3.18m x 2.82m	10′ 5″ x 9′ 3″
Bedroom 3	3.18m x 2.45m	10′ 5″ x 8′ 0″
Balcony	4.67m x 1.72m	15′ 4″ x 5′ 8″

◄► Measurement points
W Wardrobe
OW Optional wardrobe
CC Coat Cupboard
SC Storage Cupboard
UC Utility Cupboard
W/D Washer/Dryer
⊕ Optional Pendant Lights



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KITCHEN

- Bespoke interior designed kitchens in matt finish with wood laminated wall units
- Polished composite stone worktop and splashback
- Handleless drawers and doors with soft close feature
- Pendant lights over kitchen island (see optional upgrades*)
- Integrated lighting above and below wall cabinets and splashback
- Shelf to splashback
- Kitchen tap in brushed stainless steel with undermount sink
- Integrated recycling bins to sink base unit
- Integrated ovens with air fryer function
- Black Bosch appliances including integrated dishwasher, fridge/freezer, induction hob and built-in extractor
- Studios include microwave combi oven with air fryer function
- 1, 2 and 3 bedroom apartments include microwave and oven with air fryer function

BATHROOM

- Fully tiled walls and floor (with a variation of finishes depending on palette choice*)
- Composite stone countertop with feature tiled splashback
- Wall-mounted WC with soft-close seat and dual-flush push button
- Mirrored vanity cabinet with concealed shaver socket, shelving, lighting and lined in timber laminate
- Brassware finished in stainless steel
- Stainless steel heated towel rail, robe hooks and recessed toilet roll holder
- Low level shower tray with shower screen to ensuite and shower rooms
- Glass screens to shower and baths
- Feature lighting under bath and shelving on vanity wall

BEDROOMS

- Wardrobe with hinged laminate doors in soft grey finish, metal hanging rail and concealed linear LED lighting with door motion sensor
- Wardrobe included to bedroom 1 (option to upgrade*)
- Carpet to bedrooms (colour choice*)

UTILITY

- Bosch washer dryer
- Heating and hot water fed from the centralised energy centre

INTERNAL FINISHES

- Dark grey painted timber front entrance door with stainless steel handle and letterbox
- Walls and ceilings painted white
- Internal doors and skirting painted white
- Stainless steel ironmongery
- Coat cupboard with decorated interior, shelf, hanging rail and concealed LED lighting (subject to layout*)
- Roller blinds to all windows
- LVT timber-effect flooring to hallway, kitchen, living and dining rooms

HEATING AND COOLING

- Underfloor heating throughout
- Zoned heating controls
- Mechanical ventilation and heat recovery (MVHR)

ELECTRICAL AND LIGHTING

- White LED downlights
- White pendant lights over kitchen island (subject to layout*)
- Light switch at bed positions within bedrooms
- White sockets and switch plates
- Double socket with USB-C charger port to kitchen and bedrooms
- Sky Q playback to all rooms
- Provision for fibre optic broadband via BT and Hyperoptic

SECURITY

- CCTV to apartment lobby areas and external areas
- Colour screen video/audio door entry system
- Entrance to apartment building via electronic access control
- Biometric access controls to residents' facilities
- 24-hour concierge service

EXTERNAL

- Fire resistant, high-performance composite, timber effect decking to balconies
- Paving to terraces

COMMUNAL AREAS

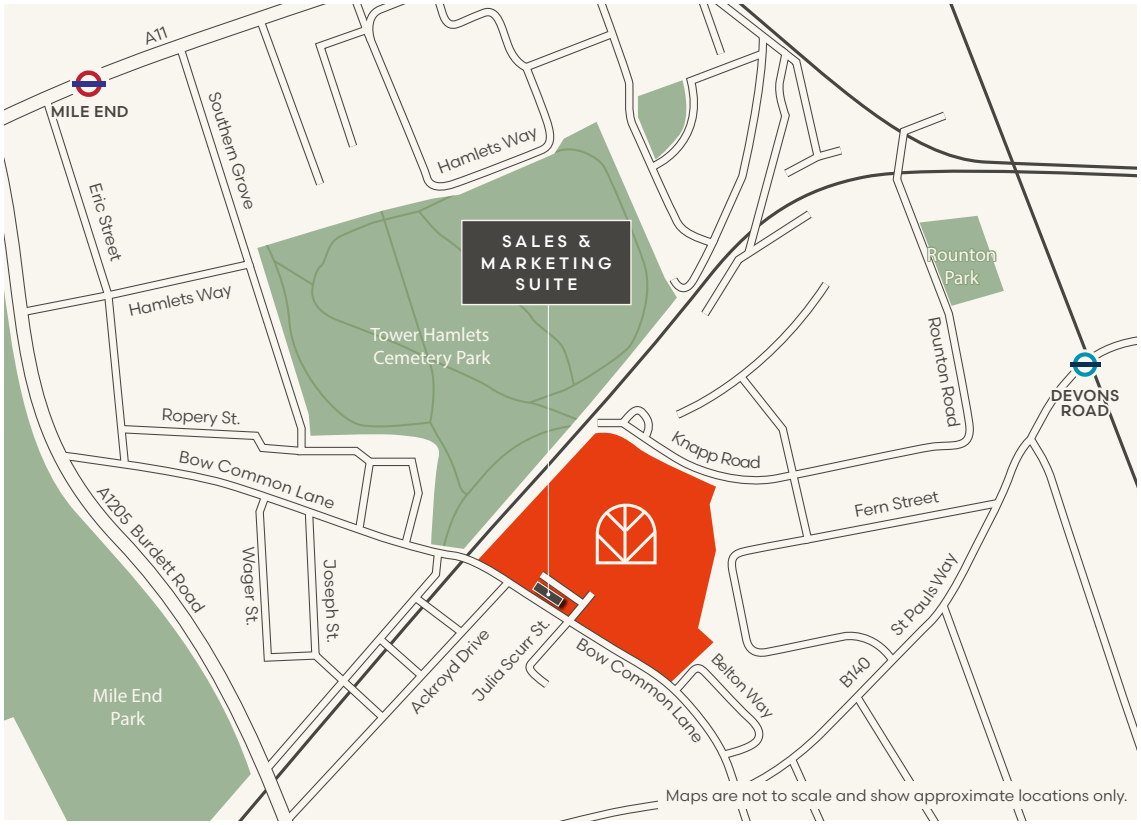
- Interior designed building entrance lobbies and corridors
- Tiled floor to main entrance lobbies
- Carpet to apartment corridors
- Paint to apartment corridor walls

CUSTOMER UPGRADE OPTIONS*

- Internal wardrobe drawers, shelving and lining in laminate
- Integrated wine cooler to kitchens for 3 bedroom apartments
- 3 design choices for pendant lighting over kitchen island
- Fitted wardrobes can be added to bedrooms 2 and 3 in apartments

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*A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



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Sundays and Bank Holidays 10am - 4pm

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