

CLARENDON
LONDON N8

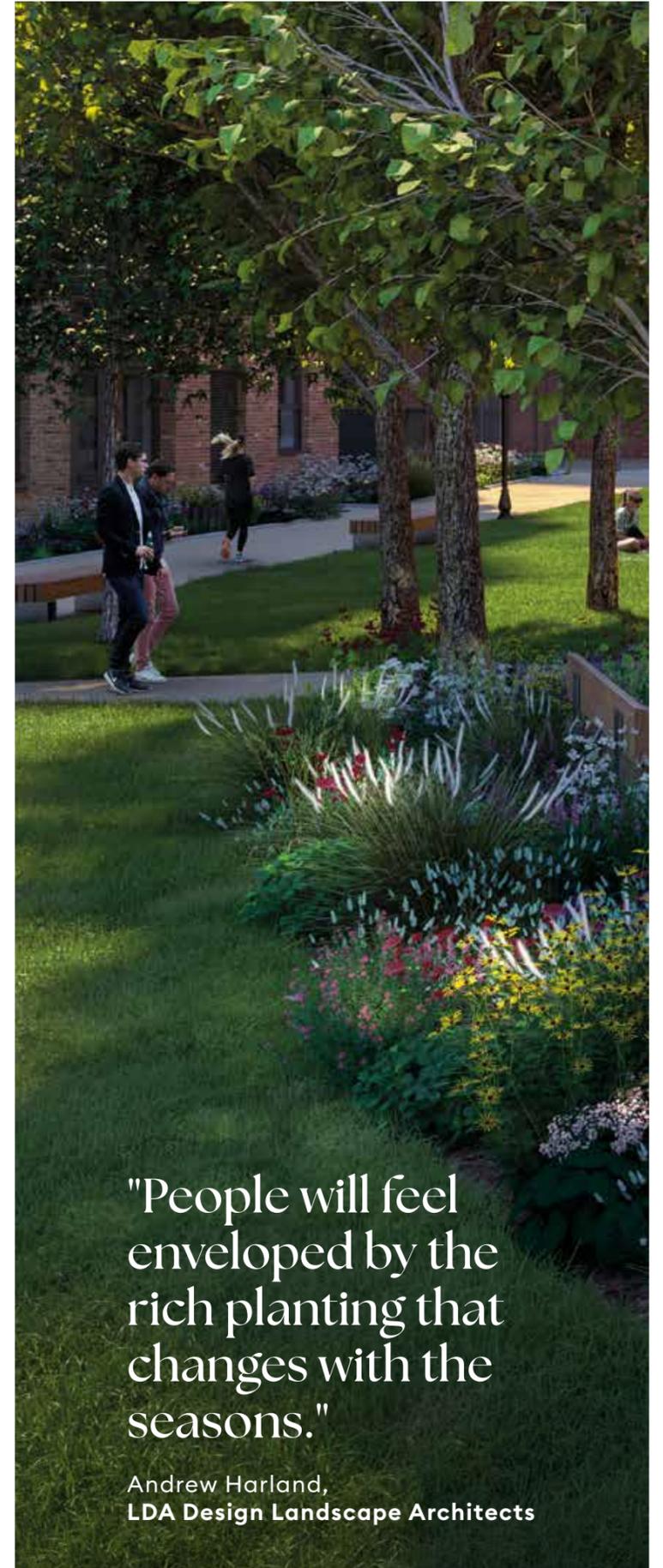
MOSELLE GARDENS - THE PREMIUM EDITION

Cavendish



LOVE LIFE EVERYDAY

St William
Designed for life



"People will feel enveloped by the rich planting that changes with the seasons."

Andrew Harland,
LDA Design Landscape Architects



Computer-generated image by Clarendon Living



Photography of Clarendon

Cavendish House

Cavendish House is perfectly placed to enjoy the best of all that Clarendon has to offer, from the tranquillity of Hornsey Park to the vibrancy of the new central square. Cavendish House at Moselle Gardens is home to a contemporary collection of suites, one and two bedroom apartments and the superb Park Club residents' facilities. A beautifully landscaped garden square and private residents roof garden on the 8th floor provide spaces to relax and enjoy. Love an elevated life. Love new opportunities.

Love life everyday.

Waterside cafe



Moments away from the new Moselle Walk, residents will have access to a new waterside cafe alongside the one acre Hornsey Park.



Love connections

The Moselle Walk is a new green link with cycle routes, pathways, beautiful planting and social spaces that brings Wood Green tube station within an eight minute walk. Residents at Cavendish House will also have direct access to the new garden square with its seating, playful trails and swing seats. The carefully considered landscape design, gives all year round interest and creates spaces to meet friends and neighbours. Clarendon is extremely well-connected with a choice of four stations, giving easy access to the City in just 14 minutes.

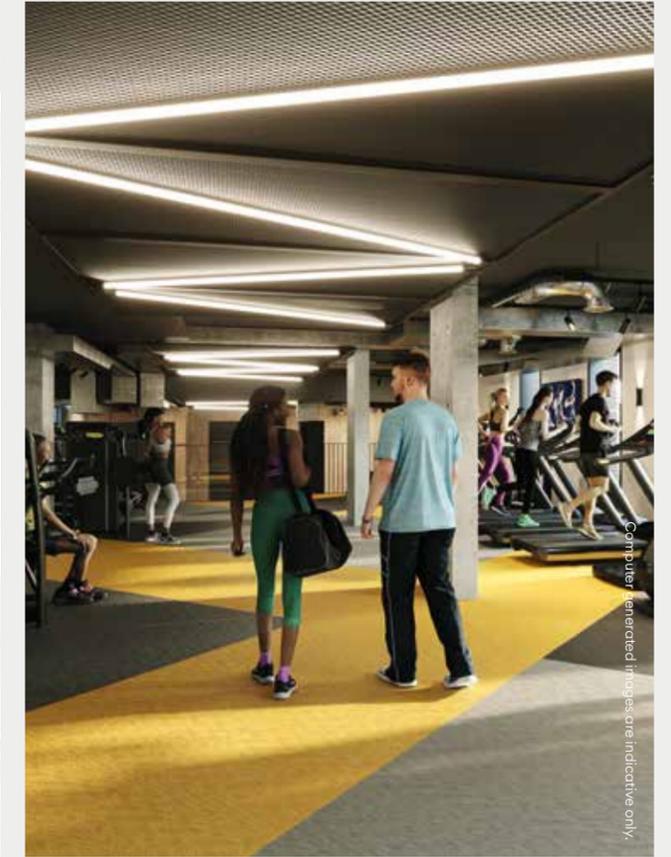


Love your well-being

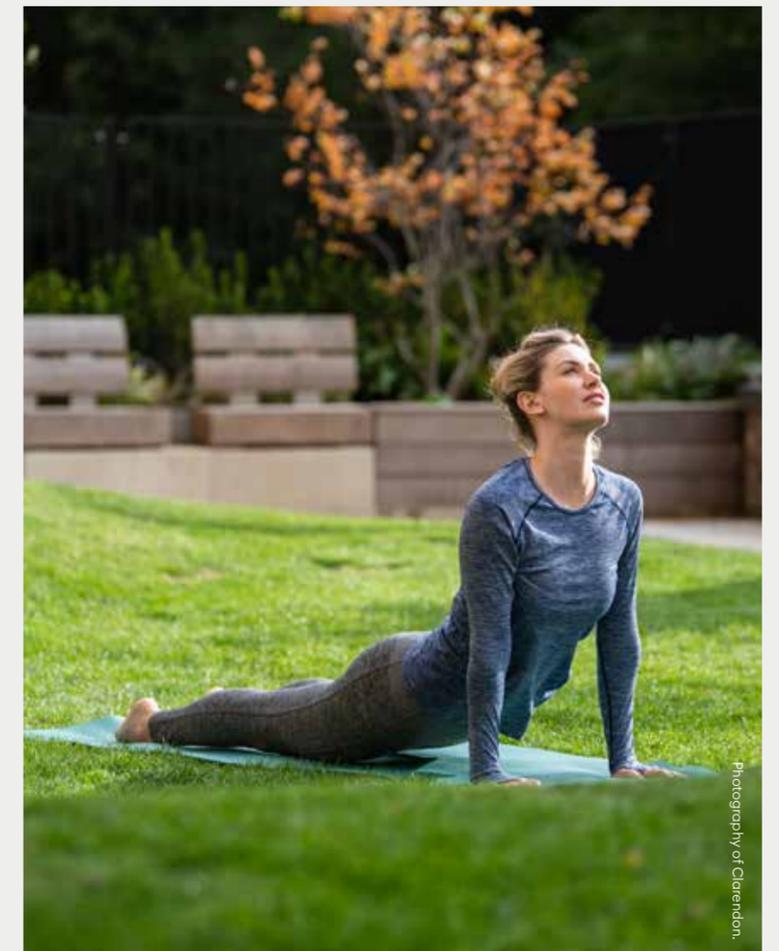


The Park Club

The Park Club is located at Cavendish House, providing residents direct access to the extensive facilities of this superb residents only club. The lobby's relaxed atmosphere leads into a series of rooms and spaces including a lounge, flexible workspaces, a 16m pool, gym, spa, Zen studio and Intensity studio.



Computer generated images are indicative only.



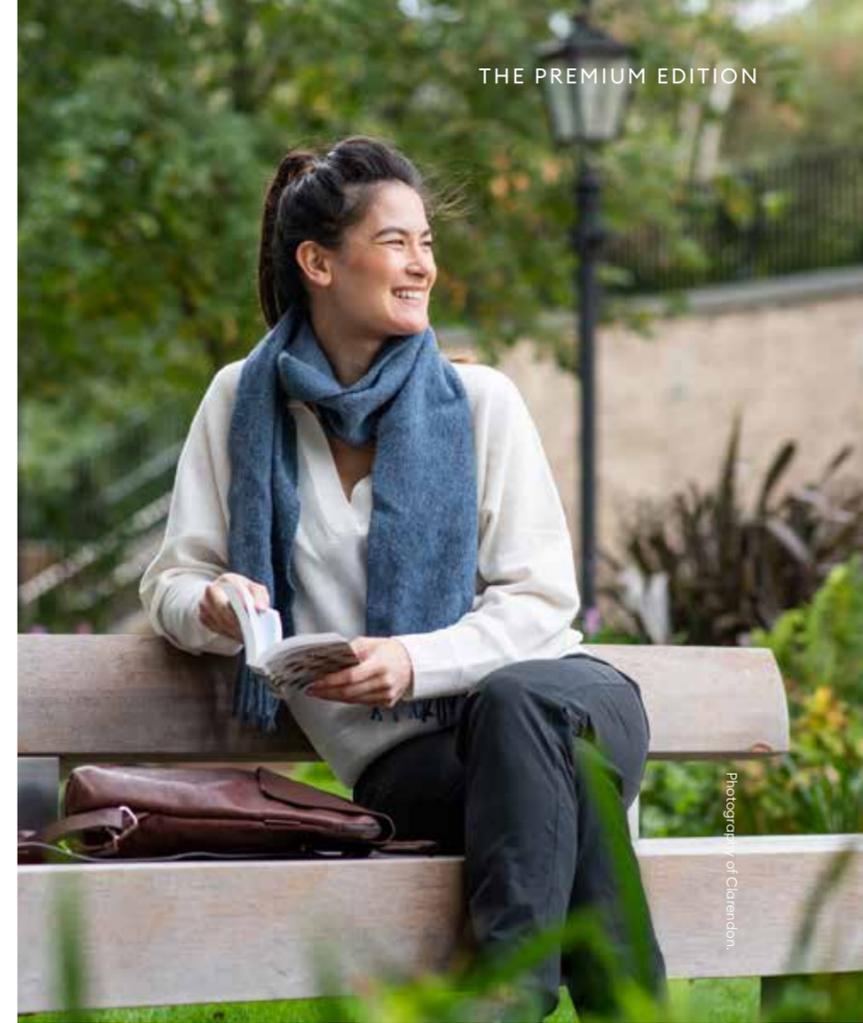
Photography of Clarendon.

16 metre pool



One acre Hornsey Park

The Park Club is moments away from the one acre Hornsey Park at Clarendon.



Photography of Clarendon.



Photography of Clarendon.



Computer generated image is illustrative only.



Love your lifestyle

Clarendon is home to a vibrant central square, offering cafés, restaurants and 125,000 sq ft of commercial space. The plaza itself will be able to host an array of events and will be a place for people to meet, shop and relax.



Live with more style

With exquisite attention to detail, premium appliances and well-considered storage, the homes have social living and dining spaces, airy bedrooms and relaxing bathrooms. Spacious balconies provide private outdoor space for apartments.



Floorplates

Block E1

Floor 1

Key

- SUITE
- 1 BEDROOM
- 2 BEDROOM

Type T1

PLOT	E1.01.02	
INTERNAL MEASUREMENTS	50 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	1.99 x 3.55 m	6ft 6" x 11ft 8"
LIVING/DINING	4.04 x 5.12 m	13ft 3" x 16ft 9"
BEDROOM	3.00 x 3.97 m	9ft 10" x 13ft 0"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T2

PLOT	E1.01.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	4.82 x 5.06 m	15ft 10" x 16ft 7"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T4

PLOT	E1.01.06	
INTERNAL MEASUREMENTS	58.6 m ²	631 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57 sq ft
KITCHEN	3.22 x 2.50 m	10ft 7" x 8ft 2"
LIVING/DINING	5.08 x 4.75 m	16ft 8" x 15ft 7"
BEDROOM	4.57 x 3.00 m	15ft 0" x 9ft 10"
BALCONY	2.42 x 2.18 m	7ft 9" x 7ft 2"

Type T8

PLOT	E1.01.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.34 x 3.95 m	10ft 11" x 12ft 11"
BEDROOM 1	2.75 x 3.25 m	9ft 0" x 10ft 6"
BEDROOM 2	2.65 x 4.00 m	8ft 8" x 13ft 1"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

Type T9

PLOT	E1.01.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	1.90 x 3.85 m	6ft 3" x 12ft 7"
LIVING/DINING	3.35 x 4.20 m	11ft 0" x 13ft 9"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.04 x 3.77 m	10ft 0" x 12ft 4"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T29

PLOT	E1.01.08	
INTERNAL MEASUREMENTS	65.9 m ²	710 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN	2.32 x 2.50 m	7ft 7" x 8ft 2"
LIVING/DINING	5.18 x 3.20 m	17ft 0" x 10ft 6"
BEDROOM 1	2.75 x 5.17 m	9ft 0" x 16ft 9"
BEDROOM 2	4.00 x 2.65 m	13ft 1" x 8ft 8"
BALCONY	1.57 x 4.00 m	5ft 1" x 13ft 1"

Type T34

PLOT	E1.01.07	
INTERNAL MEASUREMENTS	67.8 m ²	730 sq ft
EXTERNAL MEASUREMENTS	6.6 m ²	71 sq ft
KITCHEN	3.63 x 1.87 m	11ft 11" x 6ft 1"
LIVING/DINING	6.54 x 3.45 m	21ft 5" x 11ft 4"
BEDROOM 1	3.32 x 4.45 m	10ft 11" x 14ft 7"
BEDROOM 2	4.25 x 2.61 m	13ft 9" x 8ft 6"
BALCONY	3.13 x 2.08 m	10ft 3" x 6ft 9"

Type T35

PLOT	E1.01.09	
INTERNAL MEASUREMENTS	85.6 m ²	921 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57 sq ft
KITCHEN	2.87 x 3.90 m	9ft 5" x 12ft 9"
LIVING/DINING	3.26 x 4.89 m	10ft 8" x 16ft 0"
BEDROOM 1	5.31 x 3.30 m	17ft 5" x 10ft 8"
BEDROOM 2	4.05 x 3.11 m	13ft 3" x 10ft 2"
BALCONY	3.35 x 1.58 m	11ft 0" x 5ft 2"

Type T36

PLOT	E1.01.04	
INTERNAL MEASUREMENTS	81.1 m ²	873 sq ft
KITCHEN/LIVING/DINING	5.25 x 5.80 m	17ft 3" x 19ft 0"
BEDROOM 1	3.72 x 4.40 m	12ft 2" x 14ft 5"
BEDROOM 2	3.32 x 3.50 m	10ft 10" x 11ft 6"



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- S: STORAGE

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Block E1

Floor 2

Key

- SUITE
- 1 BEDROOM
- 2 BEDROOM

Type T1

PLOT	E1.02.02	
INTERNAL MEASUREMENTS	50.0 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	1.99 x 3.55 m	6ft 6" x 11ft 8"
LIVING/DINING	4.04 x 5.12 m	13ft 3" x 16ft 9"
BEDROOM	3.00 x 3.97 m	9ft 10" x 13ft 0"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T2

PLOT	E1.02.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	4.82 x 5.06 m	15ft 10" x 16ft 7"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T3

PLOT	E1.02.09	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57.05 sq ft
KITCHEN	3.55 x 2.27 m	11ft 8" x 7ft 5"
LIVING/DINING	3.27 x 3.87 m	10ft 9" x 12ft 8"
BEDROOM	5.30 x 3.00 m	17ft 5" x 9ft 10"
BALCONY	3.35 x 1.58 m	11ft 0" x 5ft 2"

Type T4

PLOT	E1.02.06	
INTERNAL MEASUREMENTS	58.6 m ²	631 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57 sq ft
KITCHEN	3.22 x 2.50 m	10ft 7" x 8ft 2"
LIVING/DINING	5.08 x 4.75 m	16ft 8" x 15ft 7"
BEDROOM	4.57 x 3.00 m	15ft 0" x 9ft 10"
BALCONY	2.42 x 2.18 m	7ft 9" x 7ft 2"

Type T6

PLOT	E1.02.08	
INTERNAL MEASUREMENTS	62.8 m ²	676 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN/LIVING/DINING	3.93 x 5.14 m	12ft 11" x 16ft 10"
BEDROOM 1	4.17 x 3.11 m	13ft 9" x 10ft 2"
BEDROOM 2	3.02 x 3.46 m	9ft 11" x 11ft 4"
BALCONY	1.57 x 4.00 m	5ft 1" x 13ft 1"

Type T7

PLOT	E1.02.10	
INTERNAL MEASUREMENTS	62.8 m ²	676 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN/LIVING/DINING	4.75 x 4.81 m	15ft 7" x 15ft 9"
BEDROOM 1	3.42 x 3.45 m	11ft 2" x 11ft 3"
BEDROOM 2	2.65 x 3.65 m	8ft 8" x 12ft 0"
BALCONY	1.57 x 4.00 m	5ft 1" x 13ft 1"

Type T8

PLOT	E1.02.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.34 x 3.95 m	10ft 11" x 12ft 11"
BEDROOM 1	2.75 x 3.25 m	9ft 0" x 10ft 6"
BEDROOM 2	2.65 x 4.00 m	8ft 8" x 13ft 1"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

Type T9

PLOT	E1.02.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	1.90 x 3.85 m	6ft 3" x 12ft 7"
LIVING/DINING	3.35 x 4.20 m	11ft 0" x 13ft 9"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.04 x 3.77 m	10ft 0" x 12ft 4"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T10

PLOT	E1.02.04	
INTERNAL MEASUREMENTS	77.3 m ²	833 sq ft
EXTERNAL MEASUREMENTS	6.4 m ²	69 sq ft
KITCHEN	4.95 x 2.15 m	16ft 3" x 7ft 0"
LIVING/DINING	4.03 x 3.84 m	13ft 3" x 12ft 7"
BEDROOM 1	3.84 x 3.90 m	12ft 7" x 12ft 9"
BEDROOM 2	2.67 x 3.30 m	8ft 9" x 10ft 10"
BALCONY	2.05 x 3.12 m	6ft 8" x 10ft 2"

Type T32

PLOT	E1.02.07	
INTERNAL MEASUREMENTS	56.0 m ²	602 sq ft
EXTERNAL MEASUREMENTS	6.5 m ²	70 sq ft
KITCHEN	3.20 x 2.84 m	10ft 6" x 9ft 4"
LIVING/DINING	4.74 x 3.32 m	15ft 6" x 10ft 10"
BEDROOM	4.45 x 3.10 m	14ft 7" x 10ft 2"
BALCONY	3.10 x 2.08 m	10ft 2" x 6ft 9"



W: FITTED WARDROBE U: UTILITY
 - - : OPTIONAL WARDROBE S: STORAGE

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Block E1

Floor 3-7

Key

- SUITE
- 1 BEDROOM
- 2 BEDROOM

Type T1

PLOTS	E1.03.02, E1.04.02, E1.05.02, E1.06.02 & E1.07.02	
INTERNAL MEASUREMENTS	50.0 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	1.99 x 3.55 m	6ft 6" x 11ft 8"
LIVING/DINING	4.04 x 5.12 m	13ft 3" x 16ft 9"
BEDROOM	3.00 x 3.97 m	9ft 10" x 13ft 0"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T2

PLOTS	E1.03.05, E1.04.05, E1.05.05, E1.06.05 & E1.07.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	4.82 x 5.06 m	15ft 10" x 16ft 7"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T3

PLOTS	E1.03.09, E1.04.09, E1.05.09, E1.06.09 & E1.07.09	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57.05 sq ft
KITCHEN	3.55 x 2.27 m	11ft 8" x 7ft 5"
LIVING/DINING	3.27 x 3.87 m	10ft 9" x 12ft 8"
BEDROOM	5.30 x 3.00 m	17ft 5" x 9ft 10"
BALCONY	3.35 x 1.58 m	11ft 0" x 5ft 2"

- W: FITTED WARDROBE
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- S: STORAGE

Type T4

PLOTS	E1.03.06, E1.04.06, E1.05.06, E1.06.06 & E1.07.06	
INTERNAL MEASUREMENTS	58.6 m ²	631 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57 sq ft
KITCHEN	3.22 x 2.50 m	10ft 7" x 8ft 2"
LIVING/DINING	5.08 x 4.75 m	16ft 8" x 15ft 7"
BEDROOM	4.57 x 3.00 m	15ft 0" x 9ft 10"
BALCONY	2.42 x 2.18 m	7ft 9" x 7ft 2"

Type T5

PLOTS	E1.03.07, E1.04.07, E1.05.07, E1.06.07 & E1.07.07	
INTERNAL MEASUREMENTS	65.6 m ²	706 sq ft
EXTERNAL MEASUREMENTS	6.5 m ²	70 sq ft
KITCHEN/LIVING/DINING	4.36 x 6.15 m	14ft 3" x 20ft 2"
BEDROOM 1	3.35 x 3.00 m	11ft 0" x 9ft 10"
BEDROOM 2	4.61 x 2.90 m	15ft 1" x 9ft 6"
BALCONY	3.10 x 2.08 m	10ft 2" x 6ft 9"

Type T6

PLOTS	E1.03.08, E1.04.08, E1.05.08, E1.06.08 & E1.07.08	
INTERNAL MEASUREMENTS	62.8 m ²	676 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN/LIVING/DINING	3.93 x 5.14 m	12ft 11" x 16ft 10"
BEDROOM 1	4.17 x 3.11 m	13ft 9" x 10ft 2"
BEDROOM 2	3.02 x 3.46 m	9ft 11" x 11ft 4"
BALCONY	1.57 x 4.00 m	5ft 1" x 13ft 1"

Type T7

PLOTS	E1.03.10, E1.04.10, E1.05.10, E1.06.10 & E1.07.10	
INTERNAL MEASUREMENTS	62.8 m ²	676 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN/LIVING/DINING	4.75 x 4.81 m	15ft 7" x 15ft 9"
BEDROOM 1	3.42 x 3.45 m	11ft 2" x 11ft 3"
BEDROOM 2	2.65 x 3.65 m	8ft 8" x 12ft 0"
BALCONY	1.57 x 4.00 m	5ft 1" x 13ft 1"

Type T8

PLOTS	E1.03.01, E1.04.01, E1.05.01, E1.06.01 & E1.07.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.34 x 3.95 m	10ft 11" x 12ft 11"
BEDROOM 1	2.75 x 3.25 m	9ft 0" x 10ft 6"
BEDROOM 2	2.65 x 4.00 m	8ft 8" x 13ft 1"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

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Type T9

PLOTS	E1.03.03, E1.04.03, E1.05.03, E1.06.03 & E1.07.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	1.90 x 3.85 m	6ft 3" x 12ft 7"
LIVING/DINING	3.35 x 4.20 m	11ft 0" x 13ft 9"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.04 x 3.77 m	10ft 0" x 12ft 4"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T10

PLOTS	E1.03.04, E1.04.04, E1.05.04, E1.06.04 & E1.07.04	
INTERNAL MEASUREMENTS	77.3 m ²	833 sq ft
EXTERNAL MEASUREMENTS	6.4 m ²	69 sq ft
KITCHEN	4.95 x 2.15 m	16ft 3" x 7ft 0"
LIVING/DINING	4.03 x 3.84 m	13ft 3" x 12ft 7"
BEDROOM 1	3.84 x 3.90 m	12ft 7" x 12ft 9"
BEDROOM 2	2.67 x 3.30 m	8ft 9" x 10ft 10"
BALCONY	2.05 x 3.12 m	6ft 8" x 10ft 2"



Block E1

Floor 8



Key

- SUITE
- 1 BEDROOM
- 2 BEDROOM

Type T1

PLOT	E1.08.02	
INTERNAL MEASUREMENTS	50.0 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	1.99 x 3.55 m	6ft 6" x 11ft 8"
LIVING/DINING	4.04 x 5.12 m	13ft 3" x 16ft 9"
BEDROOM	3.00 x 3.97 m	9ft 10" x 13ft 0"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T2

PLOT	E1.08.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	4.82 x 5.06 m	15ft 10" x 16ft 7"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T8

PLOT	E1.08.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.34 x 3.95 m	10ft 11" x 12ft 11"
BEDROOM 1	2.75 x 3.25 m	9ft 0" x 10ft 6"
BEDROOM 2	2.65 x 4.00 m	8ft 8" x 13ft 1"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

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Type T9

PLOT	E1.08.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	1.90 x 3.85 m	6ft 3" x 12ft 7"
LIVING/DINING	3.35 x 4.20 m	11ft 0" x 13ft 9"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.04 x 3.77 m	10ft 0" x 12ft 4"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T10

PLOT	E1.08.04	
INTERNAL MEASUREMENTS	77.3 m ²	833 sq ft
EXTERNAL MEASUREMENTS	6.4 m ²	69 sq ft
KITCHEN	4.95 x 2.15 m	16ft 3" x 7ft 0"
LIVING/DINING	4.03 x 3.84 m	13ft 3" x 12ft 7"
BEDROOM 1	3.84 x 3.90 m	12ft 7" x 12ft 9"
BEDROOM 2	2.67 x 3.30 m	8ft 9" x 10ft 10"
BALCONY	2.05 x 3.12 m	6ft 8" x 10ft 2"

Type T11

PLOT	E1.08.06	
INTERNAL MEASUREMENTS	41.2 m ²	443 sq ft
EXTERNAL MEASUREMENTS	26.0 m ²	279 sq ft
KITCHEN/LIVING	4.25 x 3.60 m	13ft 9" x 11ft 9"
DINING	2.53 x 2.00 m	8ft 3" x 6ft 7"
BEDROOM	2.56 x 3.35 m	8ft 5" x 10ft 9"
TERRACE	26.0 m ²	279 sq ft



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Block E1

Floor 9-11



Key

- SUITE
- 1 BEDROOM
- 2 BEDROOM

Type T1

PLOTS	E1.09.02, E1.10.02 & E1.11.02	
INTERNAL MEASUREMENTS	50.0 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	1.99 x 3.55 m	6ft 6" x 11ft 8"
LIVING/DINING	4.04 x 5.12 m	13ft 3" x 16ft 9"
BEDROOM	3.00 x 3.97 m	9ft 10" x 13ft 0"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T2

PLOTS	E1.09.05, E1.10.05 & E1.11.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	4.82 x 5.06 m	15ft 10" x 16ft 7"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T8

PLOTS	E1.09.01, E1.10.01 & E1.11.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.34 x 3.95 m	10ft 11" x 12ft 11"
BEDROOM 1	2.75 x 3.25 m	9ft 0" x 10ft 6"
BEDROOM 2	2.65 x 4.00 m	8ft 8" x 13ft 1"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

Type T9

PLOTS	E1.09.03, E1.10.03 & E1.11.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	1.90 x 3.85 m	6ft 3" x 12ft 7"
LIVING/DINING	3.35 x 4.20 m	11ft 0" x 13ft 9"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.04 x 3.77 m	10ft 0" x 12ft 4"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

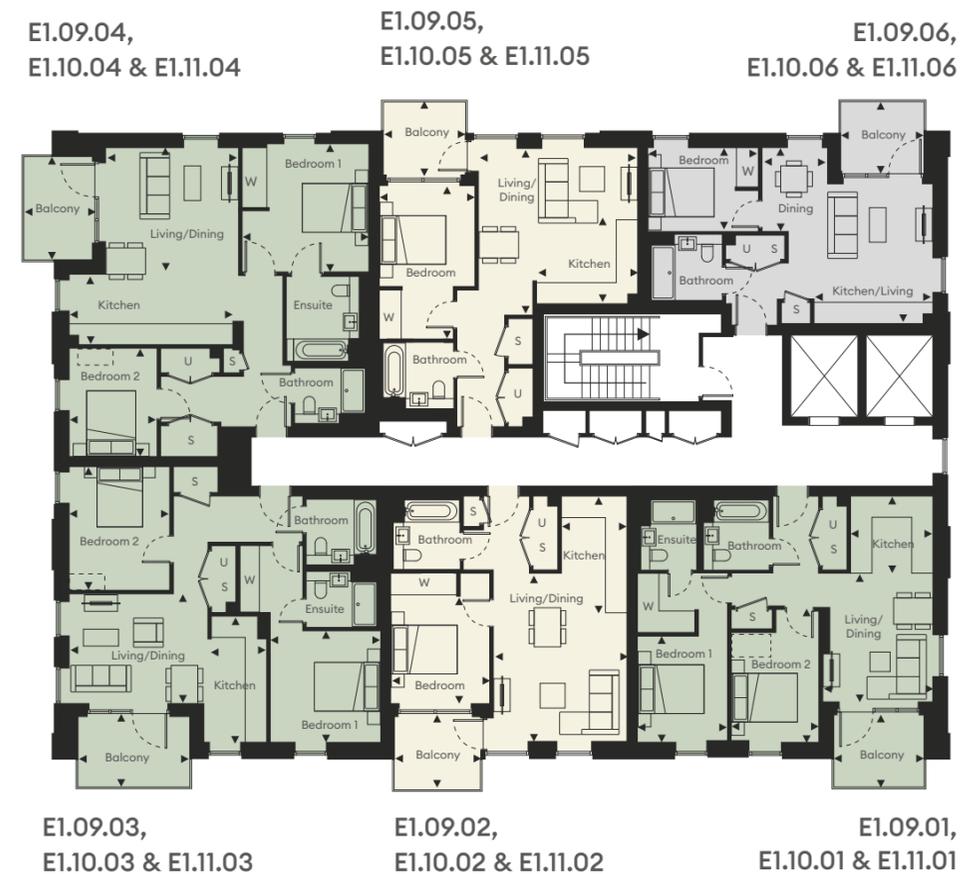
Type T10

PLOTS	E1.09.04, E1.10.04 & E1.11.04	
INTERNAL MEASUREMENTS	77.3 m ²	833 sq ft
EXTERNAL MEASUREMENTS	6.4 m ²	69 sq ft
KITCHEN	4.95 x 2.15 m	16ft 3" x 7ft 0"
LIVING/DINING	4.03 x 3.84 m	13ft 3" x 12ft 7"
BEDROOM 1	3.84 x 3.90 m	12ft 7" x 12ft 9"
BEDROOM 2	2.67 x 3.30 m	8ft 9" x 10ft 10"
BALCONY	2.05 x 3.12 m	6ft 8" x 10ft 2"

Type T11

PLOTS	E1.09.06, E1.10.06 & E1.11.06	
INTERNAL MEASUREMENTS	41.2 m ²	443 sq ft
EXTERNAL MEASUREMENTS	5.1 m ²	55 sq ft
KITCHEN/LIVING	4.25 x 3.60 m	13ft 9" x 11ft 9"
DINING	2.53 x 2.00 m	8ft 3" x 6ft 7"
BEDROOM	2.56 x 3.35 m	8ft 5" x 10ft 9"
BALCONY	2.53 x 2.03 m	8ft 3" x 6ft 7"

- W: FITTED WARDROBE
- U: UTILITY
- - : OPTIONAL WARDROBE
- S: STORAGE



Floorplans shown for are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



Specifications

Kitchens

Interior designed fitted kitchens with bespoke cupboard handles and satin brass utensil rail

Feature lighting to underside of wall units and full height tiled splashback

Integrated appliances including:

- Extractor hood
- Fridge/freezer
- Dishwasher (60cm to one, two & three beds, 45cm to suites)

Integrated Siemens branded appliances:

- Single oven (not applicable to suites)
- Microwave oven (not applicable to suites)
- Combi oven-microwave (suites only)
- Touch control induction hob with four zones

Composite stone worktops

1.5 bowl undermount sink (not applicable to suites)

1.0 bowl undermount sink (suites only)

Monoblock tap

Satin stainless steel finish to sockets at kitchen splashback only

Bathrooms / Ensuites

Tiling to floor and selected walls (available in three palette options)

Feature tiling to selected walls (palette defines location)

Mirrored cabinet with feature lighting, open shelving and shaver socket

Bespoke designed vanity unit with composite stone top and bespoke towel bar

Undermount ceramic basin with polished chrome monoblock tap

White WC with concealed cistern and polished chrome dual flush button

White bath with glass bath screen, wall mounted shower and rail, concealed thermostatic mixer and bath filler (where bathroom is noted on floorplan)

White shower tray with sliding glass screen, wall mounted rail, hand shower and concealed thermostatic mixer (where ensuite noted on floorplan)

White shower tray with fixed glass screen, wall mounted hand shower, overhead rain shower and concealed thermostatic mixer (where shower suite noted on floorplan)

Chrome heated towel rail

Polished chrome accessories including:

- Paper holder
- Robe hooks
- Bath/shower shelf

Wardrobes

Fitted wardrobe to bedroom 1 with high level shelf, hanging rail

Wardrobe upgrade to additional bedrooms

Wall / floor finishes

Off-white painted internal walls and ceilings

Two colourways of timber effect flooring

to hall, kitchen/living room and coat cupboard

Two colourways of carpet to all bedrooms

Optional upgrade to timber effect flooring in bedrooms

General

Free-standing washer-dryer located in utility cupboard

White sockets and light switches throughout (with exception of kitchen)

Downlights to hallways, bathrooms, kitchen, open plan living rooms and bedroom 1

Pendants to additional bedrooms

Lighting to utility and coat cupboards

CCTV to car park and external communal area

Underfloor heating throughout the whole apartment

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St William Homes LLP reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St William Homes LLP reserves the right to make these changes as required.

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

The Berkeley difference

We want to ensure that you are happy with every aspect of your new home, so we look after you at every stage with sound advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

Award-Winning Customer Service

From the day you reserve until the day you complete we'll update you regularly on progress. We're proud of our customer service level, recently receiving a Gold Award by Investor in Customers.

Award-Winning

With a richly deserved reputation for quality, the Berkeley Group is proud to have won a number of prestigious awards including the UK's highest accolade for business success, the WhatHouse? Award and Housebuilder of the year.

10-Year Warranty

For your peace of mind, our homes benefit from a 10 year guarantee. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand.

Attention to Detail

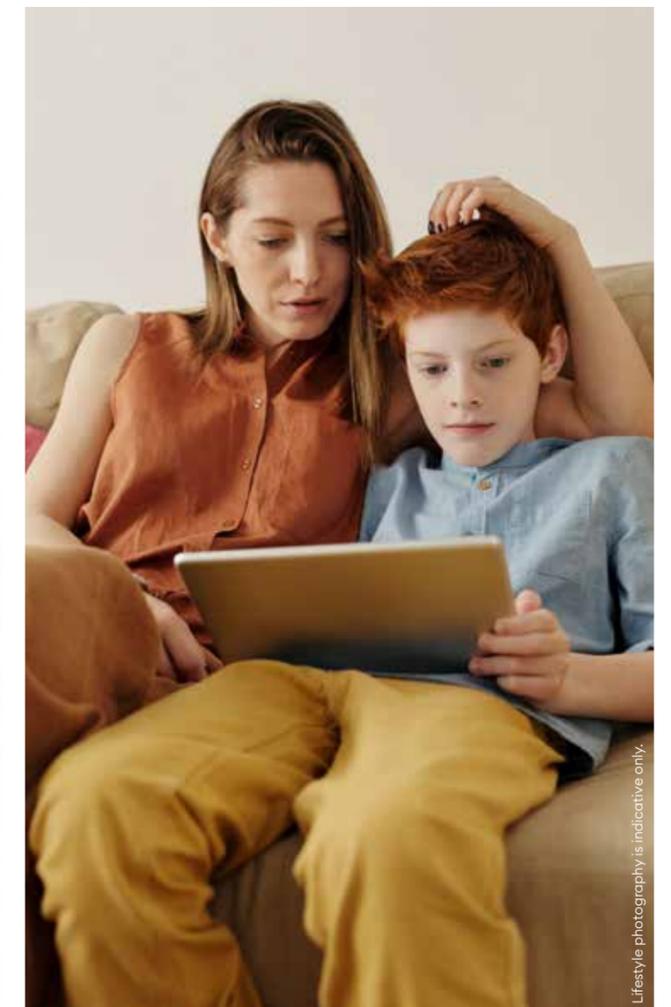
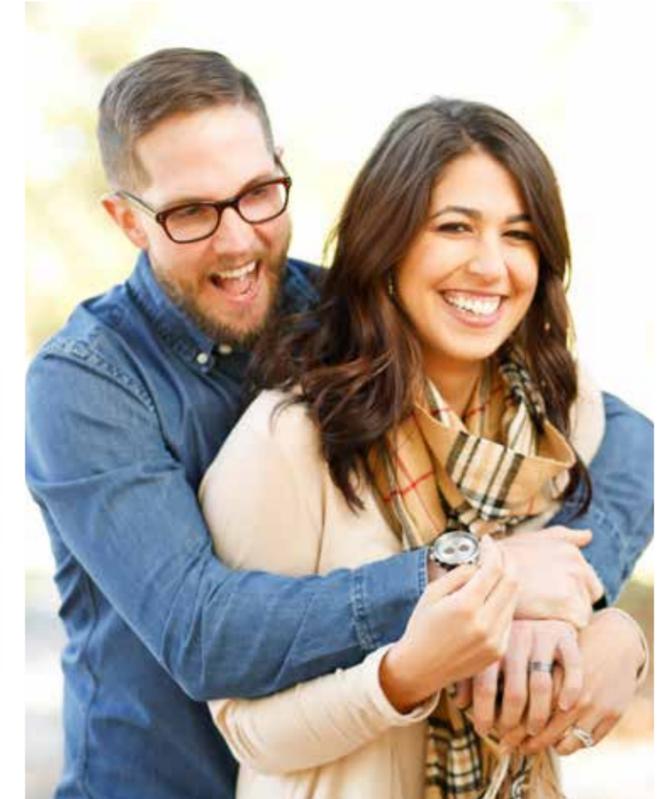
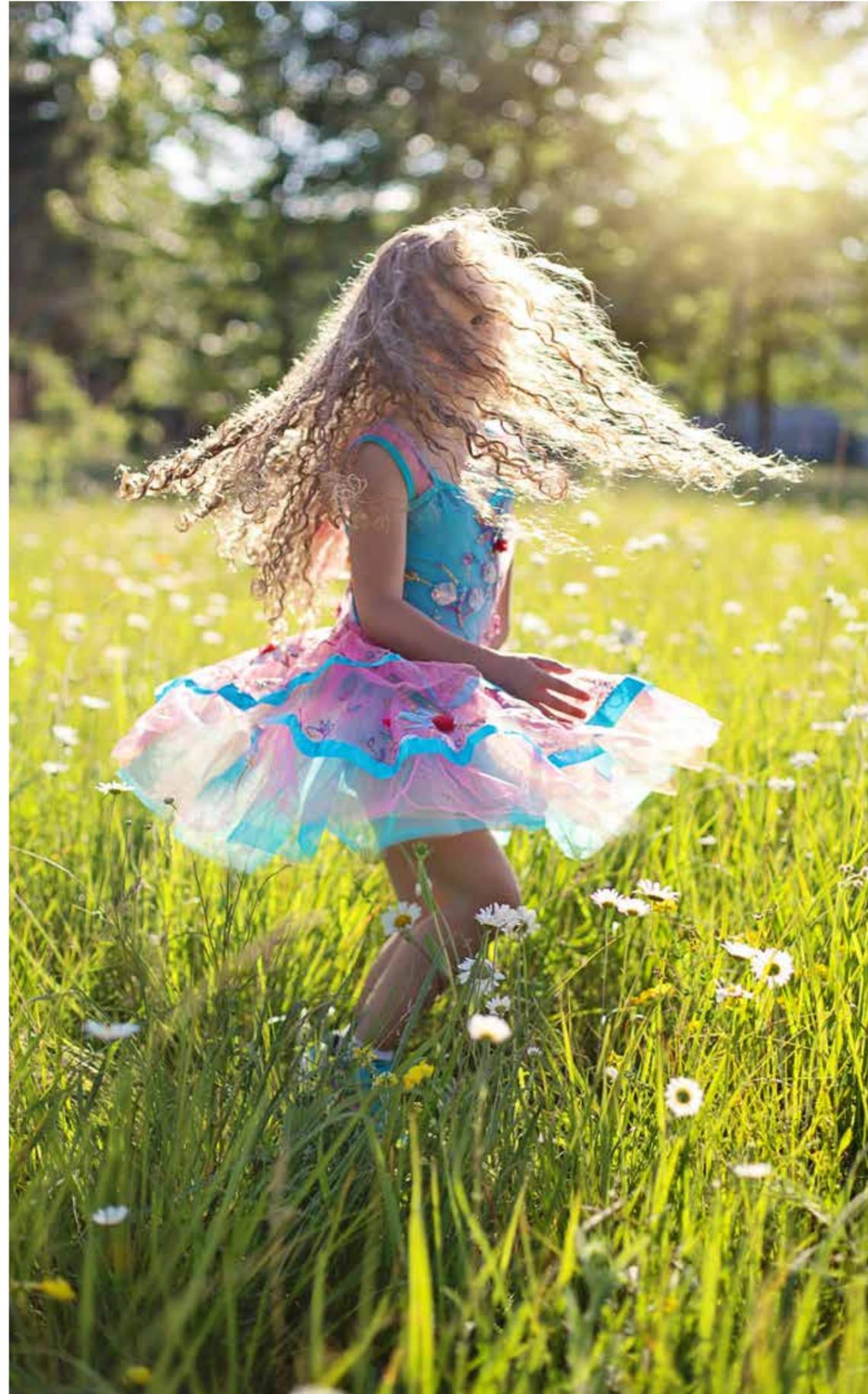
With 40 years of experience, our expertise shines through in everything we do. From bespoke mirrors in the bathrooms to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference

High Specification

Individually designed kitchens with high-quality appliances, and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes.

Sustainability

Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers.



MYHOME PLUS

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

Providing you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

Sign in by visiting:
berkeleygroup.co.uk/my-home/sign-in

01

FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



02

MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



03

OPTIONS AND CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

04

CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

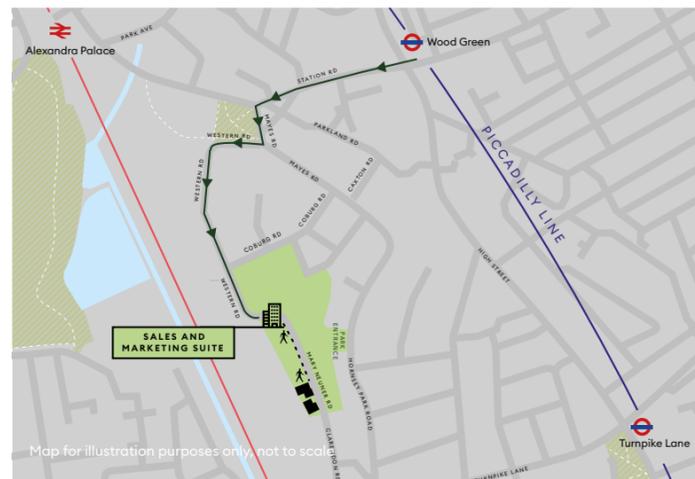
NEXT STEPS

- 01 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
- 02 Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

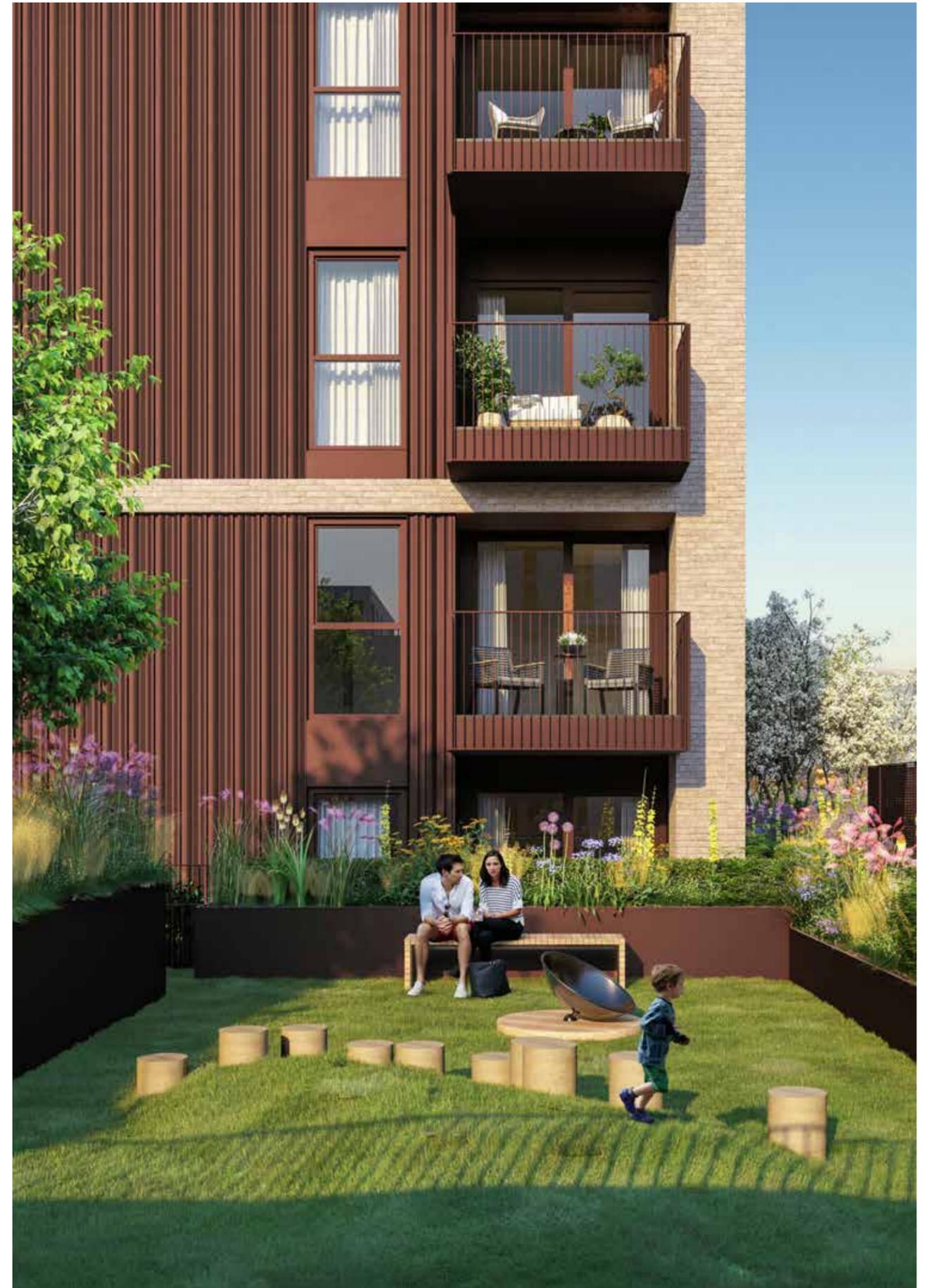
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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Moselle Gardens and Cavendish House are a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St William to ascertain the availability of any particular property. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. Computer generated images of Clarendon are indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. W257/CA23/0922



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Designed for life