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For the modern trendsetters who want more from where they live.

Just 1.7 miles from Canary Wharf, The Heron Collection combines homes of the highest quality with an enviable location on the riverbank, right next to a new 2.5-acre park. The attention to detail and sumptuous finishes set the homes apart from everything else in the area.

Residents have exclusive access to the premium amenities at The Riverside Club. Work, unwind, and socialise in stylish co-working spaces, a cinema, and a games room. The first-floor Riverside Spa features a 20m swimming pool, vitality pool, sauna, steam and salt rooms — all with serene river views. Ready to find your flow? Heron Wharf is calling.

Are you in?







Perfectly Placed

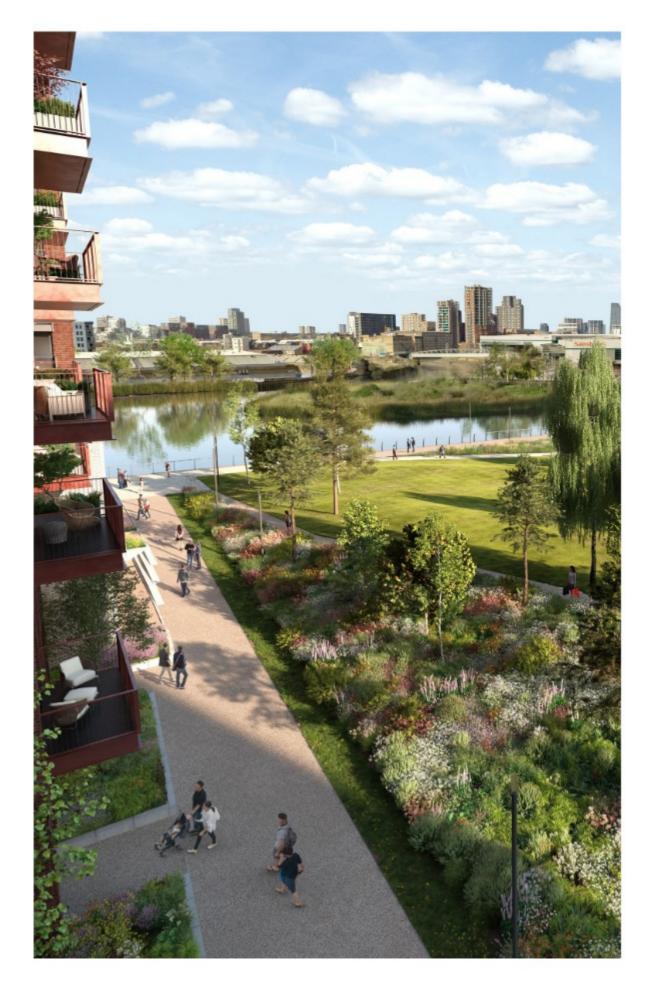
Life at The Heron Collection combines all the finest elements of what Heron Wharf has to offer, from prime riverside views to the bustle and glamour of Canary Wharf, which sits right on your doorstep. All combining to create a one of-a-kind, lifestyle-led new place to live that's both peacefully private and effortlessly connected to the rest of London.









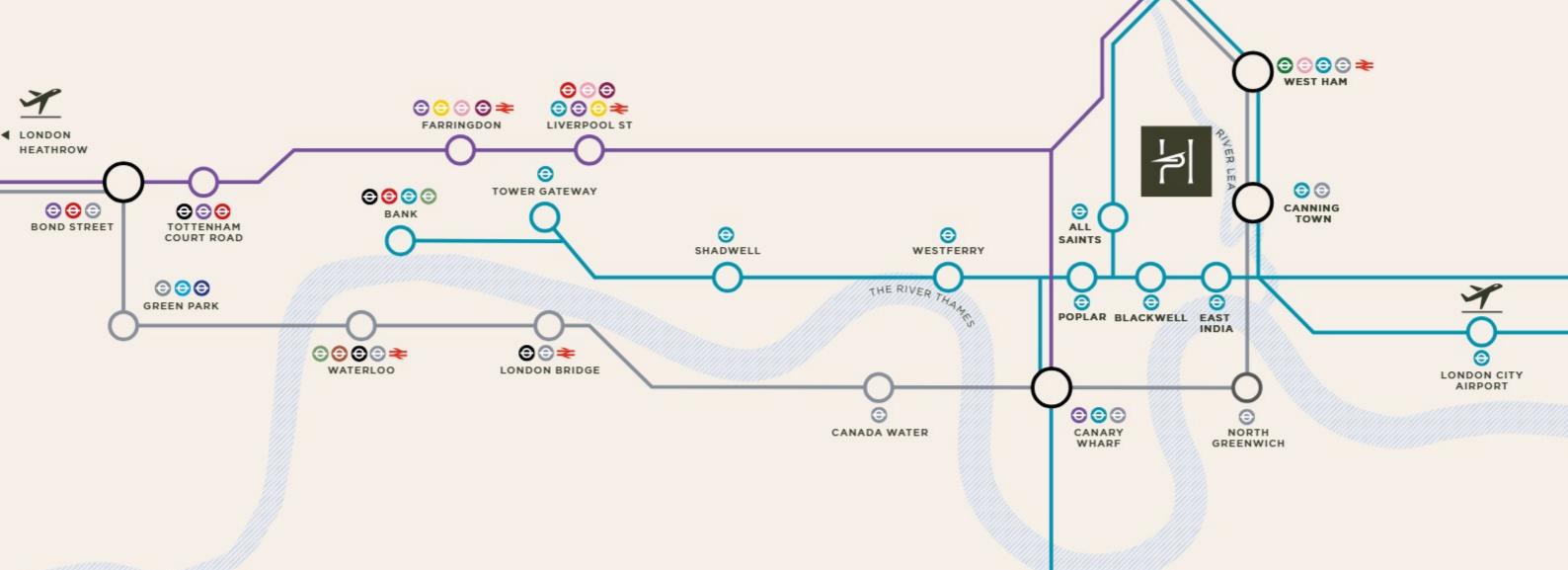


Computer generated image is indicative only.



Hop on from Heron Wharf

Transport yourself from the peace of the riverside to the pace of the city, in minutes. With London on your doorstep, you're only ever a tube, train, DLR or bus ride away from your favourite spots. Whether you're hanging out with friends in Canary Wharf or meeting family in Greenwich Park, your carriage awaits...



Zone 2/3

London transport

13 mins

11 mins cycle ride to Canary Wharf to The City (Liverpool Street)

walk to Canning Town underground and DLR

16 mins 20 mins

to King's Cross St. Pancras International for Eurostan

National Rail 0 Central

Circle

KEY

⊕≠

GREENWICH

@@@@≉ STRATFORD

> (3) Jubilee

(DLR

0 Elizabeth

Bakerloo

Hammersmith & City

0 Metropolitan

⊜ Northern

Waterloo & City

0 District

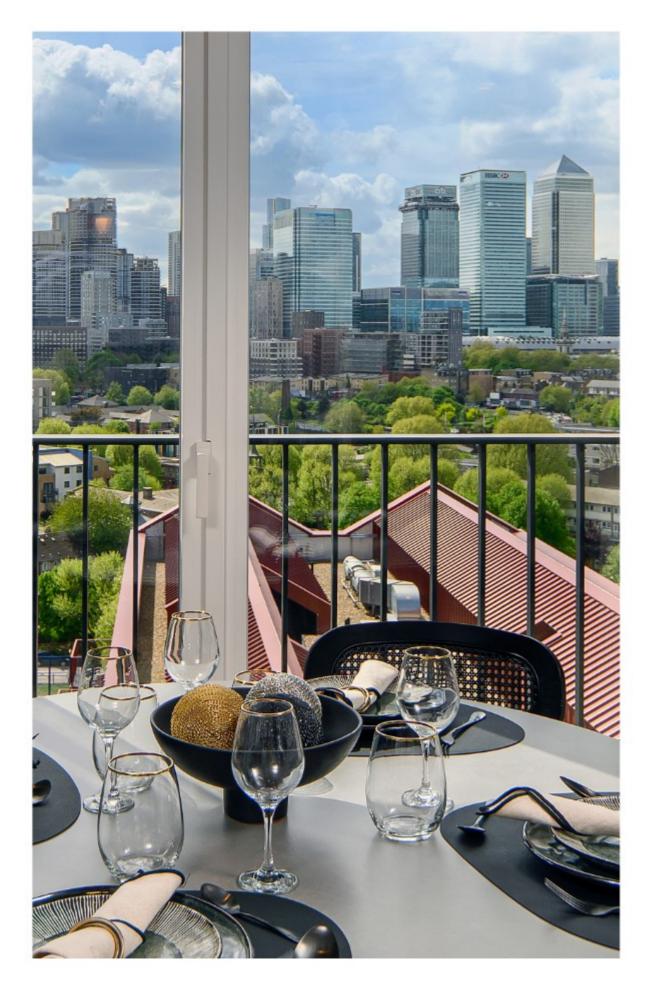
(Victoria

Piccadilly

Source: tfl.co.uk. Map is for illustrative purposes and shows key stations only. It is not an accurate representation of the London transport network.

via Elizabeth Line

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Enriching Lifestyle

Heron Wharf has easy access to all of East London's highlights including Canary Wharf, Stratford and Hackney Wick.

Canary Wharf

London's renowned business and leisure hub, home to major corporations, waterfront shops, restaurants and parks.

Stratford

Discover the vibrant energy of Stratford, where a compelling blend of modernity, cultural richness, and technological innovation awaits.

Hackney Wick

Famous for its creative community of artists' studios and workshops.







Showhome photography is indicative only.

Lifestyle photography is indicative only.



Top marks education with a global reputation

Heron Wharf provides easy access to many of London's renowned universities and higher education institutions. It offers students a high-quality home and the opportunities to take full advantage of university life in the capital.

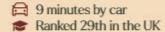


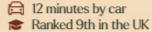


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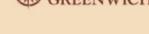


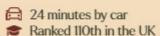














Imperial College London



28 minutes by car Ranked 8th in the UK

Times are calculated as the fastest route to the nearest station taken from tfl.gov.uk and Google Maps. Times are subject to time of travel and are correct at the time of going to press. Source: QS World University Rankings 2025

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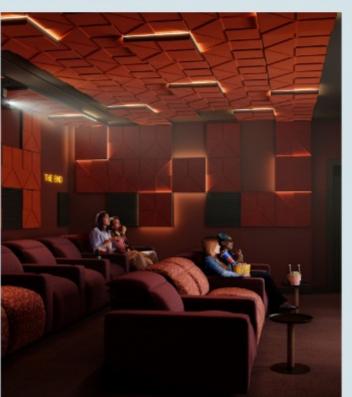


Work, relax and unwind

Discover our exclusive Riverside Club, spread across two beautifully designed floors and packed with indulgent amenities to help you recharge, refocus, and feel your best. Run, row, lift and lunge in our premium gym, enjoy hydrotherapy in our state-of-the-art spa, complete with infinity pools and rejuvenating salt, sauna and steam rooms. Then connect with friends old and new in the residents' lounge. It's the perfect space to tap into inner wellness.









Photography and Computer Generated Images are indicative only.

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Facilities Ground Floor

On the ground floor, step into a fully equipped, stateof-the-art fitness suite featuring the latest treadmills, rowing machines, spin bikes, and free weights —all designed to power your performance in style. After your workout, unwind in the ambiently lit games room or sink into plush seating in the art-deco inspired cinema lounge, where private screenings offer the perfect escape.



Facilities First Floor

Ascend to the first floor and discover a sanctuary of next-level luxury, designed exclusively for residents. Here, every detail has been considered to deliver pure relaxation and refined wellness. Immerse yourself in the serene 20-metre pool, then rejuvenate body and mind in the vitality pool. Detox in the salt room, unwind in the steam or sauna, and let the calming atmosphere of the spa lobby melt your stress away.



Site Plan

Bordered by the River Lea on two sides, Heron Wharf brings the outdoors in — offering a daily dose of calm and connection. Head to the lively Makers Square for everything you need, from local favourites to everyday essentials.

KEY

- 01 The Riverside Club
- 02 24-hour Concierge
- 03 Riverside Park
- 04 Sales and Marketing Suite
- 05 Makers Square
- 06 Sainsbury's Local
- 07 Vanquish Estate Agent
- Future Phase
- Completed Phase
- The Heron Collection
- Sales & Marketing Suite



Illustration is not shown to scale and indicative only.

Floor



Floorplan Page Finder

Apartment Numbers

A0.00.00
Building Floor Apartmen

1 Bedroom Apartments

| - | Di . | | 0.1 | T. 11 | T. 11 | В., |
|-------|----------|-------|----------|--------------------|---------------------|------|
| Туре | Plot | Level | Bedrooms | Total Area sq.m | Total Area Sq.ft | Page |
| 101 | A2-05-04 | 5 | 1B2P | 50.3 | 541.4 | 42 |
| 010 H | A2-02-01 | 2 | 1B1P | 46.6 | 501.5 | 41 |
| 101 | A2-05-03 | 5 | 1B2P | 50.3 | 541.4 | 42 |
| 101 | A2-10-03 | 10 | 1B2P | 50.3 | 541.4 | 42 |
| 010 H | A2-01-01 | 1 | 1B1P | 46.6 | 501.5 | 41 |
| 101 | A2-12-04 | 12 | 1B2P | 50.3 | 541.4 | 42 |
| 009 | A1-11-03 | 11 | 1B1P | 47 | 503 | 39 |
| 009 | A1-12-03 | 12 | 1B1P | 47 | 503 | 39 |
| 009 | A1-10-03 | 10 | 1B1P | 47 | 503 | 39 |
| 010 | A1-02-01 | 2 | 1B1P | 47.9 | 511 | 40 |
| 009 | Al-09-03 | 9 | 1B1P | 47 | 503 | 39 |
| 001 | A1-06-07 | 6 | 1B1P | 47.6 | 512 | 37 |
| 009 | A1-13-03 | 13 | 1B1P | 47 | 503 | 39 |
| 001H | A1-08-06 | 8 | 1B1P | 47.6 | 511 | 38 |
| 010 | A1-01-01 | 1 | 1B1P | 48 | 511 | 40 |
| 009 | Al-08-03 | 8 | 1B1P | 47 | 503 | 39 |
| 001H | A1-12-06 | 12 | 1B1P | 47.6 | 511 | 38 |
| 009 | Al-14-03 | 14 | 1B1P | 47 | 503 | 39 |
| 001H | A1.09.06 | 9 | 1B1P | 47.6 | 511 | 38 |
| 001H | Al-14-06 | 14 | 1B1P | 47.6 | 511 | 38 |
| 009 | A1-07-03 | 7 | 1B1P | 47 | 503 | 39 |
| 009 | Al-05-04 | 5 | 1B1P | 47 | 503 | 39 |
| 001H | A1-03-07 | 3 | 1B1P | 47.6 | 511 | 38 |
| 009 | Al-04-04 | 4 | 1B1P | 47 | 503 | 39 |
| 001 | Al-04-08 | 4 | 1B1P | 47.6 | 512 | 37 |
| 001H | Al-04-07 | 4 | 1B1P | 47.6 | 511 | 38 |
| 001 | A1-08-07 | 8 | 1B1P | 47.6 | 512 | 37 |
| 001 | Al-14-07 | 14 | 1B1P | 47.6 | 512 | 37 |
| 001 | Al-13-07 | 13 | 1B1P | 47.6 | 512 | 37 |
| 001H | A1-13-06 | 13 | 1B1P | 47.6 | 511 | 38 |
| 001H | Al-05-07 | 5 | 1B1P | 47.6 | 511 | 38 |
| 001H | Al-06-06 | 6 | 1B1P | 47.6 | 511 | 38 |
| 001 | A1-07-07 | 7 | 1B1P | 47.6 | 512 | 37 |
| 001 | A1-10-07 | 10 | 1B1P | 47.6 | 512 | 37 |
| 001H | Al-02-04 | 2 | 1B1P | 47.5 | 511 | 38 |
| 001 | Al-05-08 | 5 | 1B1P | 47.6 | 512 | 37 |
| 001H | A1-07-06 | 7 | 1B1P | 47.6 | 511 | 38 |
| 001 | A1-09-07 | 9 | 1RIP | 476 | 512 | 37 |

| | Туре | Plot | Level | Bedrooms | Total Area sq.m | Total Area Sq.ft | Page |
|------|------|----------|-------|----------|--------------------|---------------------|------|
| | 001H | A1-11-06 | 11 | 1B1P | 47.6 | 511 | 38 |
| 70 8 | 001 | A1-12-07 | 12 | 1B1P | 47.6 | 512 | 37 |
| | 101 | A2-01-02 | 1 | 1B2P | 50.3 | 541.4 | 42 |
| | 101 | A2-01-03 | 1 | 1B2P | 50.3 | 541.4 | 42 |
| | 001 | A1-03-08 | 3 | 1B1P | 47.6 | 512 | 37 |
| _ | 101 | A2-02-02 | 2 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 101 | A2-02-03 | 2 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 101 | A2-03-03 | 3 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 101 | A2-03-04 | 3 | 1B2P | 50.3 | 541.4 | 42 |
| | 115 | A2-03-07 | 3 | 1B2P | 53.6 | 576.9 | 43 |
| _ | 101 | A2-04-03 | 4 | 1B2P | 50.3 | 541.4 | 42 |
| | 101 | A2-04-04 | 4 | 1B2P | 50.3 | 541.4 | 42 |
| | 115 | A2-04-07 | 4 | 1B2P | 53.6 | 576.9 | 43 |
| - 3 | 001H | A1-10-06 | 10 | 1BIP | 47.6 | 511 | 38 |
| | 009 | Al-03-04 | 3 | 1B1P | 47 | 503 | 39 |
| _ | 115 | A2-05-07 | 5 | 1B2P | 53.6 | 576.9 | 43 |
| | 101 | A2-06-03 | 6 | 1B2P | 50.3 | 541.4 | 42 |
| | 101 | A2-06-04 | 6 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 115 | A2-06-07 | 6 | 1B2P | 53.6 | 576.9 | 43 |
| | 101 | A2-07-03 | 7 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 101 | A2-07-04 | 7 | 1B2P | 50.3 | 541.4 | 42 |
| | 115 | A2-07-07 | 7 | 1B2P | 53.6 | 576.9 | 43 |
| | 101 | A2-08-03 | 8 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 101 | A2-08-04 | 8 | 1B2P | 50.3 | 541.4 | 42 |
| | 115 | A2-08-07 | 8 | 1B2P | 53.6 | 576.9 | 43 |
| _ | 101 | A2-09-03 | 9 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 101 | A2-09-04 | 9 | 1B2P | 50.3 | 541.4 | 42 |
| | 115 | A2-09-07 | 9 | 1B2P | 53.6 | 576.9 | 43 |
| | 001 | A1-11-07 | 11 | 1BIP | 47.6 | 512 | 37 |
| | 101 | A2-10-04 | 10 | 1B2P | 50.3 | 541.4 | 42 |
| - | 115 | A2-10-07 | 10 | 1B2P | 53.6 | 576.9 | 43 |
| _ | 101 | A2-11-03 | 11 | 1B2P | 50.3 | 541.4 | 42 |
| | 101 | A2-11-04 | 11 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 115 | A2-11-07 | 11 | 1B2P | 53.6 | 576.9 | 43 |
| _ | 101 | A2-12-03 | 12 | 1B2P | 50.3 | 541.4 | 42 |
| _ | 009 | Al-06-03 | 6 | 1B1P | 47 | 503 | 39 |
| _ | 115 | A2-12-07 | 12 | 1B2P | 53.6 | 576.9 | 43 |

2 Bedroom Apartments

| Туре | Plot | Level | Bedrooms | Total Area sq.m | Total Area Sq.ft | Page |
|--------|----------|-------|----------|--------------------|---------------------|------|
| 201H | A1-01-02 | 1 | 2B3P | 72.8 | 780 | 46 |
| 201H | A1-02-02 | 2 | 2B3P | 72.8 | 780 | 46 |
| 201 | A1-02-03 | 2 | 2B3P | 73.2 | 785 | 45 |
| 251 | A1-03-02 | 3 | 2B4P | 86.8 | 930 | 53 |
| 220 | A1-03-03 | 3 | 2B4P | 70.1 | 755 | 50 |
| 201H | A1-03-05 | 3 | 2B3P | 72.8 | 780 | 46 |
| 201 | A1-03-06 | 3 | 2B3P | 73.2 | 785 | 45 |
| 251 | Al-04-02 | 4 | 2B4P | 86.8 | 930 | 53 |
| 252 | Al-04-03 | 4 | 2B4P | 78.3 | 841 | 54 |
| 201 H | Al-04-05 | 4 | 2B3P | 72.8 | 780 | 46 |
| 201 | Al-04-06 | 4 | 2B3P | 73.2 | 785 | 45 |
| 251 | A1-05-02 | 5 | 2B4P | 86.8 | 930 | 53 |
| 252 | A1-05-03 | 5 | 2B4P | 78.3 | 841 | 54 |
| 201 H | A1-05-05 | 5 | 2B3P | 72.8 | 780 | 46 |
| 201 | A1-05-06 | 5 | 2B3P | 73.2 | 785 | 45 |
| 251 | A1-06-02 | 6 | 2B4P | 86.8 | 930 | 53 |
| 201 H1 | Al-06-04 | 6 | 2B3P | 72.8 | 780 | 47 |
| 201 | A1-06-05 | 6 | 2B3P | 73.2 | 785 | 45 |
| 251 | A1-07-02 | 7 | 2B4P | 86.8 | 930 | 53 |
| 201 H1 | Al-07-04 | 7 | 2B3P | 72.8 | 780 | 47 |
| 201 | A1-07-05 | 7 | 2B3P | 73.2 | 785 | 45 |
| 251 | A1-08-02 | 8 | 2B4P | 86.8 | 930 | 53 |
| 201 H1 | Al-08-04 | 8 | 2B3P | 72.8 | 780 | 47 |
| 201 | A1-08-05 | 8 | 2B3P | 73.2 | 785 | 45 |
| 251 | A1-09-02 | 9 | 2B4P | 86.8 | 930 | 53 |
| 201 H1 | Al-09-04 | 9 | 2B3P | 72.8 | 780 | 47 |
| 201 | A1-09-05 | 9 | 2B3P | 73.2 | 785 | 45 |
| 251 | A1-10-02 | 10 | 2B4P | 86.8 | 930 | 53 |
| 201 H1 | A1-10-04 | 10 | 2B3P | 72.8 | 780 | 47 |
| 201 | A1-10-05 | 10 | 2B3P | 73.2 | 785 | 45 |
| 251 | Al-11-02 | 11 | 2B4P | 86.8 | 930 | 53 |
| 201 H1 | A1-11-04 | 11 | 2B3P | 72.8 | 780 | 47 |
| 201 | A1-11-05 | 11 | 2B3P | 73.2 | 785 | 45 |
| 201 | A1-12-05 | 12 | 2B3P | 73.2 | 785 | 45 |
| 201 | A1-13-05 | 13 | 2B3P | 73.2 | 785 | 45 |
| 201 | A1-14-05 | 14 | 2B3P | 73.2 | 785 | 45 |
| 219 WH | A2-01-04 | 1 | 2B3P | 67.4 | 725.4 | 49 |
| 202 WH | A2-01-05 | 1 | 2B3P | 73.2 | 787.9 | 48 |
| 219 WH | A2-02-04 | 2 | 2B3P | 67.4 | 725.4 | 49 |
| 202 WH | A2-02-05 | 2 | 2B3P | 73.2 | 787.9 | 48 |
| 253 H | A2-03-01 | 3 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-03-02 | 3 | 2B4P | 70.4 | 757.7 | 56 |

| Туре | Plot | Level | Bedrooms | Total Area sq.m | Total Area Sq.ft | Page |
|--------|----------|-------|----------|--------------------|---------------------|------|
| 219 WH | A2-03-05 | 3 | 2B3P | 67.4 | 725.4 | 49 |
| 202 WH | A2-03-06 | 3 | 2B3P | 73.2 | 787.9 | 48 |
| 220 H | A2-03-08 | 3 | 2B4P | 70.2 | 755.6 | 50 |
| 253 H | A2-04-01 | 4 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-04-02 | 4 | 2B4P | 70.4 | 757.7 | 56 |
| 219 WH | A2-04-05 | 4 | 2B3P | 67.4 | 725.4 | 49 |
| 202 WH | A2-04-06 | 4 | 2B3P | 73.2 | 787.9 | 48 |
| 252 H | A2-04-08 | 4 | 2B4P | 78 | 839.5 | 55 |
| 253 H | A2-05-01 | 5 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-05-02 | 5 | 2B4P | 70.4 | 757.7 | 56 |
| 219 WH | A2-05-05 | 5 | 2B3P | 67.4 | 725.4 | 49 |
| 202 WH | A2-05-06 | 5 | 2B3P | 73.2 | 787.9 | 48 |
| 252 H | A2-05-08 | 5 | 2B4P | 78 | 839.5 | 55 |
| 253 H | A2-06-01 | 6 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-06-02 | 6 | 2B4P | 70.4 | 757.7 | 56 |
| 219 WH | A2-06-05 | 6 | 2B3P | 67.4 | 725.4 | 49 |
| 202 WH | A2-06-06 | 6 | 2B3P | 73.2 | 787.9 | 48 |
| 253 H | A2-07-01 | 7 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-07-02 | 7 | 2B4P | 70.4 | 757.7 | 56 |
| 219 WH | A2-07-05 | 7 | 2B3P | 67.4 | 725.4 | 49 |
| 202 WH | A2-07-06 | 7 | 2B3P | 73.2 | 787.9 | 48 |
| 253 H | A2-08-01 | 8 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-08-02 | 8 | 2B4P | 70.4 | 757.7 | 56 |
| 219 WH | A2-08-05 | 8 | 2B3P | 67.4 | 725.4 | 49 |
| 202 WH | A2-08-06 | 8 | 2B3P | 73.2 | 787.9 | 48 |
| 253 H | A2-09-01 | 9 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-09-02 | 9 | 2B4P | 70.4 | 757.7 | 56 |
| 224 | A2-09-05 | 9 | 2B3P | 67.4 | 725.4 | 52 |
| 202 WH | A2-09-06 | 9 | 2B3P | 73.2 | 787.9 | 48 |
| 253 H | A2-10-01 | 10 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-10-02 | 10 | 2B4P | 70.4 | 757.7 | 56 |
| 224 | A2-10-05 | 10 | 2B3P | 67.4 | 725.4 | 52 |
| 202 WH | A2-10-06 | 10 | 2B3P | 73.2 | 787.9 | 48 |
| 253 H | A2-11-01 | 11 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-11-02 | 11 | 2B4P | 70.4 | 757.7 | 56 |
| 224 | A2-11-05 | 11 | 2B3P | 67.4 | 725.4 | 52 |
| 202 WH | A2-11-06 | 11 | 2B3P | 73.2 | 787.9 | 48 |
| 253 H | A2-12-01 | 12 | 2B4P | 70.5 | 758.8 | 57 |
| 253 | A2-12-02 | 12 | 2B4P | 70.4 | 757.7 | 56 |
| 224 | A2-12-05 | 12 | 2B3P | 67.4 | 725.4 | 52 |
| 202 WH | A2-12-06 | 12 | 2B3P | 73.2 | 787.9 | 48 |

3 Bedroom Apartments

| Туре | Plot | Level | Bedrooms | Total Area sq.m | Total Area Sq.ft | Page |
|------|----------|-------|----------|--------------------|---------------------|------|
| 301 | A1-03-01 | 3 | 3B5P | 103.5 | 1111 | 59 |
| 301 | A1-04-01 | 4 | 3B5P | 103.5 | 1111 | 59 |
| 301 | A1-05-01 | 5 | 3B5P | 103.5 | 1111 | 59 |
| 301 | A1-06-01 | 6 | 3B5P | 103.5 | 1111 | 59 |
| 301 | A1-07-01 | 7 | 3B5P | 103.5 | 1111 | 59 |
| 301 | A1-08-01 | 8 | 3B5P | 103.5 | 1111 | 59 |
| 301 | A1-09-01 | 9 | 3B5P | 103.5 | 1111 | 59 |
| 301 | A1-10-01 | 10 | 3B5P | 103.5 | 1111 | 59 |
| 301 | A1-11-01 | 11 | 3B5P | 103.5 | 1111 | 59 |

2 & 3 Bedroom Premium Apartments

| Туре | Plot | Level | Bedrooms | Total Area sq.m | Total Area Sq.ft | Page |
|--------|----------|-------|----------|--------------------|---------------------|------|
| 301 | A1-12-01 | 12 | 3B5P | 103.5 | 1111 | 59 |
| 251 | A1-12-02 | 12 | 2B4P | 86.8 | 930 | 53 |
| 201 H1 | Al-12-04 | 12 | 2B3P | 72.8 | 780 | 47 |
| 301 | A1-13-01 | 13 | 3B5P | 103.5 | 1111 | 59 |
| 251 | A1-13-02 | 13 | 2B4P | 86.8 | 930 | 53 |
| 201 H1 | A1-13-04 | 13 | 2B3P | 72.8 | 780 | 47 |
| 301 | A1-14-01 | 14 | 3B5P | 103.5 | 1111 | 59 |
| 251 | A1-14-02 | 14 | 2B4P | 86.8 | 930 | 53 |
| 201H1 | Al-14-04 | 14 | 2B3P | 72.8 | 780 | 47 |



Specification

Kitchen

- Bespoke interior designed fitted kitchens available in 3 palette options*
- Contemporary black ironmongery to cupboard doors and handless wall units
- · Feature lighting to underside of wall units
- Terrazzo countertops and full-height splashbacks
- Matt black monoblock tap and matching 1.5 bowl sink (1.0 bowl sink to apartments A2.01.01 & A2.02.01)
- · Fully-integrated appliances including:
- Bosch single oven (1, 2 and 3 beds only)
- Bosch microwave (1, 2 and 3 beds only)
- Bosch combi oven-microwave (to apartments A2.01.01 & A2.02.01)
- Bosch induction hob
- Extractor hood
- Fridge/freezer
- 60cm dishwasher (1, 2 and 3 beds only)
- 45cm dishwasher (to apartments A2.01.01 & A2.02.01)
- · Freestanding washer/dryer located in utility cupboard
- Bespoke black metal open shelving with decorative ceilingmounted lighting

Premium apartments

- · Fully-integrated appliances including:
- Miele single oven
- Miele microwave oven
- Miele induction hob
- Extractor hood
- Fridge/freezer
- 60cm dishwasher
- 300W slimline wine cooler (in lieu of 300W base unit cupboard)
- · Miele freestanding washer/dryer located in utility cupboard

Bathroom & ensuite

- Interior designed bathroom and ensuite available in 3 preselected palette options*
- with tiling to floors and selected walls
- Feature glazed tile to vanity wall and large format tiles to bath/shower walls*
- Bespoke designed vanity storage with custom door pattern, open shelving and ceiling mounted decorative light
- · Wall-mounted mirror
- · Contemporary white sanitaryware
- · Concealed cistern and black dual flush plate
- · Glazed bath/shower screen with black frame
- · Bath filler and overflow, where bath shown on plan
- Matt black Kohler brassware accessories throughout including:
- Shower and rail
- Basin tap
- Wall-mounted thermostatic mixer
- · Shaver socket located in feature cabinet
- · Black heated towel rail
- · Feature niche to bath and shower

Electrics & lighting

- Toggle light switches
- Black or white metal switches depending on palette colour and location
- · USB socket in bedrooms, living room and kitchen
- · Provision for SkyQ to the living room and principal bedroom
- HDMI/TV to reception/living room and principal bedroom
- · LED downlights throughout
- · Lighting to utility and coat cupboards
- Video door entry system
- Entrance to apartment building cores via electronic access control
- · Entrance to car park via electronic access control
- CCTV to car park and external communal areas
- Balcony lighting

Wall & floor finishes

- White painted internal walls and ceilings
- Timber effect flooring to hall, kitchen/living room, utility and coat cupboards**
- Carpet to all bedrooms**

Coat cupboards

 High-level shelf with hanging rail* and light (wall-mounted hooks may be applicable dependent on unit type)

Wardrobe

 Bespoke fitted wardrobe to principal bedrooms with sliding doors, high-level shelf, hanging rail and LED strip lighting

Doors & joinery

- Timber effect entry door and painted architrave with multipoint locking system, security chain/ bar and spyhole
- Satin white painted internal doors and architraves
- · Matt black ironmongery throughout
- · White painted skirting
- Glass door to living room (typically larger 3 bedroom apartment layout)**

Heating & ventilation

- Underfloor heating throughout
- · Electric underfloor heating in bathrooms and ensuites
- · Communal heating system
- Mechanical Extract Ventilation (MEV)

Optional upgrades

See Sales Consultant for details (options and upgrades subject to cut off dates)





"Computer generated image is indicative only. 3 palette options ranging from Spring, Autumn and Winter have been pre-selected for various apartment types according to cut-off dates. Speak to a sales consultant for more information on the chosen palette." Where applicable and layout depending. 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. Berkeley Homes 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. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalize your home.

P.34 P.35

Bedroom Apartments

One Bedroom

Type 001





9ft6'x6ft5'

| 03-14 | |
|---------------|----------------------------------------------------------------------------------------------------------------------|
| | L05.08, AL06.07, AL07.07, J0.07, ALIL07, ALI2.07, ALI3.07, |
| 47.6 m² | 512 sq ft |
| 6.4 m² | 68 sq ft |
| 7.18 x 3.43 m | 23 ft 6" x 11 ft 3" |
| 3.70 x 2.99 m | 12 ft l" x 9 ft 9" |
| | AL03.08, AL04.08, A AL08.07, AL09.07, AI AL14.07 47.6 m ² 6.4 m ² 7.18 x 3.43 m |

2.94 x 2.00 m

Balcony

W: Fitted Wardrobe
U: Utility
S: Storage
DW: Dishwasher
C: Coat Cupboard



Key

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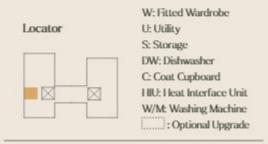
One Bedroom

Type 001H





| Levels | 02-14 | |
|-----------------------|--------------------|---------------------------------------------------------------|
| Plots | | LO4.07, AL05.07, AL06.06 L09.06, AL10.06, AL1L06, 14.06 |
| Internal Measurements | 47.5 m² | 511 sq ft |
| External Measurements | 6.4 m ² | 68 sq ft |
| Kitchen/Living/Dining | 7.32 x 3.43 m | 24 ft 0* x 11 ft 3* |
| Bedroom | 3.70 x 2.99 m | 12 ft l* x 9 ft 9* |
| Balcony | 2.94 x 2.00 m | 9ft6"x6ft5" |



Key

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One Bedroom

Type 009



| Levels | 03-14 | |
|-----------------------|---------------------|---------------------------------------------------------------|
| Plots | | L05.04, AL06.03, AL07.03, L10.03, AL1L03, AL12.03, AL13.03 |
| Internal Measurements | 46.7 m ² | 503 sq ft |
| External Measurements | 6.3 m² | 68 sq ft |
| Kitchen/Living/Dining | 6.09 x 3.78 m | 19 ft 11" x 12 ft 4" |

16 ft 6" x 11 ft 2" 5.03 x 3.42 m 2.88 x 2.08 m 6ft8"x6ft5"

| | , |
|---------|--------------------------|
| | W: Fitted Wardrobe |
| Locator | U: Utility |
| | S: Storage |
| | DW: Dishwasher |
| | C: Coat Cupboard |
| | HIU: Heat Interface Unit |
| | W/M: Washing Machine |

: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

P.38 P.39

Bedroom

Balcony

One Bedroom

Type 010





| Levels | 01-02 | |
|-----------------------|-----------------|---------------------|
| Plots | ALOLOI, ALO2.01 | |
| Internal Measurements | 47.5 m² | 511 sq ft |
| External Measurements | 5.7 m² | 61 sq ft |
| Kitchen | 2.73 x 2.20 m | 8 ft 11" x 7 ft 2" |
| Living/Dining | 4.90 x 3.53 m | 16 ft 0" x 11 ft 6" |
| Bedroom | 3.54 x 2.75 m | 11 ft 7* x 9 ft 0* |
| Balcony | 2.86 x 1.84 m | 9ft3"x6ft |

W: Fitted Wardrobe U: Utility S: Storage DW: Dishwasher C: Coat Cupboard HIU: Heat Interface Unit W/M: Washing Machine: Optional Upgrade

Key

Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change, Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

One Bedroom

Type O10H



11ft7'x9ft0'

9 ft 3" x 6ft

| Levels | 01-02 | |
|-----------------------|---------------------|---------------------|
| Plots | A2.01.01, A2.02.01 | |
| Internal Measurements | 46.6 m ² | 501 sq ft |
| External Measurements | 5.7 m ² | 6l sq ft |
| Kitchen | 3.86 x 2.74 m | 12 ft 7" x 8 ft 11" |
| Living/Dining | 4.93 x 3.53 m | 16 ft 2" x 11 ft 6" |
| - EV | | |

3.54 x 2.75 m

2.86 x 1.84 m

W: Fitted Wardrobe
U: Utility
S: Storage
DW: Dishwasher
C: Coat Cupboard
HIU: Heat Interface Unit
W/M: Washing Machine
: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RCS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change, internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

P.40 P.41

Balcony

One Bedroom

Type 101





| Levels | 01-12 | |
|-----------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Plots | A2.03.04, A2.04.03, A2.06.03, A2.06.04, A2.06.03 | 2.02.02, A2.02.03, A2.03.03, A2.04.04, A2.05.03, A2.05.04, A2.07.03, A2.07.04, A2.08.03, A2.09.04, A2.10.03, A2.10.04, 12.03, A2.12.04 |
| Internal Measurements | 50.3 m ² | 541 sq ft |
| External Measurements | 7.2 m ² | 77 sq ft |
| Kitchen/Living/Dining | 7.18 x 3.82 m | 23 ft 6" x 12 ft 6" |
| Bedroom | 3.84 x 3.00 m | 12 ft 7" x 9 ft 10" |
| Balcony | 3.65 x 1.87 m | 11 ft 9" x 5 ft 9" |

| | W: Fitted Wardrobe |
|---------|--------------------------|
| Locator | U: Utility |
| | S: Storage |
| | DW: Dishwasher |
| | C: Coat Cupboard |
| | HIU: Heat Interface Unit |
| | W/M: Washing Machine |
| | : Optional Upgrade |

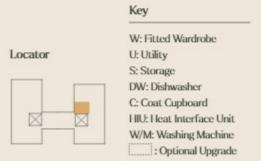
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One Bedroom

Type 115



| Levels | 03-12 | |
|-----------------------|-------------------------------------------------------------------------------------------------------|---------------------|
| Plots | A2.03.07, A2.04.07, A2.05.07, A2.06.07, A2.07.07, A2.08.07, A2.09.07, A2.10.07, A2.11.07, A2.12.07 | |
| Internal Measurements | 53.6 m² | 577 sq ft |
| External Measurements | 6.0 m ² | 64 sq ft |
| Kitchen/Living/Dining | 7.18 x 4.49 m | 23 ft 6" x 14 ft 8" |
| Bedroom | 3.70 x 3.41 m | 12 ft l" x 11 ft 2" |
| Balcony | 3.10 x 1.80 m | 10 ft 1" x 5 ft 9" |



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P.42 P.43

Type 201

Bedroom

Apartments





| Levels | 02-14 | |
|-----------------------|---------------|------------------------------------------------------------------|
| | | 1.04.06, AL05.06, AL06.05, 1.09.05, AL10.05, AL11.05, AL12.05 |
| Internal Measurements | 72.9 m² | 785 sq ft |
| External Measurements | 6.8 m² | 73 sq ft |
| Kitchen/Living/Dining | 8.12 x 3.36 m | 26 ft 7* x 11 ft 0* |
| Primary Bedroom | 5.03 x 2.78 m | 16 ft 6" x 9 ft l" |
| Bedroom 2 | 3.55 x 3.00 m | 11 ft 7" x 9 ft 10" |
| Balcony | 3.29 x 1.93 m | 10 ft 7" x 6 ft 3" |



Key W: Fitted Wardrobe U: Utility S: Storage DW: Dishwasher C: Coat Cupboard HIU: Heat Interface Unit W/M: Washing Machine : Optional Upgrade

Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrube layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Type 201H





| Levels | 01-05 | |
|-----------------------|----------------------------------------|---------------------|
| Plots | ALOLO2, ALO2.01, ALO3.05, ALO4.05, ALO | |
| Internal Measurements | 72.5 m² | 780 sq ft |
| External Measurements | 6.8 m ² | 73 sq ft |
| Kitchen/Living/Dining | 8.12 x 3.58 m | 26 ft 7* x 11 ft 8* |
| Primary Bedroom | 5.03 x 2.75 m | 16 ft 6" x 9 ft 0" |
| Bedroom 2 | 3.55 x 2.96 m | II ft 7" x 9 ft 8" |
| Balcony | 3.29 x 1.93 m | 10 ft 7" x 6 ft 3" |

Locator U: Utility S: Storage DW: Dishwasher C: Coat Cupboard HIU: Heat Interface Unit W/M: Washing Machine : Optional Upgrade

Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Ritchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Key

W: Fitted Wardrobe

Two Bedroom

Type 201H1



| Levels | 06-14 | |
|-----------------------|-----------------------------------------------------------------------------------|---------------------|
| Plots | AL06.04, AL07.04, AL08.04, AL09.04, AL10.04, AL1L04, AL12.04, AL13.04, AL14.04 | |
| Internal Measurements | 72.5 m ² | 780 sq ft |
| External Measurements | 6.8 m² | 73 sq ft |
| Kitchen/Living/Dining | 8.12 x 3.58 m | 26 ft 7* x 11 ft 8* |
| Primary Bedroom | 5.03 x 2.75 m | 16 ft 6" x 9 ft 0" |
| Bedroom 2 | 3.55 x 2.96 m | 11 ft 7" x 9 ft 8" |
| Balcony | 3.29 x 1.93 m | 10 ft 7" x 6 ft 3" |



| | 200 |
|-----|--------------------------|
| | W: Fitted Wardrobe |
| | U: Utility |
| | S: Storage |
| | DW: Dishwasher |
| | C: Coat Cupboard |
| a l | HIU: Heat Interface Unit |
| | W/M: Washing Machine |
| | : Optional Upgrade |

Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change, internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of RO% subject to detailed design.

P. 46

Type 202 ₺





| Levels | 01-12 | |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Plots | A2.01.05, A2.02.05, A2.03.06, A2.04.06, A2.05.06, A2.06.06, A2.07.06, A2.08.06, A2.09.06, A2.10.06, A2.11.06, A2.12.06 | |
| Internal Measurements | 73.2 m² | 788 sq ft |
| External Measurements | 6.0 m ² | 64 sq ft |
| Kitchen/Living/Dining | 6.15 x 5.09 m | 20 ft 2" x 16 ft 8" |
| Primary Bedroom | 4.36 x 3.10 m | 14 ft 3" x 10 ft 2" |
| Bedroom 2 | 3.61 x 2.79 m | II ft 10" x 9 ft 1" |
| Balcony | 3.10 x 1.80 m | 10 ft 1" x 5 ft 9" |



Key

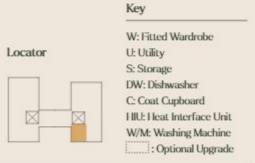
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Two Bedroom

Type 219 &



| Levels | 01-08 | |
|-----------------------|----------------------------------------------------------------------------------|---------------------|
| Plots | A2.01.04, A2.02.04, A2.03.05, A2.04.05, A2.05.05 A2.06.05, A2.07.05, A2.08.05 | |
| Internal Measurements | 67.4 m ² | 725 sq ft |
| External Measurements | 6.0 m ² | 64 sq ft |
| Kitchen/Living/Dining | 5.39 x 5.13 m | 17 ft 8" x 16 ft 9" |
| Primary Bedroom | 4.18 x 3.20 m | 13 ft 8" x 10 ft 5" |
| Bedroom 2 | 3.62 x 2.75 m | 11 ft 10" x 9 ft 0" |
| Balcony | 3.10 x 1.80 m | 10 ft 1" x 5 ft 9" |



Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Klichen layouts are indicative only and are subject to change, internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

P.48 P.49

Type 220





| Level | 03 | |
|-----------------------|---------------------|---------------------|
| Plot | AL03.03 | |
| Internal Measurements | 70.1 m ² | 755 sq ft |
| External Measurements | 14.5 m² | 156 sq ft |
| Kitchen/Dining | 4.77 x 3.44 m | 15 ft 7" x 11 ft 3" |
| Living | 3.85 x 3.71 m | 12 ft 7" x 12 ft 2" |
| Primary Bedroom | 4.13 x 3.04 m | 13 ft 6" x 9 ft 11" |
| Bedroom 2 | 3.00 x 2.75 m | 9 ft 10" x 9 ft 0" |
| Balcony | 3.49 x 2.04 m | 11 ft 4" x 6 ft 6" |
| Terrace | 4.01 x 1.73 m | Bft "x5ft8" |

| | , |
|---------|--------------------------|
| | W: Fitted Wardrobe |
| Locator | U: Utility |
| | S: Storage |
| | DW: Dishwasher |
| | C: Coat Cupboard |
| | HIU: Heat Interface Unit |
| | W/M: Washing Machine |
| | : Optional Upgrade |
| | |

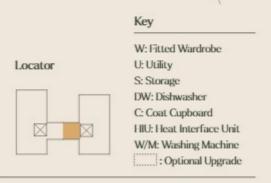
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Two Bedroom

Type 220H



| Level . | 03 | |
|-----------------------|---------------------|---------------------|
| Plot | A2.03.08 | |
| Internal Measurements | 70.2 m ² | 756 sq ft |
| External Measurements | 14.5 m² | 156 sq ft |
| Kitchen/Dining | 4.77 x 3.44 m | 15 ft 7" x 11 ft 3" |
| Living | 3.85 x 3.71 m | 12 ft 7* x 12 ft 2* |
| Primary Bedroom | 4.13 x 3.04 m | 13 ft 6" x 9 ft 11" |
| Bedroom 2 | 3.00 x 2.75 m | 9 ft 10" x 9 ft 0" |
| Balcony | 3.49 x 2.04 m | 11 ft 4* x 6 ft 6* |
| Terrace | 4.01 x 1.73 m | Bft "x5ft8" |



Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RCS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change, internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

P.50 P.51

Type 224





| Levels | 09-12 | |
|-----------------------|---------------------------------------|----------------------|
| Plots | A2.09.05, A2.10.05, A2.1L05, A2.12.05 | |
| Internal Measurements | 67.4 m² | 725 sq ft |
| External Measurements | 6 m² | 64 sq ft |
| Kitchen/Living/Dining | 5.61 x 4.64 m | 18 ft 4" x 15 ft 2" |
| Primary Bedroom | 3.93 x 3.38 m | 12 ft 10* x 11 ft 1* |
| Bedroom 2 | 4.79 x 2.98 m | 15 ft 8" x 9 ft 9" |
| Balcony | 3.10 x 1.80 m | 10 ft 1" x 5 ft 9" |

W: Fitted Wardrobe U: Utility S: Storage DW: Dishwasher C: Coat Cupboard HIU: Heat Interface Unit W/M: Washing Machine : Optional Upgrade

Key

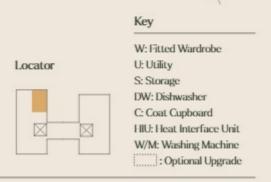
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Two Bedroom

Type 251



| Levels | 03-14 AL03.02, AL04.02, AL05.02, AL06.02, AL07.02, AL08.02, AL09.02, AL10.02, AL1L02, AL12.02, AL13.02 AL14.02 | |
|-----------------------|----------------------------------------------------------------------------------------------------------------|---------------------|
| Plots | | |
| Internal Measurements | 86.4 m ² | 930 sq ft |
| External Measurements | 9.5 m² | 102 sq ft |
| Kitchen/Dining | 5.02 x 3.28 m | 16 ft 5" x 10 ft 9" |
| Living | 5.21 x 3.97 m | 17 ft 1" x 13 ft 0" |
| Primary Bedroom | 3.74 x 3.09 m | 12 ft 3" x 10 ft 1" |
| Bedroom 2 | 3.87 x 3.49 m | 12 ft 8* x 11 ft 5* |
| Balcony | 4.33 x 2.00 m | 14 ft 2" x 6 ft 5" |



Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Ritchen layouts are indicative only and are subject to change, internal wardrube layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

P.52 P.53

Type 252





| Levels | 04-05 | |
|-----------------------|--------------------|----------------------|
| Plots | Al.04.03, Al.05.03 | |
| Internal Measurements | 78.1 m² | 841 sq ft |
| External Measurements | 7.5 m² | 81 sq ft |
| Kitchen/Dining | 3.92 x 3.77 m | 12 ft 10° x 12 ft 4° |
| Living | 4.57 x 3.77 m | 14 ft Il" x 12 ft 4" |
| Primary Bedroom | 3.83 x 3.12 m | 12 ft 6" x 10 ft 2" |
| Bedroom 2 | 3.40 x 3.12 m | 11 ft l' x 10 ft 2" |
| Balcony | 4.49 x 2.04 m | 14 ft 7" x 6 ft 6" |

| | W: Fitted Wardrobe |
|---------|--------------------------|
| Locator | U: Utility |
| | S: Storage |
| | DW: Dishwasher |
| | C: Coat Cupboard |
| | HIU: Heat Interface Unit |
| | W/M: Washing Machine |
| | : Optional Upgrade |
| | |

Key

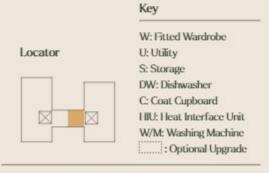
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Two Bedroom

Type 252H



| Levels | 04-05 | | |
|-----------------------|--------------------|----------------------|--|
| Plots | A2.04.08, A2.05.08 | 4.08, A2.05.08 | |
| Internal Measurements | 78 m² | 839 sq ft | |
| External Measurements | 7.5 m ² | 81 sq ft | |
| Kitchen/Dining | 4.57 x 3.77 m | 14 ft 11" x 12 ft 4" | |
| Living | 3.92 x 3.77 m | 12 ft 10° x 12 ft 4° | |
| Primary Bedroom | 3.83 x 3.12 m | 12 ft 6* x 10 ft 2* | |
| Bedroom 2 | 3.40 x 3.12 m | 11 ft l' x 10 ft 2" | |
| Balcony | 4.49 x 2.04 m | 14 ft 7" x 6 ft 6" | |



Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RCS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change, internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

P.55

P.54

Type 253





| Levels | 03-12 | | |
|-----------------------|---------------|-------------------------------------------------------------------------------------------------------|--|
| Plots | | A2.03.02, A2.04.02, A2.05.02, A2.06.02, A2.07.02, A2.08.02, A2.09.02, A2.10.02, A2.11.02, A2.12.02 | |
| Internal Measurements | 70.4 m² | 758 sq ft | |
| External Measurements | 7.7 m² | 83 sq ft | |
| Kitchen | 3.58 x 2.76 m | 11 ft 8" x 9 ft 0" | |
| Living/Dining | 5.05 x 3.47 m | 16 ft 6" x 11 ft 4" | |
| Primary Bedroom | 5.08 x 2.94 m | 16 ft 8" x 9 ft 7" | |
| Bedroom 2 | 4.02 x 2.75 m | 13 ft 2" x 9 ft 0" | |
| Balcony | 4.04 x 1.79 m | 13 ft 2" x 5 ft 8" | |

| | W: Fitted Wardrobe |
|---------|--------------------------|
| Locator | U: Utility |
| | S: Storage |
| | DW: Dishwasher |
| | C: Coat Cupboard |
| | HIU: Heat Interface Unit |
| | W/M: Washing Machine |
| | : Optional Upgrade |
| | |

Apartment layouts provide approximate measurement and are indicative 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. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 253H



| 00 12 | |
|---------------|-------------------------------------------------------------|
| | 2.05.01, A2.05.01, A2.07.01, 2.10.01, A2.11.01, A2.12.01 |
| 70.5 m² | 759 sq ft |
| 7.7 m² | 83 sq ft |
| 3.58 x 2.76 m | 11 ft 8" x 9 ft 0" |
| 5.03 x 3.47 m | 16 ft 6" x 11 ft 4" |
| 5.08 x 2.94 m | 16 ft 8" x 9 ft 7" |

4.03 x 2.75 m 4.04 x 1.79 m 13ft 2" x 9ft 0"

Bft 2" x 5 ft 8"

Apartment layouts provide
Dimensiones, which are take
guidance only and are not,
items of furniture. Apartm

| | Key |
|---|---------------------------|
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P.56 P.57

Levels

Plots

Kitchen

Living/Dining

Bedroom 2

Balcony

Primary Bedroom

Internal Measurements
External Measurements

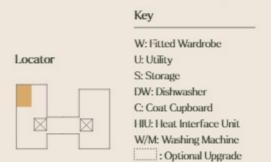
Bedroom Apartments

Three Bedroom

Type 301



| Levels | 03-14 AL03.01, AL04.01, AL05.01, AL06.01, AL07.01, AL08.01 AL09.01, AL10.01, AL11.01, AL12.01, AL13.01, AL14.01 | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------|
| Plots | | |
| Internal Measurements | 103.2 m ² | 1,111 sq ft |
| External Measurements | 10.3 m ² | 111 sq ft |
| Kitchen/Dining | 4.99 x 4.49 m | 16 ft 4" x 14 ft 8" |
| Living | 4.42 x 3.69 m | 14 ft 6" x 12 ft 1" |
| Primary Bedroom | 5.43 x 2.75 m | 17 ft 9" x 9 ft 0" |
| Bedroom 2 | 3.93 x 2.75 m | 12 ft 10" x 9 ft 0" |
| Bedroom 3 | 3.93 x 2.55 m | 12 ft 10" x 8 ft 4" |
| Balcony | 5.02 x 1.88 m | 16 ft 4" x 6 ft 1" |



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The Berkeley Difference

Designed for life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are lightfilled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need — well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast — we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Proud to be a member of the Berkeley Group of Companies



St Edward

St George

St James Dasigned for life St William

St Joseph



My Home 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. This section provides 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.

1. Filing cabinet

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

2. 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.

3. Options & 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.

4. 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.

Sign in by visiting

berkeleygroup.co.uk/my-home/sign-in

NEXT STEPS

- 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.
- 2. 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



Transforming Tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a longterm, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

OUR VISION

Our Vision 2030 is our ten-year plan which sets out how we will achieve this.

Please scan this QR code for more information on how we are Transforming Tomorrow.



Transforming places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



Transforming futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Transforming nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



Transforming lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.





Sustainability

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the longterm health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Heron Wharf.

Nature and biodiversity

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Heron Wharf, we have created natural habitats that encourage wildlife to flourish. We are working with LDA Design to engage residents in the natural landscapes that we have created.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and the majority of kitchen appliances are A++/A+/A rated.

Sustainable Materials

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and woodbased products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Heron Wharf we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

Sustainable transport

East India DLR station is a 10 minute walk and Canning Town underground station is a 16 minute walk

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also helps encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with residents to ensure the development remains in pristine condition.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.





Contact us

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Monday - Saturday 10am - 6pm Sunday and Bank Holidays 10am - 4pm

T: 020 3326 2617

E: heronwharf.sales@berkeleygroup.co.uk

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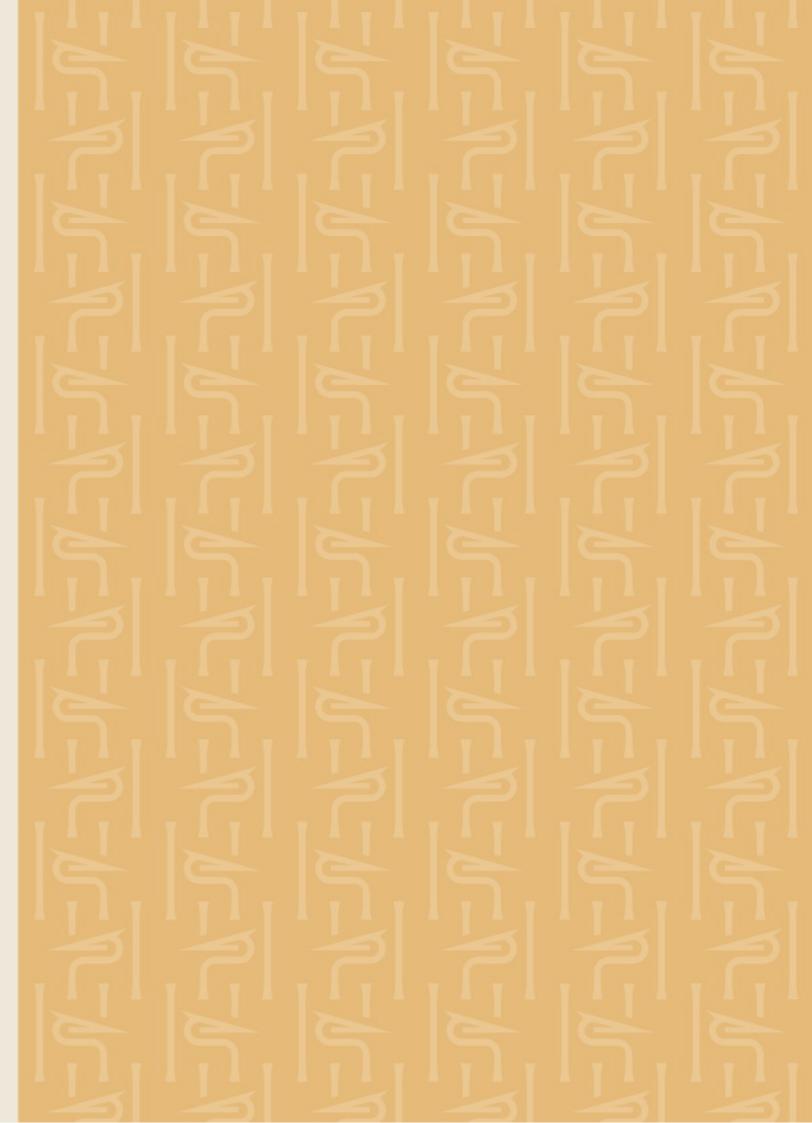








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www.heronwharfe14.co.uk



