

HORLICKS FACTORY

HORLICKS QUARTER

SLOUGH SL1

HORLICKS

Berkeley
Designed for life

WELCOME TO THE
HORLICKS FACTORY

WELCOME TO THE HORLICKS FACTORY

Welcome to the Horlicks Factory, the flagship apartment building within Horlicks Quarter, a vibrant new destination in Slough that is the perfect base for enjoying all the rich and varied opportunities of London and the Royal County of Berkshire.

For more than 100 years, the globally famous malted milk drink was produced in the Horlicks Factory. Now this iconic Slough landmark has been meticulously refurbished to create 161 luxury, contemporary studios, one and two bedroom apartments and three bedroom duplex penthouses. On the top floor is a magnificent roof garden with views towards Windsor Castle.

Horlicks Factory sits amid green landscaped spaces, water features and tranquil gardens planned for year-round colour – all just a few minutes from the town centre and national and international transport connections.

An amazing range of residents' facilities inside the building adds zest to life at the Horlicks Factory – games room, concierge facility, fitness centre, cinema and a large,

well-appointed space for co-working or relaxing. An on-site café, day nursery are planned and there is a central piazza for open-air community activities.

Located at the heart of the Thames Valley tech corridor, just one stop (15 minutes) by train to London and 11 km (8 miles) from Heathrow, the Horlicks Factory is an ideal base for living and working, whether from home, locally or in the Capital. It is also close to excellent schools, colleges and universities.

Horlicks Quarter is an integral part of a major regeneration programme that will transform Slough into a small city of the future, with stunning modern architecture and many employment, cultural, entertainment and sporting opportunities.

LIVE IN A MODERN ICON

Since it opened in 1908, the red neon sign, Clocktower and 47-metre-high chimney of the Horlicks Factory have dominated the Slough skyline and it is the town's most recognised and loved landmark. Now, this important locally listed building has, like Battersea Power Station, the Tate Modern and the Gillette Building, been imaginatively redefined to create a modern icon.

Taking inspiration from its architectural and industrial heritage, Berkeley has transformed the Horlicks Factory to provide luxury studios, apartments and penthouses set in landscaped grounds with water features, gardens, play areas and cycle routes.





IN SIGHT OF ROYALTY

Beautiful and historic Windsor, the site of one of the principal royal residences, is just a short drive from Slough. Windsor offers excellent shopping, entertainment and education at the renowned Eton College. Windsor Castle can also be seen from Horlicks Quarter.

Locations are approximate. *Approximate travel distances taken from Horlicks Quarter. Source: www.google.co.uk
**Number of stops taken from Slough Train Station showing the quickest journey time available. Source: www.nationalrail.co.uk and www.crosstail.co.uk

A PLACE OF GROWTH & OPPORTUNITY

Slough combines the diversity of London urban living with all the benefits of provincial life: lunches in Buckinghamshire's country pubs, and afternoons out in Windsor and Eton, are only a stone's throw away for weekend enjoyment.

SLOUGH

PERFECTLY PLACED

Slough is very close to areas of extraordinary natural beauty, including the Chilterns and Surrey Hills; great sporting venues such as Ascot, Henley-upon-Thames, Epsom and Wembley; and children's favourites, Thorpe Park and Legoland.

The M4 Junction 5 is a 3 km (2 miles) drive from Slough's town centre, connecting easily to Heathrow Airport at Junctions 4 and 3. Lying 35 km (22 miles) west of London, 32 km (18 miles) from Reading and 6 km (4 miles) from Windsor, Slough is arguably one of the best-connected towns in the south of England.

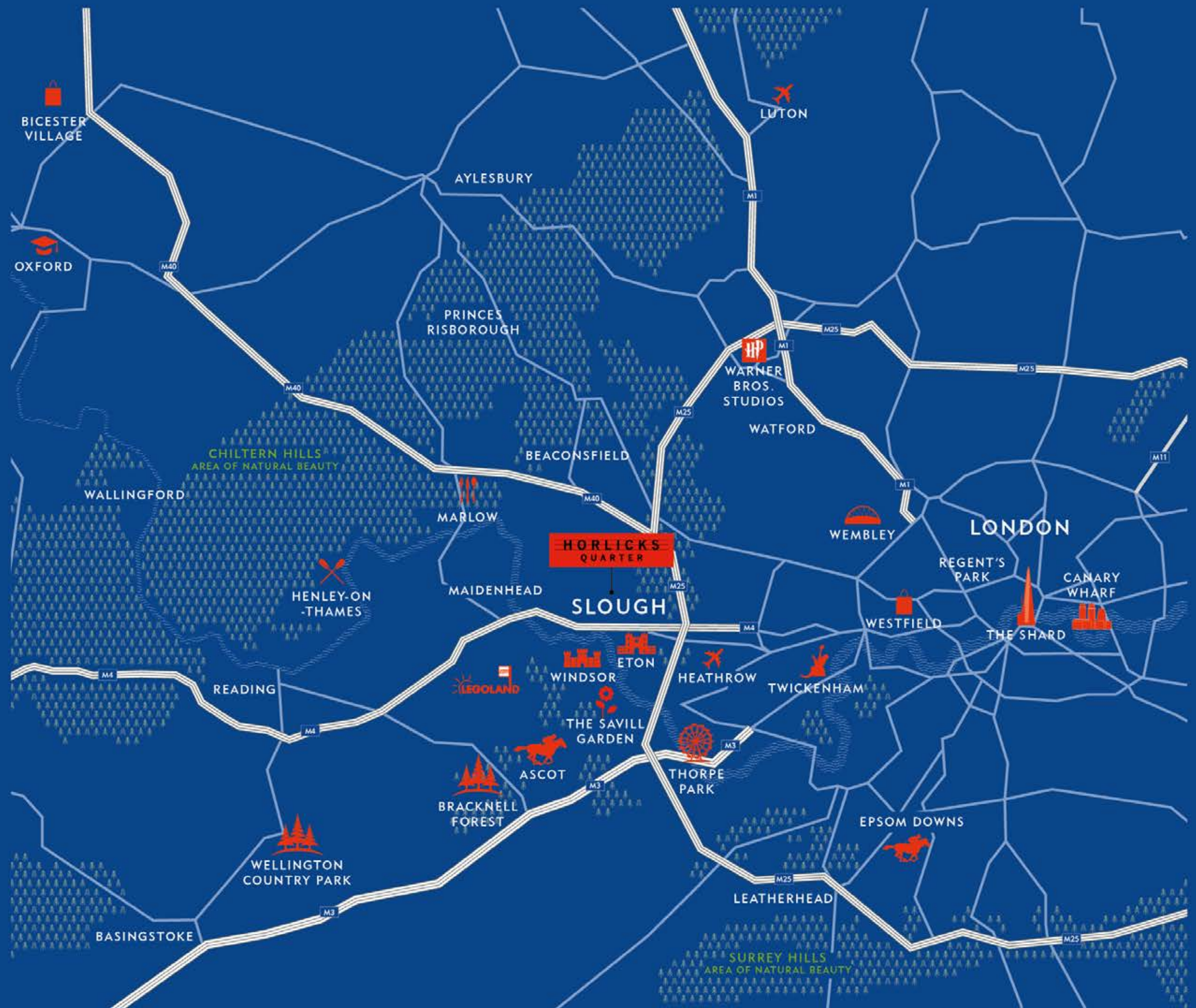
BY CAR FROM
HORLICKS QUARTER

M4
3km

M25
8km

HEATHROW AIRPORT
11km

BICESTER VILLAGE
73km



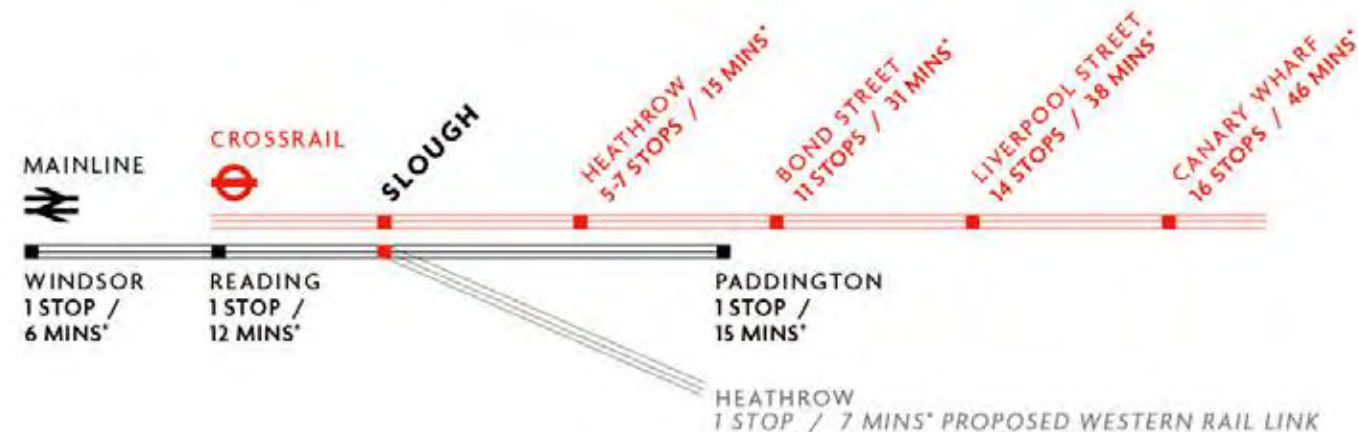


UNRIVALLED CONNECTIONS

Slough railway station, just 0.5 km (0.3 miles) walk from Horlicks Quarter, is on the GWR line, one stop (15 minutes) by train to central London (Paddington), putting everything the Capital has to offer within easy reach.

The new Crossrail line will make the daily commute even easier, providing direct connections across London to Bond Street in 11 stops (31 minutes) and Canary Wharf in 16 stops (46 minutes).

A proposed new train line extension, the Western Rail Link (scheduled for 2028), will run between Slough and Heathrow, taking one stop (7 minutes).



A BRIGHT FUTURE FOR SLOUGH

Slough has been a centre of innovation and invention for 250 years. This spirit of enterprise continues - today's town is forward-thinking, dynamic and inspirational, full of purpose, vitality and pride.

Slough has been tipped as Europe's Top Small City of the Future by the Financial Time's magazine fDi, which covers foreign direct investment. Its workers are among the most productive in Britain according to the Centre for Cities Outlook (2020) with the town's average weekly wage, a key determinant of house price growth, growing rapidly.

The reason for this high productivity is not hard to find; Slough is home to Europe's largest business estate in single ownership with around 600 businesses and 20,000 employees. It has an unusually high number of large global or UK headquarters, including those of O2, Mars and HTC. As well as the ability to attract highly paid jobs, Slough has an excellent record of generating new businesses too with one of the most successful business start-up rates outside of London.

The region in which Slough sits, the Thames Valley, has been one of the wealthiest parts of Britain for centuries. This partly reflects its close proximity to London, and Slough will become even closer to the Capital when Crossrail opens in 2022. The region also benefits from its royal connections - Slough is just a few miles from Windsor Castle, and Eton College, founded by an English king in the fifteenth century, is two miles away.

Despite all these factors, Slough's average property price is only £371,000, up to 45% less than the London average (Land Registry). Prices have also increased by 3.4% in the 12 months to September 2021 according to the Land Registry, with prices in the South East of England, which includes Slough, forecasted to grow by 10.4% in the next five years compared to 5.6% in London (Savills Research). As a town in the early stages of regeneration, the future of Slough for home investors and owners is bright and exciting.



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MARS



DESIGNER SHOPPING

There is a great range of shopping within a short drive of Horlicks Quarter, including Windsor Royal Station and Bicester Village designer outlet.



THE ORACLE
READING

WINDSOR
ROYAL STATION

BICESTER
VILLAGE

Westfield



INDULGE IN YOUR PASSION

For shopping, nearby Windsor has a 40-store covered precinct, delightfully converted from the old station building – and you can be there in one stop by train.

Designer bargains can be snapped up at the Bicester Village outlet, with more than 160 designer fashion outlets and restaurants in one traffic-free space. From Ralph Lauren to Prada, you're bound to find a bargain. Westfield at Shepherd's Bush, Europe's biggest shopping centre,

is a 33 km (20 miles) drive away. All the top high street brands have major stores here. The Oracle indoor shopping and leisure mall in Reading is 32 km (19 miles) by car or one stop (12 minutes) by train, right along the banks of the River Kennet.

SHOPS



SLOUGH CLIMBING WALL



SLOUGH CRICKET CLUB



DORNEY LAKE



BURNHAM BEECHES

LIVE A HEALTHY LIFESTYLE

There are 254 hectares of public parks, green open spaces and play areas with a huge range of opportunities for sport and leisure all within easy reach of Horlicks Quarter. Slough boasts nine superb local parks, three of which – Salt Hill, Herschel and Pippins – have been awarded Green Flag status for safety, cleanliness, conservation and sustainability.

Slough's state-of-the-art sports complex, The Centre, has a 115 station gym, a 25-metre swimming pool, and spa. Whilst the Ice Arena has a gym, café, climbing wall, spa, courts and fitness studio.

THE CENTRE, SLOUGH	BURNHAM BEECHES PARK	BLACK PARK SLOUGH	ROWING, DORNEY LAKE
2.7 km (1.7 miles)	5.1 miles / 8.3 km	4 miles / 6.5 km	5.7 miles / 9.1 km
SLJ 4UT	SL2 3TE	SL3 6DS	SL4 6FJ

Distances from Horlicks Quarter (Stoke Gardens, SL3 3QB) by car. Source: google.co.uk/maps

GET THE MOST OUT OF LIFE

When it comes to the social scene, you are spoilt for choice in and around Slough. There is a wide range of trendy coffee shops, lively bars, great pubs and restaurants, all serving authentic cuisine and creating a great dining and drinking experience. If you prefer fine dining, choose from one of eight Michelin-star restaurants nearby, headed by top chefs including Heston Blumenthal, Alain Roux and Tom Kerridge.

Closer to home, you can enjoy the on-site café within the Factory at Horlicks Quarter, set alongside the water feature at Clocktower Place.



**THE RED LION,
STOKE GREEN
SL2 4HN**
1.8 miles / 2.9 km
Classic British
character country pub
in Stoke Green, 2 miles
from Slough centre.

**OSTRICH INN
COLNBROOK
SL3 0JZ4**
4.1 miles / 6.6 km
A 12th century
coaching inn
with a long and
colourful history.

**THE HIND'S
HEAD, BRAY
SL6 2AQ**
7.5 miles / 12 km
A 15th century pub –
another Blumenthal
masterpiece.

**CAFFE KIX,
SLOUGH
SL1 2EE**
0.7 mile / 1.1 km
Uber-trendy. Bringing
London-style café
culture to Slough.



DINING





A CENTRE FOR EDUCATION

When it comes to getting a great education, Slough has some of the best state and independent schools, from nursery, right up to university and postgraduate. Add in the wider Berkshire and Buckinghamshire area, and the choice of high performing educational establishments is even better.

An exceptionally high percentage of schools in Slough have been classed as Outstanding or Good by Ofsted or Independent Schools Inspectorate. Berkshire operates a selective 11+ system and many of its grammar schools rank highly. Within a few minutes by car or train from Horlicks Quarter are some of the UK's most prestigious independent schools including Heathfield School, St George's Ascot, Wellington School and Eton College.

For higher education in London, Horlicks Quarter offers a convenient and affordable alternative to living in the Capital and puts world-renowned centres of learning, including King's College, Imperial College, UCL and LSE, within easy daily reach. Equally eminent universities nearby include Oxford University, the University of Reading, which incorporates Henley Business School, and Royal Holloway, with an excellent reputation in business, science and engineering.



ROYAL HOLLOWAY
11.8 km / 7.3 miles



BRUNEL
UNIVERSITY
12.1 km / 7.5 miles



UNIVERSITY
OF READING
29.4 km / 18.3 miles



UNIVERSITY
OF OXFORD
61.8 km / 38.7 miles

Imperial College
London

IMPERIAL COLLEGE
33.7 km / 20.9 miles



UCL
36.7 km / 22.8 miles

KING'S
College
LONDON

KING'S COLLEGE
LONDON
40.4 km / 25.1 miles



LSE
38.8 km / 24.1 miles



AN HISTORIC LANDMARK

Horlicks Quarter will see the restoration of the locally Listed Horlicks Factory, the Clocktower and Factory Chimney as they become the focal point of a new community. Contemporary new buildings will blend seamlessly with the historic. The effect is distinctive, smart and chic - urban living at its finest.

SINCE 1908



1873

James Horlick, a pharmacist, joined his brother, William, in the US and together they founded the company J & W Horlicks in Chicago to manufacture a patented malted milk drink as an artificial infant food.

1890

James returned to London to set up an office importing the US-made product.

1906

James Horlick bought a green field site from Eton College.

1908

The Horlicks Factory construction, completed at a cost of £28,000, was open and operational.

1914

James was made a baronet. World War I saw extensive use of Horlicks drink.

1929

The Factory was further extended in 1929 and later in 1939.

1969

By 1969, the extended Factory produced 30 million pounds of powder a year. Horlicks was bought up by the Beechams family.



"The last pallet has been wrapped and shipped; the plant is silent. Our team transitions to new chapters in their lives. The site will reincarnate itself and breathe new life, the Remembrance Memorial will stand testament to our being here."

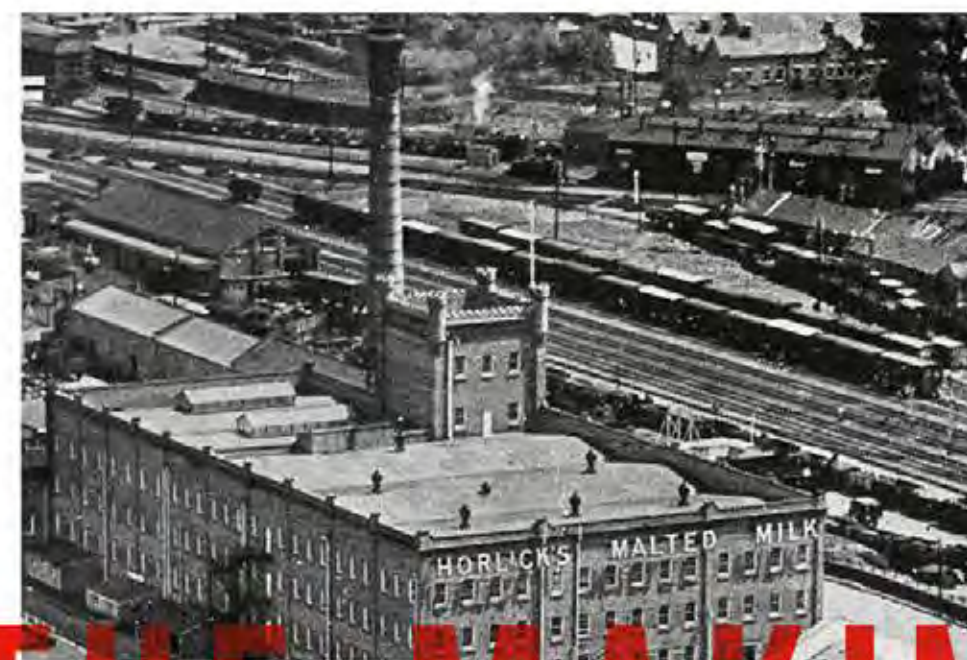
MARTIN HOULIHAN

HORLICKS FACTORY SITE DIRECTOR, 2018

"I have fond memories of many hours spent working at the Horlicks Factory. It's great that these iconic treasures will remain a key part of the town's heritage for many years to come."

DIPAK GOEL,

LOCAL SLOUGH RESIDENT, 2021



THE MAKING OF A GLOBAL BRAND

The Horlicks Factory today retains a façade similar in almost every respect to the original 1908 building, which once housed the factory floor and store rooms, together with luxuriously panelled meeting rooms and offices. The Factory was extended in 1929 and again in 1939, when beautiful art deco ceilings were added. The main entrance also has art deco features on the stone lintel.

HORLICKS AND THE SPIRIT OF HUMAN ENDEAVOUR

Throughout most of the 20th century, the Horlicks brand enjoyed a formidable reputation, thanks largely to ingenious marketing that never failed to catch the sentiment of the day, ensuring the Horlicks name was associated with great human endeavour and achievement. For example, cases of Horlicks were provided for Arctic and Antarctic expeditions led by Robert Peary, Robert Falcon Scott and Roald Amundsen to sustain their teams in the freezing conditions.



HORLICKS PRODUCTION
The Slough factory was in continuous production until 2018, when the premises were closed and sold.



MALT DELIVERY
Tankers carrying malt arrived daily at the Slough factory.



140 YEARS OF ADVERTISING
Horlicks advertising campaigns have consistently focused on the quality and health-giving properties of the drink.

HORLICKS TABLETS
Horlicks in tablet form was introduced in the mid-1930s. They were sold as sweets in tins or bottles.



MARKETING MAGIC
Clever marketing, including this war-time example, established solid foundations for the Horlicks brand.

HORLICKS

A VISION FOR THE HORLICKS FACTORY

The Horlicks Factory in Stoke Poges Lane is one of the most striking historical, industrial buildings still standing in Slough. The Factory building itself achieved locally Listed status in 1999 and has played a key part in the economic growth of Slough for over a hundred years.

Berkeley acquired the Horlicks Factory site in 2019, and our aim was to not only secure the Horlicks Factory with a viable future but to celebrate the industrial history of the site and retain its role within the local community.

The Factory gives the site its identity and key iconic landmarks such as the chimney, red Horlicks lettering, clocktower and war memorial have remained central to the scheme. New buildings have been designed to complement the existing architecture. Our use of materials will also contribute to the unique character of the landscape, whilst maintaining a relationship with the site's industrial past.

One design challenge was to try and open up the internal space and bring more light into the building. By redesigning the central section from the lower ground floor right up to the roof, we have succeeded in creating an amazing full height atrium in the heart of the Factory. Direct sunlight will flood the space

and sunken terraces have allowed us to maximise the use of the lower ground floor. Our approach has enabled us to create an indoor private amenity space without compromising on the external features and proportions of the Factory.

Retained exposed steels within the atrium create a nod to the industrial heritage of the building. The new atrium has allowed us to design dual aspect apartments with each floor featuring floating walkways that overlook the beautiful internal garden. A glass elevator will allow residents to enjoy the view, as they travel up to the rooftop garden.

The crowning glory on the Factory building is an innovative rooftop extension which introduces high quality architecture to the existing building fabric. Adding a 21st century layer will enhance the building and honour the move to a new residential use.

DAVID TAYLOR, (RIBA)
Design Director, Berkeley Homes



HORLICKS FACTORY ATRIUM

LIFE AT HORLICKS QUARTER

Horlicks Quarter brings new life and energy to central Slough with large attractive outdoor spaces, an on-site nursery, shop, traffic-free footpaths and cycleways. Within the Horlicks Factory we have created a range of facilities designed to make residents' lives easier, fun and sociable - from a games room, gym, co-working space, to the stunning rooftop garden.

LIFESTYLE



EVERYTHING ON YOUR DOORSTEP

It's a mere 0.5 km (0.3 mile) walk from your home to the mainline train station. The vibrant town centre is just a few minutes further for supermarkets, a public library and cultural centre, entertainment and sports facilities. Parks and open green spaces are also nearby and Windsor Castle is 6 km (4 miles) away.

HORLICKS QUARTER

The Horlicks Factory is the iconic landmark and centrepiece of the development, close to the gardens and housing all the residents' facilities.



KEY

- 01 RESIDENTS' FACILITIES
 - GYM
 - CINEMA ROOM
 - RESIDENTS' LOUNGE
 - GAMES ROOM
 - 12-HOUR CONCIERGE

- 02 DAY NURSERY
- 03 ROOFTOP GARDEN
- 04 CO-WORKING HUB
- 05 CAFÉ
- 06 LOCAL STORE
- 07 COMMERCIAL SPACE

- CYCLE PATH
- AFFORDABLE HOUSING

Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Amenities are proposed and delivery will be phased. Buildings scheduled for release in Phase 2: The Maltings, James Horlicks House, William Horlicks House, Horlicks Terrace and Barley Mews. Distances are approximate, correct at time of print. *Source: google.co.uk/maps

ENJOY PANORAMIC VIEWS FROM THE ROOFTOP GARDEN

At the top of the Horlicks Factory building is a wonderful place reserved especially for residents. Behind the iconic red Horlicks lettering is a glamorous rooftop garden with spectacular views towards Windsor Castle and the beautiful Berkshire countryside.



HORLICKS QUARTER

HORLICKS FACTORY

ROOFTOP GARDEN

Equipped with various seating, the rooftop garden is the perfect place to relax in the sunshine with family and friends. Or take your laptop and work or study alfresco – it's a whole new twist on working from home.

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HORLICK'S QUARTER





CONCIERGE & POST ROOM

A warm welcome awaits you at the 12-hour concierge desk, with a parcel store to await your collections.



Lifestyle photography, indicative only

AMENITIES JUST FOR YOU

There are so many ways to make the most of your relaxation time as a Horlicks Quarter resident. Gather with friends and family in the residents' kitchen and dining room – arrange your own dinner party. Book the cinema room to watch the latest blockbuster film, work out in the gym, or head to the dedicated residents' lounge with pool table and comfortable sofas.

Call in at the friendly café for your morning coffee on the way to work or study. Pick up daily essentials from the retail store. For parents with young children, there is a nursery providing quality day care. All amenities are within convenient reach of your home.



HORLICKS QUARTER

CINEMA ROOM
Sit back and enjoy the latest blockbuster in the private cinema room.



CO-WORKING SPACE
Curl up with a good book in front of the fireplace, put in a day's work at one of the workstations connected to superfast broadband, or meet with colleagues.

HORLICKS FACTORY



GAMES ROOM
Play pool in the well-equipped games room.



AQUIFER GARDENS

Aquifer Gardens take you on a journey that inspires the senses. Running through the heart of the development is a series of meandering interconnected paths and water features.

COMMUNITY

AMAZING SPACES WHERE RESIDENTS CAN MEET

A Berkeley new development is always about people. First and foremost, it is about transforming individual lives and building strong communities. We create neighbourhoods where people love to live, where they feel at home and can be themselves.

Before planning even starts, we take the time to find out just what will make a wonderful community for the people who will live on the development. Then we ensure we provide the right facilities and environment to make that happen.

Horlicks Quarter is no exception. Here you will find amazing spaces where residents can meet, hold social events that bring everyone together, enjoy an energetic workout or the simple peace of the gardens.





HOCKEY QUARTER

MONROVIA FACTORY

CLOCKTOWER PLACE

The focus of social activity for the whole community. Here you can linger over coffee and pastries in the Factory Cafe beside the fountain.

MEMORIAL SQUARE

Horlicks Quarter will incorporate the restoration of the Grade II Listed war memorial 'Grief', which once stood in the grounds of the former Factory. The bronze statue of a woman in grief was sponsored in 1949 by the company to honour Horlicks family members and employees across the world who gave their lives during the First and Second World Wars. The war memorial will be relocated to an enhanced setting as part of the new Memorial Square, a place for residents and local community to enjoy, as well as reflect on the past.



WELCOME HOME

Taking inspiration from its architectural and industrial heritage, Berkeley has transformed the Horlicks Factory to provide luxury apartments and penthouses, set in beautifully landscaped grounds.

ICONIC

LIVING AND DINING

The open-plan living and dining area is light and spacious, with timber-effect flooring and all of the electrical and home entertainment appliances fit for modern living.



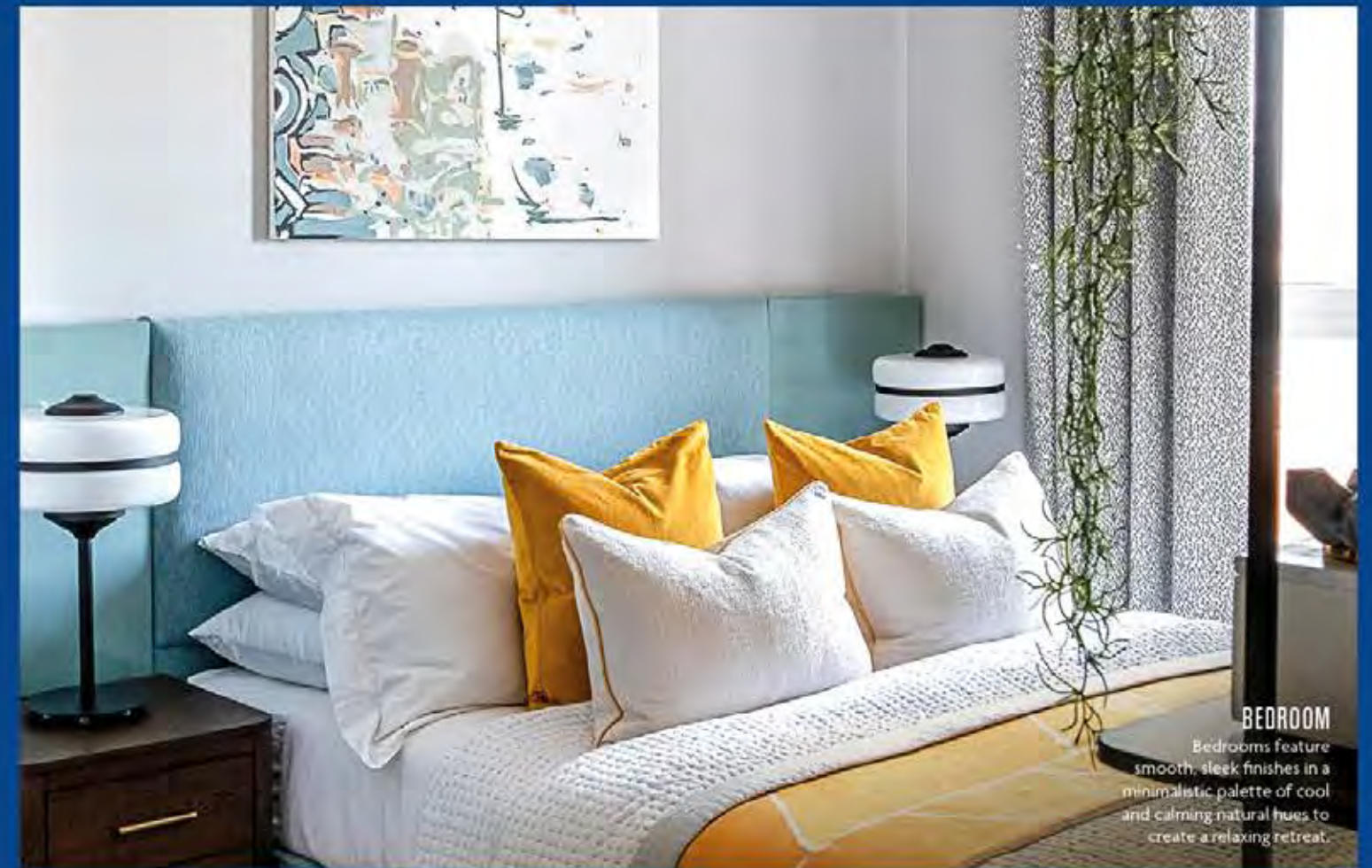
KITCHEN

The individually designed, luxury kitchens have a contemporary, industrial feel, with a blend of materials, including simple stone worktops, Bosch appliances and LED lighting.



BATHROOM

The modern bathrooms and ensuites (where applicable) have a luxurious finish and sleek fittings, in keeping with the industrial theme of the development.



BEDROOM

Bedrooms feature smooth, sleek finishes in a minimalist palette of cool and calming natural hues to create a relaxing retreat.



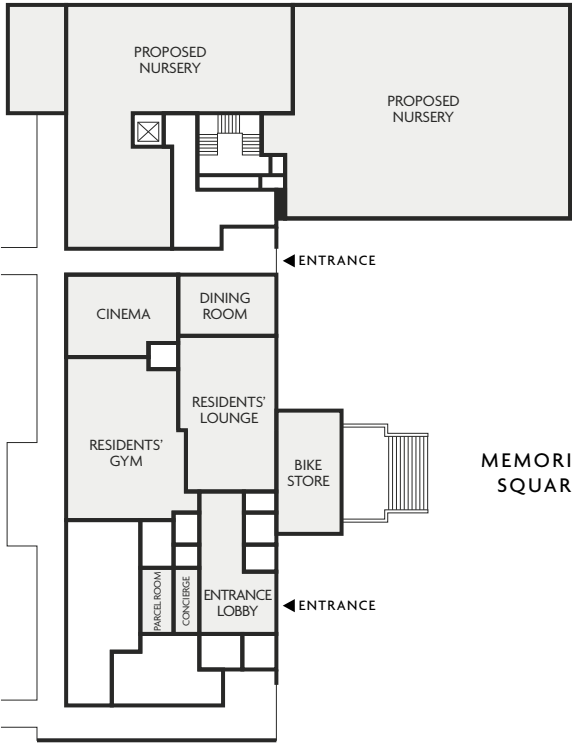
WORKING FROM HOME

Put in a day's work in the beautiful surroundings of your own home with the reassurance of superfast broadband connectivity.

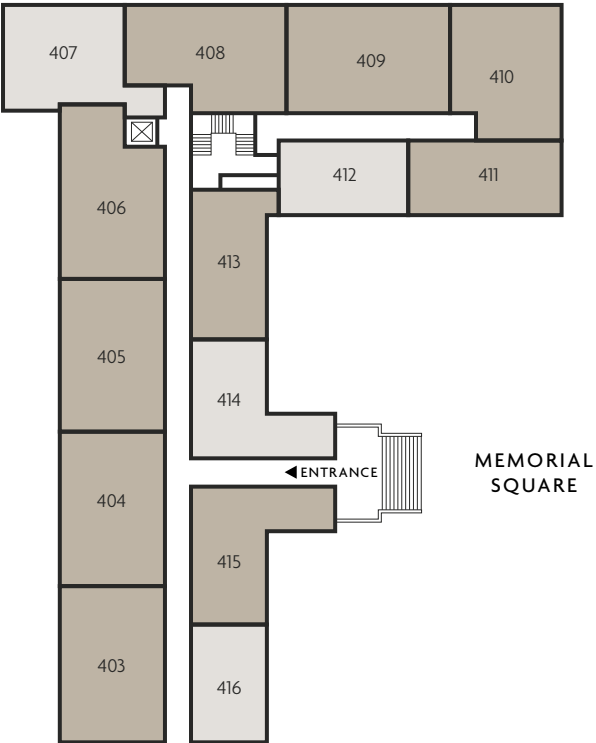
HORLICKS FACTORY

APARTMENT FINDER

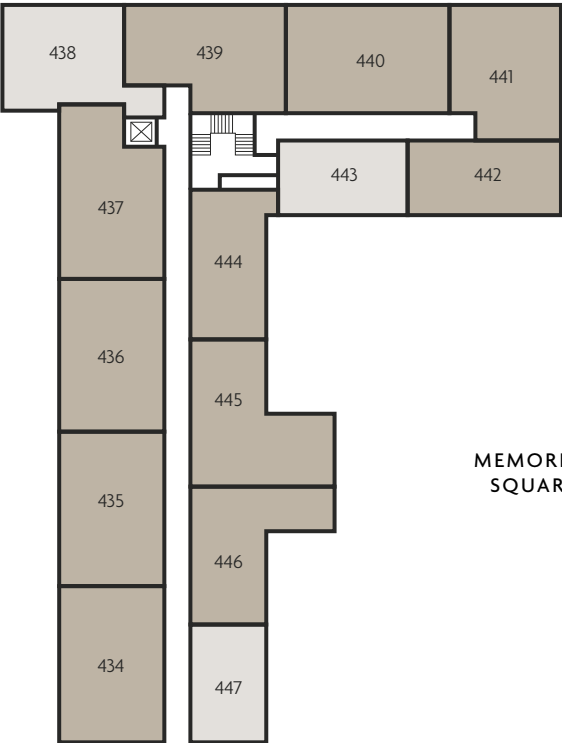
- APARTMENTS
- 1 Bedroom Apartments
 - 2 Bedroom Apartments
 - 3 Bedroom Duplex Penthouses



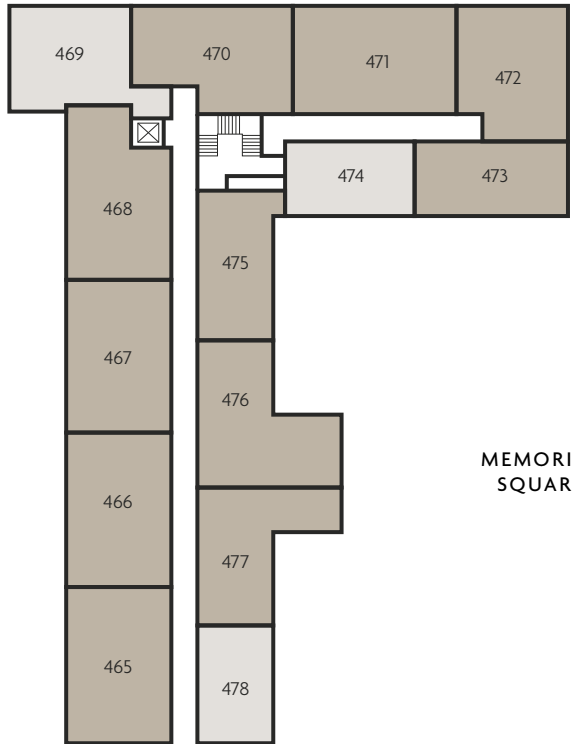
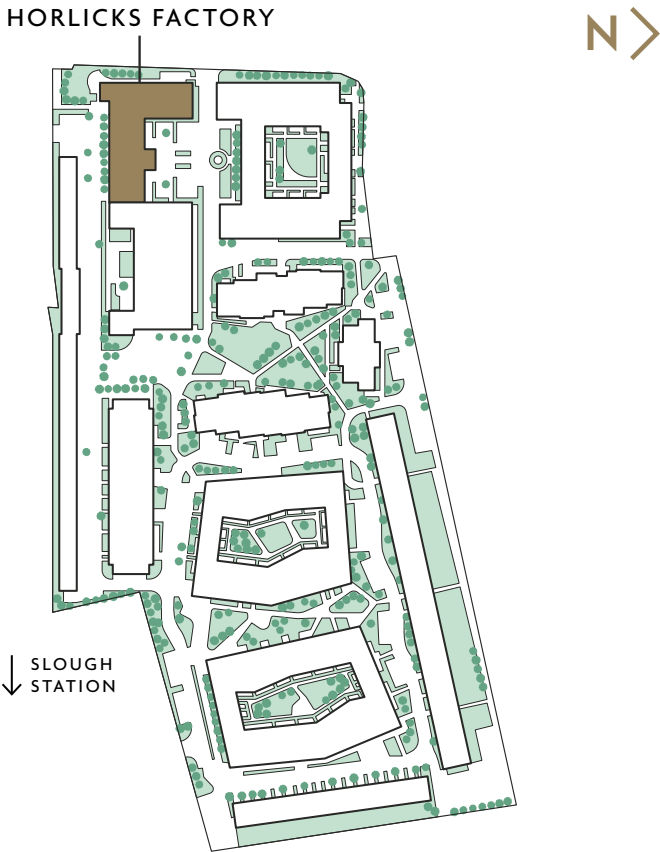
LOWER GROUND FLOOR



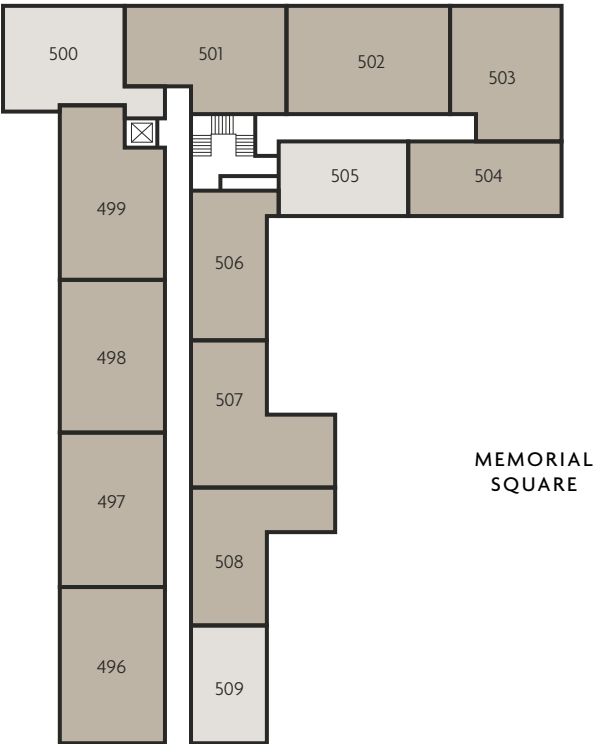
GROUND FLOOR



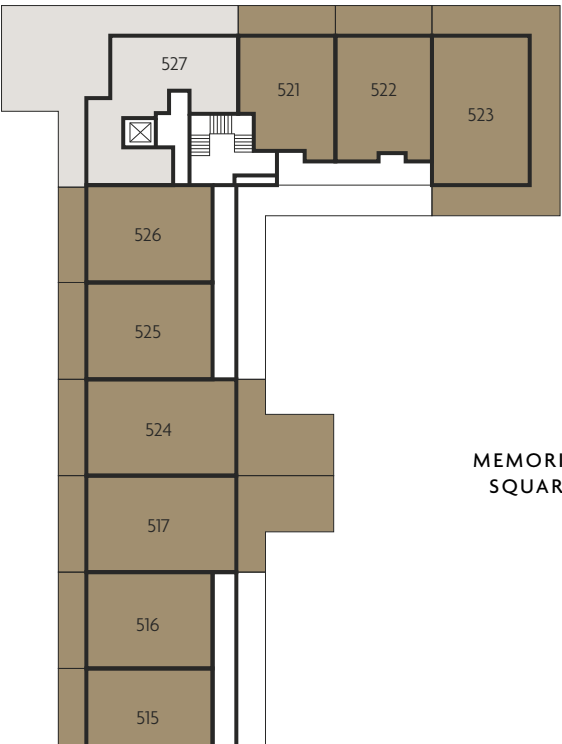
FIRST FLOOR



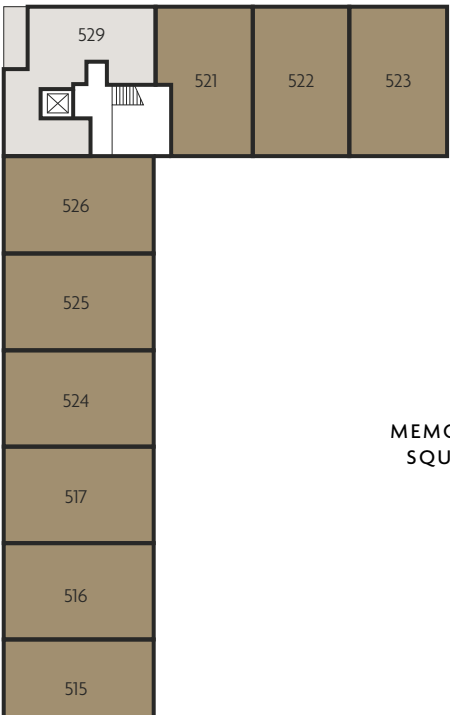
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

HORLICKS QUARTER

HORLICKS FACTORY

HORLICKS FACTORY

LOWER GROUND FLOOR



Computer Generated Image of the Horlicks Factory, indicative only

HORLICKS FACTORY



FLOORS

Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor
Lower Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- P Plant Cupboard



Furniture layout and gym equipment are indicative only and subject to change.

Floorplans shown for Horlicks Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

HORLICKS FACTORY

GROUND FLOOR

APARTMENT 403

Total Area	73.4 sq m	790 sq ft
Living	4.44m x 3.75m	14' 7" x 12' 4"
Kitchen / Dining	4.33m x 3.19m	14' 2" x 10' 5"
Bedroom 1	2.95m x 3.14m	9' 8" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 404

Total Area	74.5 sq m	802 sq ft
Living	4.19m x 3.75m	13' 9" x 12' 4"
Kitchen / Dining	3.48m x 3.19m	11' 5" x 10' 5"
Bedroom 1	3.33m x 3.14m	10' 11" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 405

Total Area	73.4 sq m	789 sq ft
Living	4.50m x 3.41m	14' 9" x 11' 2"
Kitchen / Dining	4.68m x 3.53m	15' 4" x 11' 7"
Bedroom 1	2.90m x 3.14m	9' 6" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 406

Total Area	76.5 sq m	823 sq ft
Living	4.82m x 3.32m	15' 10" x 10' 11"
Kitchen / Dining	3.95m x 3.62m	13' 0" x 11' 11"
Bedroom 1	3.08m x 4.25m	10' 1" x 13' 11"
Bedroom 2	3.10m x 3.20m	10' 2" x 10' 6"

APARTMENT 407

Total Area	57.9 sq m	623 sq ft
Living / Dining	6.69m x 2.25m	21' 11" x 7' 5"
Kitchen	6.09m x 1.51m	20' 0" x 4' 11"
Bedroom	2.59m x 4.29m	8' 6" x 14' 1"

APARTMENT 408

Total Area	67.5 sq m	726 sq ft
Living / Dining	6.96m x 2.67m	22' 10" x 8' 9"
Kitchen	4.53m x 1.50m	14' 10" x 4' 11"
Bedroom 1	2.73m x 3.50m	8' 11" x 11' 6"
Bedroom 2	2.96m x 2.84m	9' 8" x 9' 4"

APARTMENT 409

Total Area	78.2 sq m	841 sq ft
Living	3.68m x 4.64m	12' 1" x 15' 2"
Kitchen / Dining	3.19m x 4.11m	10' 5" x 13' 6"
Bedroom 1	3.07m x 3.23m	10' 1" x 10' 7"
Bedroom 2	3.56m x 2.99m	11' 8" x 9' 10"

APARTMENT 410

Total Area	61.6 sq m	662 sq ft
Living	6.47m x 3.78m	21' 3" x 12' 5"
Kitchen / Dining	2.52m x 3.64m	8' 3" x 11' 11"
Bedroom 1	3.52m x 3.52m	11' 6" x 11' 7"
Bedroom 2	2.60m x 2.70m	8' 6" x 8' 10"

APARTMENT 411

Total Area	51.9 sq m	558 sq ft
Living	2.82m x 4.17m	9' 3" x 13' 8"
Kitchen / Dining	2.01m x 4.17m	6' 7" x 13' 8"
Bedroom 1	2.70m x 3.17m	8' 10" x 10' 5"
Bedroom 2	2.70m x 2.71m	8' 10" x 8' 10"

APARTMENT 412

Total Area	42.7 sq m	459 sq ft
Living	5.02m x 3.13m	16' 6" x 10' 3"
Kitchen / Dining	3.97m x 1.84m	13' 0" x 6' 1"
Bedroom	2.95m x 3.66m	9' 8" x 12' 0"

APARTMENT 413

Total Area	52.2 sq m	561 sq ft
Living	3.56m x 2.94m	11' 8" x 9' 8"
Kitchen / Dining	3.64m x 1.88m	11' 11" x 6' 2"
Bedroom 1	3.80m x 2.83m	12' 6" x 9' 3"
Bedroom 2	2.65m x 2.83m	8' 8" x 9' 3"

APARTMENT 414

Total Area	51.4 sq m	552 sq ft
Living	4.78m x 2.76m	15' 8" x 9' 1"
Kitchen / Dining	3.65m x 1.96m	12' 0" x 6' 5"
Bedroom	2.65m x 3.52m	8' 8" x 11' 7"

APARTMENT 415

Total Area	55.4 sq m	596 sq ft
Living	3.42m x 2.91m	11' 3" x 9' 7"
Kitchen / Dining	3.72m x 1.82m	12' 2" x 5' 11"
Bedroom 1	2.65m x 3.52m	8' 8" x 11' 7"
Bedroom 2	2.60m x 2.81m	8' 6" x 9' 2"

APARTMENT 416

Total Area	38.1 sq m	410 sq ft
Living / Dining	4.37m x 2.69m	14' 4" x 8' 10"
Kitchen	3.54m x 2.02m	11' 7" x 6' 8"
Bedroom	3.17m x 2.58m	10' 5" x 8' 6"

HORLICKS FACTORY



FLOORS

Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor
Lower Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- Measurement Points
- Cupboard
- Linen Cupboard
- Wardrobe
- Plant Cupboard



ACCESS TO OTHER
BUILDING CORE

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HORLICKS FACTORY

FIRST FLOOR

APARTMENT 434

Total Area	73.4 sq m	790 sq ft
Living	4.44m x 3.75m	14' 7" x 12' 4"
Kitchen / Dining	4.32m x 3.19m	14' 2" x 10' 5"
Bedroom 1	2.95m x 3.14m	9' 8" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 435

Total Area	74.5 sq m	802 sq ft
Living	4.28m x 3.75m	14' 1" x 12' 4"
Kitchen / Dining	3.48m x 3.19m	11' 5" x 10' 5"
Bedroom 1	3.33m x 3.14m	10' 11" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 436

Total Area	73.4 sq m	789 sq ft
Living	4.50m x 3.41m	14' 9" x 11' 2"
Kitchen / Dining	4.68m x 3.53m	15' 4" x 11' 7"
Bedroom 1	2.90m x 3.14m	9' 6" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 437

Total Area	76.5 sq m	822 sq ft
Living	4.82m x 3.32m	15' 10" x 10' 11"
Kitchen / Dining	3.95m x 3.62m	13' 0" x 11' 11"
Bedroom 1	3.08m x 4.25m	10' 1" x 13' 11"
Bedroom 2	3.10m x 3.20m	10' 2" x 10' 6"

APARTMENT 438

Total Area	55.8 sq m	600 sq ft
Living / Dining	6.22m x 2.18m	20' 5" x 7' 2"
Kitchen	4.20m x 1.50m	13' 9" x 4' 11"
Bedroom	2.57m x 4.29m	8' 5" x 14' 1"

APARTMENT 439

Total Area	68.0 sq m	731 sq ft
Living / Dining	6.94m x 2.58m	22' 9" x 8' 5"
Kitchen	3.96m x 1.60m	13' 0" x 5' 3"
Bedroom 1	2.94m x 3.50m	9' 8" x 11' 6"
Bedroom 2	2.94m x 2.84m	9' 8" x 9' 4"

APARTMENT 440

Total Area	76.5 sq m	823 sq ft
Living	3.52m x 4.64m	11' 7" x 15' 2"
Kitchen / Dining	3.19m x 4.11m	10' 5" x 13' 6"
Bedroom 1	2.91m x 3.23m	9' 6" x 10' 7"
Bedroom 2	3.40m x 2.99m	11' 2" x 9' 10"

APARTMENT 441

Total Area	59.6 sq m	641 sq ft
Living	6.31m x 3.78m	20' 8" x 12' 5"
Kitchen / Dining	2.36m x 3.52m	7' 9" x 11' 7"
Bedroom 1	3.52m x 3.40m	11' 6" x 11' 2"
Bedroom 2	2.60m x 2.58m	8' 6" x 8' 6"

APARTMENT 442

Total Area	49.9 sq m	536 sq ft
Living	2.90m x 4.05m	9' 6" x 13' 3"
Kitchen / Dining	1.77m x 4.05m	5' 9" x 13' 3"
Bedroom 1	2.54m x 3.17m	8' 4" x 10' 5"
Bedroom 2	2.54m x 2.71m	8' 4" x 8' 10"

APARTMENT 443

Total Area	41.5 sq m	446 sq ft
Living	4.04m x 3.25m	13' 3" x 10' 8"
Kitchen / Dining	3.81m x 1.70m	12' 6" x 5' 7"
Bedroom	2.79m x 3.66m	9' 2" x 12' 0"

APARTMENT 444

Total Area	52.4 sq m	564 sq ft
Living	3.56m x 2.99m	11' 8" x 9' 10"
Kitchen / Dining	3.64m x 1.88m	11' 11" x 6' 2"
Bedroom 1	3.80m x 2.88m	12' 6" x 9' 5"
Bedroom 2	2.65m x 2.88m	8' 8" x 9' 5"

APARTMENT 445

Total Area	70.7 sq m	761 sq ft
Living	4.53m x 4.00m	14' 10" x 13' 1"
Kitchen / Dining	3.81m x 3.50m	12' 6" x 11' 6"
Bedroom 1	2.72m x 2.88m	8' 11" x 9' 5"
Bedroom 2	3.03m x 2.77m	9' 11" x 9' 1"

APARTMENT 446

Total Area	56.4 sq m	606 sq ft
Living	3.42m x 2.98m	11' 3" x 9' 9"
Kitchen / Dining	3.72m x 1.76m	12' 2" x 5' 9"
Bedroom 1	2.62m x 3.35m	8' 7" x 11' 0"
Bedroom 2	2.60m x 2.86m	8' 6" x 9' 4"

APARTMENT 447

Total Area	38.5 sq m	414 sq ft
Living / Dining	4.44m x 2.74m	14' 7" x 9' 0"
Kitchen	3.54m x 2.02m	11' 7" x 6' 8"
Bedroom	3.17m x 2.65m	10' 5" x 8' 8"

HORLICKS FACTORY



FLOORS

Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor
Lower Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- Measurement Points
- Cupboard
- Linen Cupboard
- Wardrobe
- Plant Cupboard



ACCESS TO OTHER
BUILDING CORE

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HORLICKS FACTORY

SECOND FLOOR

APARTMENT 465

Total Area	73.4 sq m	790 sq ft
Living	4.44m x 3.75m	14' 7" x 12' 4"
Kitchen / Dining	4.32m x 3.19m	14' 2" x 10' 5"
Bedroom 1	2.95m x 3.14m	9' 8" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 466

Total Area	74.5 sq m	802 sq ft
Living	4.28m x 3.75m	14' 2" x 12' 4"
Kitchen / Dining	3.48m x 3.19m	11' 5" x 10' 5"
Bedroom 1	3.33m x 3.14m	10' 11" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 467

Total Area	73.4 sq m	789 sq ft
Living	4.50m x 3.41m	14' 9" x 11' 2"
Kitchen / Dining	4.68m x 3.54m	15' 4" x 11' 7"
Bedroom 1	2.90m x 3.14m	9' 6" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 468

Total Area	76.5 sq m	823 sq ft
Living	4.82m x 3.32m	15' 10" x 10' 11"
Kitchen / Dining	3.95m x 3.62m	13' 0" x 11' 11"
Bedroom 1	3.08m x 4.25m	10' 1" x 13' 11"
Bedroom 2	3.10m x 3.20m	10' 2" x 10' 6"

APARTMENT 469

Total Area	55.9 sq m	601 sq ft
Living / Dining	6.22m x 2.18m	20' 5" x 7' 2"
Kitchen	4.49m x 1.50m	14' 9" x 4' 11"
Bedroom	2.61m x 4.29m	8' 7" x 14' 1"

APARTMENT 470

Total Area	68.5 sq m	737 sq ft
Living / Dining	6.98m x 2.49m	22' 11" x 8' 2"
Kitchen	3.96m x 1.69m	13' 0" x 5' 6"
Bedroom 1	2.98m x 3.50m	9' 9" x 11' 6"
Bedroom 2	2.98m x 2.84m	9' 9" x 9' 4"

APARTMENT 471

Total Area	76.8 sq m	827 sq ft
Living	3.56m x 4.72m	11' 8" x 15' 6"
Kitchen / Dining	3.19m x 4.11m	10' 5" x 13' 6"
Bedroom 1	2.95m x 3.23m	9' 8" x 10' 7"
Bedroom 2	3.45m x 2.99m	11' 4" x 9' 10"

APARTMENT 472

Total Area	59.6 sq m	641 sq ft
Living	6.34m x 3.78m	20' 9" x 12' 5"
Kitchen / Dining	2.40m x 3.48m	7' 10" x 11' 5"
Bedroom 1	3.52m x 3.16m	11' 7" x 10' 4"
Bedroom 2	2.60m x 2.54m	8' 6" x 8' 4"

APARTMENT 473

Total Area	50.1 sq m	538 sq ft
Living	2.70m x 4.01m	8' 10" x 13' 2"
Kitchen / Dining	2.01m x 4.01m	6' 7" x 13' 2"
Bedroom 1	2.58m x 3.17m	8' 6" x 10' 5"
Bedroom 2	2.58m x 2.71m	8' 6" x 8' 10"

APARTMENT 474

Total Area	41.8 sq m	449 sq ft
Living	3.85m x 3.05m	12' 8" x 10' 0"
Kitchen / Dining	3.85m x 1.90m	12' 8" x 6' 3"
Bedroom	2.83m x 3.66m	9' 3" x 12' 0"

APARTMENT 475

Total Area	52.5 sq m	564 sq ft
Living	3.56m x 2.99m	11' 8" x 9' 10"
Kitchen / Dining	3.64m x 1.88m	11' 11" x 6' 2"
Bedroom 1	3.80m x 2.88m	12' 6" x 9' 5"
Bedroom 2	2.65m x 2.88m	8' 8" x 9' 5"

APARTMENT 476

Total Area	70.7 sq m	760 sq ft
Living	4.47m x 4.06m	14' 8" x 13' 4"
Kitchen / Dining	3.81m x 3.51m	12' 6" x 11' 6"
Bedroom 1	2.72m x 2.88m	8' 11" x 9' 5"
Bedroom 2	3.03m x 2.77m	9' 11" x 9' 1"

APARTMENT 477

Total Area	56.2 sq m	604 sq ft
Living	3.42m x 2.98m	11' 3" x 9' 9"
Kitchen / Dining	3.42m x 1.76m	11' 3" x 5' 9"
Bedroom 1	2.55m x 3.43m	8' 4" x 11' 3"
Bedroom 2	2.60m x 2.86m	8' 6" x 9' 4"

APARTMENT 478

Total Area	38.6 sq m	415 sq ft
Living / Dining	4.35m x 2.74m	14' 3" x 9' 0"
Kitchen	3.54m x 2.02m	11' 7" x 6' 8"
Bedroom	3.17m x 2.63m	10' 5" x 8' 8"

HORLICKS FACTORY



FLOORS

Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor
Lower Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- Measurement Points
- Cupboard
- Linen Cupboard
- Wardrobe
- Plant Cupboard



ACCESS TO OTHER
BUILDING CORE

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HORLICKS FACTORY

THIRD FLOOR

APARTMENT 496

Total Area	73.5 sq m	791 sq ft
Living	4.44m x 3.75m	14' 7" x 12' 4"
Kitchen / Dining	4.32m x 3.19m	14' 2" x 10' 5"
Bedroom 1	2.95m x 3.14m	9' 8" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 497

Total Area	74.7 sq m	803 sq ft
Living	4.28m x 3.75m	14' 2" x 12' 4"
Kitchen / Dining	3.48m x 3.19m	11' 5" x 10' 5"
Bedroom 1	3.33m x 3.14m	10' 11" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 498

Total Area	73.5 sq m	791 sq ft
Living	4.50m x 3.41m	14' 9" x 11' 2"
Kitchen / Dining	4.50m x 3.53m	14' 9" x 11' 7"
Bedroom 1	2.90m x 3.14m	9' 6" x 10' 4"
Bedroom 2	2.70m x 3.63m	8' 10" x 11' 11"

APARTMENT 499

Total Area	76.6 sq m	824 sq ft
Living	4.82m x 3.32m	15' 10" x 10' 11"
Kitchen / Dining	3.95m x 3.62m	13' 0" x 11' 11"
Bedroom 1	3.08m x 4.25m	10' 1" x 13' 11"
Bedroom 2	3.10m x 3.20m	10' 2" x 10' 6"

APARTMENT 500

Total Area	56.1 sq m	603 sq ft
Living / Dining	6.22m x 2.29m	20' 5" x 7' 6"
Kitchen	4.64m x 1.39m	15' 2" x 4' 7"
Bedroom	2.59m x 4.29m	8' 6" x 14' 1"

APARTMENT 501

Total Area	68.3 sq m	735 sq ft
Living / Dining	6.96m x 2.59m	22' 10" x 8' 6"
Kitchen	4.01m x 1.59m	13' 2" x 5' 2"
Bedroom 1	2.97m x 3.50m	9' 9" x 11' 6"
Bedroom 2	2.97m x 2.84m	9' 9" x 9' 4"

APARTMENT 502

Total Area	76.8 sq m	826 sq ft
Living	3.55m x 4.72m	11' 8" x 15' 6"
Kitchen / Dining	3.19m x 4.11m	10' 5" x 13' 6"
Bedroom 1	2.93m x 3.23m	9' 7" x 10' 7"
Bedroom 2	3.43m x 2.99m	11' 3" x 9' 10"

APARTMENT 503

Total Area	59.7 sq m	642 sq ft
Living	6.33m x 3.78m	20' 9" x 12' 5"
Kitchen / Dining	2.38m x 3.51m	7' 10" x 11' 6"
Bedroom 1	3.52m x 3.39m	11' 7" x 11' 1"
Bedroom 2	2.60m x 2.57m	8' 6" x 8' 5"

APARTMENT 504

Total Area	50.1 sq m	538 sq ft
Living	2.69m x 4.03m	8' 10" x 13' 3"
Kitchen / Dining	2.01m x 4.03m	6' 7" x 13' 3"
Bedroom 1	2.57m x 3.17m	8' 5" x 10' 5"
Bedroom 2	2.57m x 2.71m	8' 5" x 8' 10"

APARTMENT 505

Total Area	41.6 sq m	448 sq ft
Living	3.84m x 3.05m	12' 7" x 10' 0"
Kitchen / Dining	3.84m x 1.90m	12' 7" x 6' 3"
Bedroom	2.82m x 3.66m	9' 3" x 12' 0"

APARTMENT 506

Total Area	52.3 sq m	563 sq ft
Living	3.56m x 2.99m	11' 8" x 9' 10"
Kitchen / Dining	3.64m x 1.88m	11' 11" x 6' 2"
Bedroom 1	3.80m x 2.88m	12' 6" x 9' 5"
Bedroom 2	2.65m x 2.88m	8' 8" x 9' 5"

APARTMENT 507

Total Area	71.2 sq m	766 sq ft
Living	4.52m x 4.16m	14' 10" x 13' 8"
Kitchen / Dining	3.81m x 3.45m	12' 6" x 11' 4"
Bedroom 1	2.72m x 2.88m	8' 11" x 9' 5"
Bedroom 2	3.03m x 2.77m	9' 11" x 9' 1"

APARTMENT 508

Total Area	56.6 sq m	609 sq ft
Living	3.42m x 2.98m	11' 3" x 9' 9"
Kitchen / Dining	3.72m x 1.76m	12' 2" x 5' 9"
Bedroom 1	2.60m x 3.48m	8' 6" x 11' 5"
Bedroom 2	2.60m x 2.86m	8' 6" x 9' 4"

APARTMENT 509

Total Area	38.6 sq m	415 sq ft
Living / Dining	4.35m x 2.74m	14' 3" x 9' 0"
Kitchen	3.54m x 2.02m	11' 7" x 6' 8"
Bedroom	3.17m x 2.63m	10' 5" x 8' 8"

HORLICKS FACTORY



FLOORS

Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor
Lower Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- Measurement Points
- Cupboard
- Linen Cupboard
- Wardrobe
- Plant Cupboard



ACCESS TO OTHER
BUILDING CORE

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HORLICKS FACTORY

FOURTH FLOOR

Upper Duplexes on next page

APARTMENT 515 (Lower Duplex)

Total Area	124.1 sq m	1336 sq ft
Living	3.35m x 3.86m	11' 0" x 12' 8"
Kitchen	3.10m x 3.20m	10' 2" x 10' 6"
Dining	3.12m x 3.23m	10' 3" x 10' 7"

APARTMENT 516 (Lower Duplex)

Total Area	124.1 sq m	1336 sq ft
Living	3.36m x 3.86m	11' 0" x 12' 8"
Kitchen	3.10m x 3.20m	10' 2" x 10' 6"
Dining	3.10m x 3.23m	10' 2" x 10' 7"

APARTMENT 517 (Lower Duplex)

Total Area	129.4 sq m	1392 sq ft
Living	3.34m x 3.88m	11' 0" x 12' 9"
Kitchen	3.12m x 3.45m	10' 3" x 11' 4"
Dining	3.12m x 3.23m	10' 3" x 10' 7"
Study	3.12m x 2.38m	10' 3" x 7' 10"

APARTMENT 521 (Lower Duplex)

Total Area	110.8 sq m	1192 sq ft
Living	4.92m x 3.72m	16' 2" x 12' 2"
Kitchen	3.62m x 1.80m	11' 11" x 5' 11"
Dining	2.34m x 2.77m	7' 8" x 9' 1"

APARTMENT 522 (Lower Duplex)

Total Area	119.0 sq m	1280 sq ft
Living	3.88m x 3.52m	12' 9" x 11' 6"
Kitchen	3.08m x 2.98m	10' 1" x 9' 9"
Dining	2.32m x 2.98m	7' 7" x 9' 9"

APARTMENT 523 (Lower Duplex)

Total Area	136.1 sq m	1464 sq ft
Living	3.87m x 3.43m	12' 8" x 11' 3"
Kitchen	3.63m x 3.10m	11' 11" x 10' 2"
Dining	3.67m x 3.10m	12' 1" x 10' 2"
Study / Bedroom 4	2.69m x 3.10m	8' 10" x 10' 2"

APARTMENT 524 (Lower Duplex)

Total Area	135.6 sq m	1459 sq ft
Living	3.35m x 3.86m	11' 0" x 12' 8"
Kitchen	3.10m x 3.70m	10' 2" x 12' 2"
Dining	3.12m x 3.66m	10' 3" x 12' 0"
Study / Bedroom 4	3.10m x 2.75m	10' 2" x 9' 0"

APARTMENT 525 (Lower Duplex)

Total Area	124.1 sq m	1336 sq ft
Living	3.36m x 3.86m	11' 0" x 12' 8"
Kitchen	3.10m x 3.20m	10' 2" x 10' 6"
Dining	3.10m x 3.23m	10' 2" x 10' 7"

APARTMENT 526 (Lower Duplex)

Total Area	124.1 sq m	1336 sq ft
Living	3.36m x 3.87m	11' 0" x 12' 8"
Kitchen	3.10m x 3.20m	10' 2" x 10' 6"
Dining	3.10m x 3.23m	10' 2" x 10' 7"

APARTMENT 527

Total Area	64.6 sq m	695 sq ft
Living	4.72m x 4.55m	15' 6" x 14' 11"
Kitchen	2.32m x 4.20m	7' 7" x 13' 9"
Dining	3.62m x 2.21m	11' 10" x 7' 3"
Bedroom	2.98m x 3.20m	9' 9" x 10' 6"

HORLICKS FACTORY



FLOORS

Fifth Floor
Fourth Floor
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Second Floor
First Floor
Ground Floor
Lower Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- Measurement Points
- Cupboard
- Linen Cupboard
- Wardrobe
- Plant Cupboard



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HORLICKS FACTORY

FIFTH FLOOR

Lower Duplexes on previous page

APARTMENT 515 (Upper Duplex)

Total Area	124.1 sq m	1336 sq ft
Bedroom 1	3.29m x 2.88m	10' 9" x 9' 5"
Bedroom 2	3.08m x 3.06m	10' 1" x 10' 0"
Bedroom 3	3.15m x 3.26m	10' 4" x 10' 8"

APARTMENT 516 (Upper Duplex)

Total Area	124.1 sq m	1336 sq ft
Bedroom 1	3.29m x 2.88m	10' 9" x 9' 5"
Bedroom 2	3.08m x 3.06m	10' 1" x 10' 0"
Bedroom 3	3.15m x 3.26m	10' 4" x 10' 8"

APARTMENT 517 (Upper Duplex)

Total Area	129.4 sq m	1392 sq ft
Bedroom 1	3.30m x 3.04m	10' 10" x 10' 0"
Bedroom 2	3.06m x 3.06m	10' 1" x 10' 0"
Bedroom 3	2.48m x 3.66m	8' 2" x 12' 0"

APARTMENT 521 (Upper Duplex)

Total Area	110.8 sq m	1192 sq ft
Bedroom 1	3.20m x 3.39m	10' 6" x 11' 1"
Bedroom 2	3.20m x 3.20m	10' 6" x 10' 6"
Bedroom 3	2.77m x 3.20m	9' 1" x 10' 6"

APARTMENT 522 (Upper Duplex)

Total Area	119.0 sq m	1280 sq ft
Bedroom 1	3.18m x 2.74m	10' 5" x 9' 0"
Bedroom 2	3.27m x 3.20m	10' 9" x 10' 6"
Bedroom 3	3.27m x 3.20m	10' 9" x 10' 6"

APARTMENT 523 (Upper Duplex)

Total Area	136.1 sq m	1464 sq ft
Bedroom 1	2.94m x 3.32m	9' 8" x 10' 11"
Bedroom 2	3.16m x 3.11m	10' 4" x 10' 3"
Bedroom 3	3.18m x 3.23m	10' 5" x 10' 7"

APARTMENT 524 (Upper Duplex)

Total Area	135.6 sq m	1459 sq ft
Bedroom 1	3.29m x 2.88m	10' 9" x 9' 5"
Bedroom 2	3.08m x 3.06m	10' 1" x 10' 0"
Bedroom 3	3.15m x 3.26m	10' 4" x 10' 8"

APARTMENT 525 (Upper Duplex)

Total Area	124.1 sq m	1336 sq ft
Bedroom 1	3.29m x 2.88m	10' 9" x 9' 5"
Bedroom 2	3.08m x 3.06m	10' 1" x 10' 0"
Bedroom 3	3.15m x 3.26m	10' 4" x 10' 8"

APARTMENT 526 (Upper Duplex)

Total Area	124.1 sq m	1336 sq ft
Bedroom 1	3.29m x 2.88m	10' 9" x 9' 5"
Bedroom 2	3.08m x 3.06m	10' 1" x 10' 0"
Bedroom 3	3.15m x 3.26m	10' 4" x 10' 8"

APARTMENT 529

Total Area	64.8 sq m	697 sq ft
Living	4.79m x 4.55m	15' 8" x 14' 11"
Kitchen	2.32m x 4.19m	7' 7" x 13' 9"
Dining	3.62m x 2.23m	11' 10" x 7' 4"
Bedroom	2.96m x 3.20m	9' 9" x 10' 6"

HORLICKS FACTORY



FLOORS

Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor
Lower Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- Measurement Points
- Cupboard
- Linen Cupboard
- Wardrobe
- Plant Cupboard



Floorplans shown for Horlicks Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

APARTMENT SPECIFICATION

Every detail of your home has been carefully planned and meticulously finished with Berkeley's characteristic focus on detail and quality.

KITCHENS

- Individually designed layouts
- Stone worktops with tiled backsplash
- Bosch integrated appliances throughout including:
 - Multi-function single oven
 - 4-zone induction hob
 - Integrated multi-function dishwasher (slimline within selected apartments.)
 - Integrated fridge / freezer
 - Built-in canopy extractor
- Integrated washer dryers within selected apartments
- Stainless steel single bowl sink with drainer and matt black mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Chrome socket outlets and USB point above work surface
- Karndean timber-effect flooring
- Feature black metal wall rack within selected apartments
- Feature pendant lighting above breakfast bar (where applicable)

CONTEMPORARY BATHROOMS

- Bedroom 1 ensuite (where applicable)
- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower area and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

SECONDARY BATHROOM / PRINCIPAL BATHROOM

- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer diverter with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche over bath and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

LAUNDRY CUPBOARD

- (where applicable)
- Space and plumbing provided for free-standing washer dryer
- Recessed LED downlights
- Karndean timber-effect flooring to match kitchen / living / dining

CLOAKROOM

- (to apartments 527 & 529 only)
- Modern basin with single drawer vanity below and contemporary wall mounted Vado single basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Black framed mirror positioned above basin
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

HEATING

- Storage heaters throughout
- Mains fed, electrically operated hot water cylinder

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ / terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area
- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen / living / dining area and to hallway (where applicable)
- Pendant lighting to feature within bedrooms

INTERIOR FINISHES

- White satin painted internal doors with satin / polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Bespoke hinged wardrobe doors within principal bedroom with single hanging
- Karndean timber-effect flooring to kitchen / living / dining and to hallway (where applicable)
- Carpet laid to bedrooms

SECURITY & PEACE OF MIND

- Audio / video door entry system
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

COMMUNAL FEATURES

- Bin store
- Cycle store
- Communal television aerial and satellite dish

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 reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley 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 timeframes, availability and change. Note that the Horlicks Factory is not a newly built building, but is the conversion and refurbishment of an existing building, as such floor finishes may be reviewed if required.



Computer Generated Image, indicative only

STYLE

DUPLEX PENTHOUSE SPECIFICATION

Completed to the highest-quality specification, the duplex penthouses at the Horlicks Factory are carefully considered to make the most of the light and space.

CONTEMPORARY BATHROOMS Bedroom 1 ensuite

- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Bath (where applicable) with vado chrome thermostatic mixer and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- 3-piece ensuite feature tiled niches within shower area and above the WC with feature mirror to the back wall
- 4-piece ensuite feature tiled niches within shower area and above bath with feature mirror to back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

FAMILY BATHROOM

- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- 3-piece bathrooms feature a bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer diverter with wall mounted shower head and hand shower
- 4-piece bathrooms feature a shower enclosure with black framed glass sliding door, vado chrome thermostatic mixer with wall mounted shower head & hand shower and a bath with vado chrome thermostatic mixer and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- 3-piece bathrooms feature tiled niches above bath and above the WC with feature mirror to the back wall
- 4-piece bathrooms feature tiled niches within shower area and above bath with feature mirror to back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

SECONDARY ENSUITES (where applicable)

- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche over shower area and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

KITCHENS

- Individually designed layouts
- Stone worktops with tiled backsplash
- Bosch integrated appliances throughout including:
 - Multi-function single oven
 - Second multi-function oven with microwave function to apartments 510, 511, 513, 515-520, 522, 524-526
 - 4-zone induction hob
 - Integrated multi-function dishwasher
 - Integrated fridge / freezer
 - Built-in canopy extractor
- Stainless steel single bowl sink with drainer and matt black mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Chrome socket outlets and USB point above work surface
- Karndean timber-effect flooring
- Feature black metal wall rack within selected apartments
- Feature pendant lighting above breakfast bar (where applicable)

LAUNDRY CUPBOARD (where applicable)

- Space and plumbing provided for either free-standing washing machine and tumble dryer or free-standing washer dryer where appropriate
- Recessed LED downlights
- Karndean timber-effect flooring to match kitchen / living / dining

CLOAKROOM

- Modern basin with single drawer vanity below and contemporary wall mounted Vado single basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Black framed mirror positioned above basin
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber effect flooring

HEATING

- Storage heaters throughout
- Mains fed, electrically operated hot water cylinder

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ / terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area
- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen / living / dining area and to hallway
- Pendant lighting to feature within bedrooms and to study (where applicable)

INTERIOR FINISHES

- White satin painted internal doors with satin / polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Grey stained timber staircase with glass balustrade and carpeted treads and risers.
- Bespoke hinged wardrobe doors within principal bedroom with single hanging
- Karndean timber-effect flooring to kitchen / living / dining and to hallway
- Carpet laid to bedrooms

SECURITY & PEACE OF MIND

- Audio / video door entry system
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

COMMUNAL FEATURES

- Bin store
- Cycle store
- Communal television aerial and satellite dish



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SUSTAINABILITY AT HORLICKS QUARTER

Within and around Horlicks Quarter, we have created green spaces and natural habitats that encourage wildlife to flourish.

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term 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 Horlicks Quarter.

NATURE AND BIODIVERSITY

Parklands and gardens formed from trees, flowers, hedges and water features – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of Slough. Each of these elements is part of our commitment to a net biodiversity gain on our developments. At Horlicks Quarter, we have created habitats that encourage wildlife to flourish. We are working with landscape architects to provide a contemporary, wildlife-friendly landscape, that engages with our residents.

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 basin taps with flow regulators 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.

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 with most kitchen appliances 'A' rated as a minimum.

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 Horlicks Quarter we have planted trees, shrubs and flower beds to help create a cleaner air environment.

SUSTAINABLE TRANSPORT

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. These active methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and 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 what new innovative technologies we should use in our future designs.

