

OAKHILL

HILDENBOROUGH | KENT

NICHOLSON HOUSE

Berkeley  
Designed for life

# OAKHILL

## AN EXCLUSIVE PARKLAND ESTATE

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets.

Enter the gated estate to discover an exquisite collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses. They are set in 30 acres of beautiful parkland, surrounding the original 19th-century Oakhill House, which has now been converted into six exclusive apartments. Explore the private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away\*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

With trains to London Bridge in just 32 minutes\*\* from Hildenborough, Oakhill combines the best of contemporary living with a rural escape in the Garden of England.

\*Source: Google maps \*\*Travel time is approximate only. Source: Trainline.com.

# NICHOLSON HOUSE

All 2 and 3 bedroom apartments at Nicholson House come with secluded balconies or terraces, some of which show far reaching views across the open park. Home to the residents' facilities, as well as secure underground parking.

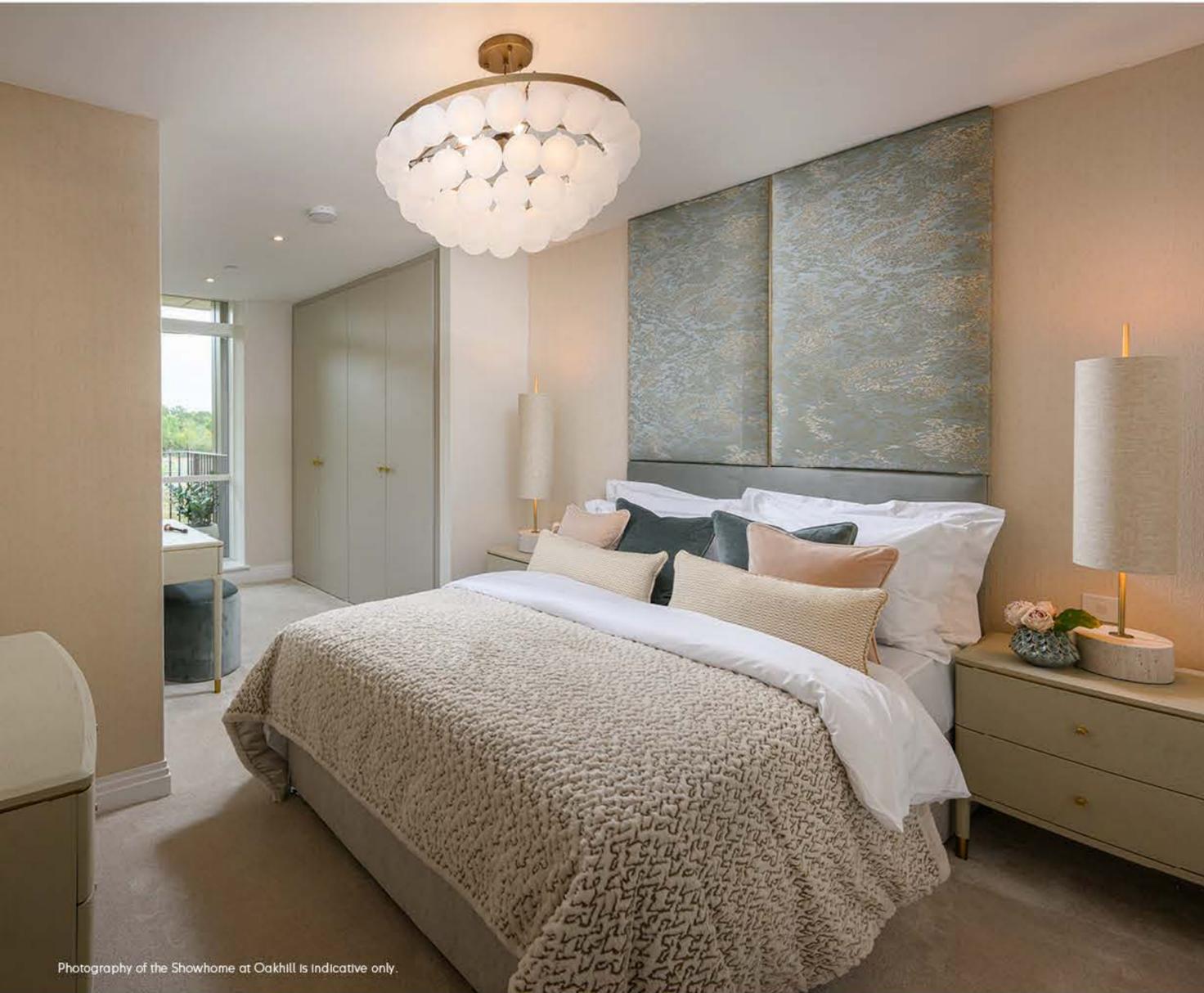


Computer generated image of Oakhill. Indicative only.





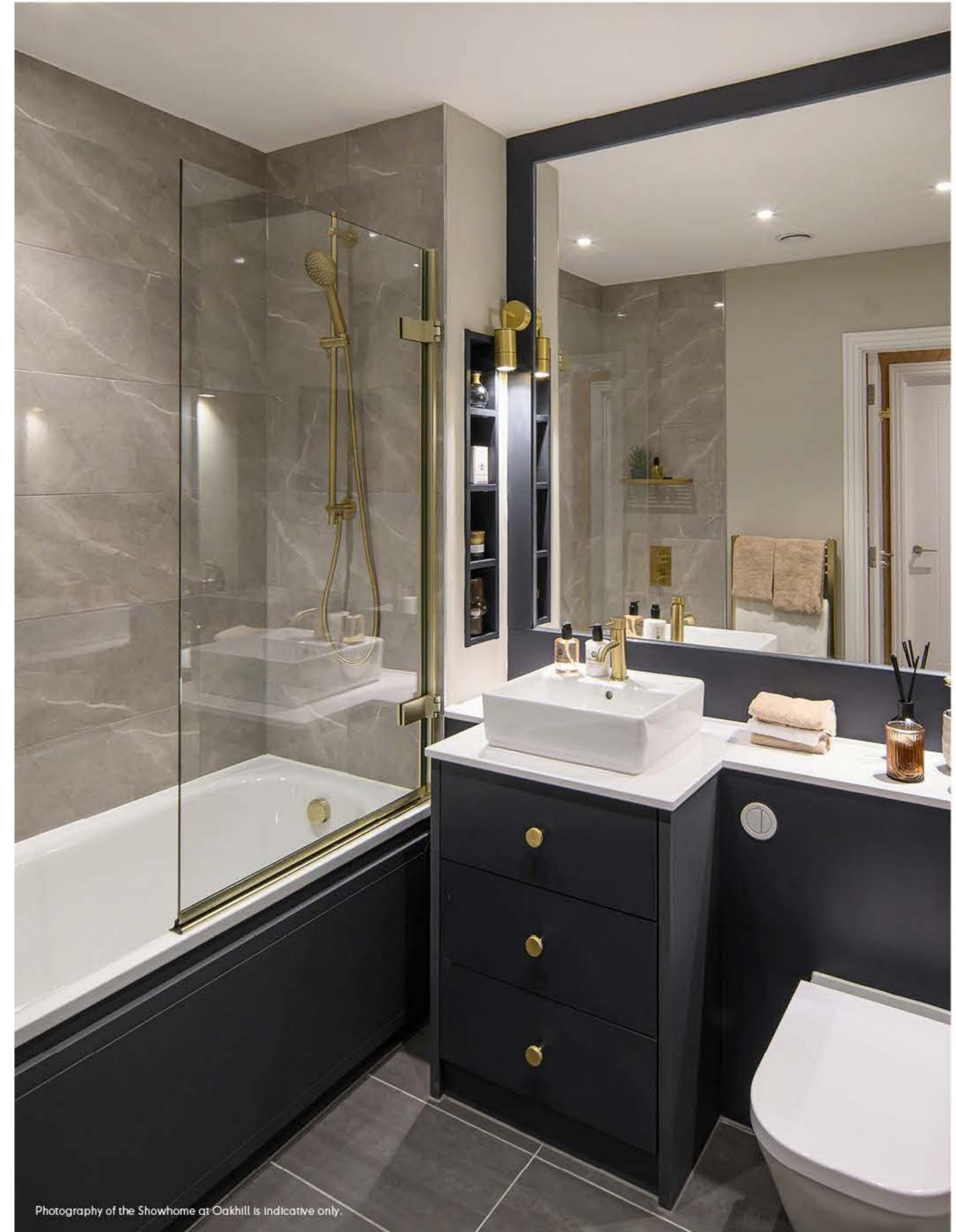
**STYLISH KITCHENS**  
Elegant, functional, contemporary  
kitchens that are fully integrated  
for a sleek look and equipped  
with integrated appliances.



Photography of the Showhome at Oakhill is indicative only.

### ARTFUL LIVING

Where every day is the grand reveal.  
Oakhill interiors have been designed  
to impress, again and again.



Photography of the Showhome at Oakhill is indicative only.



**THE COUNTRY PARK**

A large part of Oakhill's 30 acres is a private country park, offering picturesque views and a green escape right on your doorstep. With walking trails and big open spaces for picnics and play, this is a parkland estate at its finest.

Photography taken at Oakhill.

# YOUR PRIVATE VIEW

From the secluded woodlands to the Kentish countryside beyond, the natural world is front of stage at Nicholson House. It's an evolving theatre of changing seasons, flourishing wildlife, and blossoming landscape. Step out of your home into carefully tended grounds and an expansive country park.



The site map 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 anytime without notice.

NICHOLSON HOUSE  
**TWO BEDROOM  
 APARTMENT**

**APARTMENT 102**

FLOOR: GROUND

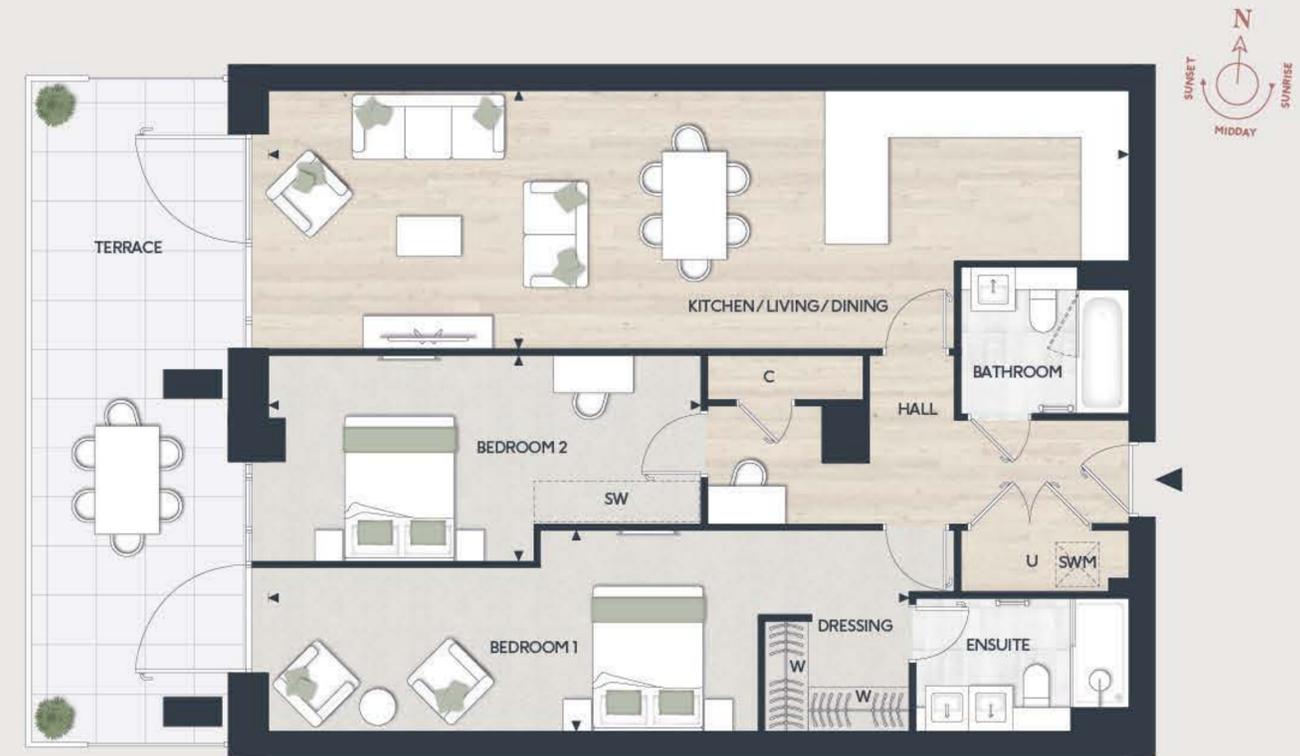
TOTAL AREA: 104.9 SQ M 1,129.4 SQ FT

OAKHILL  
**TWO BEDROOM  
 APARTMENT**

**APARTMENT 103**

FLOOR: GROUND

TOTAL AREA: 106.5 SQ M 1,146.4 SQ FT



KITCHEN/LIVING	12.06M X 3.53M	39'7" X 11'7"
BEDROOM 1	9.04M X 2.75M	29'8" X 9'0"
BEDROOM 2	6.17M X 2.82M	20'3" X 9'3"
TERRACE	25.0 SQ M	269.0 SQ FT

**KEY**

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



KITCHEN/LIVING/DINING	12.08M X 3.65M	39'7" X 12'0"
BEDROOM 1	9.05M X 2.78M	29'8" X 9'1"
BEDROOM 2	6.19M X 2.80M	20'4" X 9'2"
TERRACE	25.0 SQ M	269.0 SQ FT

**KEY**

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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NICHOLSON HOUSE  
**TWO BEDROOM  
 APARTMENT**

**APARTMENT 105**

FLOOR: GROUND

TOTAL AREA: 91 SQ M 979.5 SQ FT

OAKHILL  
**TWO BEDROOM  
 APARTMENT**

**APARTMENT 106**

FLOOR: GROUND

TOTAL AREA: 81.6 SQ M 877.8 SQ FT



KITCHEN/LIVING/DINING	7.55M X 3.92M	24'9" X 12'10"
BEDROOM 1	7.61M X 2.75M	25'0" X 9'0"
BEDROOM 2	5.21M X 2.75M	17'1" X 9'0"
TERRACE	27.0 SQ M	290 SQ FT

**KEY**

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



KITCHEN	2.70M X 3.35M	8'10" X 11'0"
LIVING/DINING	5.09M X 3.35M	16'9" X 11'0"
BEDROOM 1	5.63M X 3.40M	18'9" X 11'2"
BEDROOM 2	5.18M X 2.63M	17'0" X 8'8"
TERRACE	24.6 SQ M	264 SQ FT

**KEY**

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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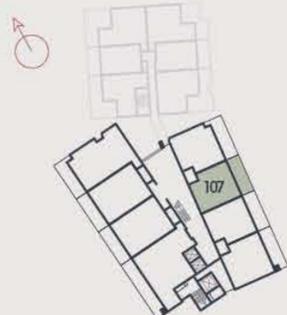
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NICHOLSON HOUSE  
**TWO BEDROOM  
 APARTMENT**

**APARTMENT 107**

FLOOR: GROUND

TOTAL AREA: 81.5 SQ M 877.6 SQ FT



KITCHEN	2.70M X 3.13M	8'10" X 10'3"
LIVING/DINING	4.74M X 3.34M	15'7" X 11'0"
BEDROOM 1	7.60M X 3.92M	24'11" X 12'10"
BEDROOM 2	4.74M X 2.65M	15'7" X 8'8"
TERRACE	24.6 SQ M	264 SQ FT

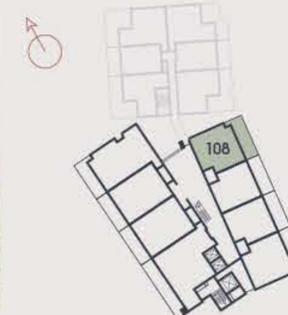
**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

OAKHILL  
**TWO BEDROOM  
 APARTMENT**

**APARTMENT 108**

FLOOR: GROUND

TOTAL AREA: 86.8 SQ M 934.5 SQ FT



KITCHEN	2.68M X 2.56M	8'10" X 8'5"
LIVING/DINING	7.04M X 4.07M	23'1" X 13'6"
BEDROOM 1	5.63M X 3.50M	18'6" X 11'6"
BEDROOM 2	5.85M X 2.64M	19'2" X 8'8"
TERRACE	28.2 SQ M	303 SQ FT

**KEY**  
 ▶▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

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NICHOLSON HOUSE  
**TWO BEDROOM  
 APARTMENT**

APARTMENT 116

FLOOR: FIRST

TOTAL AREA: 104.9 SQ M 1,129.4 SQ FT



KITCHEN/LIVING/DINING	12.06M X 3.53M	39'7" X 11'7"
BEDROOM 1	9.04M X 2.75M	29'8" X 9'0"
BEDROOM 2	6.17M X 2.82M	20'3" X 9'3"
BALCONY 1	6.4 SQ M	68.8 SQ FT
BALCONY 2	6.4 SQ M	68.8 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

OAKHILL  
**TWO BEDROOM  
 APARTMENT**

APARTMENT 117

FLOOR: FIRST

TOTAL AREA: 106.5 SQ M 1,146.4 SQ FT



KITCHEN/LIVING/DINING	12.08M X 3.65M	39'7" X 12'0"
BEDROOM 1	9.05M X 2.78M	29'8" X 9'1"
BEDROOM 2	6.19M X 2.80M	20'4" X 9'2"
BALCONY 1	6.4 SQ M	68.8 SQ FT
BALCONY 2	6.4 SQ M	68.8 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

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NICHOLSON HOUSE  
**TWO BEDROOM  
 APARTMENT**

**APARTMENT 119**  
 FLOOR: FIRST  
 TOTAL AREA: 91 SQ M 979.7 SQ FT



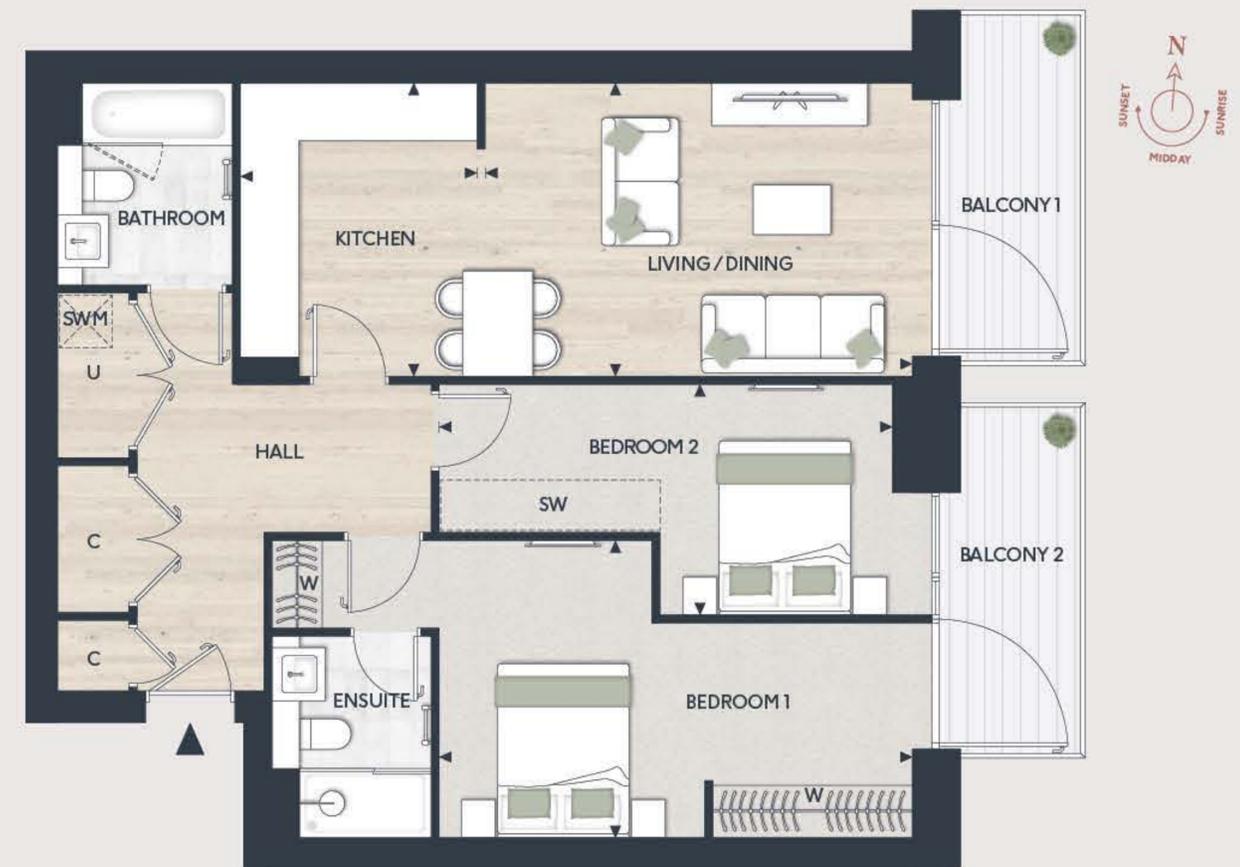
KITCHEN/LIVING/DINING	7.55M X 3.92M	24'9" X 12'10"
BEDROOM 1	7.61M X 2.75M	25'0" X 9'0"
BEDROOM 2	5.21M X 2.75M	17'1" X 9'0"
BALCONY 1	6.4 SQ M	68 SQ FT
BALCONY 2	6.4 SQ M	68 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

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OAKHILL  
**TWO BEDROOM  
 APARTMENT**

**APARTMENT 120**  
 FLOOR: FIRST  
 TOTAL AREA: 81.6 SQ M 877.8 SQ FT



KITCHEN	2.70M X 3.35M	8'10" X 11'0"
LIVING/DINING	5.09M X 3.35M	16'9" X 11'0"
BEDROOM 1	5.63M X 3.40M	18'9" X 11'2"
BEDROOM 2	5.18M X 2.63M	17'0" X 8'8"
BALCONY 1	6.4 SQ M	68 SQ FT
BALCONY 2	6.4 SQ M	68 SQ FT

**KEY**  
 ▶▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

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NICHOLSON HOUSE  
**TWO BEDROOM  
 APARTMENT**

APARTMENT 121

FLOOR: FIRST

TOTAL AREA: 81.5 SQ M 877.6 SQ FT



KITCHEN	2.70M X 3.13M	8'10" X 10'3"
LIVING/DINING	4.74M X 3.34M	15'7" X 11'0"
BEDROOM 1	7.60M X 3.92M	24'11" X 12'10"
BEDROOM 2	4.74M X 2.65M	15'7" X 8'8"
BALCONY 1	6.4 SQ M	68 SQ FT
BALCONY 2	6.4 SQ M	68 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

OAKHILL  
**TWO BEDROOM  
 APARTMENT**

APARTMENT 122

FLOOR: FIRST

TOTAL AREA: 86.8 SQ M 934.5 SQ FT



KITCHEN	2.68M X 2.56M	8'10" X 8'5"
LIVING/DINING	7.04M X 4.07M	23'1" X 13'6"
BEDROOM 1	5.63M X 3.50M	18'6" X 11'6"
BEDROOM 2	5.85M X 2.64M	19'2" X 8'8"
BALCONY 1	8.0 SQ M	86 SQ FT
BALCONY 2	6.4 SQ M	68 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

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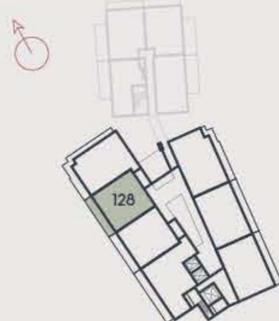
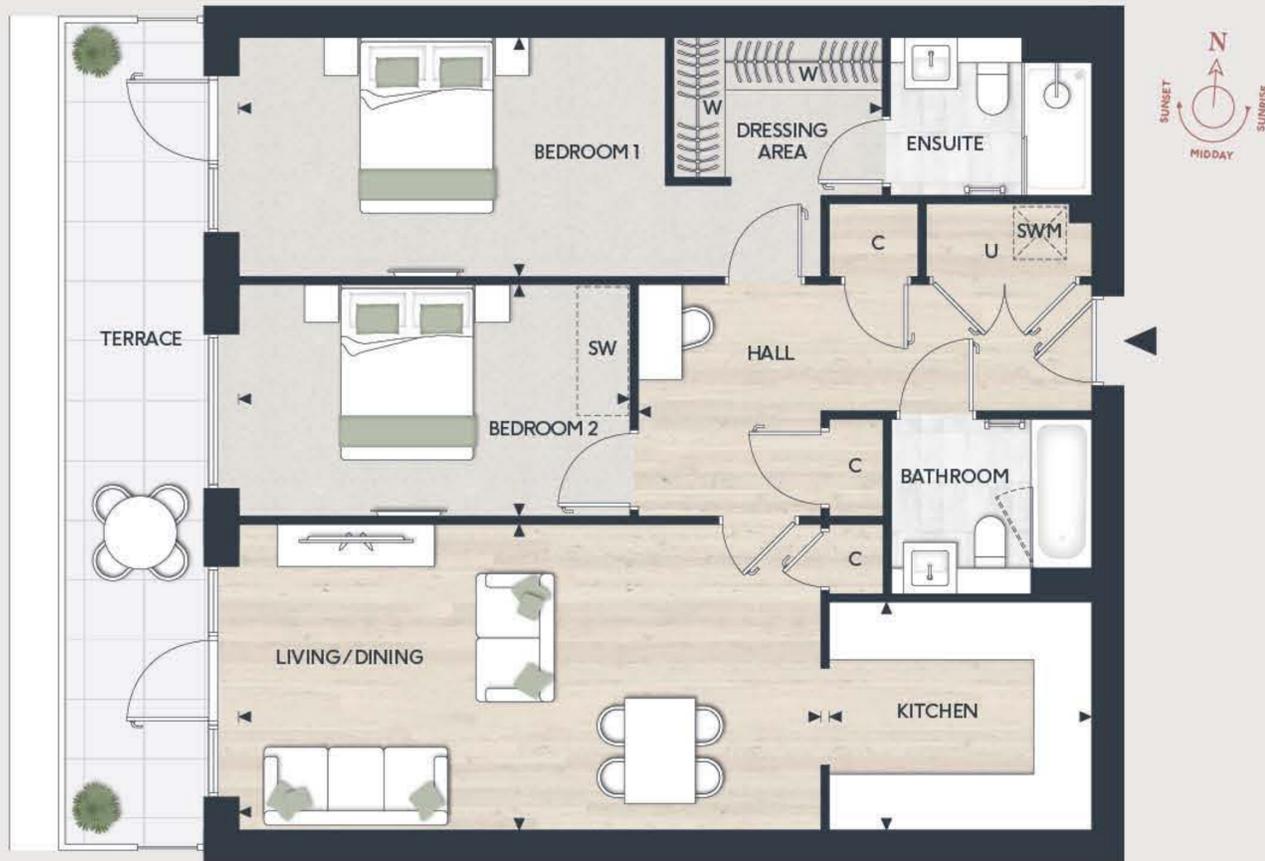
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NICHOLSON HOUSE  
**TWO BEDROOM  
 APARTMENT**

APARTMENT 128

FLOOR: SECOND

TOTAL AREA: 91.1 SQ M 980.6 SQ FT



KITCHEN	3.01M X 2.62M	9'11" X 8'7"
LIVING/DINING	6.94M X 3.52M	22'9" X 11'7"
BEDROOM 1	7.41M X 2.75M	25'1" X 9'0"
BEDROOM 2	4.74M X 2.65M	15'7" X 8'8"
TERRACE	15.3 SQ M	164.6 SQ FT

**KEY**  
 ◀▶ Measurement Points    SW Space for Wardrobe  
 W Wardrobe                    U Utility Cupboard  
 C Cupboard                    SWM Space for Washing Machine

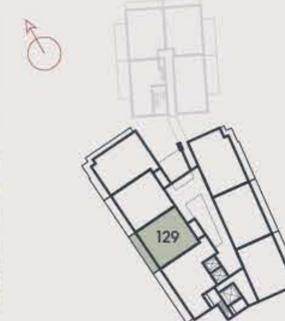
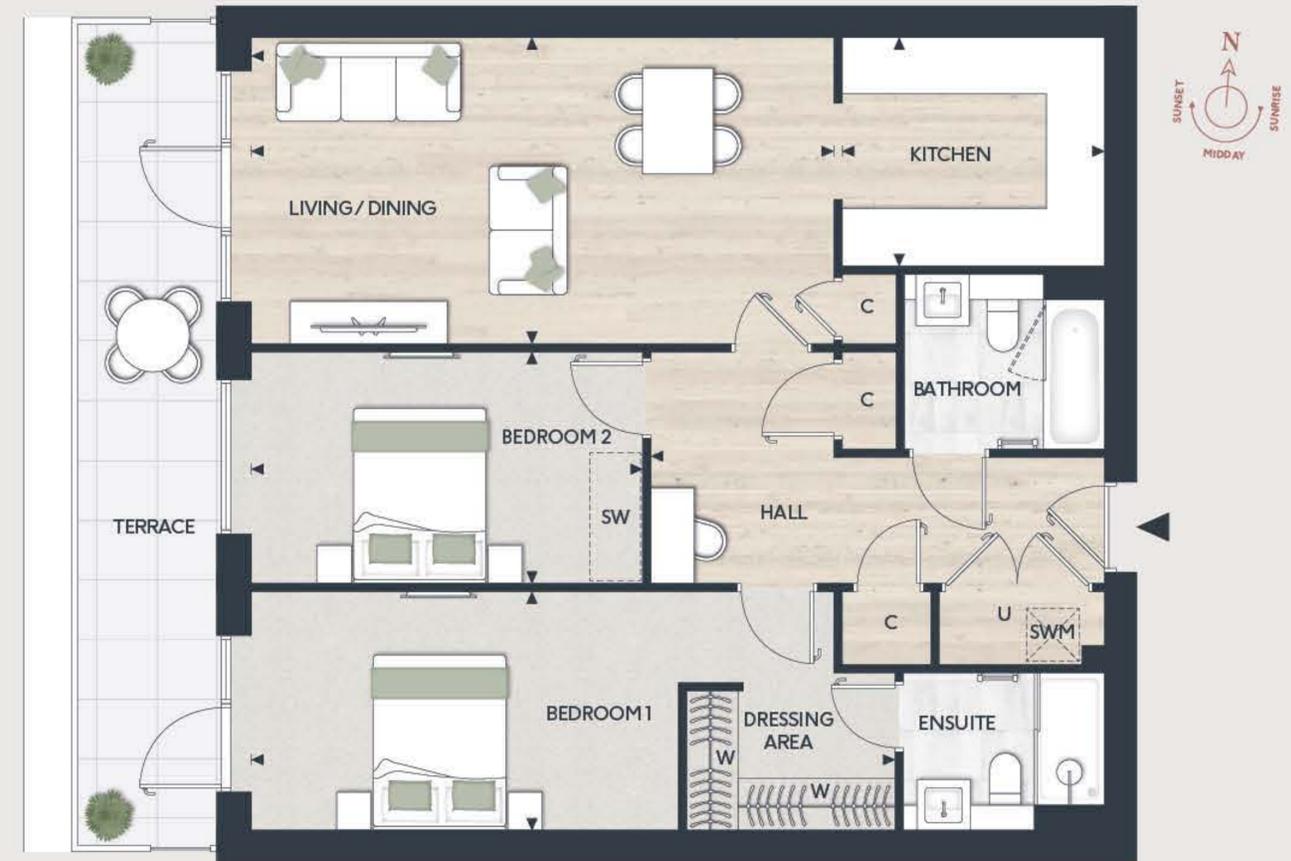
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OAKHILL  
**TWO BEDROOM  
 APARTMENT**

APARTMENT 129

FLOOR: SECOND

TOTAL AREA: 91.1 SQ M 980.6 SQ FT



KITCHEN	3.01M X 2.62M	9'11" X 8'7"
LIVING/DINING	6.94M X 3.52M	22'9" X 11'7"
BEDROOM 1	7.41M X 2.75M	25'1" X 9'0"
BEDROOM 2	4.74M X 2.65M	15'7" X 8'8"
TERRACE	15.3 SQ M	164.6 SQ FT

**KEY**  
 ▶▶ Measurement Points    SW Space for Wardrobe  
 W Wardrobe                    U Utility Cupboard  
 C Cupboard                    SWM Space for Washing Machine

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# TWO BEDROOM SPECIFICATION

## KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Undermount sink with stylish matt black mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4-zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge freezer

## UTILITY CUPBOARD

- Space and plumbing for washing machine or washer dryer

## BATHROOM

- Bespoke cabinetry to bathroom including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft-closing function below washbasin(s)
  - Bath panel with removable front fascia and feature groove detail
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## EN SUITE

- Bespoke cabinetry to en suite including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft closing function below washbasin(s)
- Silestone vanity top
- Roca over countertop washbasin(s)
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

NICHOLSON HOUSE



Photography of the Showhome at Oakhill is indicative only.

## INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
- Stylish satin nickel lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard
- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedrooms, bathroom and ensuite
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

## HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area
- Openreach fibre optic broadband connectivity is available in every property, with convenient data points around the apartment

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, living/dining area, WC, bathroom and ensuite
- Pendant lights to bedrooms
- Dimmer switch to living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedrooms 1 and 2
- Shaver socket to bathroom and ensuite

## HEATING & HOT WATER

- Electric heating and hot water system
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space(s)

## COMMUNAL AREAS

- Lift access to all floors
- Cycle storage
- Bin storage

## SECURITY & PEACE OF MIND

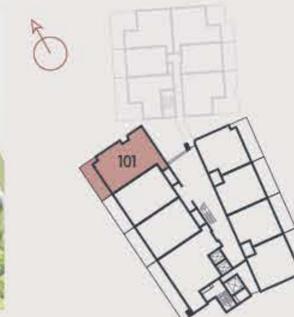
- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door guard and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team

# OAKHILL THREE BEDROOM APARTMENT

APARTMENT 101

FLOOR: GROUND

TOTAL AREA: 117.9 SQ M 1,268.9 SQ FT



KITCHEN/LIVING/DINING	8.07M X 5.13M	26'6" X 16'10"
BEDROOM 1	5.60M X 3.50M	18'5" X 11'6"
BEDROOM 2	2.85M X 5.13M	9'4" X 16'10"
BEDROOM 3	2.65M X 4.12M	8'9" X 13'6"
TERRACE	27.8 SQ M	299.2 SQ FT

## KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

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.

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NICHOLSON HOUSE  
**THREE BEDROOM  
 APARTMENT**

**APARTMENT 104**

FLOOR: GROUND

TOTAL AREA: 140 SQ M 1,506.8 SQ FT



KITCHEN/DINING	5.74M X 3.51M	18'10" X 11'6"
LIVING	3.56M X 4.49M	11'8" X 14'9"
BEDROOM 1	4.67M X 3.61M	15'4" X 11'10"
BEDROOM 2	5.77M X 2.62M	18'11" X 8'7"
BEDROOM 3	4.09M X 2.71M	13'5" X 8'11"
TERRACE	40.0 SQ M	430.5 SQ FT

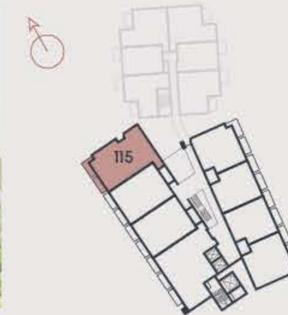
**KEY**  
 ◀▶ Measurement Points  
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 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

OAKHILL  
**THREE BEDROOM  
 APARTMENT**

**APARTMENT 115**

FLOOR: FIRST

TOTAL AREA: 117.9 SQ M 1,268.9 SQ FT



KITCHEN/LIVING/DINING	8.07M X 5.13M	26'6" X 16'10"
BEDROOM 1	5.60M X 3.50M	18'5" X 11'6"
BEDROOM 2	2.85M X 5.13M	9'4" X 16'10"
BEDROOM 3	2.65M X 4.12M	8'9" X 13'6"
BALCONY 1	8 SQ M	86.1 SQ FT
BALCONY 2	6.4 SQ M	68.8 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

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NICHOLSON HOUSE  
**THREE BEDROOM  
 APARTMENT**

**APARTMENT 118**

FLOOR: FIRST

TOTAL AREA: 150.4 SQ M 1,618.6 SQ FT



KITCHEN	5.75M X 3.52M	18'10" X 11'7"
LIVING/DINING	6.29M X 5.16M	20'8" X 16'11"
BEDROOM 1	4.64M X 3.54M	15'3" X 11'8"
BEDROOM 2	5.70M X 2.66M	18'8" X 8'9"
BEDROOM 3	5.70M X 2.67M	18'8" X 8'9"
BALCONY 1	6.4 SQ M	68.8 SQ FT
BALCONY 2	6.4 SQ M	68.8 SQ FT
BALCONY 3	6.4 SQ M	68.8 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine



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OAKHILL  
**THREE BEDROOM  
 APARTMENT**

**APARTMENT 127**

FLOOR: SECOND

TOTAL AREA: 98.9 SQ M 1,064.6 SQ FT



KITCHEN/LIVING/DINING	6.61M X 5.67M	21'8" X 18'7"
BEDROOM 1	5.65M X 2.75M	18'7" X 9'0"
BEDROOM 2	2.75M X 5.27M	9'0" X 17'3"
BEDROOM 3	2.35M X 5.27M	7'8" X 17'3"
TERRACE	26.6 SQ M	286.3 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine



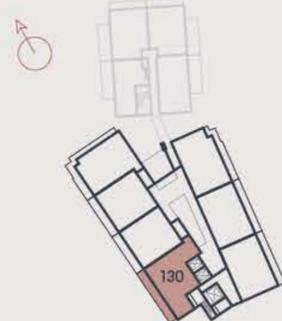
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NICHOLSON HOUSE  
**THREE BEDROOM  
 APARTMENT**

APARTMENT 130

FLOOR: SECOND

TOTAL AREA: 107.4 SQ M 1,155.7 SQ FT



KITCHEN/DINING	4.41M X 3.79M	14'6" X 12'5"
LIVING	4.39M X 4.70M	14'5" X 15'5"
BEDROOM 1	6.58M X 2.75M	21'7" X 9'0"
BEDROOM 2	3.73M X 2.75M	12'3" X 9'0"
BEDROOM 3	3.73M X 2.30M	12'3" X 7'7"
TERRACE	20.4 SQ M	219.5 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

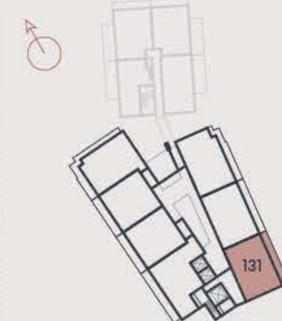
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OAKHILL  
**THREE BEDROOM  
 APARTMENT**

APARTMENT 131

FLOOR: SECOND

TOTAL AREA: 99.7 SQ M 1,073.4 SQ FT



KITCHEN	2.30M X 3.90M	7'7" X 12'10"
LIVING/DINING	6.10M X 3.90M	20'0" X 12'10"
BEDROOM 1	6.10M X 2.77M	20'0" X 9'0"
BEDROOM 2	4.50M X 2.71M	14'9" X 8'11"
BEDROOM 3	4.50M X 2.16M	14'9" X 7'1"
TERRACE	15.8 SQ M	170 SQ FT

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

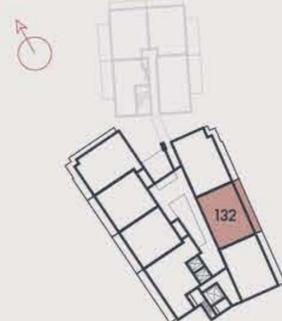
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NICHOLSON HOUSE  
**THREE BEDROOM  
 APARTMENT**

**APARTMENT 132**

FLOOR: SECOND

TOTAL AREA: 99.7 SQ M 1,073.4 SQ FT



KITCHEN	2.30M X 3.90M	7'7" X 12'10"
LIVING/DINING	6.10M X 3.90M	20'0" X 12'10"
BEDROOM 1	6.10M X 2.77M	20'0" X 9'0"
BEDROOM 2	4.50M X 2.71M	14'9" X 8'11"
BEDROOM 3	4.50M X 2.16M	14'9" X 7'1"
TERRACE	15.8 SQ M	170 SQ FT

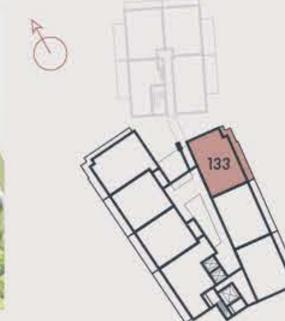
**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

OAKHILL  
**THREE BEDROOM  
 APARTMENT**

**APARTMENT 133**

FLOOR: SECOND

TOTAL AREA: 103.2 SQ M 1,111 SQ FT



KITCHEN	2.30M X 4.30M	7'7" X 14'1"
LIVING/DINING	5.88M X 4.70M	19'4" X 15'5"
BEDROOM 1	5.86M X 2.77M	19'3" X 9'1"
BEDROOM 2	4.27M X 2.80M	14'0" X 9'2"
BEDROOM 3	4.28M X 2.16M	14'0" X 7'1"
TERRACE	16.5 SQ M	177.6 SQ F

**KEY**  
 ◀▶ Measurement Points  
 W Wardrobe  
 C Cupboard  
 SW Space for Wardrobe  
 U Utility Cupboard  
 SWM Space for Washing Machine

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# THREE BEDROOM SPECIFICATION

## KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Undermount sink with stylish matt black mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4-zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge freezer

## UTILITY CUPBOARD

- Space and plumbing for washing machine or washer dryer

## BATHROOM

- Bespoke cabinetry to bathroom including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft-closing function below washbasin(s)
  - Bath panel with removable front fascia and feature groove detail
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## EN SUITE

- Bespoke cabinetry to en suite including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft closing function below washbasin(s)
- Silestone vanity top
- Roca over countertop washbasin(s)
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
- Stylish satin nickel lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard
- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedrooms, bathroom and ensuite
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

## HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area
- Openreach fibre optic broadband connectivity is available in every property, with convenient data points around the apartment

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, living/dining area, WC, bathroom and ensuite
- Pendant lights to bedrooms
- Dimmer switch to living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedrooms 1 and 2
- Shaver socket to bathroom and ensuite

## HEATING & HOT WATER

- Electric heating and hot water system
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space(s)

## COMMUNAL AREAS

- Lift access to all floors
- Cycle storage
- Bin storage

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door guard and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team



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.



Maps not to scale and show approximate positions only.

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