



ONE WATERSIDE

BATH | BA2

1-3 BEDROOM HOMES
ON BATH'S WATERFRONT

Berkeley
Designed for life



**ONE
WATERSIDE**
BATH | BA2

OLDFIELD PARK
STATION

CROSS DESTRUCTOR
BRIDGE TO REACH
BATH CITY CENTRE

RIVER AVON

WINDSOR BRIDGE

02

03



04



Computer generated image, indicative only.



A MODERN LEGACY BY THE WATERFRONT

Steeped in history, One Waterside was once a Gasworks that powered the city of Bath with a vital energy source. Today, that legacy lives on in a new form.

Perching proudly along a gentle curve of the River Avon, One Waterside will be a peaceful haven walking distance from Bath's city centre. Architecture inspired by the site's past will stand as the backdrop for a flourishing new community.

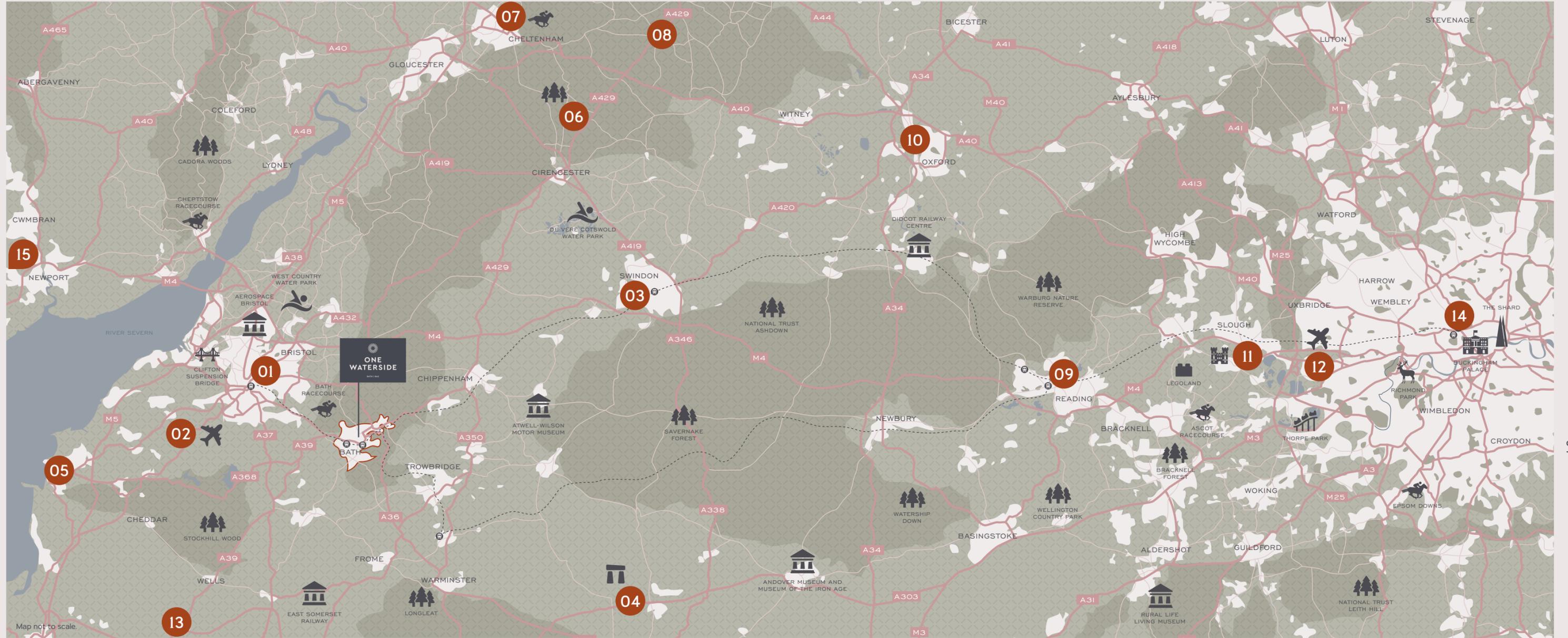
At One Waterside, a new collection of studio, one, two and three bedroom apartments will offer contemporary living with beautiful views across Bath and the River Avon. Meticulously fabricated and furnished, each home comes with light-filled spaces and flexible layouts.

Residents get to enjoy so much more than this. One Waterside has been designed as a complete community, featuring a brand-new on-site restaurant, café and nursery, together with landscaped riverside gardens and thoughtfully designed communal spaces that encourage wellbeing and neighbourly connections.

A new chapter in Bath's story begins here.

05





FURTHER AFIELD

- | | | |
|---|--|--|
| <ol style="list-style-type: none"> 1. Bristol City Centre
12.1 mi / 19.5 km 🚗 24 min 🚆 12 min 2. Bristol Airport
17.7 mi / 28.5 km 🚗 35 min 3. Designer Outlet Swindon
35.5 mi / 57.2 km 🚗 40 min 4. Stonehenge
35.5 mi / 57.1 km 🚗 48 mins 5. Weston-super-Mare
30.6 mi / 49.2 km 🚗 1 hr 🚆 51 min 6. The Cotswolds
42.8 mi / 68.9 km 🚗 1 hr 15 min | <ol style="list-style-type: none"> 7. Cheltenham Racecourse
54.0 mi / 87.0 km 🚗 1 hr 14 min 8. Bourton-on-the-water
49.9 mi / 80.3 km 🚗 1 hr 10 min 9. Reading Station
77.9 mi / 125.0 km 🚗 1 hr 20 min 🚆 58 min 10. Oxford
71.9 mi / 115.0 km 🚗 1 hr 30 min 🚆 1 hr 2 min 11. Windsor Castle
94.4 mi / 152.0 km 🚗 1 hr 30 min 12. Heathrow Airport
100.0 mi / 162.0 km 🚗 1 hr 40 min | <ol style="list-style-type: none"> 13. Glastonbury Town Centre
26.5 mi / 42.6 km 🚗 45 min 14. London Paddington Station
114.0 mi / 183.0 km 🚆 1hr 16 min 15. Cardiff
53.6 mi / 86.3 km 🚗 1 hr 5 min 🚆 1hr 16min |
|---|--|--|

Car and train travel times taken from www.google.co.uk/maps and are approximate only.





CREATING A MODERN LEGACY BY THE RIVERSIDE



08

09



Computer generated image, indicative only.





THE SOCIAL HEART OF ONE WATERSIDE

The proposed Riverside Restaurant, Siding Square Café and nursery are located right here within One Waterside, forming the vibrant social centre of the neighbourhood. These thoughtfully designed social spaces will serve as a warm welcome for residents and visitors alike.

Whether you're meeting friends for a quick coffee catch up, or enjoying an evening meal by the water, these social hubs will invite genuine connection and community spirit. They are more than just places to dine, they cultivate a lively and inclusive atmosphere where neighbours naturally come together and lasting relationships can flourish.



10

THE RIVERSIDE RESTAURANT

This brand-new restaurant promises a vibrant atmosphere with excellent food. Providing the community with an opportunity to connect, the Riverside Restaurant pairs charming views with quality cuisine. It will also strengthen relationships between residents and have a lasting impact on the value of this thriving neighbourhood.

Just a stroll away from your front door, The Riverside Restaurant is sure to become a familiar favourite for all at One Waterside.



THE NURSERY

A place where children can learn, grow and thrive. The nursery will provide families with a nurturing environment, right on their very doorstep, supporting busy parents while enriching the lives of little ones. The on-site nursery will become a cornerstone of the community, offering both convenience and peace of mind.

11

THE CAFÉ

Whether it's coffee to go, or a pastry and a good book, everybody has a place in their life for the Siding Square Café. Fostering a social and dynamic environment for the community, this café's versatility is its allure. It can be a peaceful corner for workers, a place for friends to catch up or a boost of energy for those just passing by.

Everybody's welcome to pop in and indulge themselves in the exceptional coffee and irresistible buzz.





WELCOME TO YOUR NEW HOME

THOUGHTFULLY DESIGNED WITH MODERN LIVING IN MIND, EVERY DETAIL HAS BEEN CAREFULLY CONSIDERED TO BRING TOGETHER COMFORT, STYLE, AND FUNCTIONALITY.

FROM OPEN, LIGHT-FILLED SPACES TO HIGH-QUALITY FINISHES AND FLEXIBLE LAYOUTS, THESE ARE SPACES CREATED FOR THE MOMENTS THAT MATTER MOST.

WELCOME HOME.







Computer generated image, indicative only.

APARTMENT SPECIFICATION

KITCHEN

- Custom designed, contemporary kitchen with modern doors with dark bronze handles to tall and base units
- Stone worktop
- Tiled splashback

Integrated appliances to Penthouses including:

- Siemens multi-function single oven
- Siemens compact oven with microwave function
- Siemens induction hob
- Beko extractor hood
- Beko multi-function dishwasher
- Beko 70/30 Fridge Freezer

Integrated appliances to all remaining apartments including:

- Bosch multi-function single oven
- Bosch induction hob
- Beko extractor hood
- Beko multi-function dishwasher
- Beko 70/30 Fridge Freezer
- Undermounted single bowl sink with drainer grooves in stone and dark bronze single lever mixer tap
- Feature LED lighting to underside of wall units
- Feature pendant lights above kitchen island in penthouses (where applicable)

LAUNDRY CUPBOARD

- Laundry cupboard to penthouses will have a Beko washing machine and tumble dryer provided with laminate worktop above
- Laundry cupboard to apartments will have a Beko washer dryer

CONTEMPORARY BATHROOMS

En-suite 1

- Basin with bespoke single drawer vanity below and wall mounted mirror above
- Contemporary gunmetal single lever basin mixer
- Floor standing WC, soft-closing seat and cover

- Concealed cistern and gunmetal dual flush plate
- Gunmetal wall mounted toilet roll holder
- 4 piece en-suites* feature shower enclosure with a glass sliding door, thermostatic mixer with wall mounted shower head, separate handheld shower and a bath with thermostatic mixer and handheld shower set
- 3 piece en-suites to all remaining apartments feature shower enclosure with a glass sliding door, thermostatic mixer with wall mounted shower head and separate handheld shower
- Bespoke cabinetry above WC with integral niche below, shaver socket and concealed lighting
- Wall tiling to selected areas
- Porcelain tiles to floor

Family Bathroom

- Basin with bespoke single drawer vanity below and wall mounted mirror above
- Contemporary gunmetal single lever basin mixer
- Floor standing WC, soft-closing seat and cover
- Concealed cistern and gunmetal dual flush plate
- Gunmetal wall mounted toilet roll holder
- Bath with fixed bath screen, thermostatic mixer with wall mounted shower head and separate handheld shower
- Tiled bath panel
- Bespoke cabinetry above WC with integral niche below, shaver socket and concealed lighting
- Wall tiling to selected areas
- Porcelain tiles to floor

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Data points to living area and all bedrooms providing capability for TV streaming and internet services
- Downlights to feature throughout kitchen/Living/Dining, Hallway (where appropriate) and to all bathrooms
- Pendant lighting to feature in all bedrooms

- Bulkhead lighting to laundry cupboards
- USB point to kitchen area

HEATING & PLUMBING

- Electric panel heating throughout
- Mains fed, electrically operated hot water cylinder
- Gunmetal heated towel rails to all bathrooms
- Water softener

INTERIOR FINISHES

- Satin painted internal doors with dark bronze door furniture
- Satin painted skirting and architraves to compliment internal doors
- Wardrobes to bedroom 1 feature bespoke sliding doors with shelf/hanging rail
- Wood effect laminate flooring to kitchen/living/dining, hallway (where applicable) including cupboards off hallway and to laundry cupboard (where applicable)
- Carpet fitted to all bedrooms

SECURITY & PEACE OF MIND

- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- Audio/video door entry system
- 10 year latent defects insurance policy provided by Thomas Miller Speciality

EXTERNAL FEATURES

Communal

- Bin store
- Cycle store



SITE PLAN

POPLAR HOUSE

1, 2 & 3 BEDROOM APARTMENTS
APARTMENTS 01-38

BIRCH HOUSE

1, 2 & 3 BEDROOM APARTMENTS
APARTMENTS 39-76

HAZEL HOUSE

ELM HOUSE

MOOR COURT

JUNCTION HOUSE

HOLDER COURT - BUILD TO RENT

20

21

POPLAR HOUSE

LOWER GROUND FLOOR



APARTMENT 01

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 02

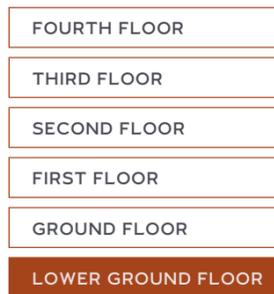
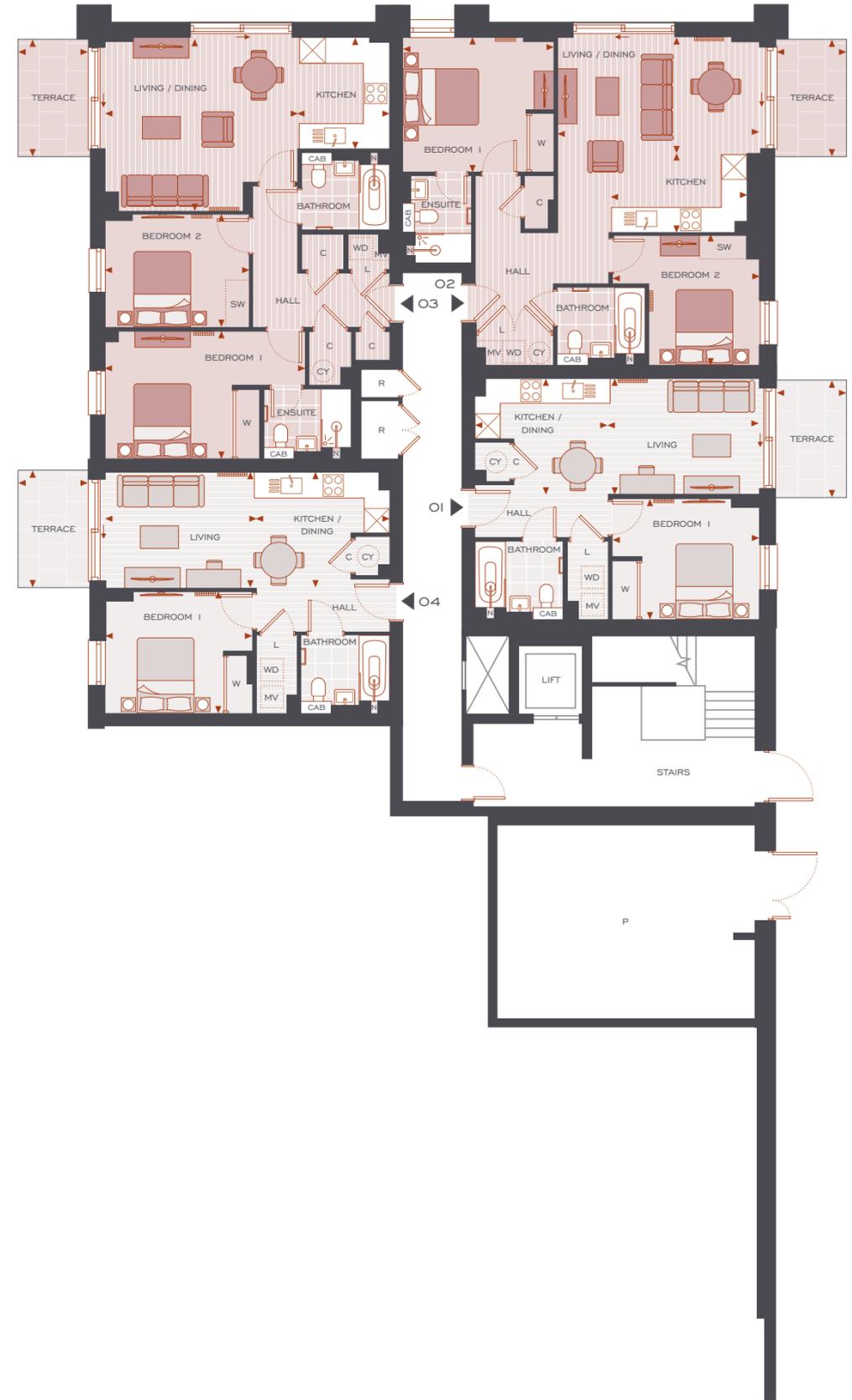
Total area	73.4 sq m	790 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 03

Total area	77.8 sq m	837 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.12m x 3.29m	16'9" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 04

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"



KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | P - Plant | R - Riser
 SW - Space for Washer Dryer | W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.

POPLAR HOUSE

GROUND FLOOR



APARTMENT 05

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'10"

APARTMENT 07

Total area	77.4 sq m	833 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.12m x 3.29m	16'9" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 09

Total area	73.3 sq m	789 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 06

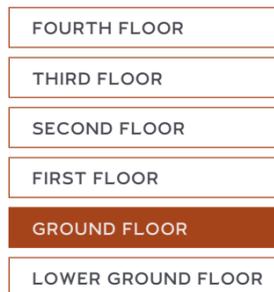
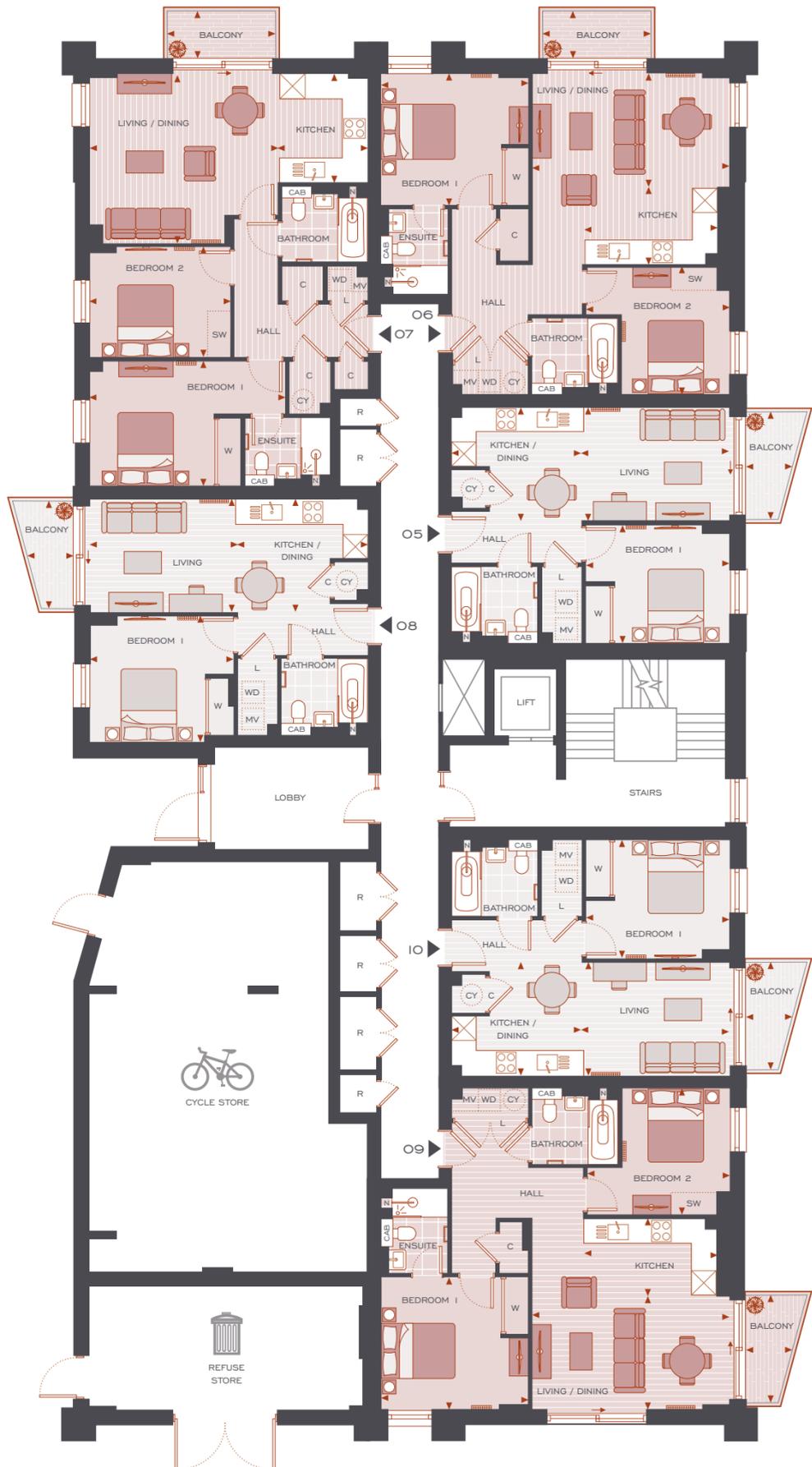
Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 08

Total area	46.3 sq m	498 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 10

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"



KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.

POPLAR HOUSE

FIRST FLOOR



APARTMENT 11		
Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 12		
Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 13		
Total area	77.9 sq m	838 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 14		
Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 15		
Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 16		
Total area	76.4 sq m	822 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 17		
Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 18		
Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"



- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR**
- GROUND FLOOR
- LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.



POPLAR HOUSE

SECOND FLOOR



APARTMENT 19

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 21

Total area	77.9 sq m	838 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 23

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 25

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 20

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 22

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 24

Total area	76.4 sq m	822 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 26

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

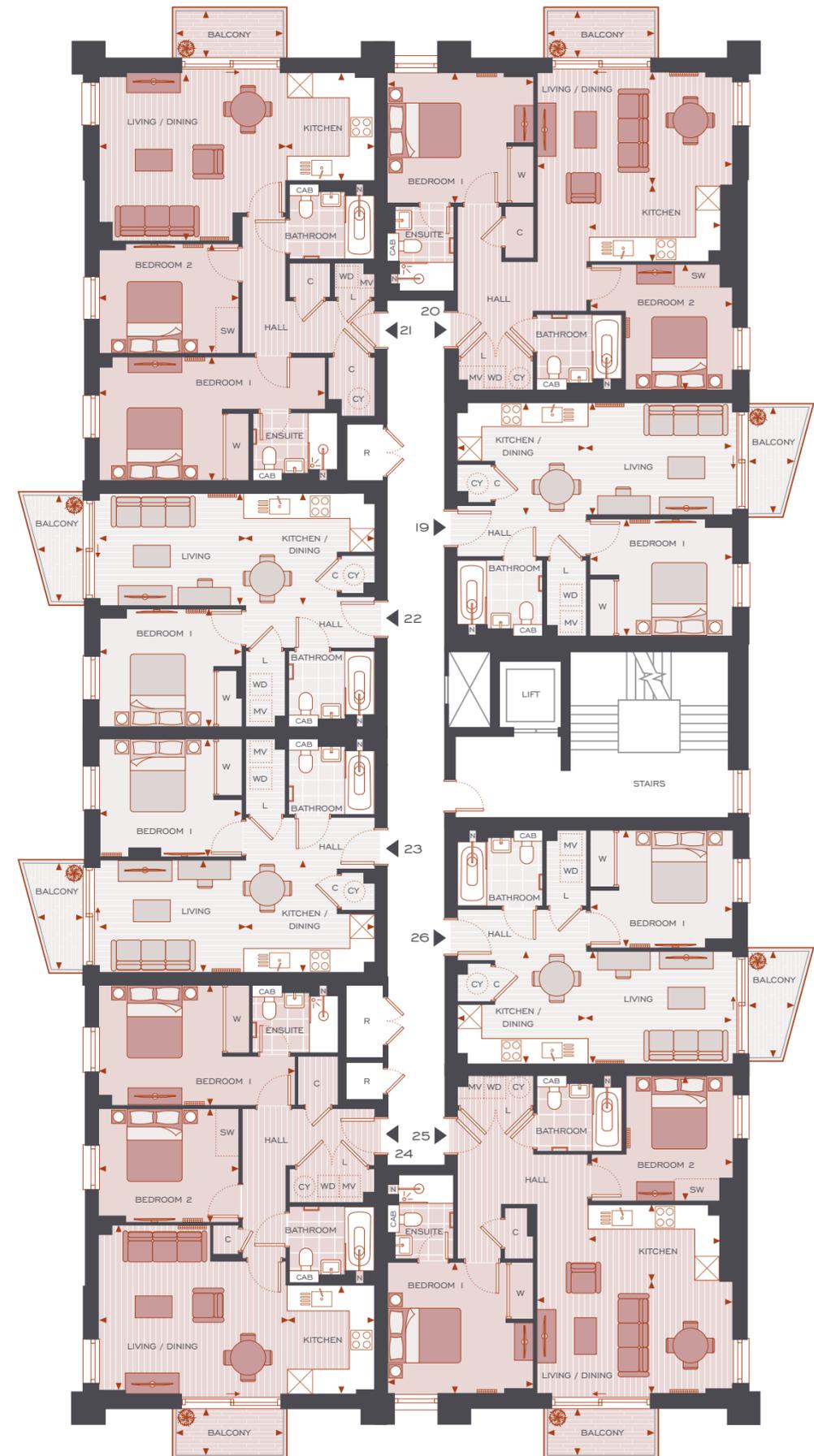


- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR**
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.



POPLAR HOUSE

THIRD FLOOR



APARTMENT 27

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 29

Total area	77.9 sq m	838 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 31

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 33

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 28

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 30

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 32

Total area	76.4 sq m	822 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 34

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

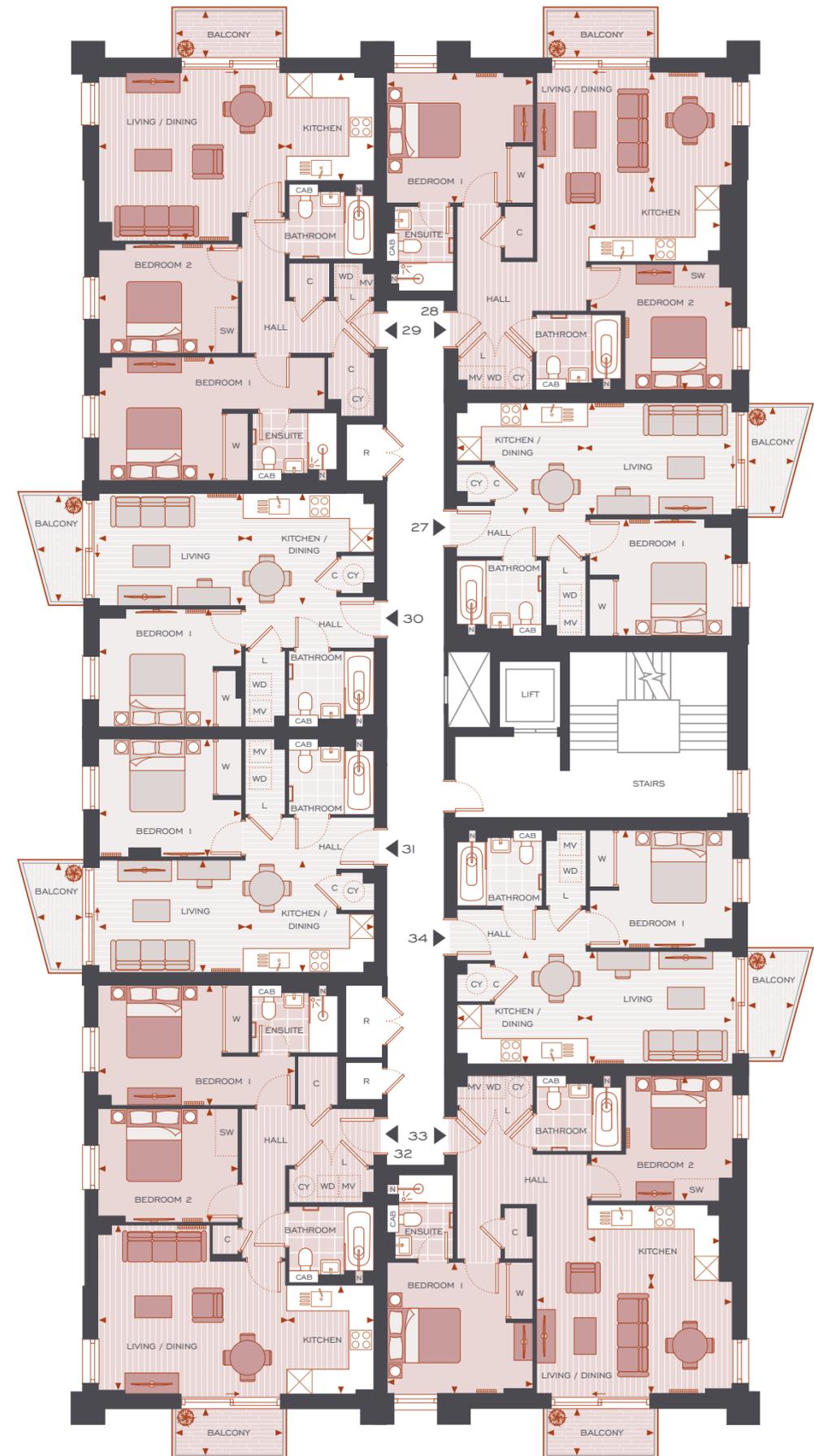


FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.



POPLAR HOUSE

FOURTH FLOOR



APARTMENT 35

Total area	106.9 sq m	1,150 sq ft
Kitchen	4.60m x 2.75m	15'1" x 9'0"
Living/Dining	6.37m x 4.09m	20'11" x 13'5"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.62m x 2.80m	11'11" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"
Terrace	9.29m x 1.54m	30'6" x 5'1"

APARTMENT 37

Total area	111.8 sq m	1,203 sq ft
Kitchen	4.52m x 2.75m	14'10" x 9'0"
Living/Dining	6.24m x 4.52m	20'6" x 14'10"
Bedroom 1	5.17m x 3.05m	16'11" x 10'0"
Bedroom 2	3.72m x 3.10m	12'2" x 10'2"
Bedroom 3	3.72m x 2.78m	12'2" x 9'1"
Terrace	7.46m x 1.54m	24'6" x 5'1"

APARTMENT 36

Total area	111.8 sq m	1,203 sq ft
Kitchen	4.67m x 2.75m	15'3" x 9'0"
Living/Dining	6.24m x 4.52m	20'6" x 14'10"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.72m x 3.10m	12'2" x 10'2"
Bedroom 3	3.72m x 2.78m	12'2" x 9'1"
Terrace	7.46m x 1.54m	24'6" x 5'1"

APARTMENT 38

Total area	106.9 sq m	1,150 sq ft
Kitchen	4.60m x 2.75m	15'1" x 9'0"
Living/Dining	6.37m x 4.09m	20'11" x 13'5"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.62m x 2.80m	11'11" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"
Terrace	9.29m x 1.54m	30'6" x 5'1"



- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR

3 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer



Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.

BIRCH HOUSE

LOWER GROUND FLOOR



APARTMENT 39

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 41

Total area	77.8 sq m	837 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.12m x 3.29m	16'9" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 40

Total area	73.4 sq m	790 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 42

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"



- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR**

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.

BIRCH HOUSE

GROUND FLOOR



APARTMENT 43

Total area	45.8 sq m	493 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'5" x 3'11"

APARTMENT 45

Total area	77.4 sq m	833 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.12m x 3.29m	16'9" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 47

Total area	73.3 sq m	789 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 44

Total area	73.0 sq m	786 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 46

Total area	46.3 sq m	498 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.79m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 48

Total area	45.8 sq m	493 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"

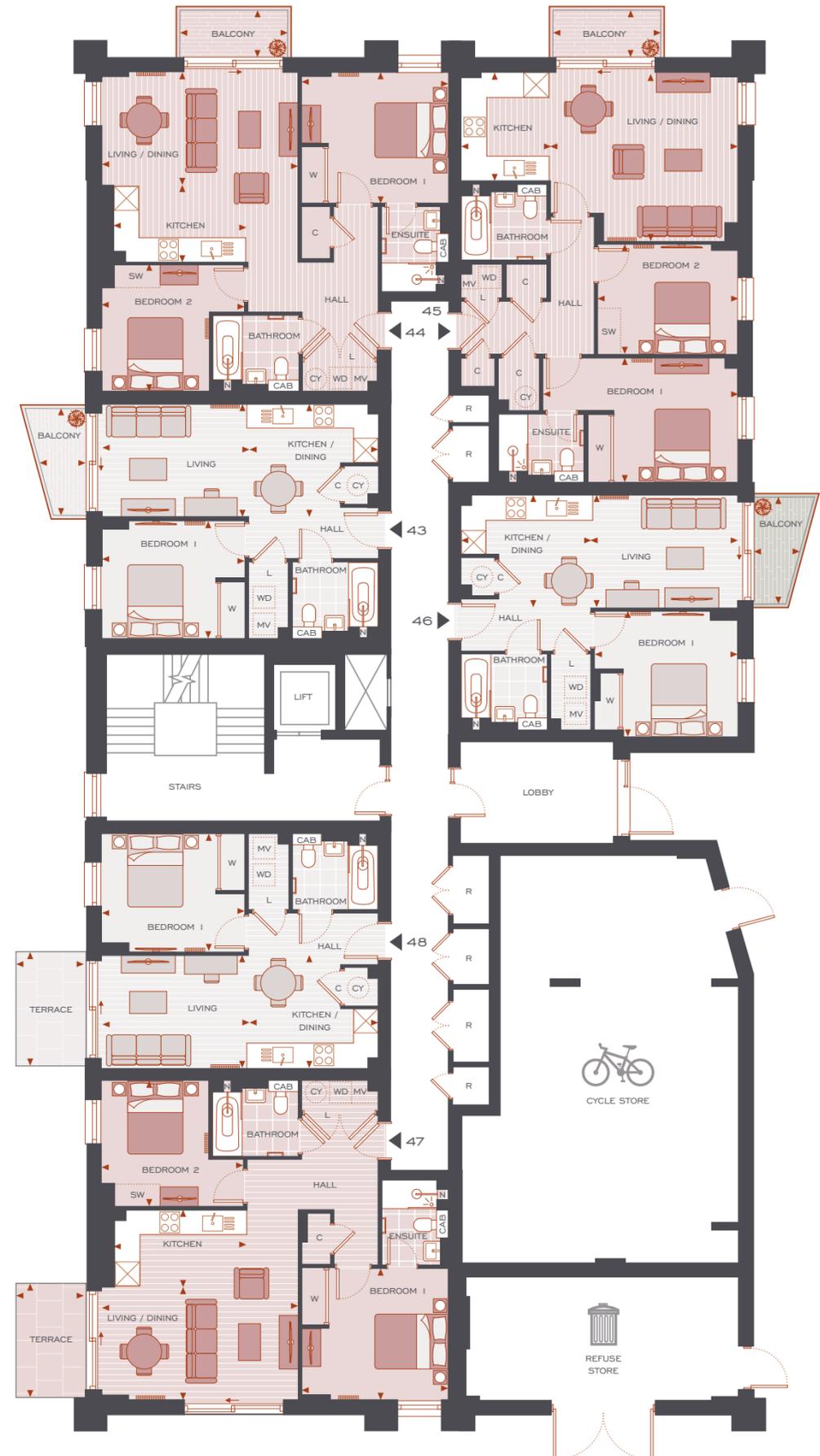


FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.



BIRCH HOUSE

FIRST FLOOR



APARTMENT 49

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'5" x 3'11"

APARTMENT 51

Total area	78.2 sq m	841 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 53

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 55

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	4'1" x 9'2"

APARTMENT 50

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 52

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 54

Total area	76.7 sq m	825 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 56

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

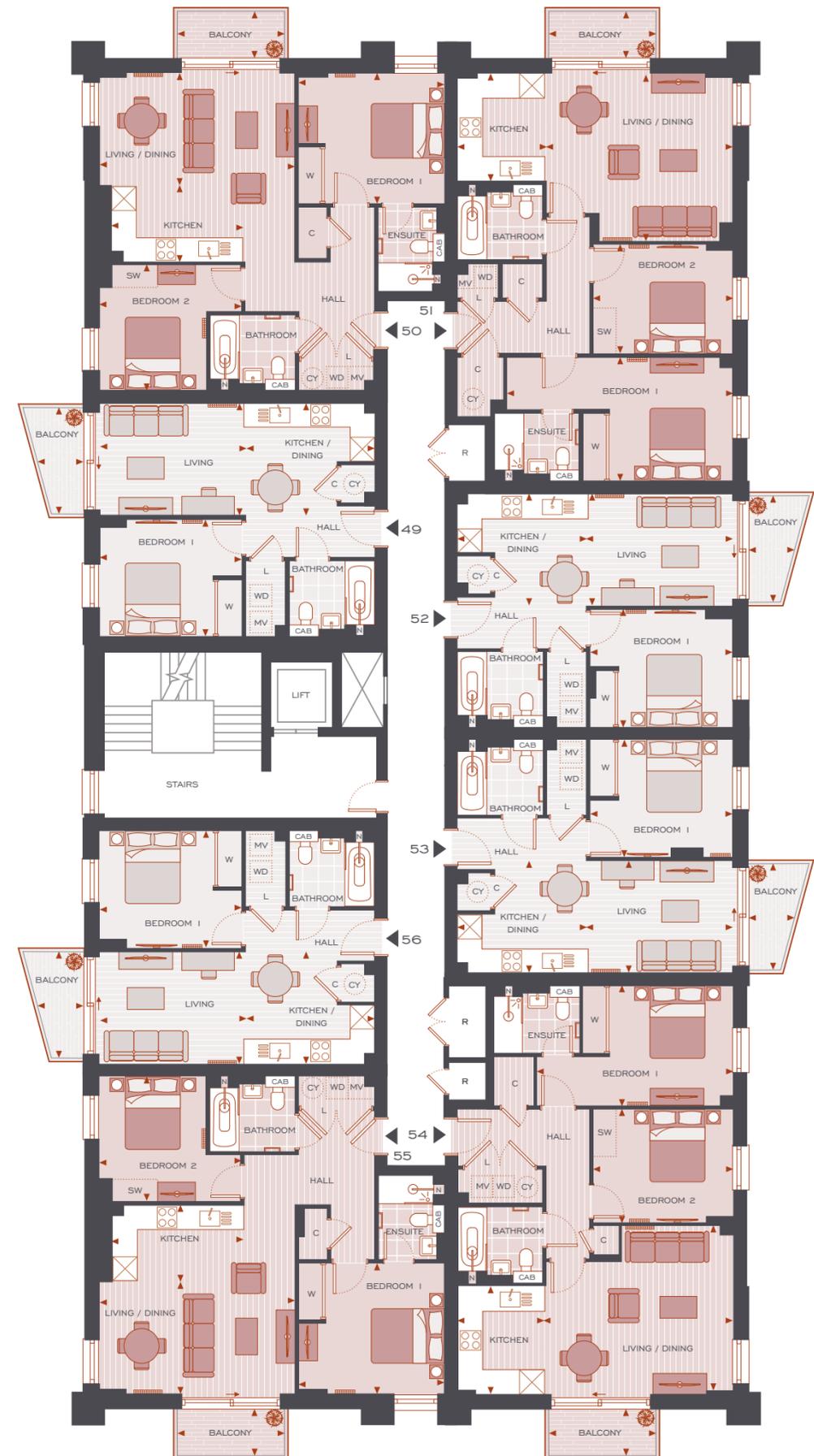


FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.



BIRCH HOUSE

SECOND FLOOR



APARTMENT 57

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 59

Total area	78.2 sq m	841 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 61

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 63

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 58

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 60

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 62

Total area	76.7 sq m	825 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 64

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

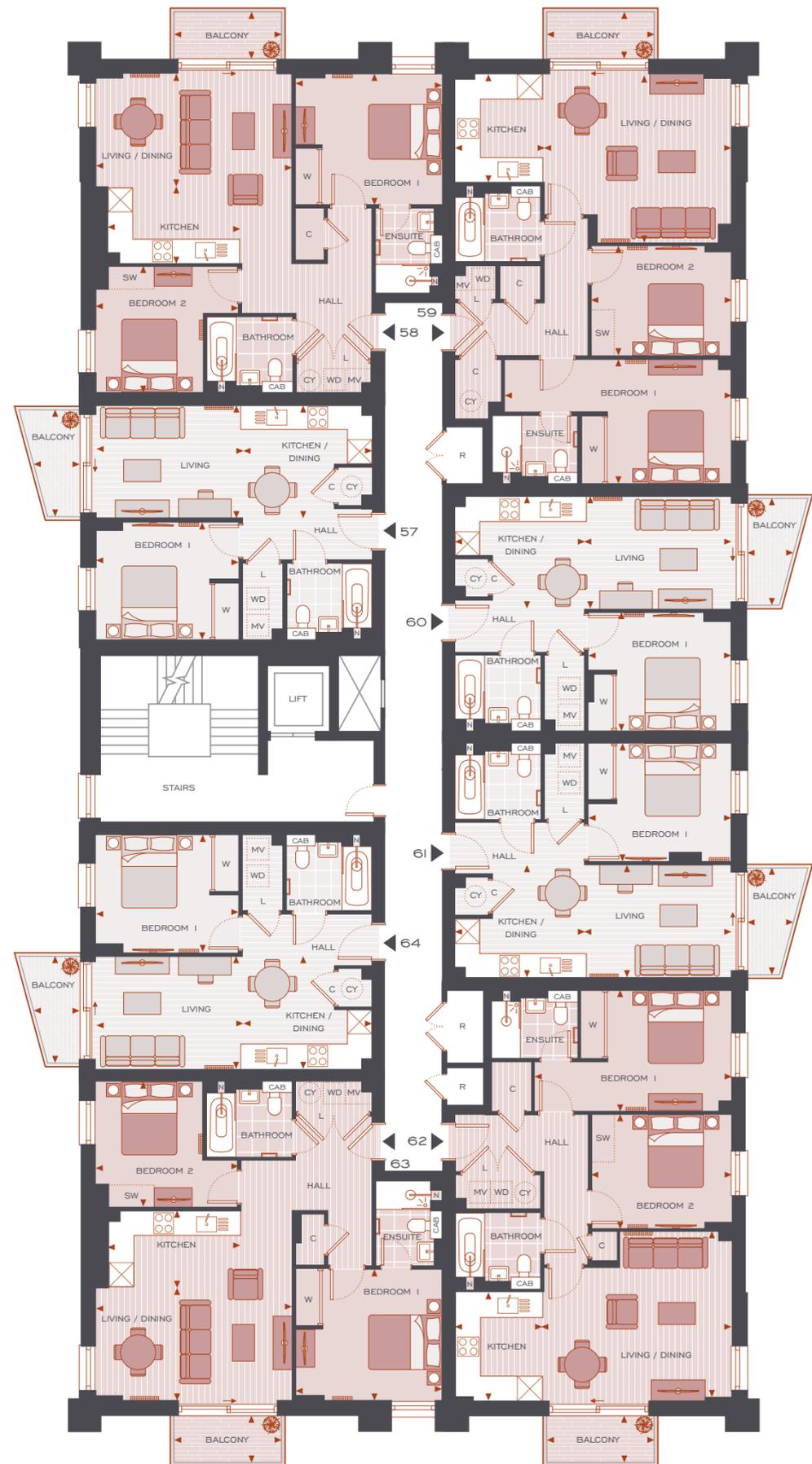


- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR**
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.



BIRCH HOUSE

THIRD FLOOR



APARTMENT 65

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 67

Total area	78.2 sq m	841 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 69

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 71

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	4'1" x 9'2"

APARTMENT 66

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 68

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 70

Total area	76.7 sq m	825 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 72

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

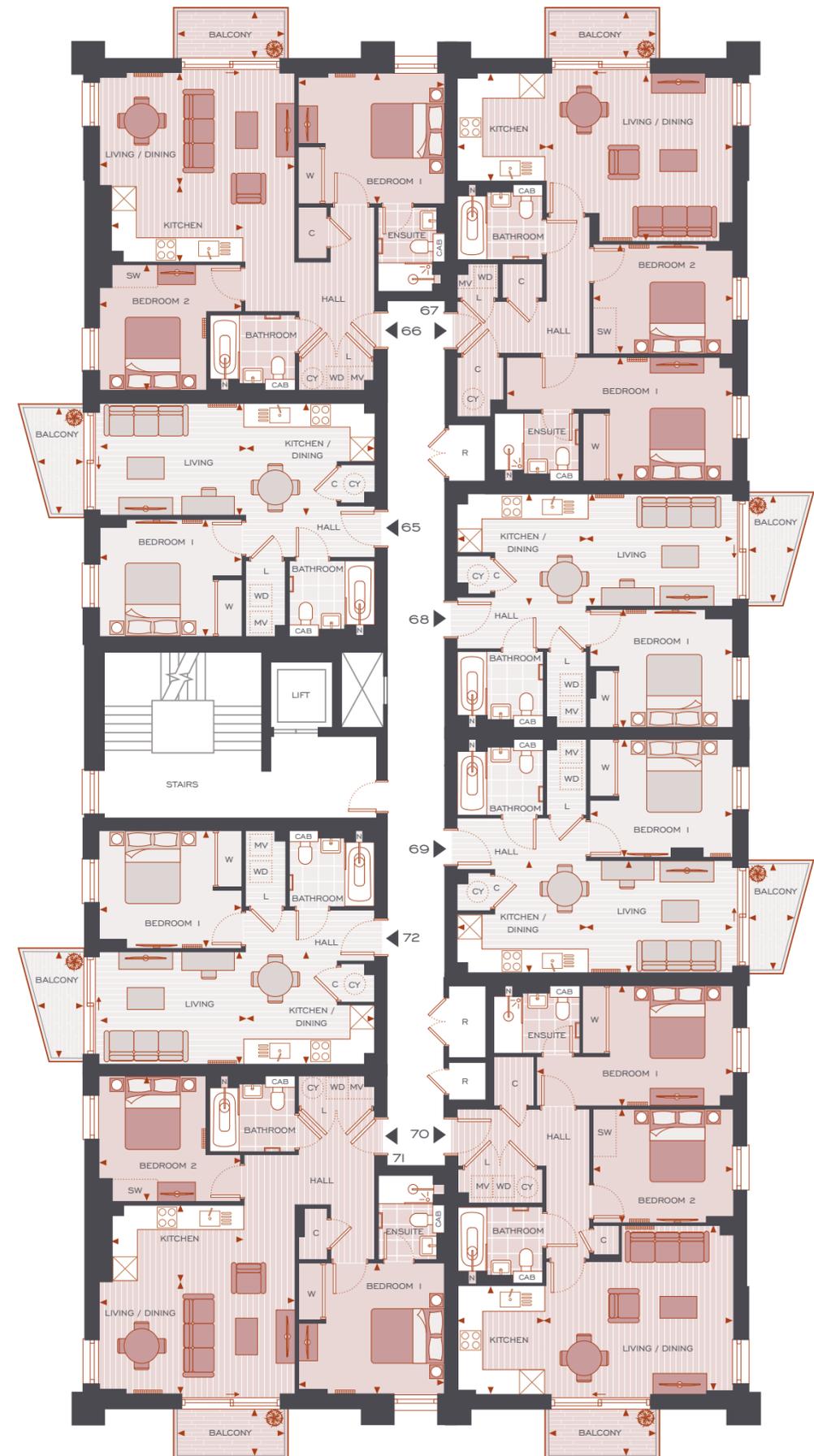


FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.



BIRCH HOUSE

FOURTH FLOOR



APARTMENT 73		
Total area	106.9 sq m	1,150 sq ft
Kitchen	4.60m x 2.75m	15'1" x 9'0"
Living/Dining	6.37m x 4.09m	20'11" x 13'5"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.62m x 2.80m	11'11" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"
Terrace	9.29m x 1.54m	30'6" x 5'1"

APARTMENT 74		
Total area	111.8 sq m	1,203 sq ft
Kitchen	4.67m x 2.75m	15'3" x 9'0"
Living/Dining	6.24m x 4.52m	20'6" x 14'10"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.72m x 3.10m	12'2" x 10'2"
Bedroom 3	3.72m x 2.78m	12'2" x 9'1"
Terrace	7.46m x 1.54m	24'6" x 5'1"

APARTMENT 75		
Total area	111.8 sq m	1,203 sq ft
Kitchen	4.52m x 2.75m	14'10" x 9'0"
Living/Dining	6.24m x 4.52m	20'6" x 14'10"
Bedroom 1	5.17m x 3.05m	16'11" x 10'0"
Bedroom 2	3.72m x 3.10m	12'2" x 10'2"
Bedroom 3	3.72m x 2.78m	12'2" x 9'1"
Terrace	7.46m x 1.54m	24'6" x 5'1"

APARTMENT 76		
Total area	106.9 sq m	1,150 sq ft
Kitchen	4.60m x 2.75m	15'1" x 9'0"
Living/Dining	6.37m x 4.09m	20'11" x 13'5"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.62m x 2.80m	11'11" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"
Terrace	9.29m x 1.54m	30'6" x 5'1"



44

45



- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR

● 3 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.

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 long-term, 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. 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.



PLACES

Working with local people and partners help us to create welcoming and connected neighbourhoods that you can be proud to live in.



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 your doorstep.



NATURE

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



FUTURES

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

OUR VISION
2030
TRANSFORMING TOMORROW



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

THE BERKELEY DIFFERENCE

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

CUSTOMERS DRIVE 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 nature, 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 & 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 START TO FINISH

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

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, promote recycling and enable residents to choose sustainable transport options.

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.



SUSTAINABILITY AT ONE WATERSIDE

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 One Waterside.

NATURE & 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 One Waterside, we have created natural habitats that encourage wildlife to flourish. We are working with landscape architects to engage residents in the natural landscapes that we have created.

WASTE & 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 that use less water without compromising convenience and comfort. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home will 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 do consider the impact of noise in the design of our homes. This includes 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 One Waterside 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

We provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, helping to reduce air pollution around the development and the wider area. Promoting walking and cycling as 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 POD 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 how we can adapt to future climate change in our future designs.



HOW TO FIND US



SALES & MARKETING SUITE

Midland Road, Bath, BA2 3FT

PHONE

01225 591904

EMAIL

onewaterside@berkeleygroup.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Group policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Group reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. One Waterside is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Group to ascertain the availability of any particular property.

Berkeley Homes (Oxford & Chiltern) Limited. Registered in England and Wales Number 2843844. Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG



ONEWATERSIDE.CO.UK

Berkeley
Designed for life