



THE PAVILION

AT SUNNINGDALE PARK
ROYAL BERKSHIRE



Set over 79 acres in an idyllic corner
of the Royal County of Berkshire,
Sunningdale Park is a country estate
re-imagined for 21st century living



When you first see Sunningdale Park, you will marvel at the stunning views over the expansive parkland with its open fields, woodland, walled garden and lake. Many of our homes are historic estate buildings that will be lovingly restored and sympathetically converted to reside in harmony alongside a range of new houses and apartments.

Meander amongst the meadow grassland and woodland trails with its abundance of wildlife. Admire the 500-year-old chestnut tree, one of almost 10,000 trees that populate the estate. Glimpse Northcote House, a neo-Georgian mansion, tucked in a quiet corner of the parkland as it peeks through the treetops.

All this beauty and tranquillity is on the very doorstep of homes built to Berkeley's exacting standards. Step into Sunningdale Park and see a special place where a spectacular landscape and the captivating history of a country estate form the backdrop for a new and thriving community.





Perfectly located and surrounded
by natural beauty

Windsor Great Park

Guards Polo Club

Virginia Water Lake

Coworth Park Hotel & Spa

Sunningdale
Station  
1.3 miles

Northcote House

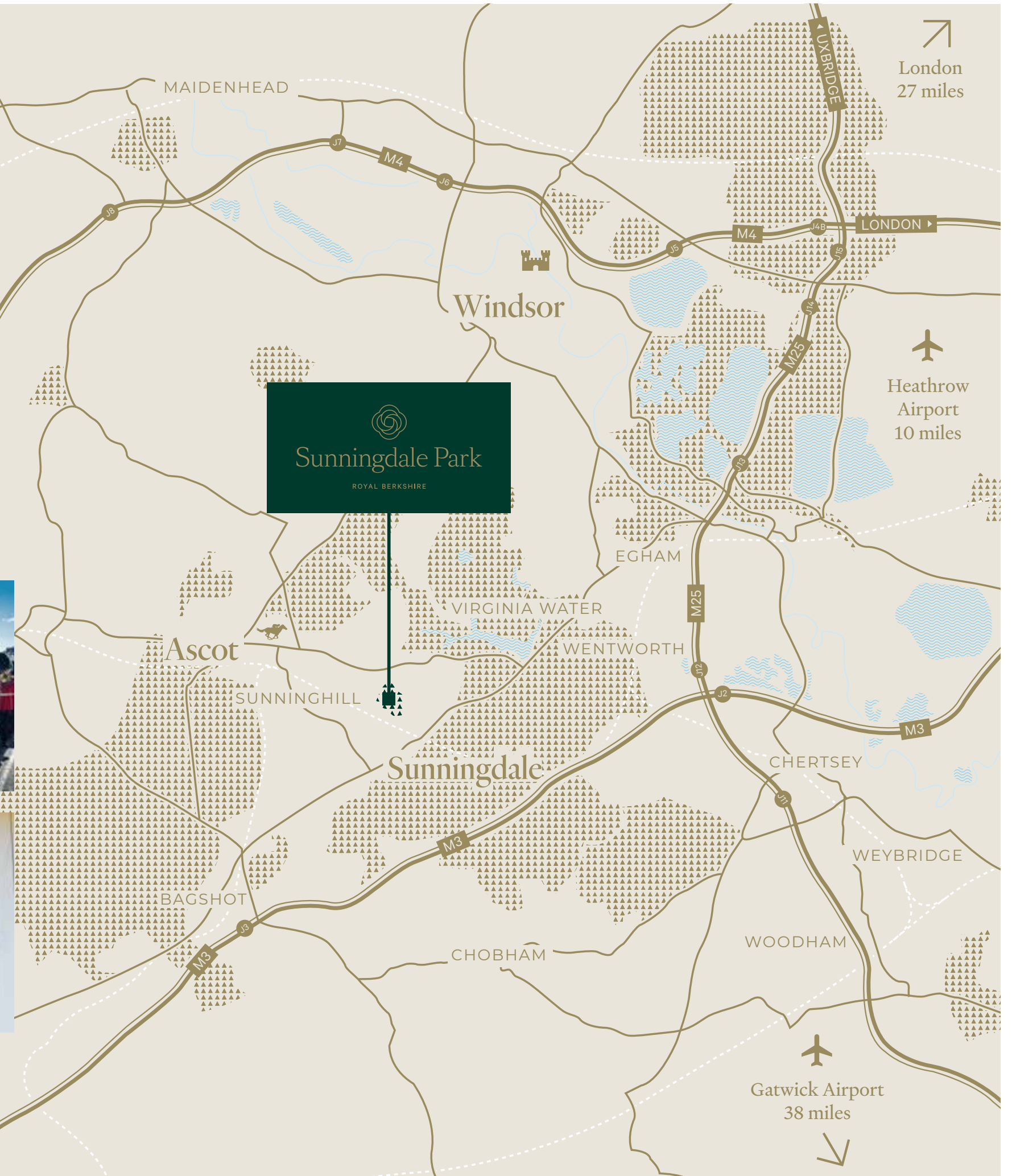


Sunningdale Park
ROYAL BERKSHIRE

2

3

Within the 'golden triangle' that takes in neighbouring Windsor and Ascot, Sunningdale Park offers a truly enviable lifestyle



This beautiful, natural landscape
is a place for all seasons



The Pavilion features luxurious
apartments and penthouses in a
striking crescent-shaped building



Enjoy spectacular views over
the rolling parkland

Immerse yourself in nature from
the luxury of your terrace



Meticulously designed to be a quiet
observer of the wonderful landscape

The view from the parkland towards the apartments and
penthouses will appear organic as The Pavilion naturally nestles
and subtly merges with the existing contours of the land.

Computer generated image, indicative only and subject to change. For clarity trees have been omitted.
Please check with a Sales Consultant for more information on the landscaping.



A contemporary style
with a modernist twist

The formal landscape on the approach to The Pavilion harmoniously balances with the naturalistic elements surrounding the building.

The use of light stone and earthy tones blend perfectly into the environment, whilst the recessed sun terraces complement the parkland elevation.



Computer generated image, indicative only and subject to change.



The Pavilion Room is designed for your exclusive enjoyment, where a warm welcome awaits you

Socialising and relaxing are just as important as your apartment and The Pavilion Room provides extra socialising space for residents.

Whether you choose to retreat with a good book, listen to music, watch a film or play cards, it's a lovely relaxing space for the enjoyment of all Pavilion residents. You can even host private gatherings or drinks with family and friends for that special occasion.

Pavilion residents will also benefit from the added convenience of a concierge service to help make life run a little smoother*.



Lifestyle imagery is indicative only.

* Please ask a Sales Consultant for more information.



Computer generated image, indicative only and subject to change.

Daylight floods into the clean-lined,
open plan Charles Yorke kitchens,
creating a sense of elegant simplicity



The living and dining space opens out onto a spacious sun terrace, most with bifold doors, ideal for entertaining





The specification has been
thoughtfully considered
in every detail

Berkeley uses only the finest materials and fittings from leading brands, appointing each home to a high specification. Across all aspects of the design, intelligent planning is combined with an exceptional attention to detail, ensuring that every element is beautifully finished.





* Northcote House and Gardens are being undertaken by Audley Retirement Villages

Site plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, landscaping and specification at any time.



The Pavilion

Nestled in the western corner of Sunningdale Park, The Pavilion is an exclusive collection of 15 two and three bedroom contemporary apartments. This striking building has been designed to blend with the existing contours of the setting, with gently stepped terraces providing generous spaces from which to enjoy the wonderful views.

The Pavilion has two key elements, with the front western elevation facing Larch Avenue sharing the same formality of style, whilst the rear eastern elevation responds to the parkland, following the natural curve of the landscape. The contrast in the building creates a highly dynamic space that adds interest from the different viewpoints.

Complementing the architecture, the interiors are distinctive through their elegant simplicity and clean lines, with bold accent colours and features adding a touch of drama. The minimalist styling is the perfect balance to the dramatic scenery beyond.

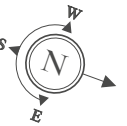


The Pavilion Apartments & Penthouses

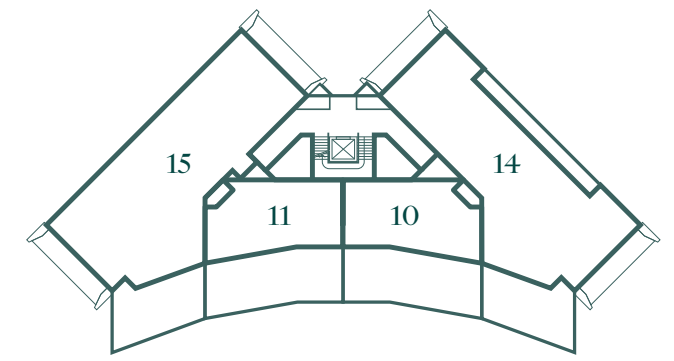
Enjoy the beauty of all seasons from your spacious sun terrace or balcony featured in each of the apartments at The Pavilion. Spanning across four floors with the main front entrance on the western side on level two, your apartment can be accessed via the lift or stairs.



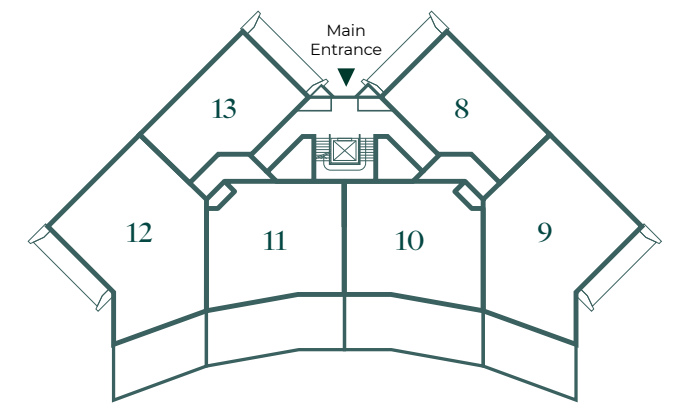
Computer generated image, indicative only and subject to change. For clarity trees have been omitted. Please check with a Sales Consultant for more information on the landscaping.



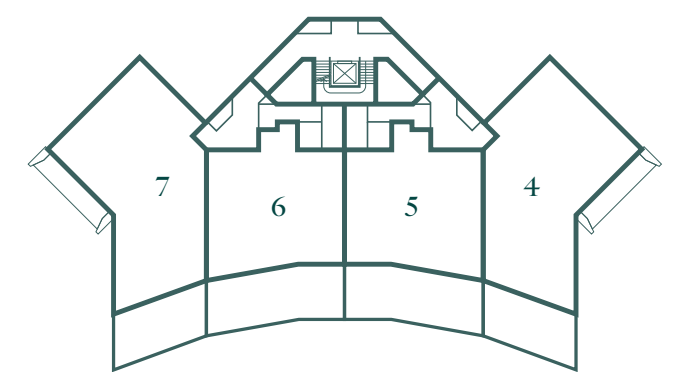
LEVEL THREE



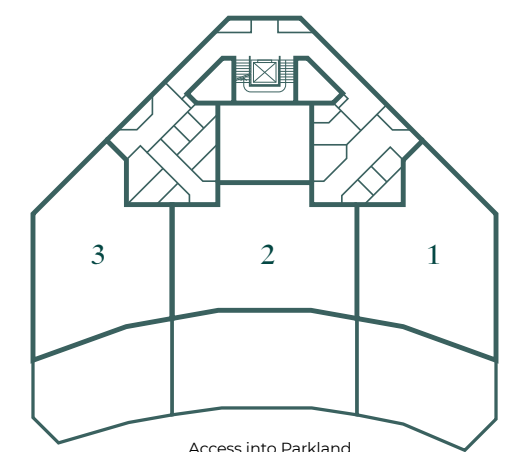
LEVEL TWO



LEVEL ONE



LEVEL ZERO

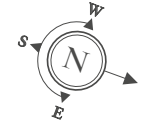




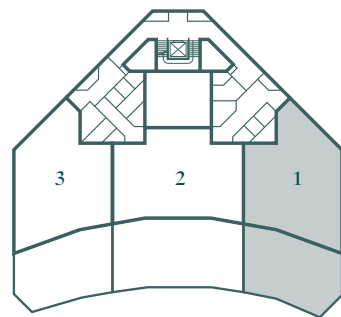
No. 1
THE PAVILION
Two bedroom apartment

This apartment features a coffered ceiling to the entrance hall which leads to the main living space through double glazed doors. Bifold doors from the open plan living/dining/kitchen can be pushed back to access the terrace and soak up the stunning parkland views. The focal point of the versatile kitchen is a large island which can also be enjoyed as a breakfast bar. The two bedrooms have direct access onto the terrace. Both have ensuite bathrooms and the principal bedroom also benefits from a large dressing area.

This home includes a private garage, with provision for electrical charging, and an allocated parking space. It also benefits from a garden with direct access to the parkland.



LEVEL ZERO



Access into Parkland

	TOTAL AREA	152.5 SQ M	1,641 SQ FT
Kitchen / Breakfast / Study	4.74m x 6.52m	15' 7" x 21' 5"	
Living	4.49m x 4.76m	14' 9" x 15' 7"	
Dining	4.24m x 2.46m	13' 11" x 8' 1"	
Bedroom 1	3.64m x 4.71m	11' 11" x 15' 6"	
Dressing	3.64m x 3.04m	11' 11" x 9' 11"	
Bedroom 2	3.05m x 3.53m	10' 0" x 11' 7"	
Terrace	Please refer to Sales Consultant		

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▶ Measurement Points C Cupboard W Wardrobe N Niche CC Coffered Ceiling ☒ Tall Cupboard - - - - Terrace Above



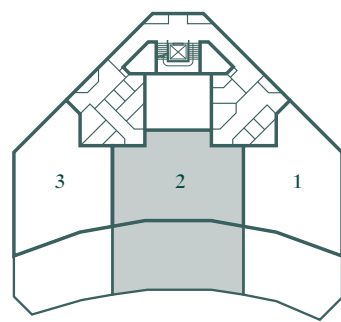
No. 2 THE PAVILION *Two bedroom apartment*

This apartment has bifold doors leading from the open plan kitchen/dining with direct access to the glorious terrace, from which you can enjoy the beautiful parkland views. You also have direct access from the separate living room and the two bedrooms onto the sun terrace. The kitchen features a large island which can be used as a breakfast bar. Both bedrooms have ensuite bathrooms and the principal bedroom also has a dressing area.

This home includes a private garage, with provision for electrical charging, and an allocated parking space. It also benefits from a garden with direct access to the parkland.



LEVEL ZERO



Access into Parkland

TOTAL AREA	158.2 SQ M	1,702 SQ FT
Kitchen / Study	3.64m x 3.60m	11' 11" x 11' 10"
Living	4.25m x 7.29m	13' 11" x 23' 11"
Dining	3.64m x 5.50m	11' 11" x 18' 0"
Bedroom 1	3.64m x 3.64m	11' 11" x 11' 11"
Dressing	3.64m x 1.82m	11' 11" x 5' 11"
Bedroom 2	3.35m x 3.47m	11' 0" x 11' 4"
Terrace	Please refer to Sales Consultant	

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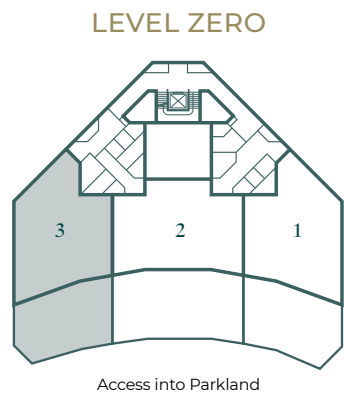
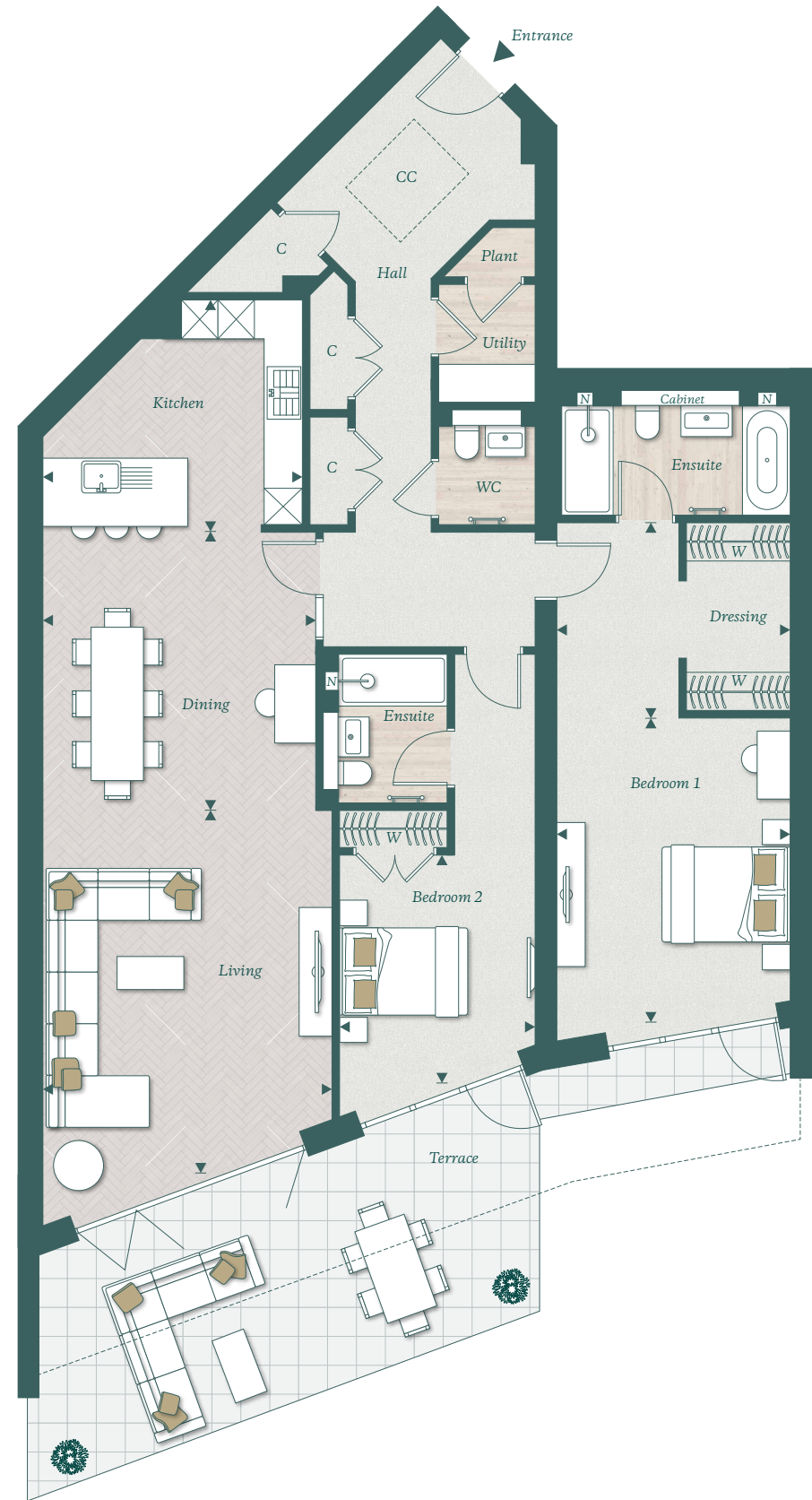
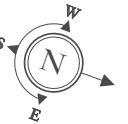
▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard Terrace Above



No. 3 THE PAVILION *Two bedroom apartment*

This apartment features a coffered ceiling to the entrance hall which leads to the main living space. The sun terrace can be accessed directly through bifold doors from the open plan living/dining/kitchen space, and also the two bedrooms. The focal point of the versatile kitchen is a peninsular island ideal for breakfast or informal gatherings. Both bedrooms have ensuite bathrooms and the principal bedroom has a dressing area.

This home includes a private garage, with provision for electrical charging, and an allocated parking space. It affords wonderful views and benefits from a garden with direct access to the parkland.



TOTAL AREA	152.5 SQ M	1,641 SQ FT
Kitchen	4.04m x 3.62m	13' 3" x 11' 10"
Living	4.49m x 5.63m	14' 9" x 18' 6"
Dining	4.24m x 4.31m	13' 11" x 14' 2"
Bedroom 1	3.64m x 4.71m	11' 11" x 15' 6"
Dressing	3.64m x 3.04m	11' 11" x 9' 11"
Bedroom 2	3.05m x 3.52m	10' 0" x 11' 7"
Terrace	Please refer to Sales Consultant	

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► Measurement Points C Cupboard W Wardrobe N Niche CC Coffered Ceiling ☒ Tall Cupboard - - - - Terrace Above



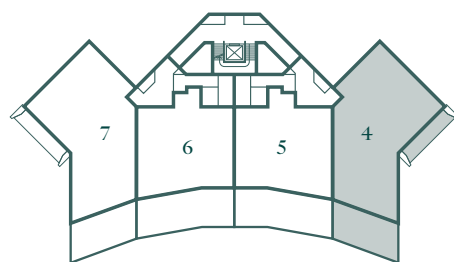
No. 4 THE PAVILION *Three bedroom apartment*

This apartment on level one has bifold doors from the open plan living/dining/kitchen onto the elegant sun terrace. The focal point of the versatile kitchen is a large island which can be enjoyed as a breakfast bar. Two of the bedrooms have an ensuite bathroom and you can also access the second terrace from the principal bedroom and bedroom 3, to soak up the stunning parkland views.

This home includes a private garage, with provision for electrical charging, and an allocated parking space.



LEVEL ONE



TOTAL AREA	171 SQ M	1,840 SQ FT
Living	4.68m x 9.19m	15' 4" x 30' 2"
Dining	2.99m x 4.38m	9' 10" x 14' 4"
Kitchen	2.95m x 4.42m	9' 8" x 14' 6"
Bedroom 1	3.71m x 5.61m	12' 2" x 18' 5"
Bedroom 2	3.24m x 3.45m	10' 7" x 11' 4"
Bedroom 3	3.25m x 3.72m	10' 8" x 12' 2"
Terrace 1	8.38m x 4.13m	27' 6" x 13' 7"
Terrace 2	7.15m x 1.68m	23' 5" x 5' 6"

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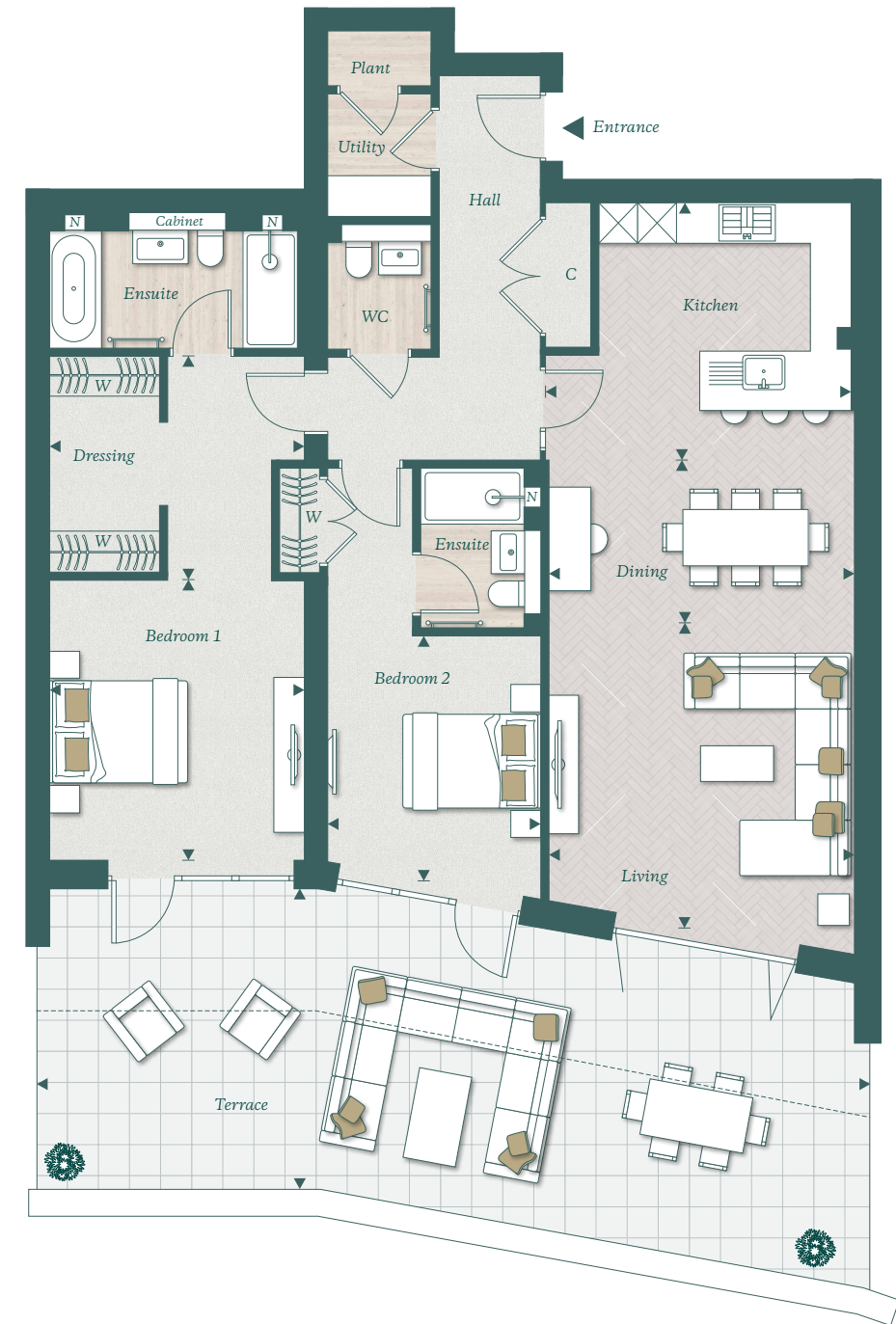
▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard Terrace Above



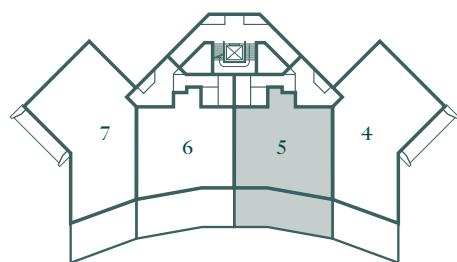
No. 5
THE PAVILION
Two bedroom apartment

This apartment on level one has bifold doors from the open plan living/dining/kitchen out to the elegant sun terrace that runs the entire width of the apartment. The bedrooms have direct access out on to the terrace so you can wake up to the stunning parkland views. Both bedrooms have ensuite bathrooms and the principal bedroom also benefits from a large dressing area.

This home includes allocation for 2 parking spaces with provision for electrical charging to one space.



LEVEL ONE



TOTAL AREA	125.2 SQ M	1,348 SQ FT
Kitchen	4.43m x 3.73m	14' 6" x 12' 3"
Living	4.43m x 4.41m	14' 6" x 14' 6"
Dining	4.43m x 2.33m	14' 6" x 7' 8"
Bedroom 1	3.68m x 4.05m	12' 1" x 13' 3"
Dressing	3.22m x 3.24m	10' 7" x 10' 8"
Bedroom 2	3.09m x 3.54m	10' 2" x 11' 7"
Terrace	11.97m x 4.37m	39' 3" x 14' 4"

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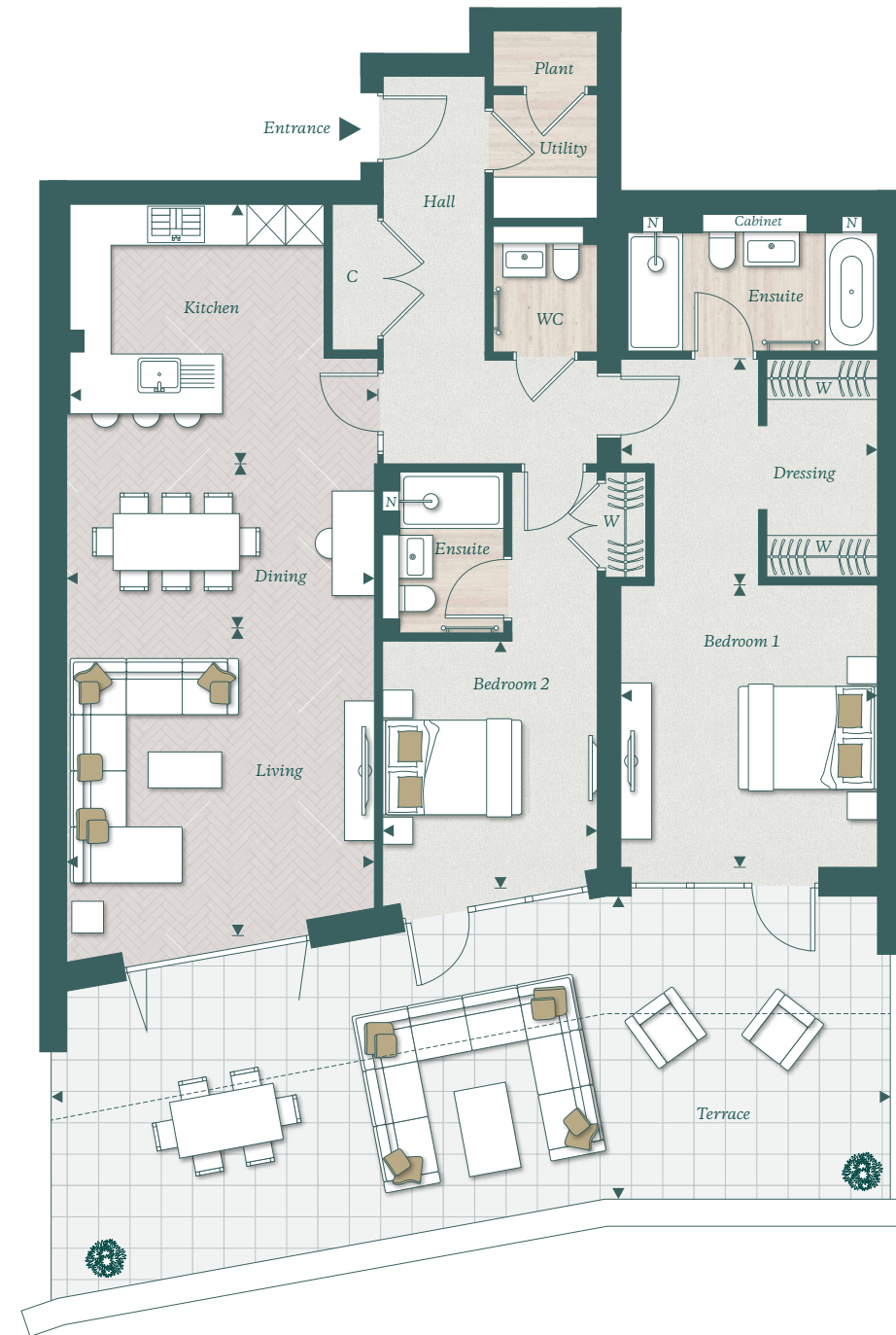
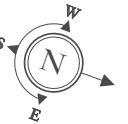
◀ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard Terrace Above



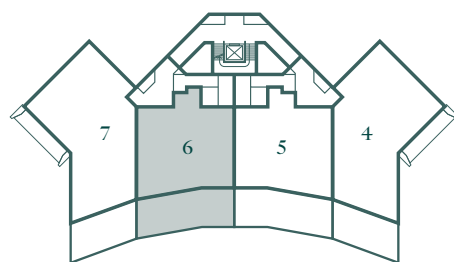
No. 6
THE PAVILION
Two bedroom apartment

The light filled open plan living/dining/kitchen has bifold doors onto the spacious sun terrace. The bedrooms also access the terrace so you can enjoy the stunning parkland views first thing in the morning. Both bedrooms have ensuite bathrooms and the principal bedroom has a large dressing area.

This home has allocation for 2 parking spaces with provision for electrical charging to one space.



LEVEL ONE



TOTAL AREA	125.2 SQ M	1,348 SQ FT
Kitchen	4.43m x 3.73m	14' 6" x 12' 3"
Living	4.43m x 4.41m	14' 6" x 14' 6"
Dining	4.43m x 2.33m	14' 6" x 7' 8"
Bedroom 1	3.68m x 4.05m	12' 1" x 13' 3"
Dressing	3.22m x 3.24m	10' 7" x 10' 8"
Bedroom 2	3.09m x 3.54m	10' 2" x 11' 7"
Terrace	11.97m x 4.37m	39' 3" x 14' 4"

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◀ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard Terrace Above



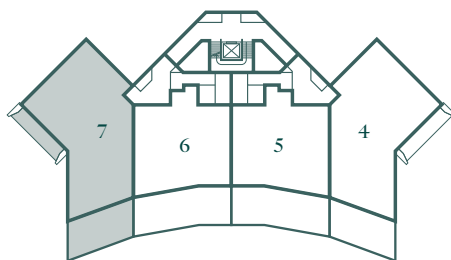
No. 7
THE PAVILION
Three bedroom apartment

Bifold doors lead from the open plan living/dining/kitchen out to the spacious sun terrace. The kitchen has a large island which can be enjoyed as a breakfast bar or for evening entertaining. The second terrace can also be accessed from the principal bedroom and bedroom 3, so you can enjoy the expansive parkland scenery.

This home includes a private garage, with provision for electrical charging, and an allocated parking space.



LEVEL ONE



TOTAL AREA	171 SQ M	1,840 SQ FT
Living	4.68m x 9.19m	15' 4" x 30' 2"
Dining	2.99m x 4.38m	9' 10" x 14' 4"
Kitchen	2.95m x 4.42m	9' 8" x 14' 6"
Bedroom 1	3.71m x 5.61m	12' 2" x 18' 5"
Bedroom 2	3.24m x 3.45m	10' 7" x 11' 4"
Bedroom 3	3.25m x 3.72m	10' 8" x 12' 2"
Terrace 1	8.38m x 4.13m	27' 6" x 13' 7"
Terrace 2	7.15m x 1.68m	23' 5" x 5' 6"

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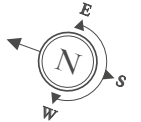
▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard Terrace Above



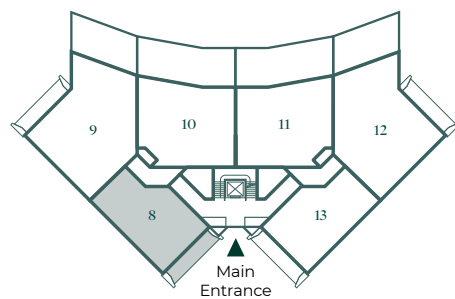
No. 8
THE PAVILION
Two bedroom apartment

This apartment on level two benefits from a south-west facing terrace which can be accessed from two sets of doors leading from the open plan living/dining/kitchen. The principal bedroom has an ensuite, with bedroom 2 served by the separate bathroom. Both bedrooms have fitted wardrobes and there is a handy utility area.

This home includes allocation for 2 parking spaces with provision for electrical charging to one space.



LEVEL TWO



TOTAL AREA	86 SQ M	926 SQ FT
Kitchen/Dining	3.36m x 4.40m	11' 0" x 14' 5"
Living	4.35m x 4.40m	14' 3" x 14' 5"
Bedroom 1	4.27m x 3.43m	14' 0" x 11' 3"
Bedroom 2	3.50m x 2.90m	11' 6" x 9' 6"
Terrace	7.51m x 1.68m	24' 8" x 5' 6"

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◀ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard



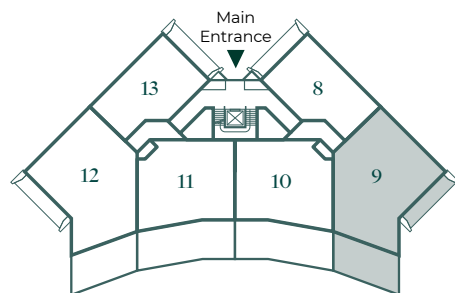
No. 9 THE PAVILION *Two bedroom apartment*

This corner apartment on level two has a large terrace which is accessed via bifold doors from the open plan kitchen/living/dining space. It benefits from an additional side terrace that can be reached from both the kitchen and the principal bedroom, so you can enjoy the stunning views over the parkland. Both bedrooms have fitted wardrobes and the principal bedroom has an ensuite. A separate utility area can be accessed from either the kitchen or hallway.

This home has allocation for 2 parking spaces with provision for electrical charging to one space.



LEVEL TWO



TOTAL AREA	141 SQ M	1,517 SQ FT
Living/Dining	6.83m x 7.68m	22' 5" x 25' 2"
Kitchen	3.64m x 3.72m	11' 11" x 12' 2"
Bedroom 1	3.74m x 5.61m	12' 3" x 18' 5"
Bedroom 2	3.24m x 3.45m	10' 7" x 11' 4"
Terrace 1	8.35m x 4.13m	27' 5" x 13' 7"
Terrace 2	7.15m x 1.68m	23' 5" x 5' 6"

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◀ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard Terrace Above



No. 10
THE PAVILION
Three bedroom penthouse

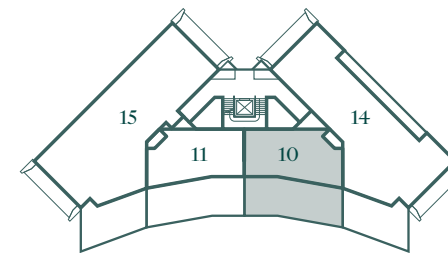


**This duplex penthouse
apartment has a wonderful
sense of space**

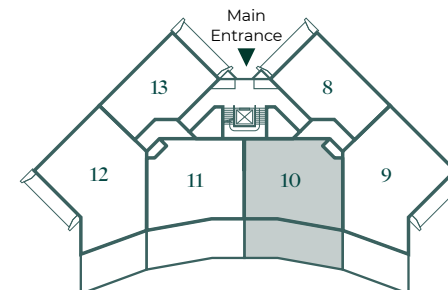
Carefully designed over two levels with a spacious terrace on both levels, from which you can enjoy elevated views over the rolling parkland. Both terraces are easily accessed from all of the bedrooms, as well as from the living/dining/kitchen. There is an ensuite to two of the bedrooms and the guest bathroom adjoins bedroom 3. The principal bedroom suite also features a free-standing bath and dressing area.

This home includes a private garage, with provision for electrical charging, and an allocated parking space.

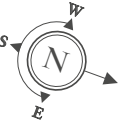
LEVEL THREE



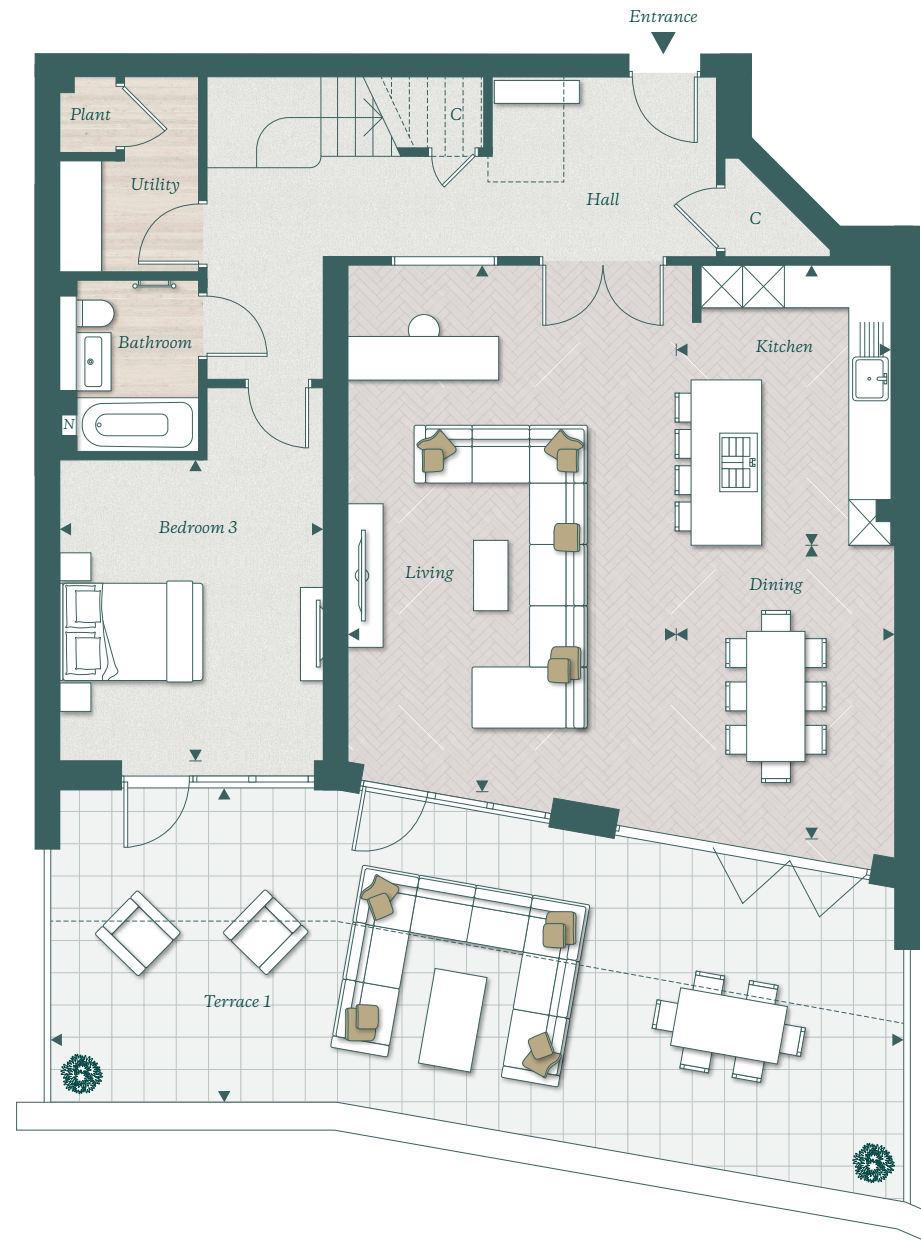
LEVEL TWO



TOTAL AREA	181.5 SQ M	1,953 SQ FT
Kitchen	3.90m x 3.00m	12' 10" x 9' 10"
Living	7.33m x 4.57m	24' 1" x 15' 0"
Dining	4.10m x 3.05m	13' 5" x 10' 0"
Bedroom 1	4.75m x 3.38m	15' 7" x 11' 1"
Dressing	2.01m x 2.60m	6' 7" x 8' 6"
Bedroom 2	4.38m x 3.41m	14' 5" x 11' 2"
Bedroom 3	4.20m x 3.68m	13' 9" x 12' 1"
Terrace 1	11.97m x 4.34m	39' 3" x 14' 3"
Terrace 2	11.97m x 4.37m	39' 3" x 14' 4"



LEVEL TWO



LEVEL THREE



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◀▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard - - - - Terrace above at Level Two. Roofline above at Level Three

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◀▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard - - - - Terrace above at Level Two. Roofline above at Level Three



This spacious duplex penthouse apartment is uniquely designed over two separate levels

A duplex penthouse has more of a feeling of a house than an apartment. Both levels in No. 11 The Pavilion benefit from a private sun terrace, from which you can take in the glorious parkland views. The terraces can be accessed from all three of the bedrooms, as well as from the living/dining/kitchen. There is an ensuite to two of the bedrooms and the guest bathroom adjoins bedroom 3. The principal bedroom suite also features a free-standing bath and dressing area.

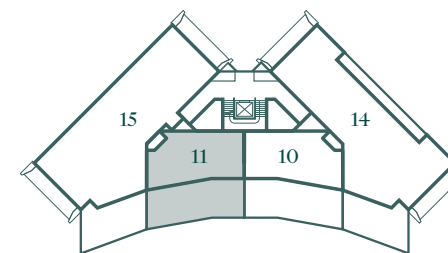
This home includes a private garage, with provision for electrical charging, and an allocated parking space.



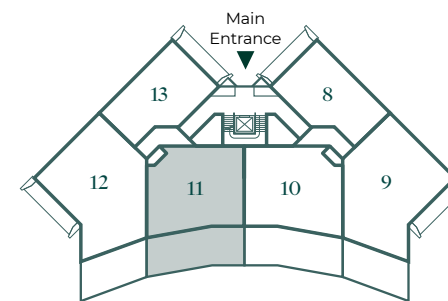
No. 11 THE PAVILION *Three bedroom penthouse*



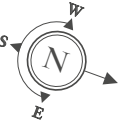
LEVEL THREE



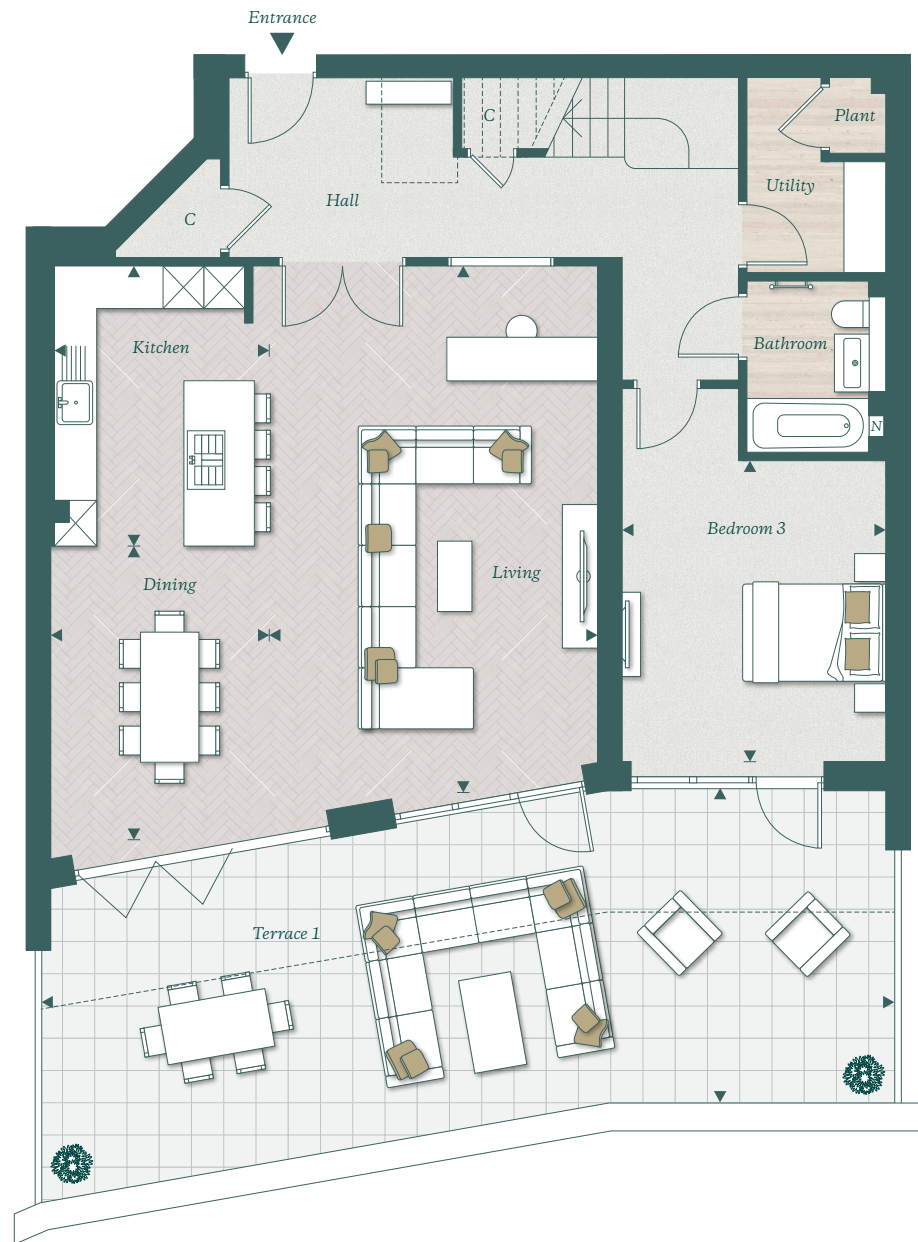
LEVEL TWO



TOTAL AREA	181.5 SQ M	1,953 SQ FT
Kitchen	3.90m x 3.00m	12' 10" x 9' 10"
Living	7.33m x 4.57m	24' 1" x 15' 0"
Dining	4.10m x 3.05m	13' 5" x 10' 0"
Bedroom 1	4.75m x 3.38m	15' 7" x 11' 1"
Dressing	2.01m x 2.60m	6' 7" x 8' 6"
Bedroom 2	4.38m x 3.41m	14' 5" x 11' 2"
Bedroom 3	4.20m x 3.68m	13' 9" x 12' 1"
Terrace 1	11.97m x 4.34m	39' 3" x 14' 3"
Terrace 2	11.97m x 4.37m	39' 3" x 14' 4"



LEVEL TWO



LEVEL THREE



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◀▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard - - - - Terrace above at Level Two. Roofline above at Level Three

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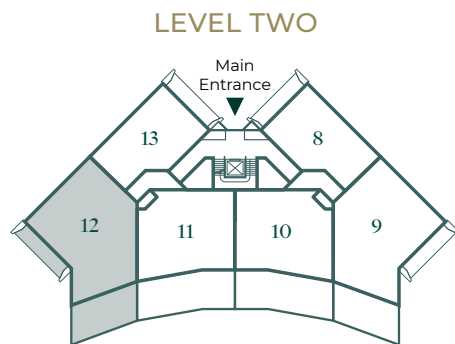
◀▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard - - - - Terrace above at Level Two. Roofline above at Level Three



No. 12
THE PAVILION
Two bedroom apartment

The elegant terrace of this apartment can be accessed via bifold doors from the open plan kitchen/living/dining space. It has the luxury of another side terrace that can be accessed from both the kitchen and the principal bedroom, to appreciate fully the glorious parkland backdrop. A separate utility area can be accessed from either the kitchen or hallway. The principal bedroom has an ensuite and wardrobes are fitted in both bedrooms.

This home includes allocation for 2 parking spaces with provision for electrical charging to one space.



TOTAL AREA	141 SQ M	1,517 SQ FT
Living/Dining	6.83m x 7.68m	22' 5" x 25' 2"
Kitchen	3.64m x 3.72m	11' 11" x 12' 2"
Bedroom 1	3.74m x 5.61m	12' 3" x 18' 5"
Bedroom 2	3.24m x 3.45m	10' 7" x 11' 4"
Terrace 1	8.35m x 4.13m	27' 5" x 13' 7"
Terrace 2	7.15m x 1.68m	23' 5" x 5' 6"

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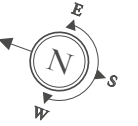
► Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard - - - - Terrace Above



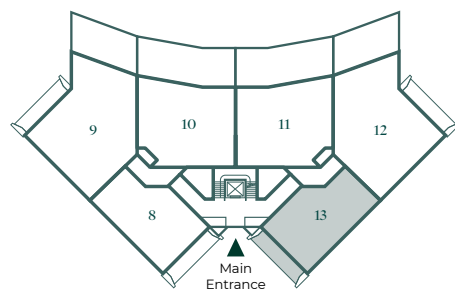
No. 13
THE PAVILION
Two bedroom apartment

The lovely north-west facing terrace of this apartment on level two is reached from a choice of two doors leading from the open plan living/dining/kitchen. The principal bedroom has an ensuite and there is a separate bathroom and convenient utility area. Both of the bedrooms come with fitted wardrobes.

This home has allocation for 2 parking spaces with provision for electrical charging to one space.



LEVEL TWO



	TOTAL AREA	86 SQ M	926 SQ FT
Kitchen/Dining	3.36m x 4.40m	11' 0" x 14' 5"	
Living	4.35m x 4.40m	14' 3" x 14' 5"	
Bedroom 1	4.27m x 3.43m	14' 0" x 11' 3"	
Bedroom 2	3.50m x 2.90m	11' 6" x 9' 6"	
Terrace	7.51m x 1.68m	24' 8" x 5' 6"	

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◀ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard



No. 14

THE PAVILION

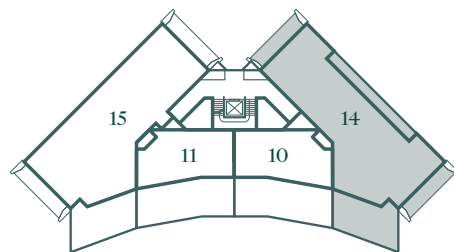
Three bedroom penthouse

This stunning penthouse apartment is uniquely designed with four separate sun terraces, affording spectacular parkland views. All three bedrooms have a terrace, with the principal bedroom enjoying a south facing aspect. The dual aspect living/dining space opens to two terraces with French doors to a main terrace that is ideal for entertaining. There is a separate kitchen with a central island, accessible from the hallway, Terrace 4 and the living room. A roof light provides extra illumination to the hallway.

The penthouse comes with a private garage, with provision for electrical charging, and 2 allocated parking spaces.



LEVEL THREE



TOTAL AREA	187.6 SQ M	2,019 SQ FT
Kitchen	4.76m x 4.38m	15' 7" x 14' 4"
Living	5.41m x 6.28m	17' 9" x 20' 7"
Dining	4.63m x 6.28m	15' 2" x 20' 7"
Bedroom 1	3.92m x 3.75m	12' 10" x 12' 4"
Bedroom 2	3.23m x 3.80m	10' 7" x 12' 6"
Bedroom 3	3.00m x 3.05m	9' 10" x 10' 0"
Terrace 1	8.38m x 4.13m	27' 6" x 13' 7"
Terrace 2	7.15m x 1.68m	23' 5" x 5' 6"
Terrace 3	7.15m x 1.68m	23' 5" x 5' 6"
Terrace 4	13.86m x 0.95m	45' 6" x 3' 1"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. 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. Paving to terrace is indicative information. Original plot number 28.

► Measurement Points C Cupboard W Wardrobe RL Roof Light N Niche ☒ Tall Cupboard Roofline above



No. 15
THE PAVILION
Three bedroom penthouse

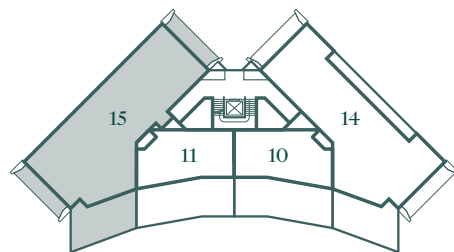


This beautiful penthouse apartment is uniquely designed with three separate terraces, affording spectacular views over the parkland. French doors lead from the living/dining space onto Terrace 1, ideal for entertaining, and on the other side of the living space, bifold doors open up from the living/dining space onto Terrace 2. Enjoy a south/west facing terrace from the principal bedroom suite which has a stand-alone bath. There is a separate kitchen with a central island and French doors into the living, dining and study area. A roof light provides extra illumination to the hallway.

The penthouse comes with a private garage, with provision for electrical charging, and 2 allocated parking spaces.



LEVEL THREE



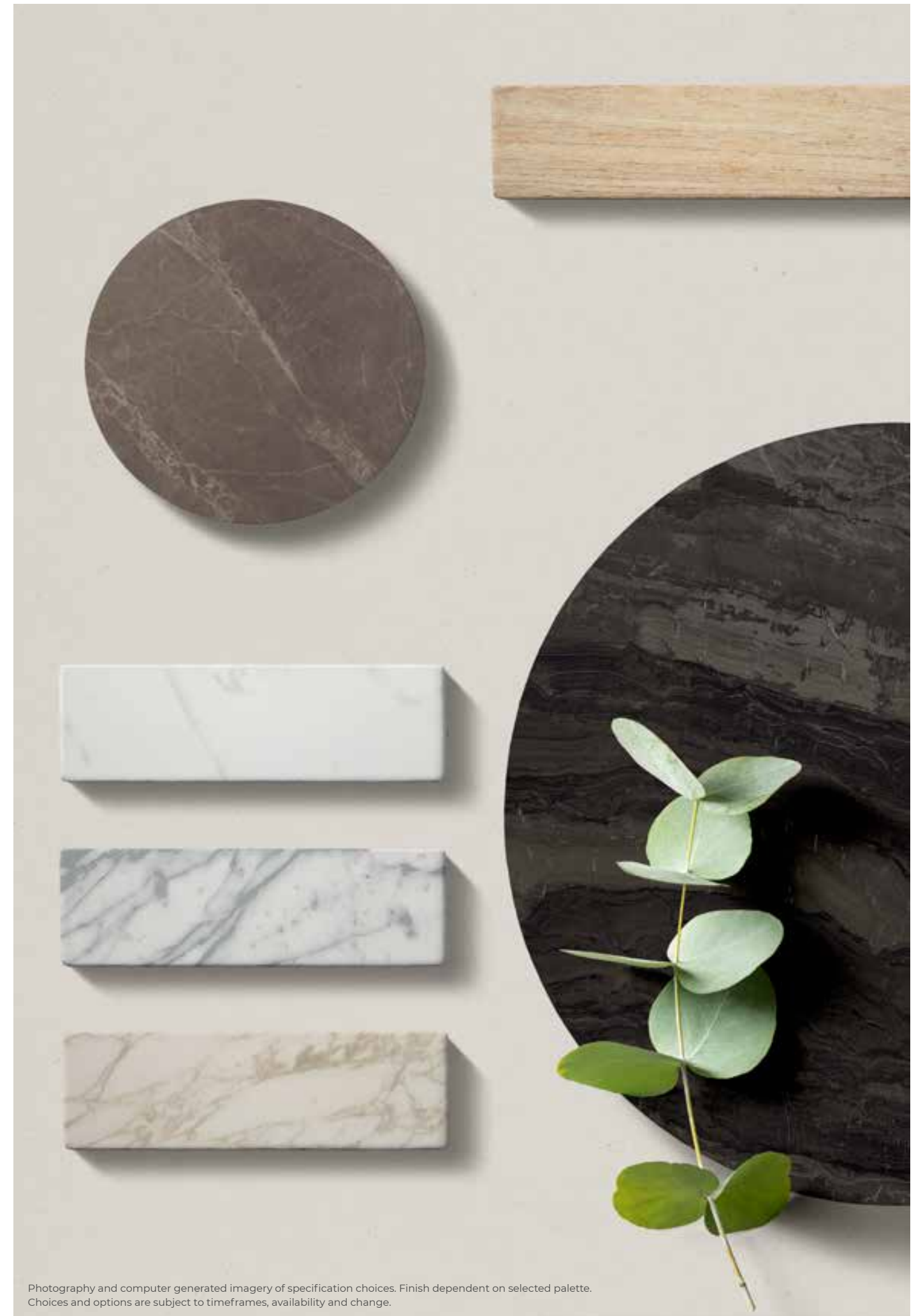
TOTAL AREA	209 SQ M	2,249 SQ FT
Kitchen	5.21m x 4.30m	17' 1" x 14' 1"
Living	5.26m x 6.28m	17' 3" x 20' 7"
Dining / Study	3.94m x 6.28m	12' 11" x 20' 7"
Bedroom 1	4.86m x 4.52m	15' 11" x 14' 10"
Bedroom 2	3.61m x 4.23m	11' 10" x 13' 11"
Bedroom 3	3.61m x 3.55m	11' 10" x 11' 8"
Terrace 1	4.13m x 8.38m	13' 7" x 27' 6"
Terrace 2	7.15m x 1.68m	23' 5" x 5' 6"
Terrace 3	7.15m x 1.68m	23' 5" x 5' 6"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. 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. Paving to terrace is indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Please ask Sales Consultant for further information. Original plot number 29.

▶ Measurement Points C Cupboard W Wardrobe RL Roof Light N Niche ☒ Tall Cupboard Roofline above



The interiors have been carefully chosen to enhance the natural surroundings, with elegant, muted tones. Timber, porcelain and stone-effect finishes in the kitchen and bathrooms contrast with striking satin black and chrome fittings throughout



Photography and computer generated imagery of specification choices. Finish dependent on selected palette. Choices and options are subject to timeframes, availability and change.



THE PAVILION

STYLISH KITCHENS

- Handcrafted British kitchens
- Individually designed layouts
- Composite stone worktops
- Stainless steel splashback to selected areas*
- Siemens Stainless steel appliances throughout including:
 - Multi-function single oven
 - Multi-function single oven with built-in microwave
 - Integrated multi-function dishwasher
 - Integrated fridge/freezer to numbers 1-13
 - Integrated larder fridge and larder freezer to numbers 14-15
 - Induction hob to numbers 1-8 & 13
- Falmec induction hob with integrated downdraught extractor to numbers 9-12, 14 & 15
- Built in telescopic extractor to numbers 1-8 & 13
- Undermount single bowl stainless steel sink with drainer grooves in stone and pull-out mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Feature pendant light fitted above island/breakfast bar where applicable
- Stainless steel socket outlets above work surfaces
- Feature wood-effect flooring laid in herringbone format

UTILITY ROOM

- Space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop above
- Inset stainless steel sink and chrome mixer tap to numbers 9 & 12
- Recessed LED downlights
- Feature wood-effect flooring

CONTEMPORARY BATHROOMS

ENSUITE 1

- Duravit feature seamless bonded basin and vanity with contemporary Dornbracht single lever basin mixer to numbers 1-9 & 12-14
- Duravit oversized basin and vanity with two contemporary Dornbracht single lever basin mixers to numbers 10, 11 & 15
- Duravit wall mounted WC with soft-closing seat and cover, concealed cistern and matt black dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket with composite stone shelf underneath
- Shower enclosure with matt black frame, Dornbracht chrome thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Steel enamel bath with Dornbracht mixer and handheld shower and bespoke antique mirrored bath panel to numbers 1-7, 9, 12 & 14
- Freestanding bath with Dornbracht mixer and handheld shower to numbers 10, 11 & 15
- Feature tiled niches with LED lighting
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Feature wood-effect flooring

CLOAKROOM*

- Duravit feature seamless bonded basin and vanity with contemporary Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and cover, concealed cistern and matt black dual flush plate
- Fixed mirror over basin with composite stone shelf
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain feature brick wall tiling to selected areas
- Feature wood-effect flooring

ENSUITES 2 & 3*

- Duravit basin and vanity with contemporary Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and cover, concealed cistern and matt black dual flush plate
- Fixed mirror over basin within niche
- Shower enclosure with matt black frame, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower
- Tiled niches with LED lighting
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Feature wood-effect flooring

FAMILY BATHROOM*

- Duravit feature seamless bonded basin and vanity with contemporary Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and cover, concealed cistern and matt black dual flush plate
- Fixed mirror over basin within niche
- Steel enamel bath with matt black framed glass bath screen, Dornbracht chrome thermostatic mixer, fixed shower head and separate handheld shower
- Tiled niches with LED lighting
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Feature wood-effect flooring



Computer generated image, indicative only and subject to change.



THE PAVILION



Computer generated image, indicative only and subject to change.

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living area and TV (Terrestrial/Freeview) to bedrooms
- Data points will be provided adjacent to every television point
- Ceiling speakers to living area/living room, bedroom 1 and ensuite 1
- Recessed LED downlights to kitchen*, living room*, living/dining*, hallway, WC* and dressing room*
- Pendant lighting to feature in bedrooms
- 5-Amp lighting circuits to living/dining*, living room* and bedrooms
- White metal sockets and switches throughout
- USB points to kitchen area, living area and bedrooms

INTERIOR FINISHES

- Contemporary panelled black satin painted internal doors
- Feature contemporary panelled glazed doors from hall to kitchen/dining room and hall to living room within number 2
- Feature contemporary panelled glazed doors from hall to kitchen and from kitchen to living room within numbers 14 & 15
- Feature contemporary panelled glazed doors from hall to kitchen/living/dining within numbers 1 & 3-15
- Contemporary skirting and architraves to complement internal doors painted satinwood white
- Bespoke fitted wardrobes to bedroom 1 featuring stained oak Shaker doors with linen effect inserts and fitted interiors
- Wardrobes to bedrooms 2 & 3 (where applicable) will feature satin painted internal doors and a shelf and hanging rail fitted within
- Herringbone wood-effect flooring to kitchen/living/dining room*, kitchen/dining*
- Carpet laid to remainder of the property

HEATING

- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating throughout

SECURITY & PEACE OF MIND

- Apartments will be pre-wired for future intruder alarm
- Mains supply smoke and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to balcony/terrace
- 10-Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

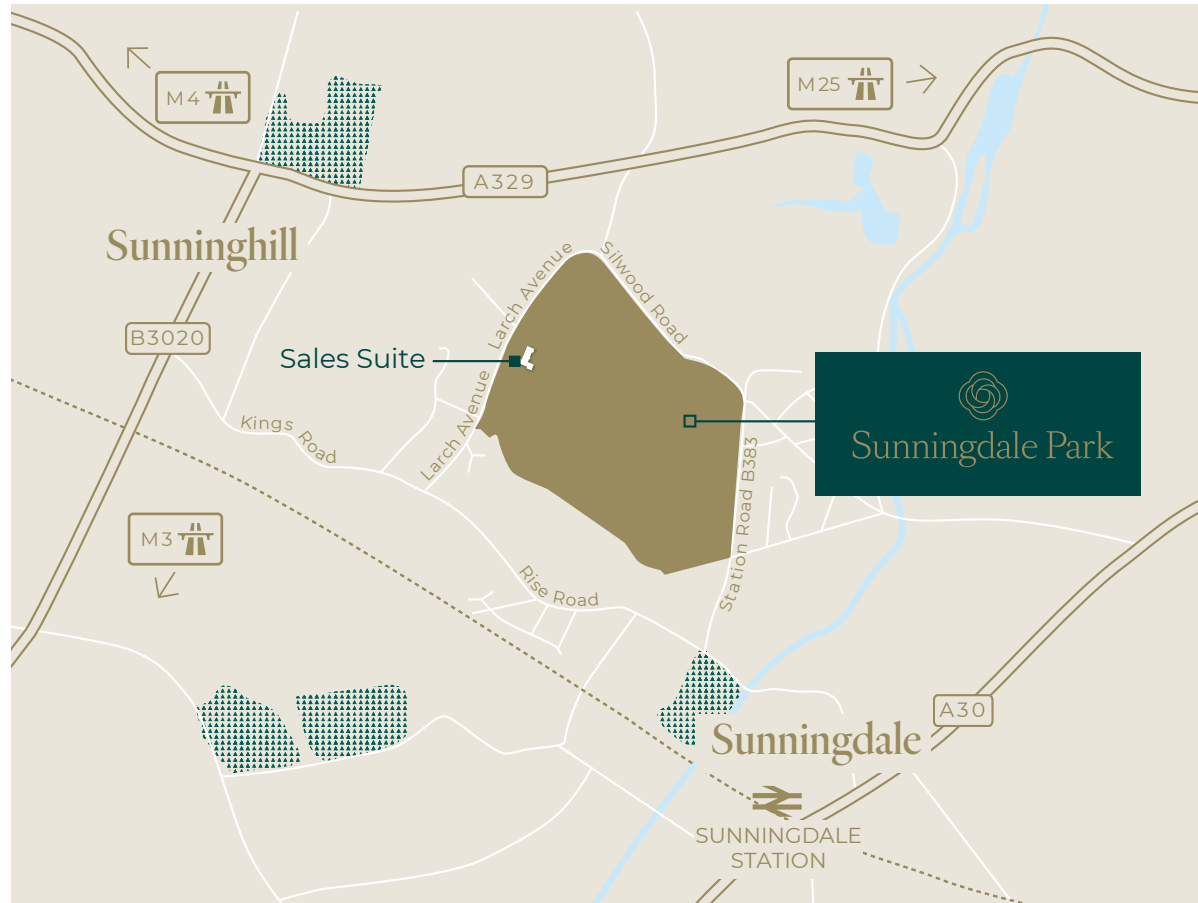
- Spacious balcony/terrace*
- External power supply to balcony/terrace*
- External tap to balcony/terrace*
- Allocated store to every apartment with internal lighting
- Provision for future electric vehicle charging to parking spaces/garages*

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 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. Photography of specification and computer generated images are indicative only and subject to change.

*Where applicable.

CONTACT US



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Directions

Please scan the QR code for
directions to Sunningdale Park.



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