THE EXCHANGE WATFORD

DART HOUSE



CONNECT. DISCOVER. LIVE.

Berkeley
Designed for life



Computer generated image is indicative only.

WELCOME TO DART HOUSE AT THE EXCHANGE

This sophisticated collection of homes brings the best of city living to Watford.

Standing 19* storeys high in a striking contemporary building, Dart House features a range of studios, 1, 2 and 3 bedroom apartments, finished to the premium Berkeley standard. The state-of-the-art residents' amenities are also conveniently located here, so you can enjoy hotel-style facilities on your doorstep. These include a 24-hour concierge, gym, screening room, and work areas so you can network, host meetings and work remotely in stylish, purpose-built spaces.

Outside, Watford's papermill heritage is honoured through a collection of commissioned sculptures inspired by origami, each telling their own story of Watford's thriving nature and vibrant past. Together with the 1.6 acres of beautifully landscaped green space, they create an inspiring environment for people to gather.

*20 storey building, ground floor + 19 storeys

Photography of the Podium Garden at The Exchange.



CONNECT: Watford Junction Station


DISCOVER: The Grove


LIVE: The Exchange Interior


BERKELEY: Roof Terrace at The Exchange

CONTENTS

Dart House offers a fantastic lifestyle – where you can *connect* with city and countryside, *discover* a thriving local social scene and career opportunities, and *live* in style with elegant modern homes, superb facilities and tranquil green spaces.

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WHERE YOUR FUTURE UNFOLDS

Computer generated image is indicative only.

AN EXCITING NEW ADDRESS

Ideally located just outside of London, The Exchange has all the benefits of city living combined with easy access to countryside tranquillity and village charm.

Watford itself is a thriving town with an active social scene, from high street shops to independent bars and restaurants. For those seeking green space and luxurious leisure activities, there are numerous parks, golf courses and health clubs nearby, including The Grove, a five-star hotel, spa and golf resort.



WATFORD FOOTBALL CLUB



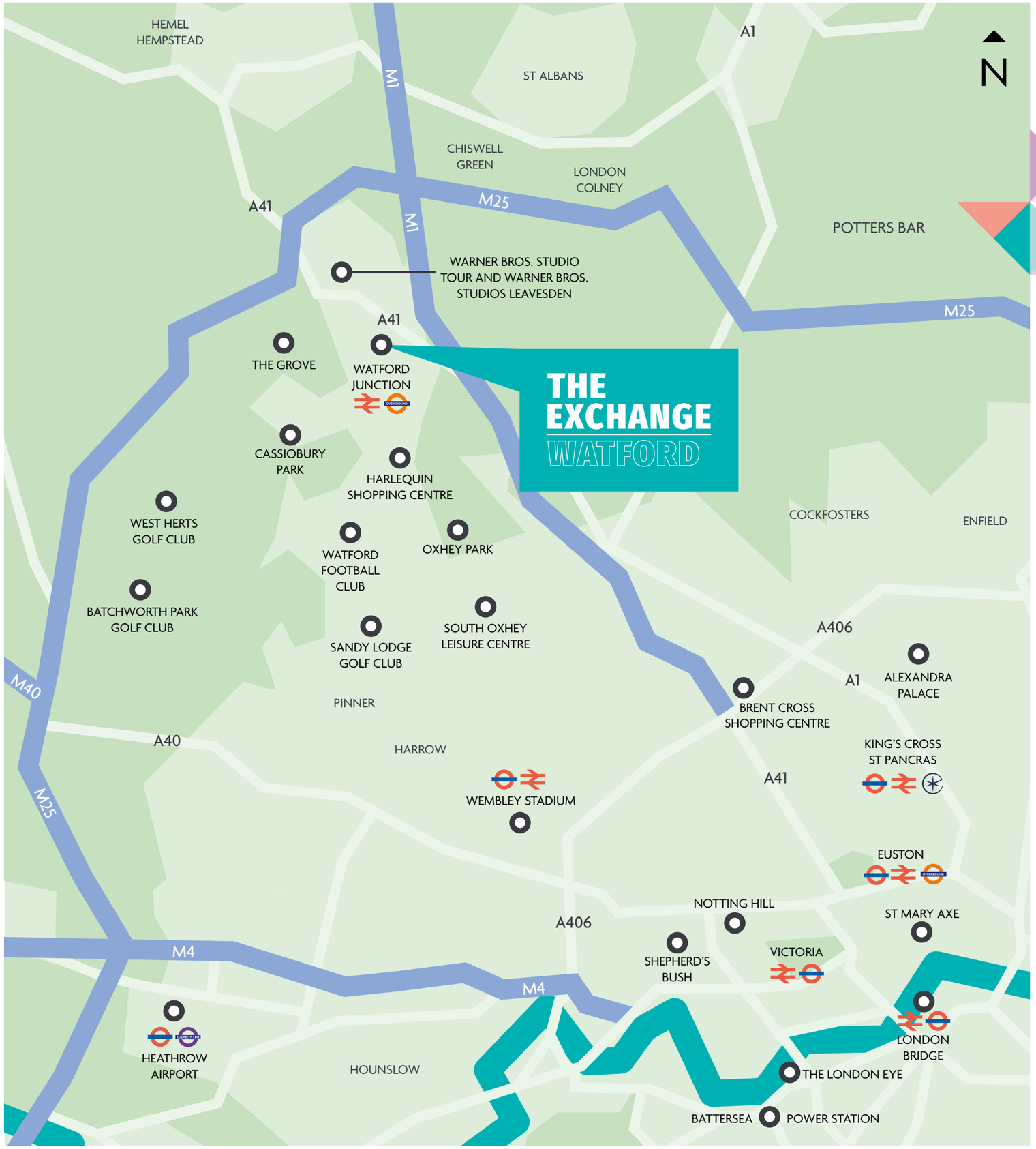
WARNER BROS. STUDIO TOUR



THE POND, WATFORD HIGH STREET



GOLF COURSE AT THE GROVE



Map is not to scale and show approximate locations only.

BOUND BY CONNECTIVITY

Watford Junction station is just **4 minutes' walk away**, so you can head out and connect easily to dozens of destinations from The Exchange.

With up to 10 trains an hour to London Euston, taking only 16 minutes on the express service, journeys into the capital are easier than from some Zone 2 and 3 locations. There are also direct trains to Shepherd's Bush, the station serving Westfield London and its hundreds of shops, restaurants, cafés and entertainment venues.

BY TRAIN FROM WATFORD JUNCTION

- WEMBLEY CENTRAL
  11 mins, 16.5 km
- LONDON EUSTON
  16 mins, 26.9 km
- KING'S CROSS ST PANCRAS
  eurostar
  23 mins,* 27.2 km
- SHEPHERD'S BUSH (Westfield)
  28 mins, 21 km
- LONDON VICTORIA
  29 mins,* 28.5 km
- BANK
  30 mins,* 30.8 km
- CANARY WHARF
  48 mins,^ 35.8 km
- BIRMINGHAM NEW STREET
  1 hr 8 mins, 151 km

BY CAR FROM THE EXCHANGE

- THE GROVE
  9 mins, 3.5 km
- M1
  10 mins, 4 km
- WARNER BROS. STUDIO TOUR AND WARNER BROS. STUDIOS LEAVESDEN
  10 mins, 4 km
- M25
  12 mins, 8 km
- LUTON AIRPORT
  28 mins, 29.2 km
- HEATHROW AIRPORT
  30 mins, 32.5 km
- STANSTED AIRPORT
  55 mins, 75.6 km

BY BUS FROM THE EXCHANGE

- WATFORD MARKET STREET
  7 mins, 1.7 km
- NORTH WATFORD
  8 mins, 1.3 km
- WARNER BROS. STUDIO TOUR AND WARNER BROS. STUDIOS LEAVESDEN
  14 mins, 4.1 km
- OXHEY PARK
  20 mins, 3.3 km
- CHISWELL GREEN
  22 mins, 7.7 km
- ST ALBANS
  25 mins, 10.8 km
- THE GROVE
  30 mins, 3.7 km

BY FOOT OR BY BIKE FROM THE EXCHANGE

- WATFORD JUNCTION
  4 mins on foot, 0.5 km
- WATFORD TOWN CENTRE
  17 mins on foot, 1.3 km
- HARLEQUIN SHOPPING CENTRE
  22 mins on foot, 1.6 km
- CASSIOBURY PARK
  7 mins by bike, 1.8 km
- WARNER BROS. STUDIO TOUR AND WARNER BROS. STUDIOS LEAVESDEN
  14 mins by bike, 3.4 km

4
MINS WALK
to Watford Junction

10
MINS BY CAR
to M1

12
MINS BY CAR
to M25

16
MINS BY TRAIN
to London Euston

Times and distances are approximate. Fastest journey times shown. Sources: Google Maps, nationalrail.co.uk and intalink.org *Times based on changing trains at London Euston. ^Times based on changing trains at London Euston and Tottenham Court Road.





THE NEXT CHAPTER FOR WATFORD

The Exchange is part of the major £1.5bn regeneration* that's been taking place, making Watford an even more vibrant centre for business, shopping, leisure and culture.

As well as being close to London, the town has its own thriving economy and exciting career opportunities. It's home to major companies and a flourishing creative and film industry, led by Warner Bros. Studios Leavesden.

Thanks to its proximity to connections and employment, The Exchange is also hugely attractive to the tenant market, making it a smart investment move too.

* Source: Watford BID Business Plan 2021-2026

WATFORD #1 IN 2024
UK VITALITY INDEX

as the best place to live and work outside London.

Source: LSH UK Vitality Index

UP TO 5.3% GROWTH
IN THE LAST 4 YEARS

Over the last 4 years as local regeneration continues and popularity increases, Watford has greatly outperformed London price growth.

Source: Dataloft, Land Registry 2024

OVER 1 MILLION JOBS

within a 30 minute radius via public transport

Source: BRES 2022

WARNER BROS. STUDIOS LEAVESDEN

Major expansion project underway adding 10 new sound stages and 400,000 sq ft of production and support space

Source: www.wbsl.com/studios/2023/09/22/expansion-plan-for-warner-bros-studios-leavesden

MAJOR LOCAL EMPLOYERS

MEDIVET ALWAYS THERE

KPMG

pwc

TJX

NHS West Hertfordshire Teaching Hospitals NHS Trust

HCLTech

Medtronic

WARNER BROS. STUDIOS LEAVESDEN

LIVE LIFE IN FULL COLOUR

From dinner and a movie to shopping and the theatre, there's plenty to see, do and enjoy in Watford, all easily reached from The Exchange.

The Harlequin Shopping Centre is home to popular brands and fun leisure activities, while Watford Market offers a more eclectic shopping experience, with a range of tasty food stalls to try out too.

When you want to stretch your legs, head to one of Watford's beautiful parks. The largest is Cassiobury Park, reaching from the town centre out to woodland and countryside.

Watford Market



MEET FRIENDS

Walk into the town centre in 17 minutes and choose from over 100 places to eat and drink.



ENJOY WATERSIDE STROLLS

The Grand Union Canal, River Gade and River Colne all flow through Watford.



SHOP WITH SOPHISTICATION

Enjoy over 140 shops, restaurants and leisure attractions in the Harlequin Shopping Centre.



WATCH LIVE PERFORMANCES

Watford Palace Theatre and The Pumphouse Arts Venue offer a diverse programme of plays, dance, comedy and more.



PLAY TENNIS AND GOLF

There are four golf courses, four tennis clubs and public courts within 5km of The Exchange.

Times and distances are approximate. Source: Google Maps.



Scan to view The Exchange Education Guide and full school listings

WHERE FUTURES ARE SHAPED

You'll be close to an excellent choice of primary, secondary, grammar and independent schools when you live at The Exchange, as well as universities for older students.

With its central location in Watford and proximity to fast transport connections, some of the country's most famous independent schools, top performing grammar schools, and globally renowned universities are within easy reach.

13 LOCAL PRIMARY SCHOOLS
within 1.6km of
The Exchange

3 HIGHLY RANKED SECONDARY SCHOOLS
within 4km of
The Exchange

Watford Grammar School for Boys
59th in the country

Parmiter's School
61st in the country

Watford Grammar School for Girls
108th in the country

Source: School Guide 2024

LEADING INDEPENDENT SCHOOL
6.7km from
The Exchange

Merchant Taylors' School
7th in the region for A-level and GCSE results 2024

Source: Top School Guide, Anglia

7 UNIVERSITIES
within 50 minutes of
The Exchange

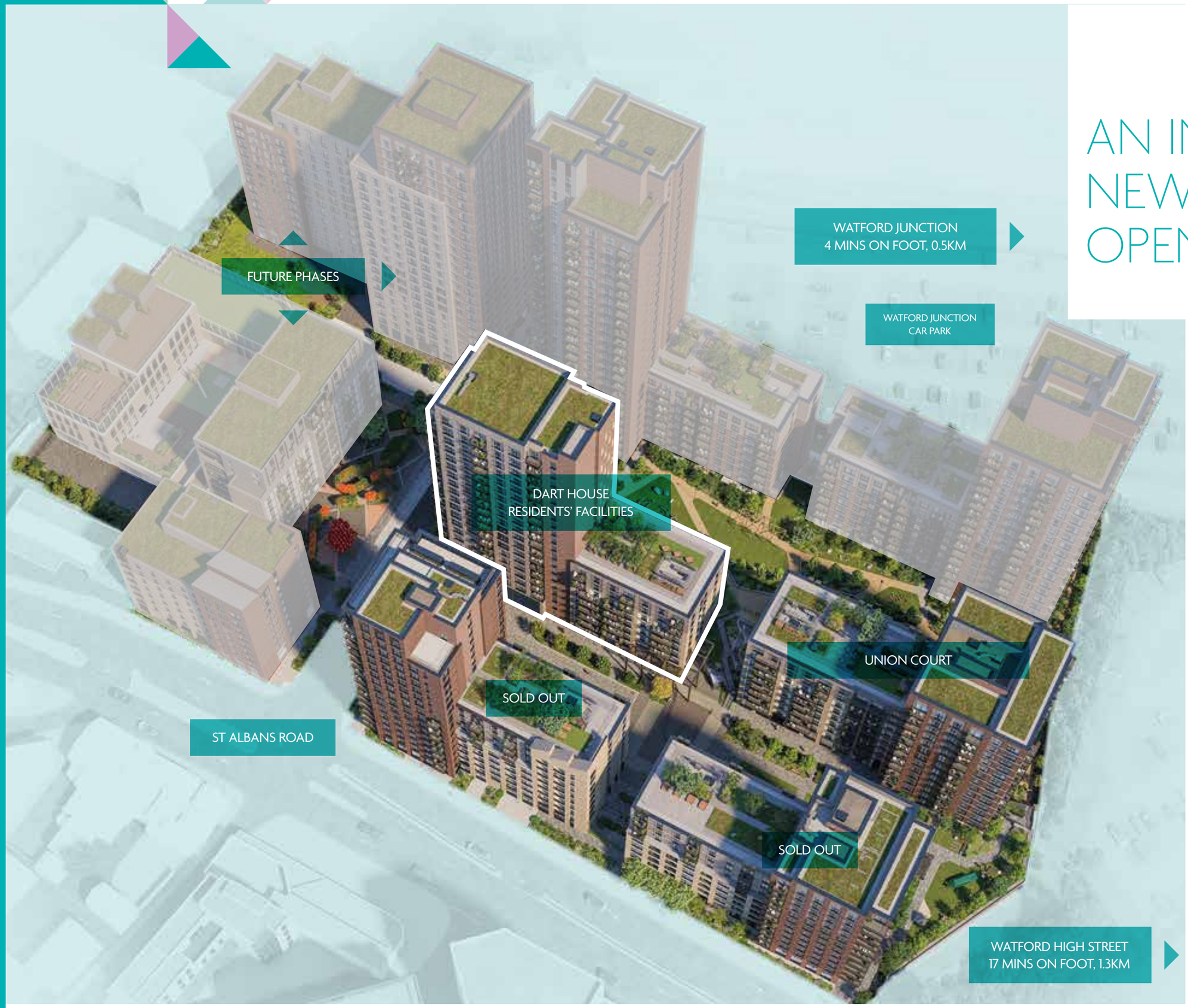
University College London
9th in the world, named University of The Year by The Times and The Sunday Times Good University Guide 2024

King's College London
40th in the world

University of Hertfordshire
48th in the UK in the Guardian University Guide 2026

Source: QS World University Rankings, HESA

Fastest journey times shown from The Exchange. Sources: Google Maps and nationalrail.co.uk



AN INSPIRING NEW VISION IS OPENING UP

The Exchange is bringing the exceptional Berkeley quality to the area, creating a flagship destination that will enhance its surroundings for future generations.

With its superb range of expertly crafted amenities and landscaped setting, Dart House offers so much more than homes. Living here will give you access to a vibrant lifestyle and dynamic community, with well-designed spaces where you can meet, socialise, work out and relax.

The site plan is indicative only and subject to change.

In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

PICTURE YOURSELF IN NATURE

Relax in the beautiful green space surrounding Dart House.

As well as its own roof garden, perfect for unwinding on sunny evenings and taking in the views, there are gardens, courtyards and open areas at ground level where you can switch off, meet friends and connect with nature. Imaginative planting schemes create interest throughout the seasons, and a flourishing environment for birds and butterflies.



Photography of the Roof Terrace.

FROM PAPERCRAFT TO ARTWORK

Art and sculpture form focal points throughout the 1.6 acres of green space at The Exchange, creating places where residents will naturally gather.

These artworks are inspired by the theme of papercraft, which reflects Watford's heritage.

"The artworks on show across The Exchange are a tribute to Watford's industrial past, celebrating the paper mill industry that was once central to the local community. Inspired by the delicate shapes of origami, each sculpture captures key moments in the surrounding area's history – taking visual cues from canal boats and aeroplanes, as well as local woodlands and wildlife. Woven through the landscape, these pieces offer little moments of joy and reflection, encouraging residents to explore their own relationship with the place they call home."

ACRYLICIZE



Photography of an art installation at The Exchange.

DICKINSON MEWS GARDENS
WATERWAYS

Dickinson Mews Gardens reflects the important role Watford's Grand Union Canal played in the development of industry, transporting coal and connecting the growing economies of Birmingham, the Midlands and the North of England to London.

The origami canal boat sculpture is embedded into the ground, creating the sense that it is in the water, while benches are located around the garden in the style of canal lock balance beams.



Photography of art installations at The Exchange.



Photography of art installations at The Exchange.



DICKINSON MEWS SQUARE
WINGS

Dickinson Mews Square celebrates the history of aviation in the area. Leavesden film studios was once the site of Leavesden Aerodrome, where fighter and bomber aircraft were manufactured during World War II.

The sculpture here uses the form of a paper plane to reflect this heritage.

FAUNA WALK
NATURAL HERITAGE

Fauna Walk celebrates Watford's wildlife with a series of sculptures located throughout this woodland inspired trail.

Joyful sculptural animal and bird forms bring the wildlife of Watford's forests and parks to The Exchange, and remind residents of the nature around them.

FIRST-CLASS FACILITIES

Enhance your lifestyle with easy access to the residents' amenities, conveniently located in Dart House.

24-HOUR CONCIERGE

Find life flows more smoothly with the assistance of the concierge, on hand to book taxis, handle deliveries and welcome your guests.





Photography of The Exchange concierge.

Photography of The Exchange Business Lounge.





Photography of The Exchange Business Lounge.

BUSINESS LOUNGE

Enjoy the ease of working from home and the practicality of a dedicated area with this stylish and sophisticated workspace.

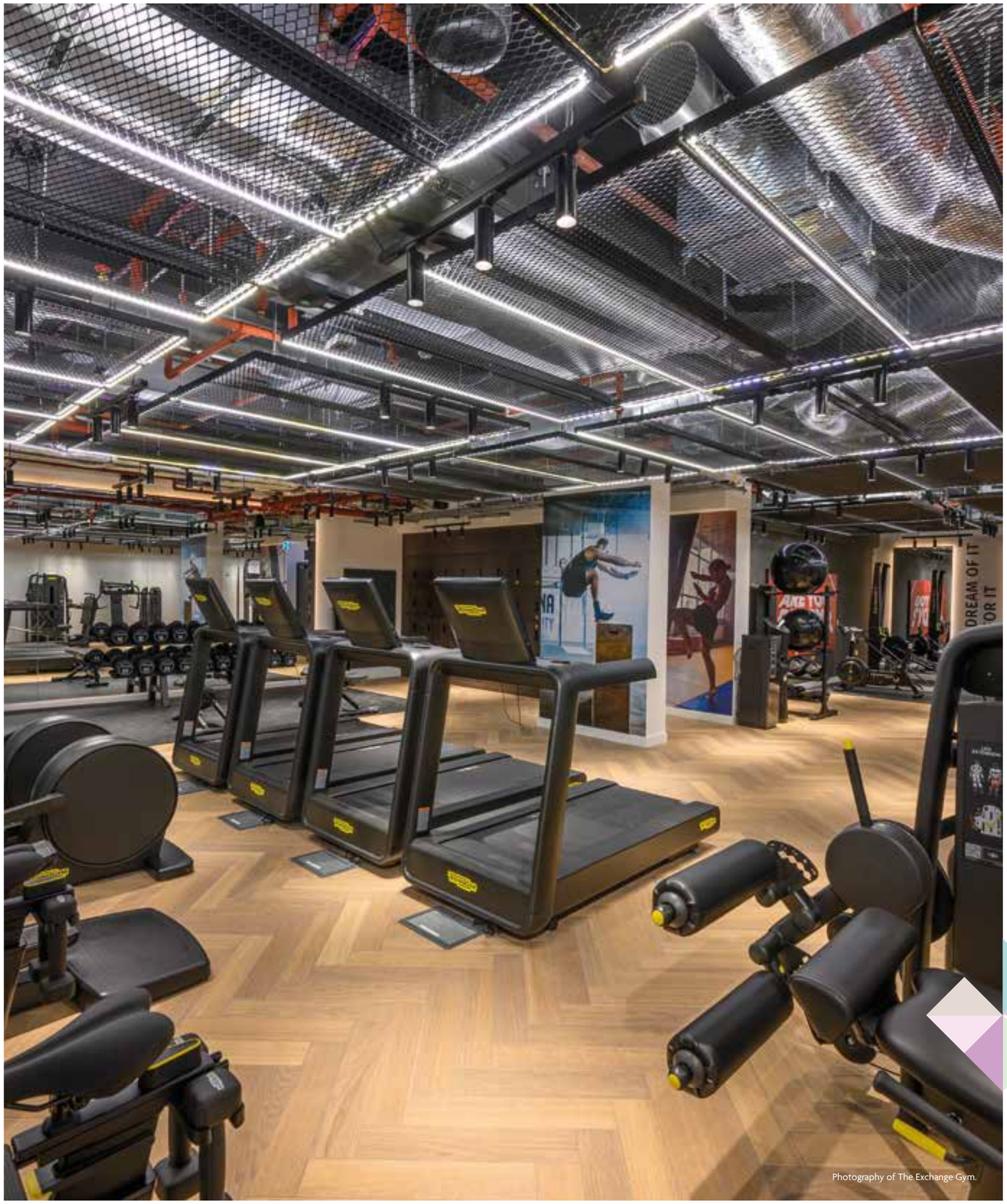


Photography of The Exchange Gym.



GYM

Work out at a pace and time to suit you in the state-of-the-art 1,420 sq ft gym, packed with cardio and weights equipment.



Photography of The Exchange Gym.

SCREENING ROOM

Escape with a screening of the latest releases or classic films, or even host your own event in the privacy of this bespoke, 16-seater space.

Photography of The Exchange Screening Room.

STEP INTO YOUR NEW HOME

Smart, sleek and chic, Dart House apartments offer the best of contemporary interior styling. These homes have been crafted around you, with well-designed spaces and clever storage to keep everything in its place.

Relax in elegant surroundings with modern fixtures and fittings, and a refined palette of materials and colours.

Computer generated image is indicative only.

BEAUTIFULLY FINISHED THROUGHOUT

Computer generated image is indicative only.

SPECIFICATION

The apartments benefit from a contemporary specification and finish throughout. Together with stylish details, they create a distinctive and sophisticated look that's ready for you to enjoy from the moment you move in.

INTERIOR FINISHES

- Luxury laminate flooring to living, dining, kitchen, hall and reception areas
- Solid wood front entrance doors
- Internal doors in white painted finish
- Skirting in white painted finish
- Satin stainless steel door ironmongery throughout
- Triple glazed doors or sliding doors onto terraces and balconies
- Aluminium balcony decking (where applicable)

KITCHEN

- Woodgrain effect wall cabinets with soft closing mechanism
- Matt tall and base units with soft closing mechanisms
- Feature open shelving
- Quartz worktop and upstand
- Freestanding washer/dryer in utility cupboard
- Compartmentalised waste storage
- Bowl and a half under mounted sink, where applicable
- Matt black mixer tap
- Integrated single oven
- Integrated induction hob and extractor hood
- Integrated fridge/freezer
- Integrated dishwasher


Computer generated image is indicative only.





BEDROOMS

- Fitted carpets to all bedrooms
- Fully fitted wardrobes to principal bedroom

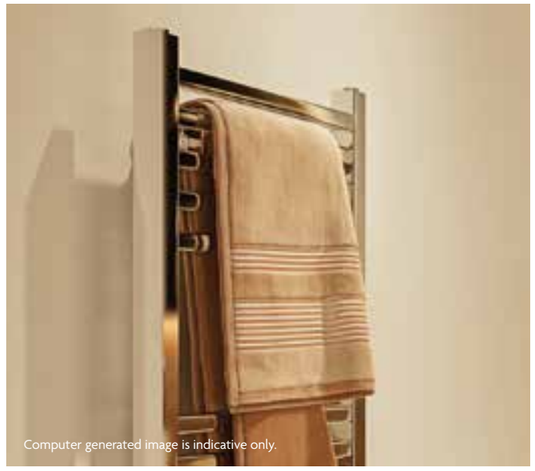
BATHROOMS

- White steel bath with clear glass screen and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature porcelain clay effect wall and floor tiles

SHOWER EN SUITES

- Clear glass shower enclosure/screen with white shower tray and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature porcelain clay effect wall and floor tiles


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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.

SPECIFICATION





HEATING

- Electric underfloor heating, and electric hot water, individually metered to each apartment

LIGHTING/ELECTRICAL FITTINGS

- Energy efficient LED downlights with pendants to bedrooms
- Feature under cabinet lighting to wall units in kitchen
- White light switches throughout
- Shaver sockets to bathroom and shower rooms
- Master light switch to hallway

TELECOMMUNICATIONS

- TV/Freeview points fitted in all bedrooms and living areas
- Wired for Sky Q and Virgin to living areas
- High speed broadband connectivity for all units

CAR PARKING

- Secure parking available by negotiation. Some include car charging points
- Secure cycle stores
- A Car Club will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions

SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup to apartments and communal areas
- 24-hour CCTV coverage to whole estate with regular security patrols
- 10-year warranty
- Video entry phone system
- Fire sprinkler system installed to all homes

COMMUNAL AREAS

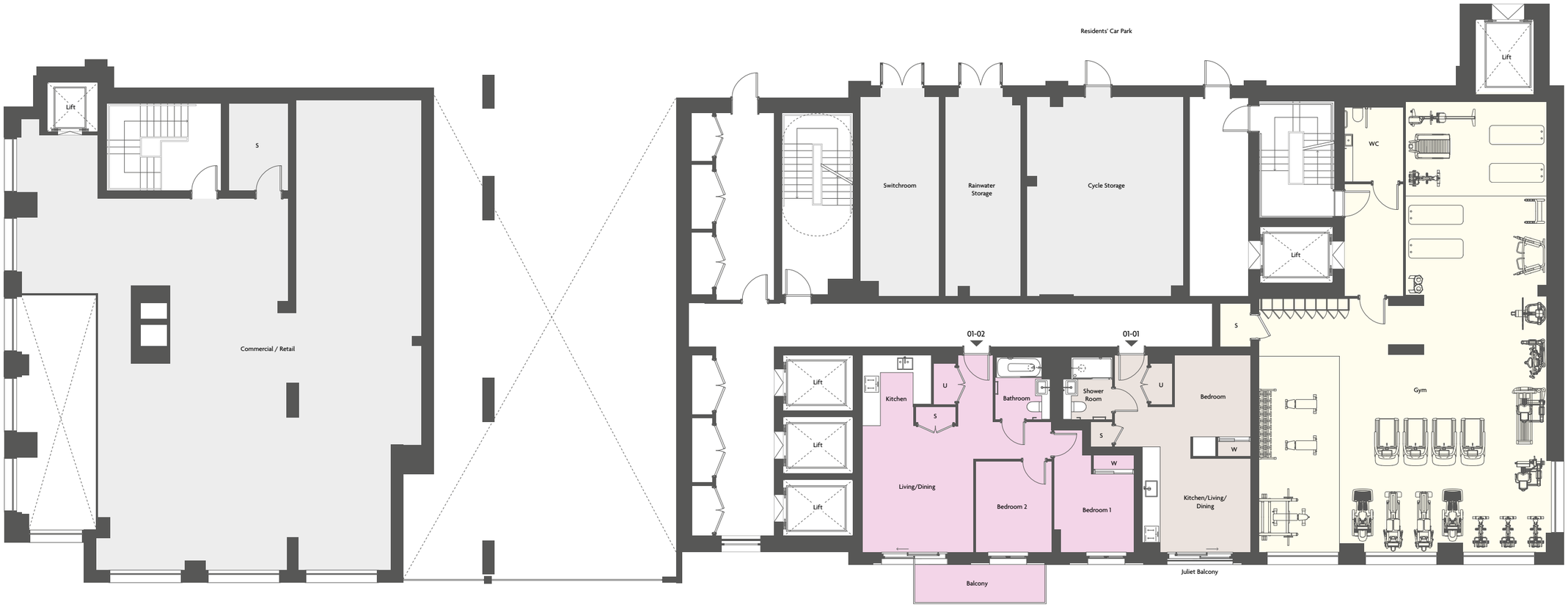
- Carpeting to all corridors
- Tiled and carpeted entrance lobbies
- Lifts serving all accessible floors
- 24-hour concierge
- Business lounge for residents
- Residents' private gym
- Screening room
- Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden areas

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FLOOR 1

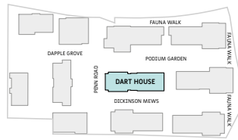


Plot Number	Total Internal Area		Total External Area	
01-01	37.7 sq m	(406 sq ft)	–	
01-02	61.9 sq m	(666 sq ft)	6.6 sq m	(71 sq ft)

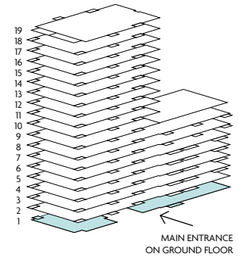
STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

SITE LOCATION



FLOOR LOCATOR



FLOOR 2

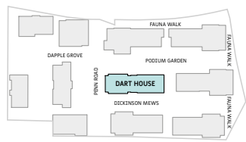


Plot Number	Total Internal Area		Total External Area	
02-01	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
02-02	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
02-03	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
02-04	64.4 sq m	(693 sq ft)	14.8 sq m	(159 sq ft)
02-05	65.0 sq m	(700 sq ft)	22.2 sq m	(239 sq ft)
02-06	49.6 sq m	(534 sq ft)	18.3 sq m	(197 sq ft)
02-07	50.3 sq m	(541 sq ft)	12.8 sq m	(138 sq ft)
02-08	50.3 sq m	(541 sq ft)	12.8 sq m	(138 sq ft)
02-09	50.3 sq m	(541 sq ft)	6.6 sq m	(71 sq ft)
02-10	50.3 sq m	(541 sq ft)	6.6 sq m	(71 sq ft)

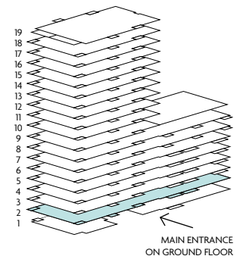
STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

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SITE LOCATION



FLOOR LOCATOR



FLOOR 3

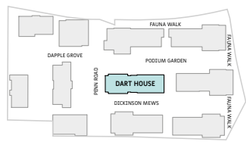


Plot Number	Total Internal Area		Total External Area	
03-01	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
03-02	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
03-03	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
03-04	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
03-05	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
03-06	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
03-07	50.3 sq m	(541 sq ft)	3.8 sq m	(41 sq ft)
03-08	63.7 sq m	(686 sq ft)	3.8 sq m	(41 sq ft)
03-09	54.2 sq m	(583 sq ft)	3.8 sq m	(41 sq ft)
03-10	85.5 sq m	(920 sq ft)	6.6 sq m	(71 sq ft)
03-11	50.3 sq m	(541 sq ft)	6.6 sq m	(71 sq ft)
03-12	50.3 sq m	(541 sq ft)	6.6 sq m	(71 sq ft)

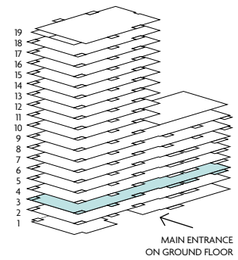
STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

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SITE LOCATION



FLOOR LOCATOR



FLOORS 4 - 6

*Apartment numbers for floor 4 shown, floors 5 & 6 have different prefixes (ie 04-01 is 05-01 & 06-01 on upper floors)

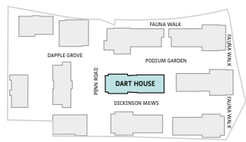


Plot Number	Total Internal Area		Total External Area	
04-01*	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
04-02*	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
04-03*	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
04-04*	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
04-05*	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
04-06*	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
04-07*	50.3 sq m	(541 sq ft)	3.8 sq m	(41 sq ft)
04-08*	61.2 sq m	(658 sq ft)	3.8 sq m	(41 sq ft)
04-09*	64.5 sq m	(694 sq ft)	3.8 sq m	(41 sq ft)
04-10*	85.5 sq m	(920 sq ft)	6.6 sq m	(71 sq ft)
04-11*	50.3 sq m	(541 sq ft)	6.6 sq m	(71 sq ft)
04-12*	50.3 sq m	(541 sq ft)	6.6 sq m	(71 sq ft)

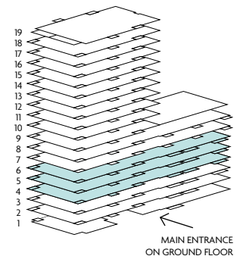
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SITE LOCATION



FLOOR LOCATOR



FLOOR 7

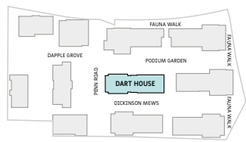


Plot Number	Total Internal Area		Total External Area	
07-01	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
07-02	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
07-03	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
07-04	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
07-05	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
07-06	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
07-07	50.3 sq m	(541 sq ft)	3.8 sq m	(41 sq ft)
07-08	61.2 sq m	(658 sq ft)	3.8 sq m	(41 sq ft)
07-09	64.5 sq m	(694 sq ft)	3.8 sq m	(41 sq ft)
07-10	85.5 sq m	(920 sq ft)	3.8 sq m	(41 sq ft)
07-11	50.3 sq m	(541 sq ft)	3.8 sq m	(41 sq ft)
07-12	50.3 sq m	(541 sq ft)	3.8 sq m	(41 sq ft)

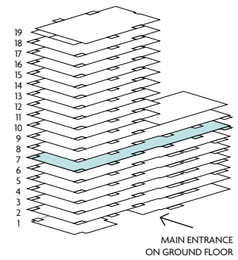
STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

SITE LOCATION



FLOOR LOCATOR



FLOOR 8

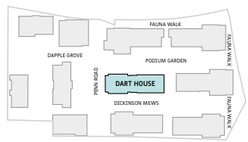


Plot Number	Total Internal Area		Total External Area	
08-01	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
08-02	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
08-03	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
08-04	64.4 sq m	(693 sq ft)	4.0 sq m	(43 sq ft)
08-05	65.0 sq m	(700 sq ft)	3.8 sq m	(41 sq ft)
08-06	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)
08-07	50.3 sq m	(541 sq ft)	3.8 sq m	(41 sq ft)
08-08	61.2 sq m	(658 sq ft)	3.8 sq m	(41 sq ft)
08-09	64.5 sq m	(694 sq ft)	3.8 sq m	(41 sq ft)
08-10	85.5 sq m	(920 sq ft)	3.8 sq m	(41 sq ft)
08-11	50.3 sq m	(541 sq ft)	3.8 sq m	(41 sq ft)
08-12	50.3 sq m	(541 sq ft)	3.8 sq m	(41 sq ft)

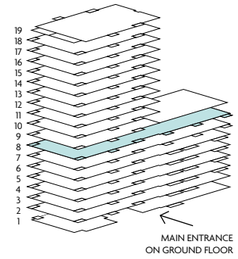
STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

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SITE LOCATION



FLOOR LOCATOR



FLOOR 9

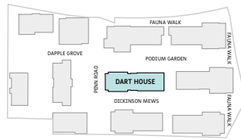


Plot Number	Total Internal Area		Total External Area	
09-01	65.8 sq m	(708 sq ft)	4.0 sq m	(43 sq ft)
09-02	37.3 sq m	(401 sq ft)	3.8 sq m	(41 sq ft)
09-03	64.3 sq m	(692 sq ft)	4.0 sq m	(43 sq ft)
09-04	89.4 sq m	(962 sq ft)	4.0 sq m	(43 sq ft)
09-05	54.4 sq m	(586 sq ft)	3.8 sq m	(41 sq ft)
09-06	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)

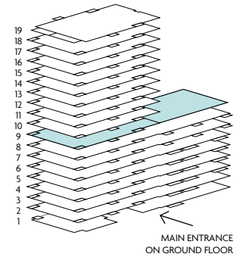
STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

SITE LOCATION



FLOOR LOCATOR



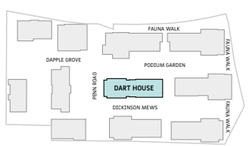
FLOORS 10 - 15

*Apartment numbers for floor 10 shown, floors 11, 12, 13, 14 & 15 have different prefixes (ie 10-01 is 12-01, 13-01, 14-01 & 15-01 on upper floors)

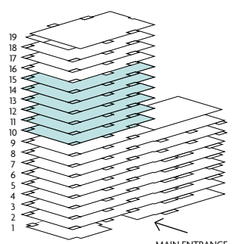


Plot Number	Total Internal Area		Total External Area	
10-01*	65.8 sq m	(708 sq ft)	4.0 sq m	(43 sq ft)
10-02*	37.3 sq m	(401 sq ft)	3.8 sq m	(41 sq ft)
10-03*	64.3 sq m	(692 sq ft)	4.0 sq m	(43 sq ft)
10-04*	89.4 sq m	(962 sq ft)	4.0 sq m	(43 sq ft)
10-05*	54.4 sq m	(586 sq ft)	3.8 sq m	(41 sq ft)
10-06*	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)

SITE LOCATION



FLOOR LOCATOR



STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

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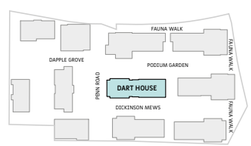
FLOORS 16 - 18

*Apartment numbers for floor 16 shown, floors 17 & 18 have different prefixes (ie 16-01 is 17-01 & 18-01 on upper floors)

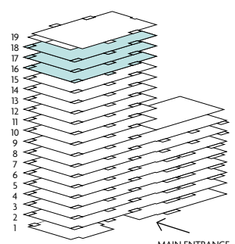


Plot Number	Total Internal Area		Total External Area	
16-01*	65.8 sq m	(708 sq ft)	4.0 sq m	(43 sq ft)
16-02*	37.3 sq m	(401 sq ft)	3.8 sq m	(41 sq ft)
16-03*	64.3 sq m	(692 sq ft)	4.0 sq m	(43 sq ft)
16-04*	89.4 sq m	(962 sq ft)	4.0 sq m	(43 sq ft)
16-05*	54.4 sq m	(586 sq ft)	3.8 sq m	(41 sq ft)
16-06*	49.6 sq m	(534 sq ft)	4.0 sq m	(43 sq ft)

SITE LOCATION



FLOOR LOCATOR



STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

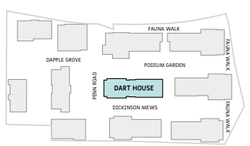
Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

FLOOR 19

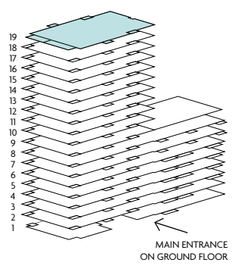


Plot Number	Total Internal Area		Total External Area	
19-01	72.2 sq m	(777 sq ft)	4.0 sq m	(43 sq ft)
19-02	89.5 sq m	(963 sq ft)	22.0 sq m*	(237 sq ft)
19-03	89.5 sq m	(963 sq ft)	15.9 sq m*	(171 sq ft)
19-04	72.2 sq m	(777 sq ft)	4.0 sq m	(43 sq ft)

SITE LOCATION



FLOOR LOCATOR



*Total External Areas for Plots 19-02 and 19-03 include both Balcony and Terrace areas

STUDIO ONE BEDROOM TWO BEDROOM THREE BEDROOM

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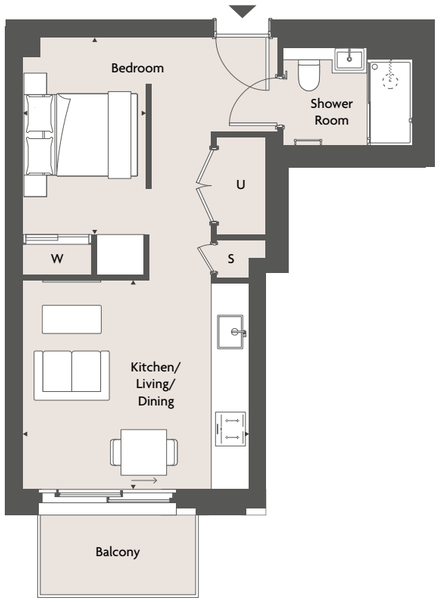


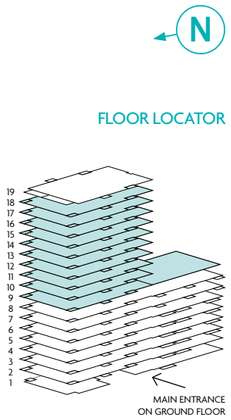
Photography of The Exchange Show Apartment.

STUDIO APARTMENT

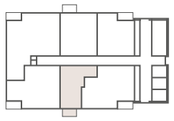
TYPE 1

PLOTS 09-02, 10-02, 11-02, 12-02, 13-02, 14-02, 15-02,
16-02*, 17-02* & 18-02*

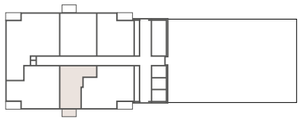




APARTMENT LOCATOR (FLOORS 10-18)

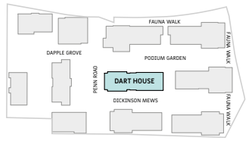


APARTMENT LOCATOR (FLOOR 9)



Total Area	37.3 sq m	401 sq ft
Kitchen/Living/Dining (floors 9-15)	3.95m x 3.64m	13' 0" x 11' 11"
Bedroom (floors 9-15)	2.15m x 3.45m	7' 1" x 11' 4"
Kitchen/Living/Dining (floors 16-18)	3.85m x 3.64m	12' 8" x 11' 11"
Bedroom (floors 16-18)	2.39m x 3.45m	7' 10" x 11' 4"

SITE LOCATION



* Plots 16-02, 17-02 & 18-02 Utility differs to the floorplan shown. (see page 53 for reference)

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STUDIO APARTMENT

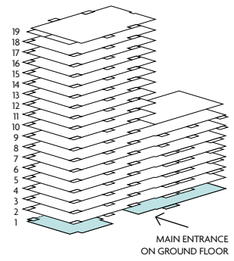
TYPE 2

PLOT 01-01

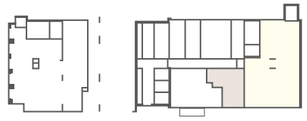




FLOOR LOCATOR

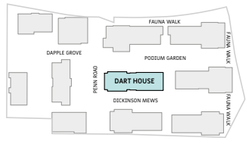


APARTMENT LOCATOR



Total Area	37.7 sq m	406 sq ft
Kitchen/Living/Dining	3.96m x 3.85m	13' 0" x 12' 8"
Bedroom	2.77m x 3.00m	9' 1" x 9' 11"

SITE LOCATION

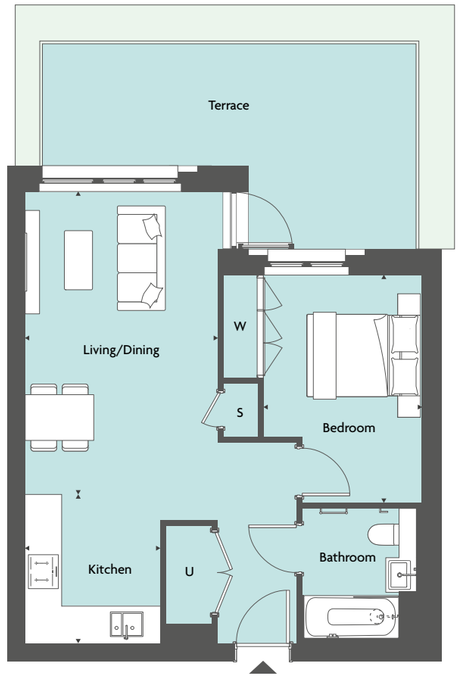


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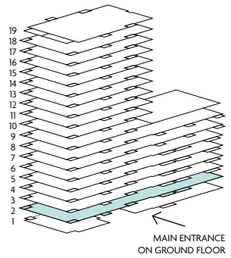
1 BEDROOM APARTMENT

TYPE 3

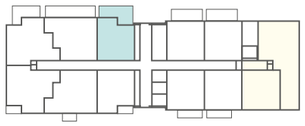
PLOT 02-06



FLOOR LOCATOR

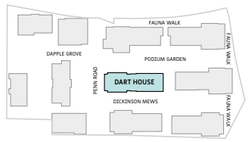


APARTMENT LOCATOR



Total Area	49.6 sq m	534 sq ft
Living/Dining	3.36m x 5.29m	11' 0" x 17' 4"
Kitchen	2.36m x 2.60m	7' 9" x 8' 6"
Bedroom	2.76m x 3.97m	9' 1" x 13' 0"

SITE LOCATION

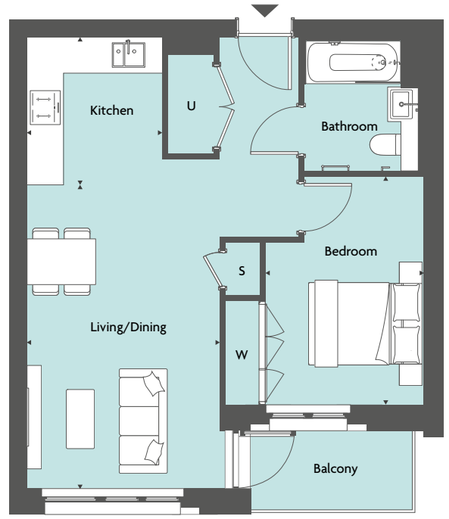


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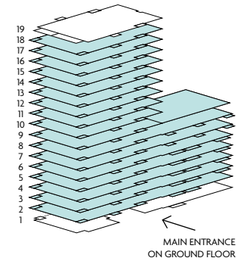
1 BEDROOM APARTMENT

TYPE 4

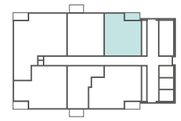
PLOTS 02-01, 03-01, 03-06*, 04-01, 04-06*, 05-01, 05-06*, 06-01, 06-06*, 07-01, 07-06*, 08-01, 08-06*, 09-06*, 10-06*, 11-06*, 12-06*, 13-06*, 14-06*, 15-06*, 16-06*, 17-06* & 18-06*



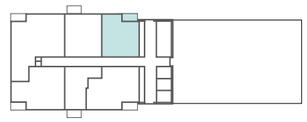
FLOOR LOCATOR



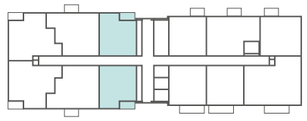
APARTMENT LOCATOR (FLOORS 10-18)



APARTMENT LOCATOR (FLOOR 9)



APARTMENT LOCATOR (FLOORS 3-8)

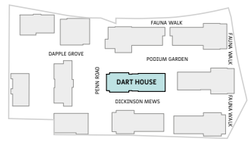


APARTMENT LOCATOR (FLOOR 2)



Total Area	49.6 sq m	534 sq ft
Living/Dining	3.36m x 5.29m	11' 0" x 17' 4"
Kitchen	2.36m x 2.60m	7' 9" x 8' 6"
Bedroom	2.76m x 3.97m	9' 1" x 13' 0"

SITE LOCATION



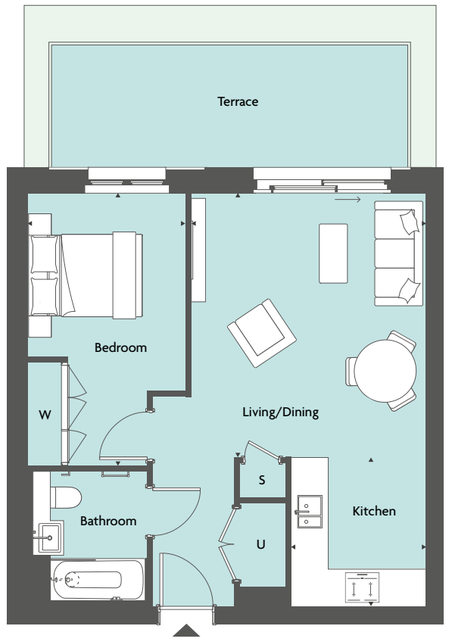
* Handed to floorplan shown

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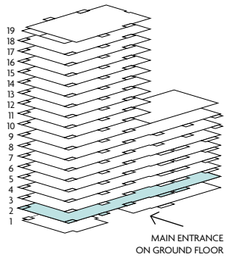
1 BEDROOM APARTMENT

TYPE 5

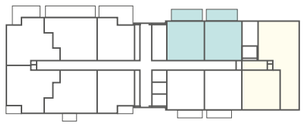
PLOTS 02-07 & 02-08*



FLOOR LOCATOR

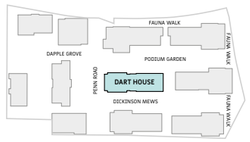


APARTMENT LOCATOR



Total Area	50.3 sq m	541 sq ft
Living/Dining	4.11m x 4.62m	13' 6" x 15' 2"
Kitchen	2.36m x 2.60m	7' 9" x 8' 6"
Bedroom	2.75m x 4.76m	9' 0" x 15' 7"

SITE LOCATION



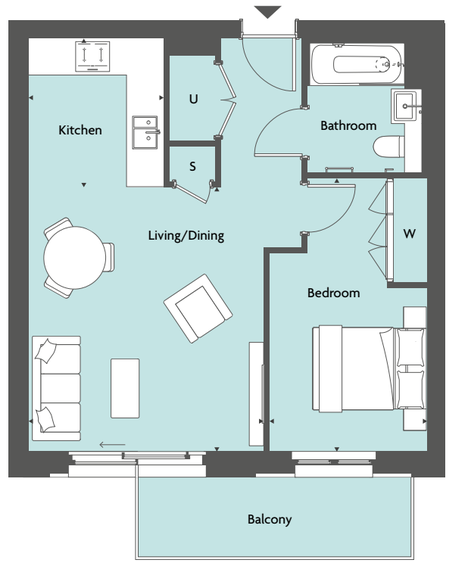
* Plot 02-08 has boxing inside the wardrobe.
(see page 41 for reference)

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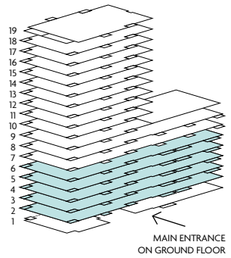
1 BEDROOM APARTMENT

TYPE 6

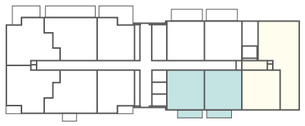
PLOTS 02-09*, 02-10, 03-11*, 03-12, 04-11*, 04-12, 05-11*, 05-12, 06-11* & 06-12



FLOOR LOCATOR

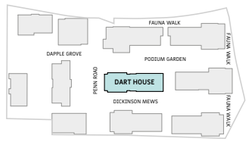


APARTMENT LOCATOR



Total Area	50.3 sq m	541 sq ft
Living/Dining	4.11m x 4.62m	13' 6" x 15' 2"
Kitchen	2.36m x 2.60m	7' 9" x 8' 6"
Bedroom	2.75m x 4.76m	9' 0" x 15' 7"

SITE LOCATION



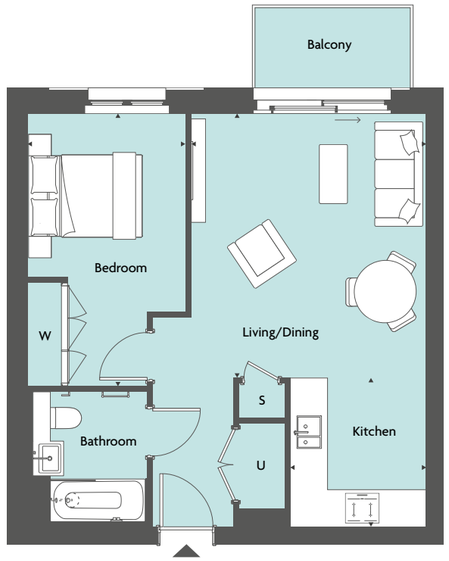
* Handed to floorplan shown

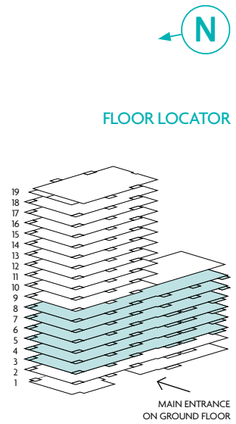
Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

1 BEDROOM APARTMENT

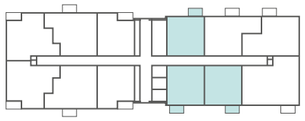
TYPE 7

PLOTS 03-07, 04-07, 05-07, 06-07, 07-07, 07-11*, 07-12,
08-07**, 08-11* & 08-12

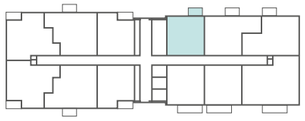




APARTMENT LOCATOR (FLOORS 7-8)

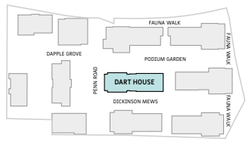


APARTMENT LOCATOR (FLOORS 3-6)



Total Area	50.3 sq m	541 sq ft
Living/Dining	4.11m x 4.62m	13' 6" x 15' 2"
Kitchen	2.36m x 2.60m	7' 9" x 8' 6"
Bedroom	2.75m x 4.76m	9' 0" x 15' 7"

SITE LOCATION



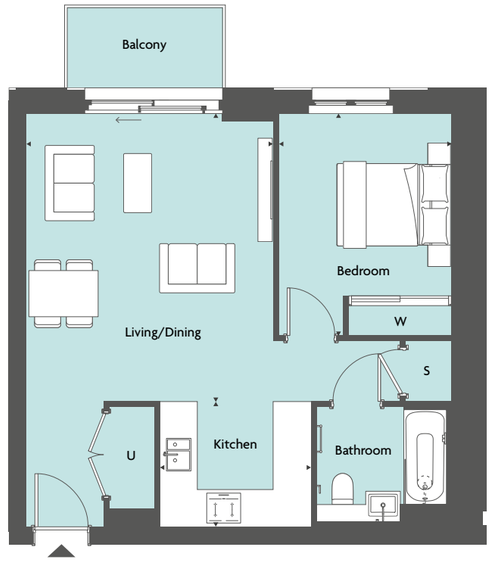
* Handed to floorplan shown. ** Plot 08-07 has swing doors out to the Balcony.
(see page 49 for reference)

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

1 BEDROOM APARTMENT

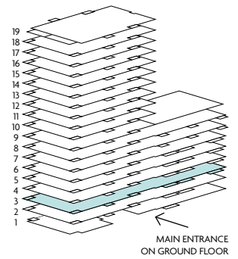
TYPE 8

PLOT 03-09

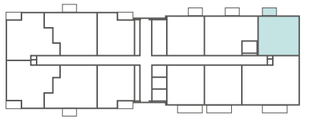




FLOOR LOCATOR

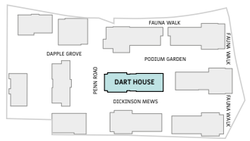


APARTMENT LOCATOR



Total Area	54.2 sq m	583 sq ft
Living/Dining	4.32m x 5.03m	14' 2" x 16' 6"
Kitchen	2.62m x 2.18m	8' 7" x 7' 2"
Bedroom	3.01m x 3.88m	9' 11" x 12' 9"

SITE LOCATION

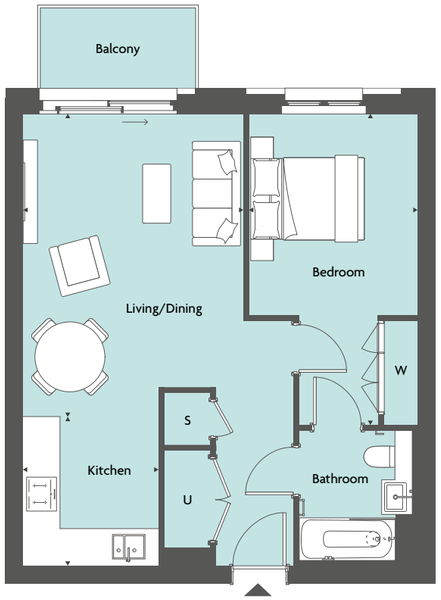


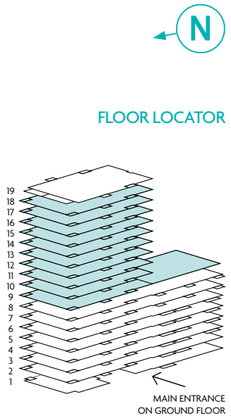
Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

1 BEDROOM APARTMENT

TYPE 9

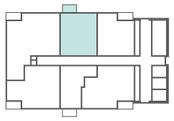
PLOTS 09-05, 10-05, 11-05, 12-05, 13-05, 14-05, 15-05, 16-05, 17-05 & 18-05



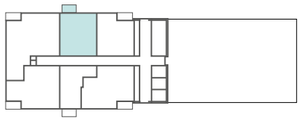


FLOOR LOCATOR

APARTMENT LOCATOR (FLOORS 10-18)

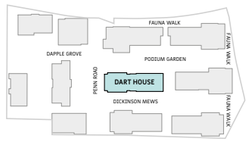


APARTMENT LOCATOR (FLOOR 9)



Total Area	54.4 sq m	586 sq ft
Living/Dining	3.85m x 5.29m	12' 8" x 17' 4"
Kitchen	2.36m x 2.60m	7' 9" x 8' 6"
Bedroom	2.95m x 5.43m	9' 8" x 17' 10"

SITE LOCATION



Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

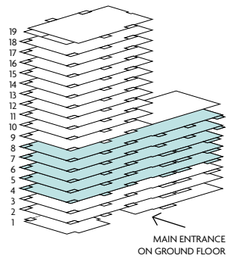
TYPE 10

PLOTS 04-08, 05-08, 06-08, 07-08 & 08-08*

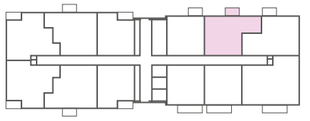




FLOOR LOCATOR

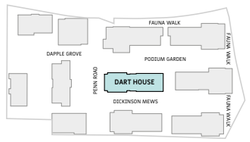


APARTMENT LOCATOR



Total Area	61.2 sq m	658 sq ft
Living/Dining	3.35m x 4.62m	11' 0" x 15' 2"
Kitchen	2.30m x 3.35m	7' 7" x 11' 0"
Bedroom 1	3.51m x 3.47m	11' 6" x 11' 5"
Bedroom 2	2.96m x 3.77m	9' 9" x 12' 4"

SITE LOCATION



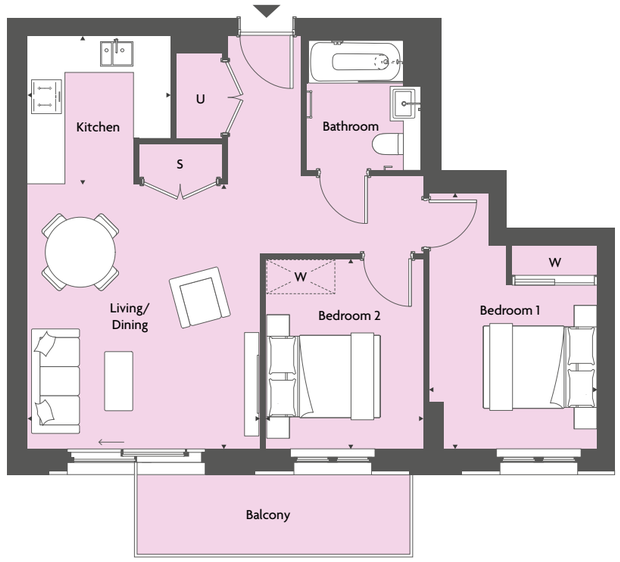
* Plot 08-08 has swing doors out to the Balcony. (see page 49 for reference)

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

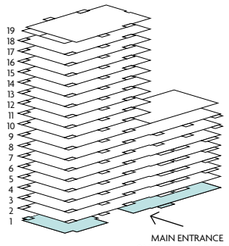
2 BEDROOM APARTMENT

TYPE 11

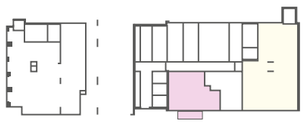
PLOT 01-02



FLOOR LOCATOR

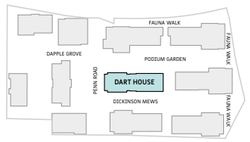


APARTMENT LOCATOR



Total Area	61.9 sq m	666 sq ft
Living/Dining	4.06m x 4.62m	13' 4" x 15' 2"
Kitchen	2.50m x 2.61m	8' 2" x 8' 7"
Bedroom 1	2.95m x 4.46m	9' 8" x 14' 8"
Bedroom 2	2.75m x 3.31m	9' 0" x 10' 10"

SITE LOCATION

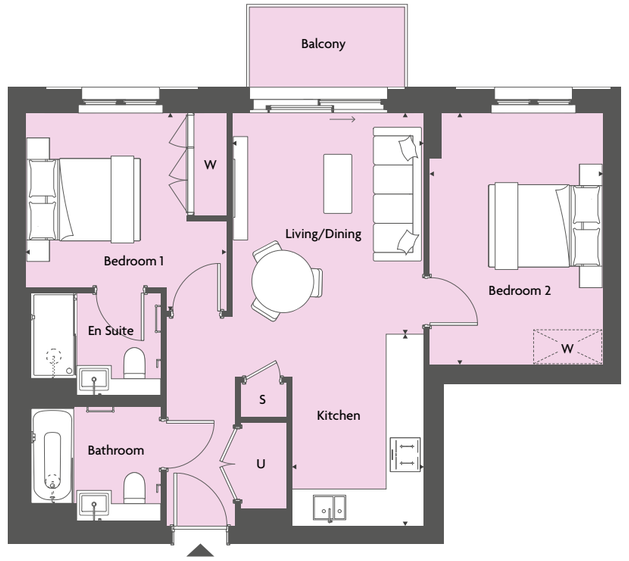


Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

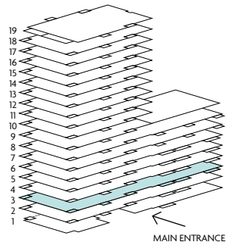
2 BEDROOM APARTMENT

TYPE 12

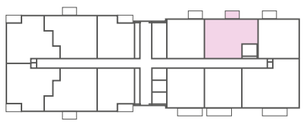
PLOT 03-08



FLOOR LOCATOR

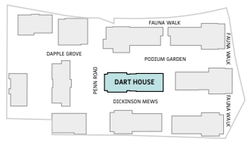


APARTMENT LOCATOR



Total Area	63.7 sq m	686 sq ft
Living/Dining	3.35m x 4.62m	11' 0" x 15' 2"
Kitchen	2.30m x 3.35m	7' 7" x 11' 0"
Bedroom 1	3.51m x 3.47m	11' 6" x 11' 5"
Bedroom 2	2.96m x 4.39m	9' 9" x 14' 5"

SITE LOCATION

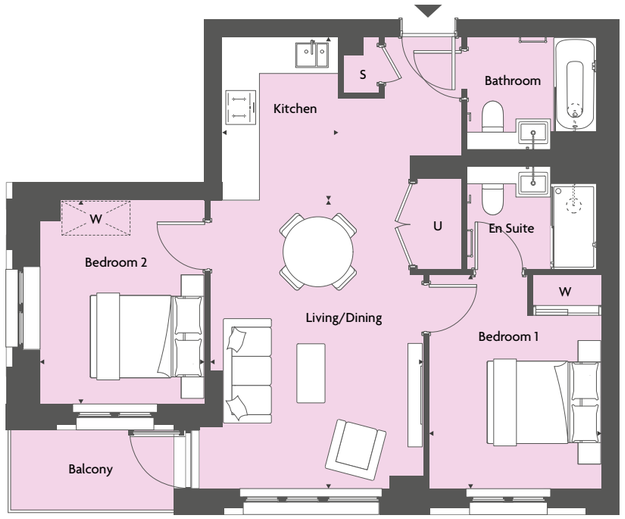


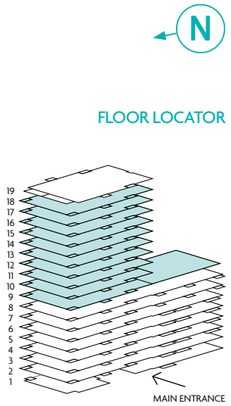
Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

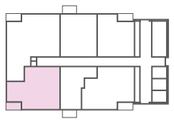
TYPE 13

PLOTS 09-03, 10-03, 11-03, 12-03, 13-03, 14-03, 15-03,
16-03, 17-03 & 18-03

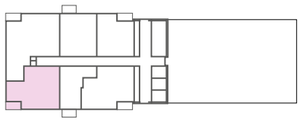




APARTMENT LOCATOR (FLOORS 10-18)

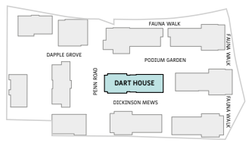


APARTMENT LOCATOR (FLOOR 9)



Total Area	64.3 sq m	692 sq ft
Living/Dining	3.71m x 5.04m	12' 2" x 16' 6"
Kitchen	2.03m x 2.86m	6' 8" x 9' 4"
Bedroom 1	3.02m x 3.72m	9' 11" x 12' 3"
Bedroom 2	2.88m x 3.57m	9' 5" x 11' 9"

SITE LOCATION

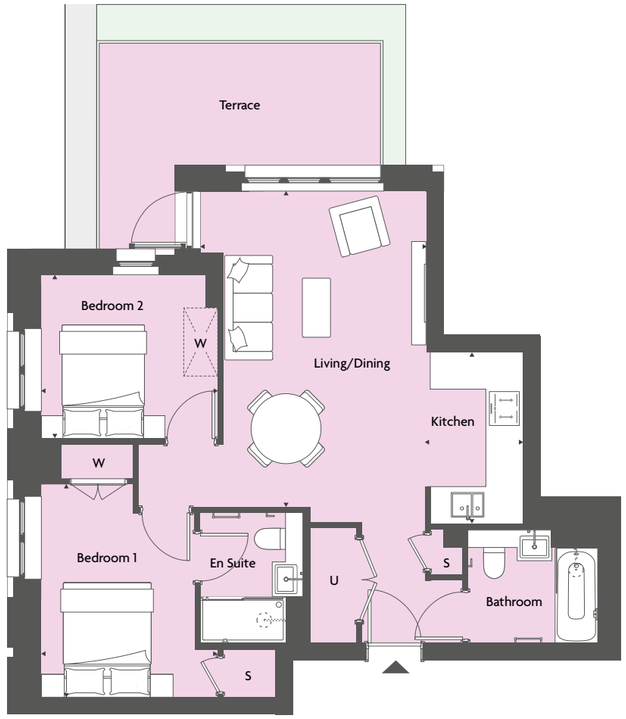


Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

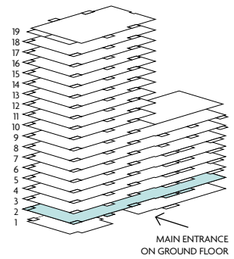
TYPE 14

PLOT 02-04

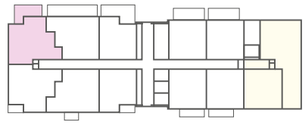




FLOOR LOCATOR

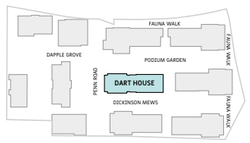


APARTMENT LOCATOR



Total Area	64.4 sq m	693 sq ft
Living/Dining	3.95m x 5.52m	13' 0" x 18' 2"
Kitchen	1.61m x 2.99m	5' 4" x 9' 10"
Bedroom 1	3.08m x 3.72m	10' 1" x 12' 2"
Bedroom 2	3.09m x 2.86m	10' 2" x 9' 5"

SITE LOCATION

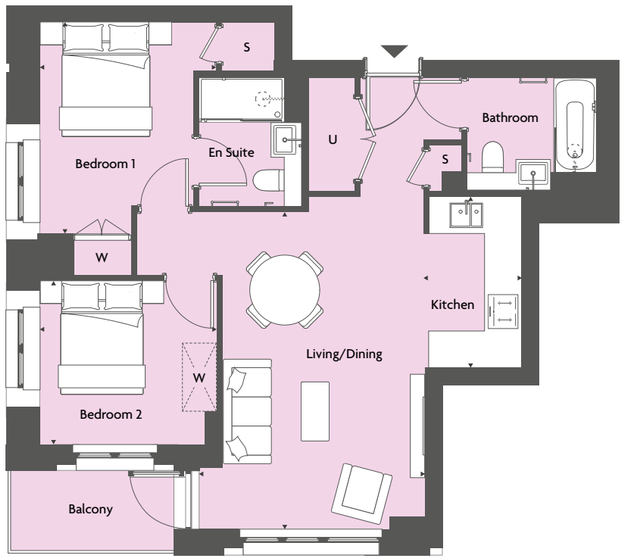


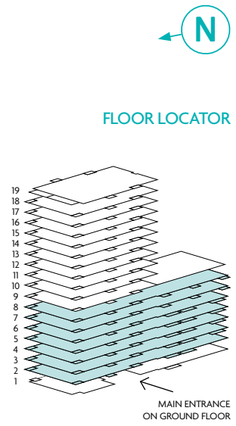
Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

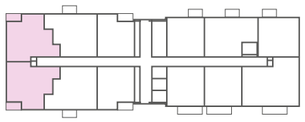
TYPE 15

PLOTS 02-03, 03-03, 03-04*, 04-03, 04-04*, 05-03, 05-04*, 06-03, 06-04*, 07-03, 07-04*, 08-03 & 08-04*

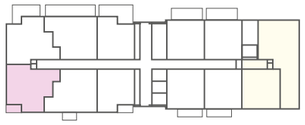




APARTMENT LOCATOR (FLOORS 3-8)

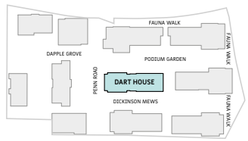


APARTMENT LOCATOR (FLOOR 2)



Total Area	64.4 sq m	693 sq ft
Living/Dining	3.95m x 5.52m	13' 0" x 18' 2"
Kitchen	1.61m x 2.99m	5' 4" x 9' 10"
Bedroom 1	3.08m x 3.72m	10' 1" x 12' 2"
Bedroom 2	3.09m x 2.86m	10' 2" x 9' 5"

SITE LOCATION



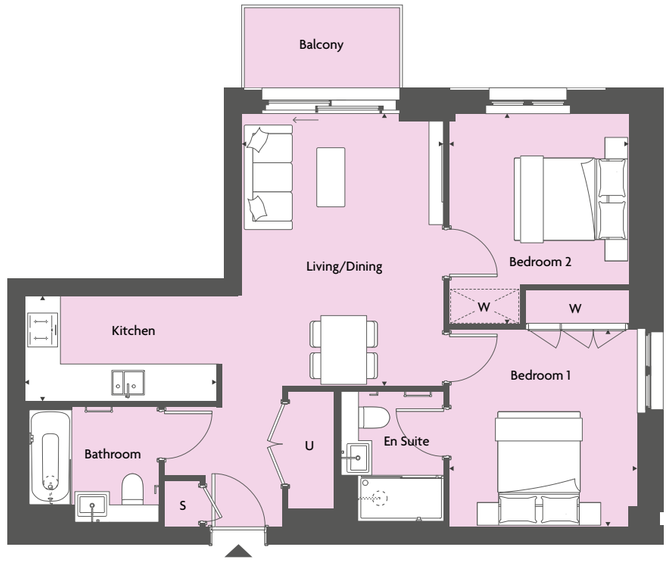
* Handed to floorplan shown. Wardrobe to Bedroom 1 differs slightly for plots from floors 3 to 8 and all handed plots.

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

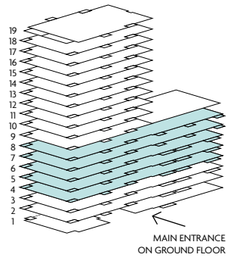
TYPE 16

PLOTS 04-09, 05-09, 06-09, 07-09 & 08-09*

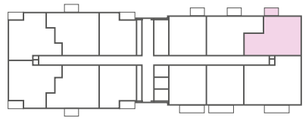




FLOOR LOCATOR

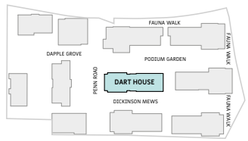


APARTMENT LOCATOR



Total Area	64.5 sq m	694 sq ft
Living/Dining	3.50m x 4.76m	11' 6" x 15' 7"
Kitchen	3.37m x 1.85m	11' 1" x 6' 1"
Bedroom 1	3.27m x 3.43m	10' 9" x 11' 3"
Bedroom 2	3.12m x 3.68m	10' 3" x 12' 1"

SITE LOCATION



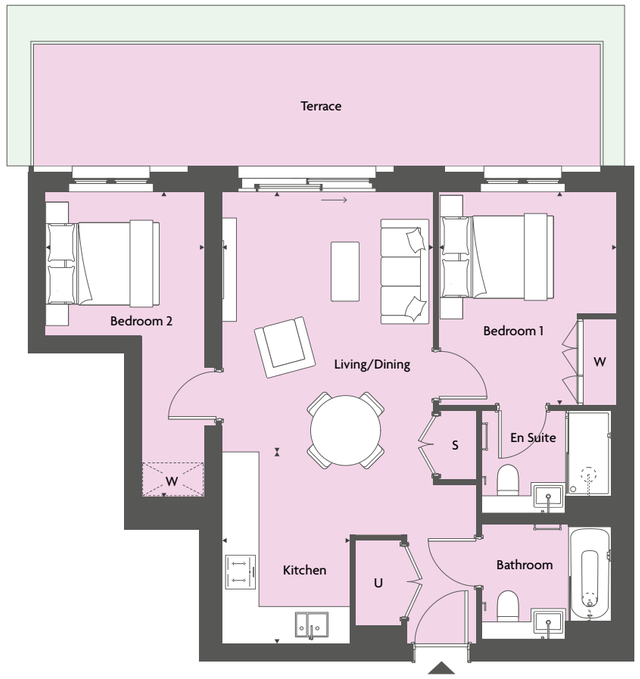
* Plot 08-09 has swing doors out to the Balcony. (see page 49 for reference)

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

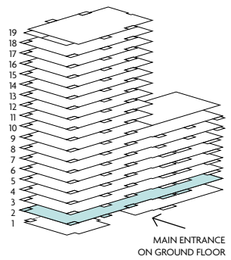
TYPE 17

PLOT 02-05





FLOOR LOCATOR

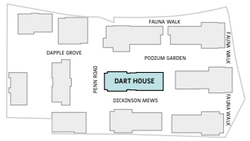


APARTMENT LOCATOR



Total Area	65.0 sq m	700 sq ft
Living/Dining	3.70m x 4.54m	12' 2" x 14' 11"
Kitchen	2.24m x 3.35m	7' 4" x 11' 0"
Bedroom 1	3.10m x 3.72m	10' 2" x 12' 3"
Bedroom 2	2.78m x 5.50m	9' 2" x 18' 1"

SITE LOCATION

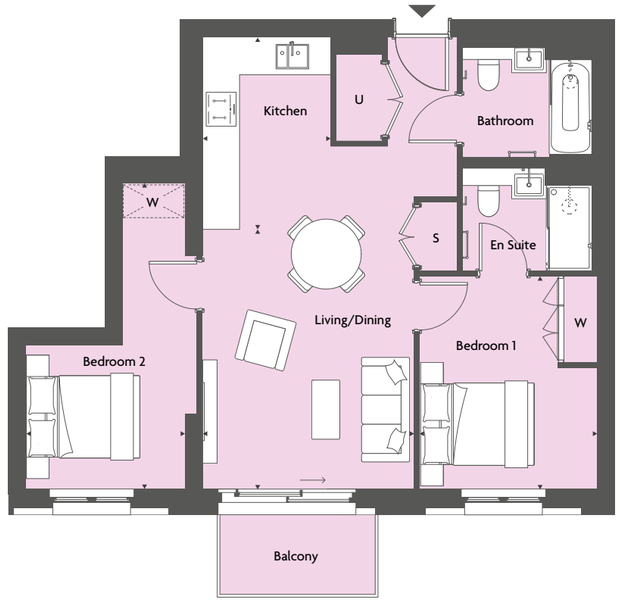


Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

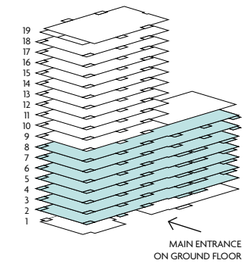
TYPE 18

PLOTS 02-02, 03-02, 03-05*, 04-02, 04-05*, 05-02, 05-05*, 06-02, 06-05*, 07-02, 07-05*, 08-02 & 08-05*

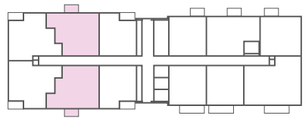




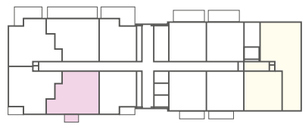
FLOOR LOCATOR



APARTMENT LOCATOR (FLOORS 3-8)

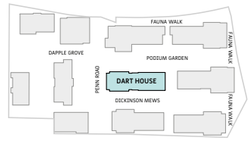


APARTMENT LOCATOR (FLOOR 2)



Total Area	65.0 sq m	700 sq ft
Living/Dining	3.70m x 4.54m	12' 2" x 14' 11"
Kitchen	2.24m x 3.35m	7' 4" x 11' 0"
Bedroom 1	3.10m x 3.72m	10' 2" x 12' 3"
Bedroom 2	2.78m x 5.50m	9' 2" x 18' 1"

SITE LOCATION



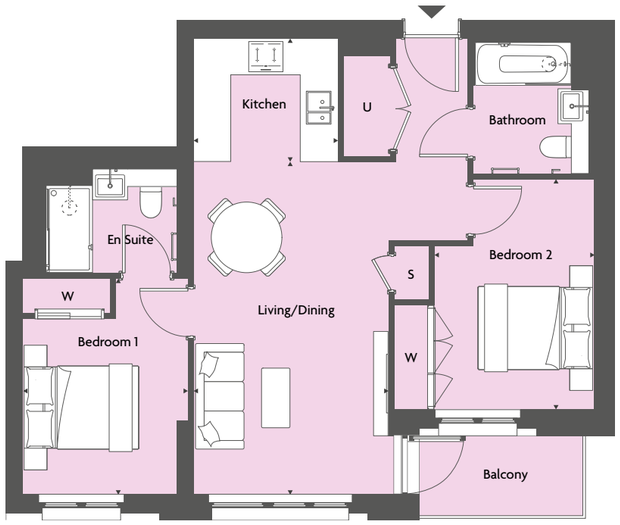
* Handed to floorplan shown. Wall construction to Bedroom 2 differs slightly for handed plots.

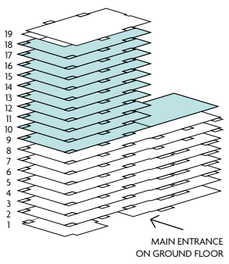
Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

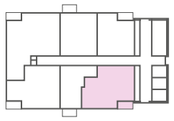
TYPE 19

PLOTS 09-01, 10-01, 11-01, 12-01, 13-01, 14-01, 15-01, 16-01*, 17-01* & 18-01*

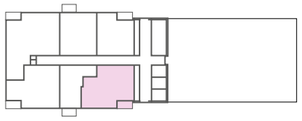




APARTMENT LOCATOR (FLOORS 10-18)

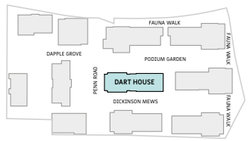


APARTMENT LOCATOR (FLOOR 9)



Total Area	65.8 sq m	708 sq ft
Living/Dining	3.37m x 5.74m	11' 1" x 18' 10"
Kitchen	2.50m x 2.15m	8' 2" x 7' 1"
Bedroom 1 (floors 9-15)	2.85m x 3.72m	9' 4" x 12' 3"
Bedroom 1 (floors 16-18)	2.95m x 3.72m	9' 8" x 12' 3"
Bedroom 2	2.76m x 3.97m	9' 1" x 13' 0"

SITE LOCATION



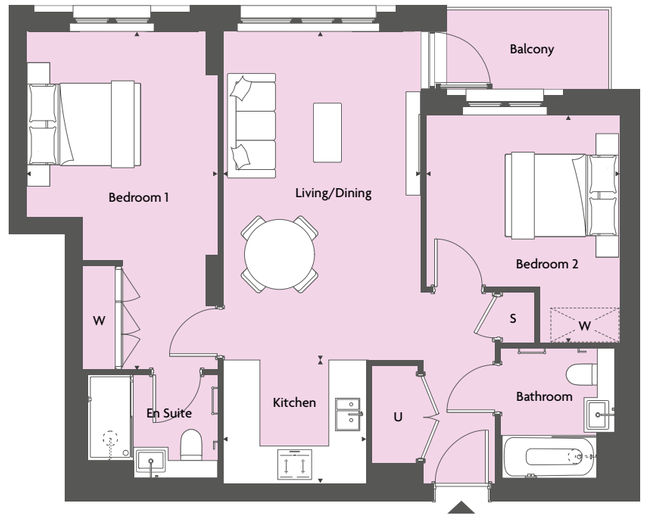
* Plots 16-01, 17-01 & 18-01 wall construction to Bedroom 1 and En Suite differs to the floorplan shown. (see page 53 for reference)

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

2 BEDROOM APARTMENT

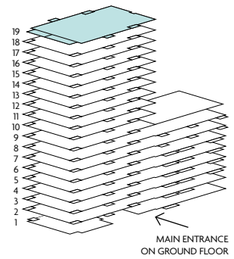
TYPE 20

PLOTS 19-01* & 19-04

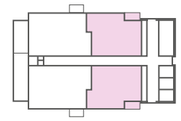




FLOOR LOCATOR

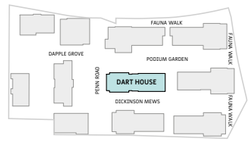


APARTMENT LOCATOR



Total Area	72.2 sq m	777 sq ft
Living/Dining	3.45m x 5.74m	11' 4" x 18' 9"
Kitchen	2.50m x 2.15m	8' 2" x 7' 1"
Bedroom 1	3.34m x 5.91m	10' 11" x 19' 5"
Bedroom 2	3.37m x 3.97m	11' 1" x 13' 0"

SITE LOCATION



* Handed to floorplan shown. Wardrobe and boxing to Bedroom 1 and additional boxing to En Suite differs slightly for handed plot. (see page 54 for reference)

Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

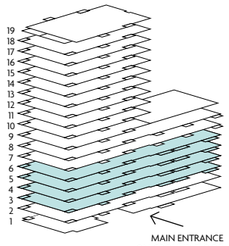
3 BEDROOM APARTMENT

TYPE 21

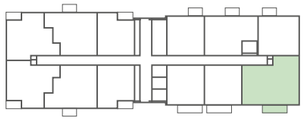
PLOTS 03-10, 04-10, 05-10 & 06-10



FLOOR LOCATOR

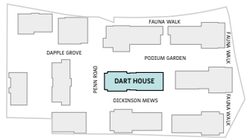


APARTMENT LOCATOR



Total Area	85.5 sq m	920 sq ft
Living/Dining	4.81m x 3.20m	15' 9" x 11' 3"
Kitchen	1.95m x 4.42m	6' 5" x 14' 6"
Bedroom 1	3.71m x 5.12m	12' 2" x 16' 10"
Bedroom 2	4.66m x 2.75m	15' 4" x 9' 0"
Bedroom 3	3.46m x 2.75m	11' 4" x 9' 0"

SITE LOCATION



Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

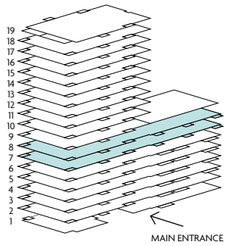
3 BEDROOM APARTMENT

TYPE 22

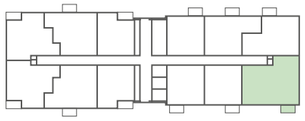
PLOTS 07-10 & 08-10



FLOOR LOCATOR

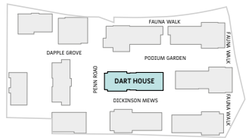


APARTMENT LOCATOR



Total Area	85.5 sq m	920 sq ft
Living/Dining	4.81m x 3.20m	15' 9" x 11' 3"
Kitchen	1.95m x 4.42m	6' 5" x 14' 6"
Bedroom 1	3.71m x 5.12m	12' 2" x 16' 10"
Bedroom 2	4.66m x 2.75m	15' 4" x 9' 0"
Bedroom 3	3.46m x 2.75m	11' 4" x 9' 0"

SITE LOCATION



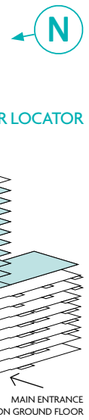
Floorplans shown for The Exchange Watford are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts and dotted wardrobe lines are indicative only.

3 BEDROOM APARTMENT

TYPE 23

PLOTS 09-04, 10-04, 11-04, 12-04, 13-04, 14-04, 15-04, 16-04, 17-04 & 18-04



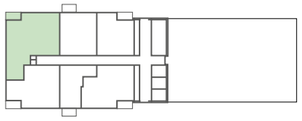


FLOOR LOCATOR

APARTMENT LOCATOR (FLOORS 10-18)

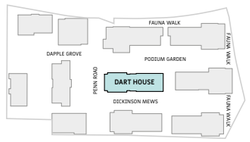


APARTMENT LOCATOR (FLOOR 9)



Total Area	89.4 sq m	962 sq ft
Living/Dining	2.20m x 3.86m	7' 3" x 12' 8"
Kitchen	4.00m x 5.14m	13' 1" x 16' 11"
Bedroom 1	3.51m x 6.04m	11' 6" x 19' 10"
Bedroom 2	4.09m x 3.91m	13' 5" x 12' 10"
Bedroom 3	2.85m x 3.40m	9' 4" x 11' 1"

SITE LOCATION



Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

3 BEDROOM APARTMENT

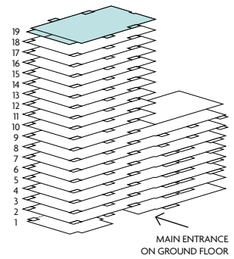
TYPE 24

PLOT 19-03

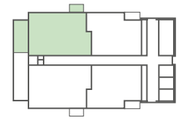




FLOOR LOCATOR

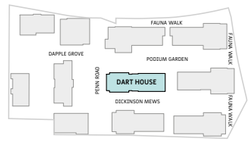


APARTMENT LOCATOR



Total Area	89.5 sq m	963 sq ft
Living/Dining	4.28m x 4.28m	14' 0" x 14' 0"
Kitchen	2.75m x 2.65m	9' 0" x 8' 8"
Bedroom 1	3.46m x 3.45m	11' 4" x 11' 4"
Bedroom 2	3.48m x 3.50m	11' 4" x 11' 5"
Bedroom 3	3.65m x 2.38m	12' 0" x 7' 10"

SITE LOCATION



Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.

3 BEDROOM APARTMENT

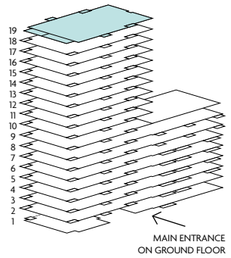
TYPE 25

PLOT 19-02

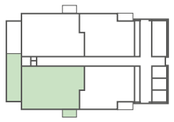




FLOOR LOCATOR

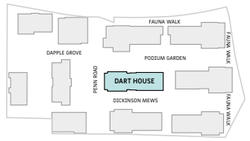


APARTMENT LOCATOR



Total Area	89.5 sq m	963 sq ft
Living/Dining	4.28m x 4.28m	14' 0" x 14' 0"
Kitchen	2.75m x 2.65m	9' 0" x 8' 8"
Bedroom 1	3.46m x 3.45m	11' 4" x 11' 4"
Bedroom 2	3.48m x 3.50m	11' 4" x 11' 5"
Bedroom 3	3.65m x 2.38m	12' 0" x 7' 10"

SITE LOCATION



Floorplans shown for The Exchange Watford are 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 and dotted wardrobe lines are indicative only.



Computer generated image is indicative only.

EXCEPTIONAL STANDARDS AND SERVICE

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

HERE IS WHAT YOU CAN EXPECT:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new home
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year Premier warranty

CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

In-house 2021 GOLD AWARD FOR CUSTOMER SATISFACTION

BRITAIN'S MOST ADMIRED COMPANIES 2020 Management Today WINNER

Investor in Customers® Gold 2022



TRANSFORMING TOMORROW



Photography of previous Berkeley developments.

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

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



TRANSFORMING PLACES

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



TRANSFORMING LIFESTYLES

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



TRANSFORMING NATURE

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



TRANSFORMING FUTURES

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

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

OUR VISION 2030
TRANSFORMING TOMORROW



SUSTAINABILITY

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. Our Vision 2030 includes ambitious and industry-leading goals to help protect and enhance the long-term health, wellbeing and prosperity of people and the planet. The Exchange will feature a number of initiatives to minimise the environmental impact of its delivery, produce energy efficient homes, boost biodiversity and create a thriving and sustainable community.

NATURE AND BIODIVERSITY

Gardens, trees, flowers, hedges and water – these are the fundamentals of a natural environment that can be enjoyed by everyone. Our aim at The Exchange is to deliver a biodiversity net gain of 267%. We will achieve this by creating natural habitats on the living roofs and green spaces at ground level, encouraging wildlife to flourish with rich and varied planting schemes, bird and bat boxes, log piles and pebble beds.

WASTE AND RECYCLING

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

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads, which use less water without compromising convenience and comfort. This helps each home achieve a designed water use of less than 105 litres per person per day. Blue roofs will help manage surface water runoff and rainwater harvesting will be used to help irrigate the gardens.

LOW CARBON HOMES

The development is gas free, with an electric only heating and hot water system, enhanced levels of thermal insulation and air tightness, and have been fitted with a master light switch by the front door. Low energy LED lighting is used throughout, and appliances have high energy efficiency ratings. Smart meters are also fitted to display energy consumption and help reduce usage.

NOISE REDUCTION

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

SUSTAINABLE TRANSPORT

The Exchange is ideally located for public transport connections, with Watford Junction a short walk away, and regular bus services from just outside the development. The Beryl bike cycle scheme will be available at the development, and we will provide 1,366 cycle spaces and 198 EV charging points. Along with safe pedestrian routes along green streets, The Exchange has been designed to encourage the use of sustainable methods of transport, to help improve local air quality, reduce carbon emissions, and contribute to the health and wellbeing of residents.

FUTURE-PROOF DESIGN

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

CONSTRUCTION PROCESS

As part of Our Vision 2030, the Berkeley Group is aiming to reduce emissions from direct operations by 50% between 2019 and 2030, achieve a year-on-year reduction in water use during construction, and divert 95% of waste from landfill (98% from 2025). We use modern methods of construction to help reduce the environmental impact of building our homes, and all materials are responsibly sourced, including timber which is all FSC or PEFC certified.

CREATING COMMUNITIES THROUGH COLLABORATION

At Berkeley, we create real communities. Not just homes, but fantastic places to live, with all the amenities and green open spaces that bring people together.

To achieve this, we talk to people, listen to everyone, and ensure we're providing the facilities they really need and care about most. If we keep the focus on people, then housing offers so much more than just shelter. It becomes a powerful force for good.

We take an exemplary approach to consulting the community throughout the planning process, which will result in an outstanding, high quality development that will set an exciting new standard for Watford. To achieve this, we have engaged with the existing community – talking, listening and ensuring their valuable feedback is incorporated into our final designs. This ensures that we deliver not just high quality homes but facilities that respond to the needs and aspirations of the wider community.

By collaborating with local stakeholders, architects, landscapers and other experts, we will create a truly holistic response to The Exchange, building on its strengths and bringing improvements to this central Watford location.





OUR COMMUNITY VISION FOR THE EXCHANGE

Our vision for this new neighbourhood is to create a strong, integrated community where residents know one another and welcome visitors to enjoy the amenities and vibrant public realm.

The Exchange will elevate the area around it and create a new destination for the wider community of Watford.



OUR VISION 2030
TRANSFORMING TOMORROW

THE BERKELEY DIFFERENCE

At Berkeley, quality is a priority, from choosing the right location and style of home, to the construction processes we practise, the materials we use and the specifications we put into our homes.

Attention to detail, uncompromised quality and inspired creativity are the hallmarks of a Berkeley home and are at the core of our values and strategy. Unlike most major house builders, we do not have a standard product but use qualified architects to design each scheme, whether it consists of four or 4,000 homes. This tailored approach ensures that we deliver homes and communities that meet our customers' needs.

For Berkeley, development is all about people. We go beyond the conventional role of a developer and put the strength and wellbeing of the wider community at the heart of every plan. We listen to local people and find out what they care about most. Then we work in partnership to shape unique, locally inspired masterplans with a mix of beautiful public spaces, natural landscapes and welcoming amenities that bring people together to enjoy community life.

A FOCUS ON SUSTAINABILITY

Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places.

We are committed to being a responsible business that thinks about the long-term. We seek to not only reduce negative impacts but to maximise the benefits our activities can bring to create a positive impact. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the developments and places we create.

In 2023, we surpassed our SBT for scopes 1 and 2 GHG emissions, having achieved a 76% reduction from our baseline year. Updated near-term and new net zero SBTs across scopes 1, 2 and 3 have been submitted to the SBTi to continue to drive action.

To help homeowners live more sustainably we incorporate a range of features into developments, from water efficient and energy efficient fittings and fixtures, to recycling facilities, cycle storage and electric car charging points. We also include information in all our Living Guides that enables occupants to understand and operate their home efficiently and make the best use of local facilities.



INVESTOR IN CUSTOMERS GOLD AWARD ACHIEVED ACROSS ALL BUSINESSES

- **Rated A-** for climate action by CDP, the highest score in our sector
- 100% renewable electricity procured for UK activities since May 2017
- 14% reduction in emissions since 2016
- **Net zero** carbon homes in operation by 2030
- 185 hectare habitat creation or enhancement committed to
- **First** homebuilder to produce zero carbon transition plans

In-house 2021 GOLD AWARD FOR CUSTOMER SATISFACTION

Investor in Customers® Gold 2022

What House? AWARDS 2021 In association with BRITISHVOLT Power On GOLD WINNER LARGE HOUSEBUILDER OF THE YEAR

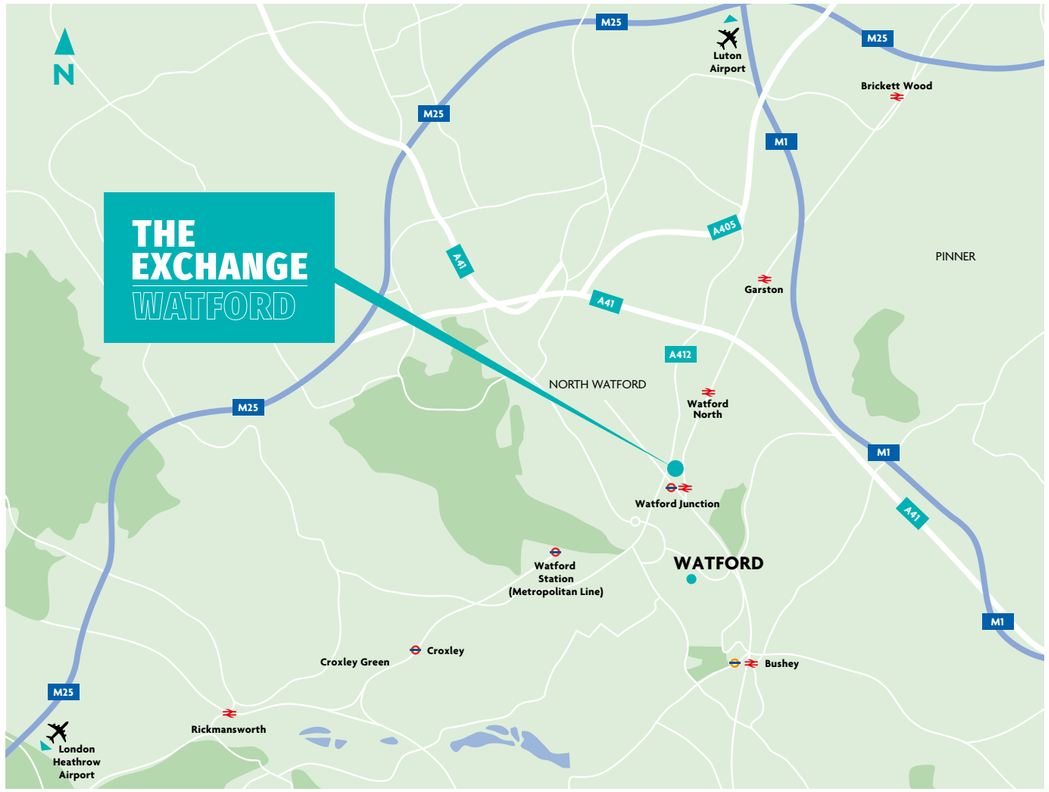
BRITAIN'S MOST ADMIRED COMPANIES 2020 Management Today WINNER

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

Photography of The Exchange.

HOW TO FIND US



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DIRECTIONS FROM WATFORD JUNCTION (PEDESTRIAN ACCESS ONLY)
4 minutes, 0.5 km
Exit the station and walk north-west along Station Road. Turn right onto St Albans Road and continue walking north along it. The Exchange will be on your right.

DRIVING FROM M25 12 minutes, 8 km
Exit the M25 at Junction 19, using the two left lanes to turn onto the A41/North Western Avenue. At the roundabout, take the second exit onto the A41/North Western Avenue.

Continue to The Dome roundabout and take the fourth exit onto the A412/St Albans Road. Drive down St Albans Road and The Exchange will be on your left.

DRIVING FROM M1 10 minutes, 4 km
Exit the M1 at Junction 5, taking the A41 to Watford. At the roundabout, take the third exit onto the A4008/Stephenson Way. At the next roundabout, take the second exit, then the third exit onto Radlett Road at the following roundabout.

Take the first exit at the next roundabout onto Balmoral Road, then turn left onto the A412/St Albans Road. The Exchange will be on your left.

Maps are not to scale and show approximate locations only. Times and distances are approximate. Source: Google Maps and nationalrail.co.uk. 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 policy of continuous improvement, the finished product may vary from the information provided. 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 Exchange is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E746/02CA/0925

OUR VISION 2030 TRANSFORMING TOMORROW

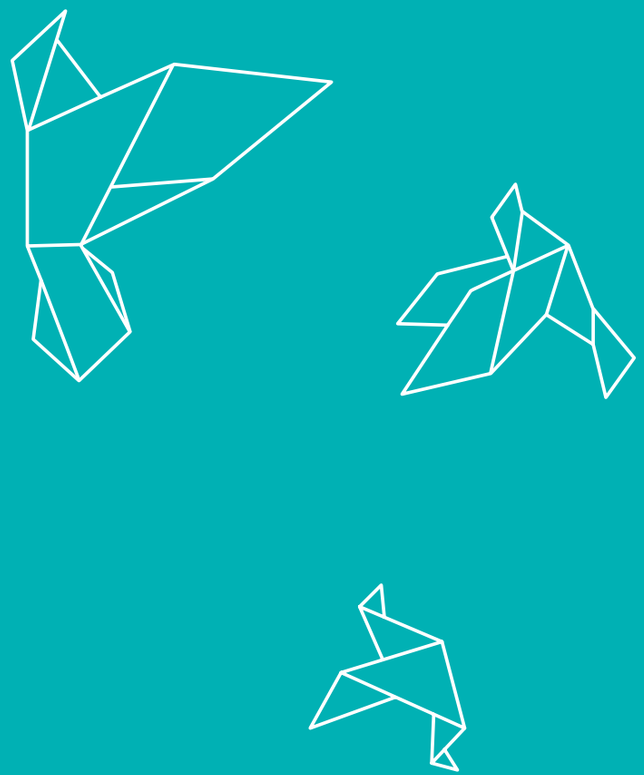
Berkeley Group
Proud member of the Berkeley Group

Berkeley
Designed for life


Computer generated image is indicative only.

DART HOUSE

THE EXCHANGE



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