

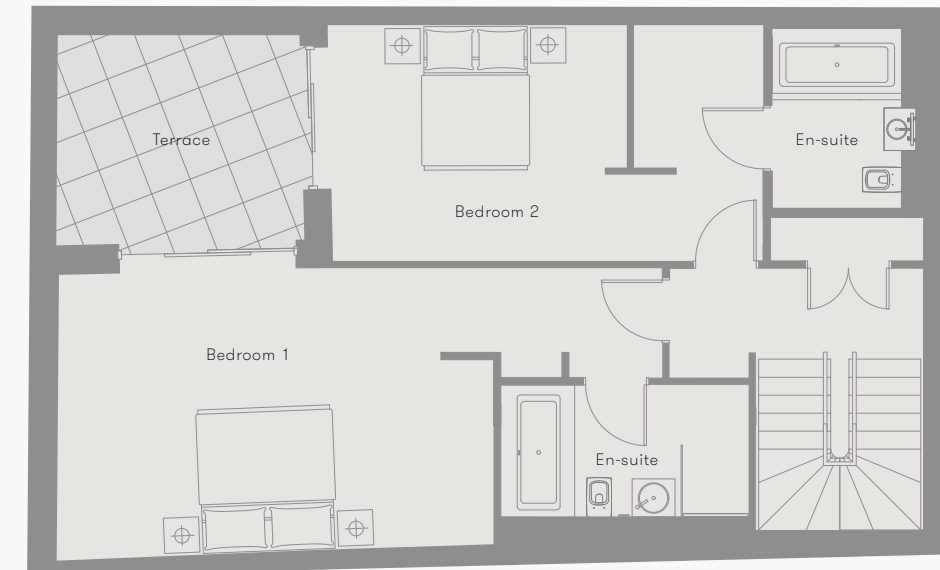
APARTMENT SCHEDULE

Level	Apartment	sq m	sq ft
Ground/Lower Ground			
	01	128	1,378
	02	119	1,281
	03	142	1,722
	04	194	2,088
First			
	1.1	108	1,163
	1.2	109	1,173
	1.3	91	980
Second			
	2.1	108	1,163
	2.2	109	1,173
	2.3	91	980
Third			
	3.1	178	1,916
	3.2	63	678
Fourth/Fifth			
	4.1	195	2,099
	4.2	170	1,830
Fifth/Sixth			
	5.1	174	1,873

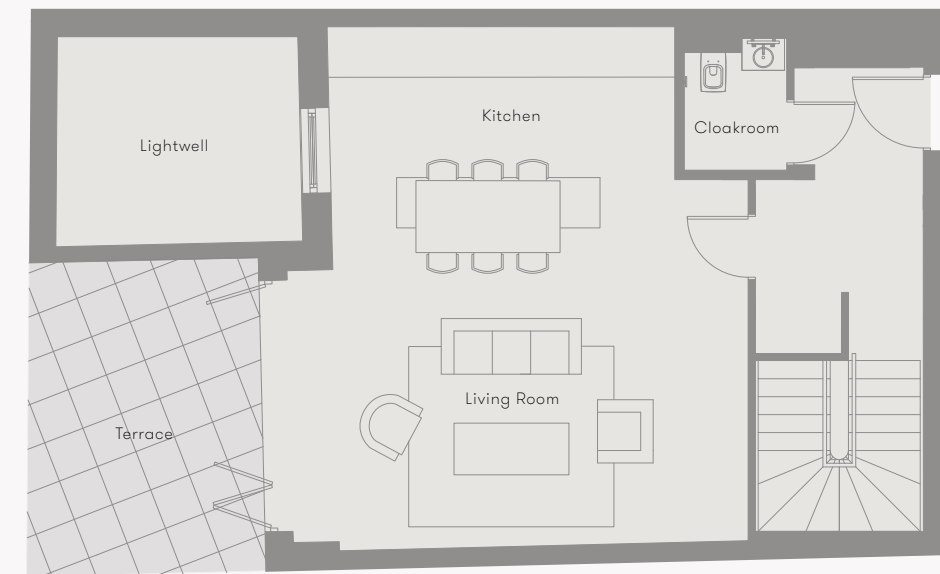
DUPLEX APARTMENT 01 2 BEDROOMS



Lower Ground



Ground



FILL EXAMPLE
3 BEDROOM



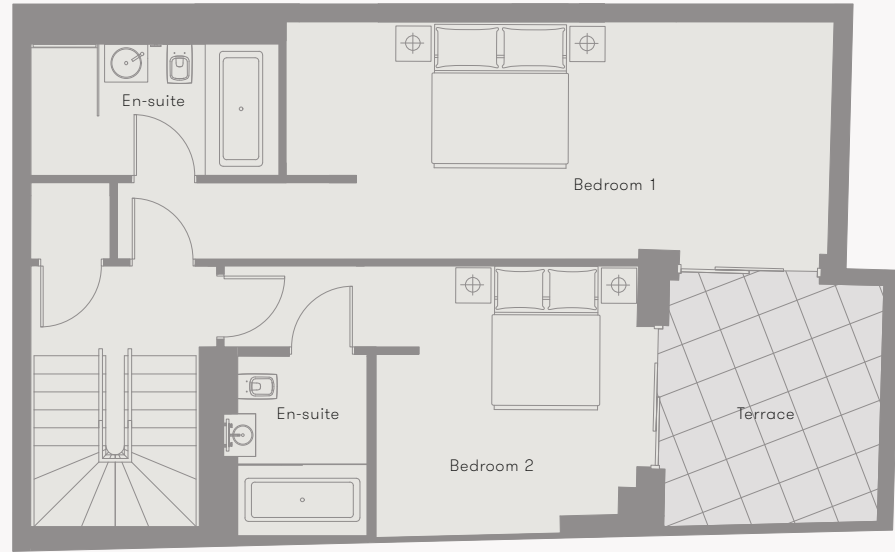
Ground

Living/Kitchen	5.8m x 7.3m	19'0" x 23'11"
Terrace	3.3m x 4.4m	10'10" x 14'5"
Lower Ground		
Bedroom 1	8.5m x 4.0m	27'10" x 13'1"
Bedroom 2	6.1m x 3.3m	20'0" x 10'10"
Terrace	3.4m x 2.9m	11'2" x 9'6"
Total Area	128 sq m	1,378 sq ft

DUPLEX APARTMENT 02

2 BEDROOMS

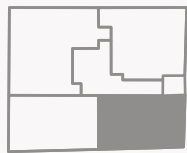
Lower Ground



Ground



Bayswater Road



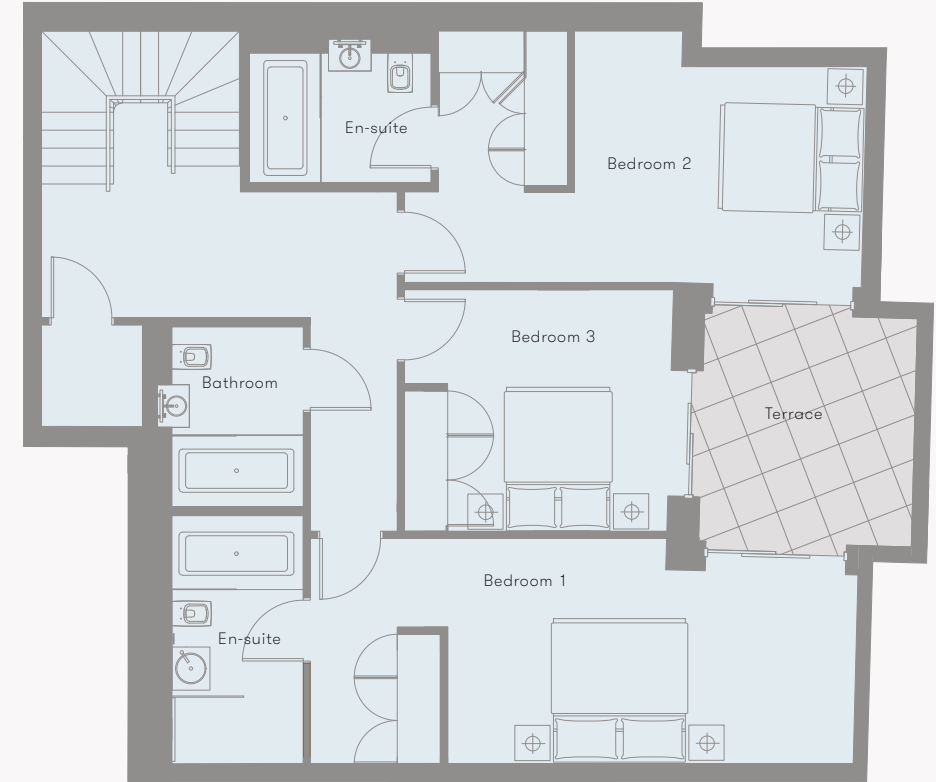
Ground		
Living/Kitchen	5.1m x 7.2m	16'9" x 23'7"
Terrace	3.1m x 3.9m	10'2" x 12'10"
Lower Ground		
Bedroom 1	9.9m x 3.3m	32'6" x 10'10"
Bedroom 2	3.6m x 3.7m	11'10" x 12'10"
Terrace	3.1m x 3.5m	10'2" x 11'6"
Total Area	119 sq m	1,281 sq ft

DUPLEX APARTMENT 03

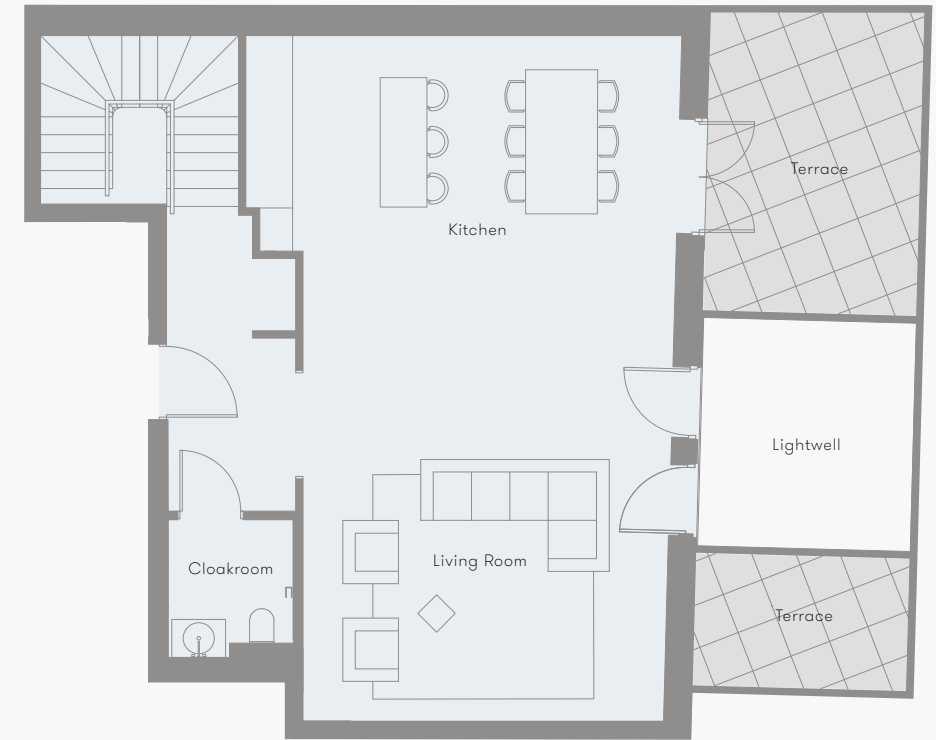
3 BEDROOMS



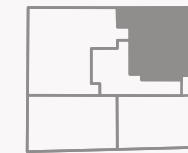
Lower Ground



Ground



Bayswater Road



Ground		
Living/Kitchen	4.1m x 9.5m	13'5" x 31'2"
Terrace	3.0m x 4.3m	9'10" x 14'1"
Lower Ground		
Bedroom 1	7.6m x 3.1m	24'11" x 10'2"
Bedroom 2	5.9m x 3.5m	19'4" x 11'6"
Bedroom 3	3.9m x 3.7m	12'10" x 12'10"
Terrace	3.1m x 3.2m	10'2" x 10'6"
Total Area	142 sq m	1,722 sq ft

DUPLEX APARTMENT 04

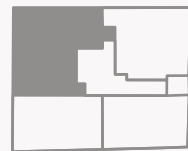
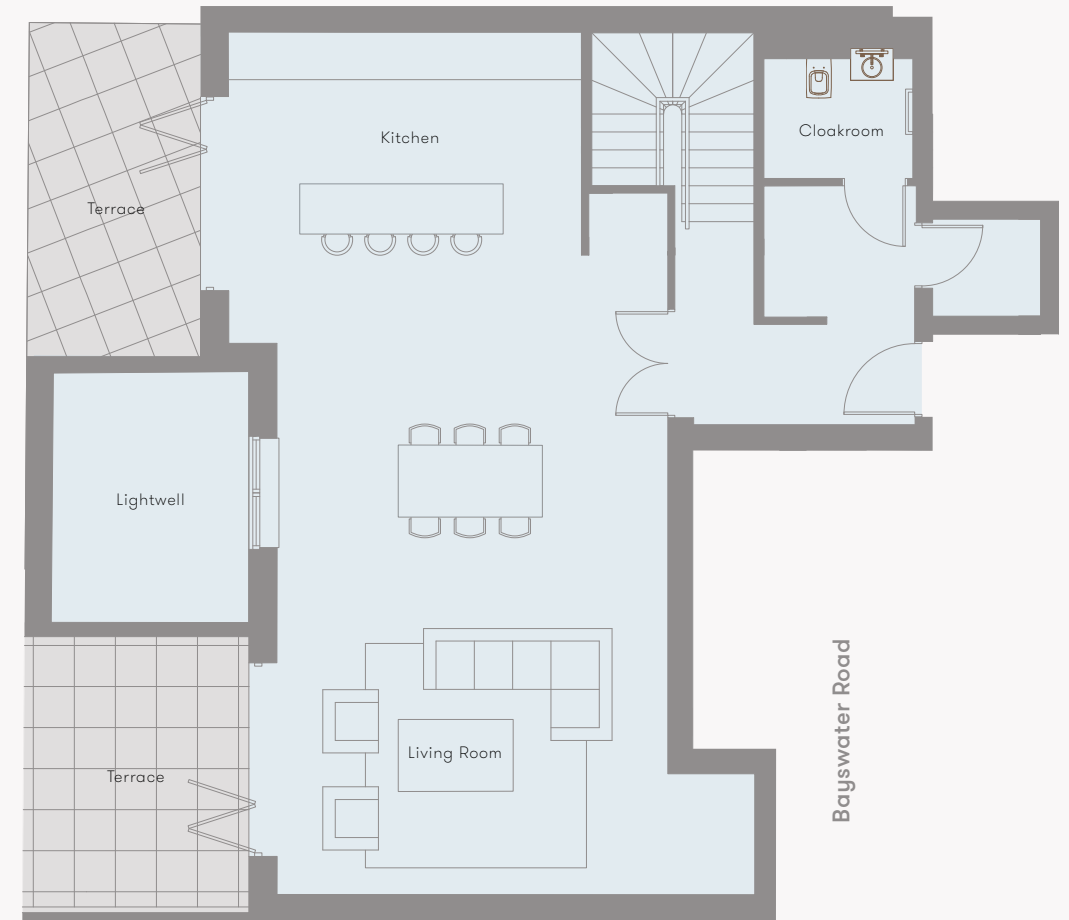
3 BEDROOMS



Lower Ground



Ground



Lower Ground

Bedroom 1	8.5m x 4.0m	27'11" x 13'1"
Bedroom 2	7.3m x 4.2m	23'11" x 13'9"
Bedroom 3	4.2m x 3.5m	13'9" x 11'6"
Terrace	2.7m x 3.5m	8'10" x 11'6"

Ground

Living/Kitchen	5.4m x 12m	17'9" x 39'4"
Terrace	3.2m x 3.8m	10'6" x 12'6"
Total Area	194 sq m	2,088 sq ft

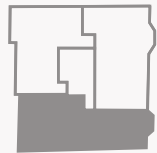
APARTMENT 1.1

2 BEDROOMS

First



Views towards
Hyde Park



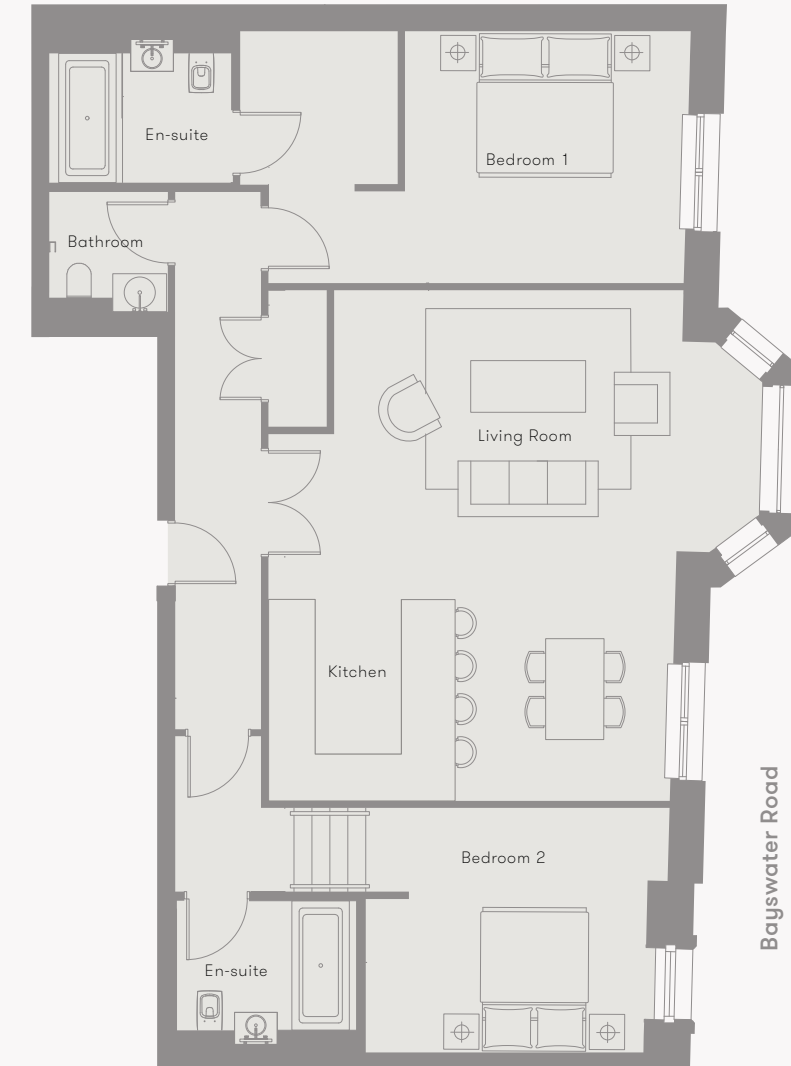
Living/Dining	6.7m x 4.9m	22'0" x 16'1"
Kitchen	2.2m x 3.8m	7'3" x 10'6"
Bedroom 1	5.5m x 3.8m	18'1" x 10'6"
Bedroom 2	5.8m x 3.4m	19'0" x 11'2"
Total Area	108 sq m	1,163 sq ft

APARTMENT 1.2

2 BEDROOMS

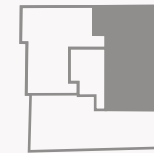


First



Views towards
Hyde Park

Baywater Road

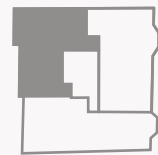


Living/Kitchen	5.7m x 7.1m	18'8" x 23'4"
Bedroom 1	6.3m x 3.5m	20'9" x 11'6"
Bedroom 2	3.9m x 3.4m	12'10" x 11'2"
Total Area	109 sq m	1,173 sq ft

APARTMENT 1.3

2 BEDROOMS

First



Living/Kitchen	7.3m x 4.9m	23'11" x 16'1"
Bedroom 1	5.4m x 3.3m	17'9" x 10'10"
Bedroom 2	3.4m x 3.6m	11'2" x 11'10"
Total Area	91 sq m	980 sq ft

APARTMENT 2.1

2 BEDROOMS



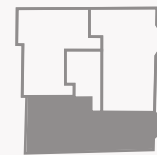
Second



Bayswater Road



Views towards
Hyde Park

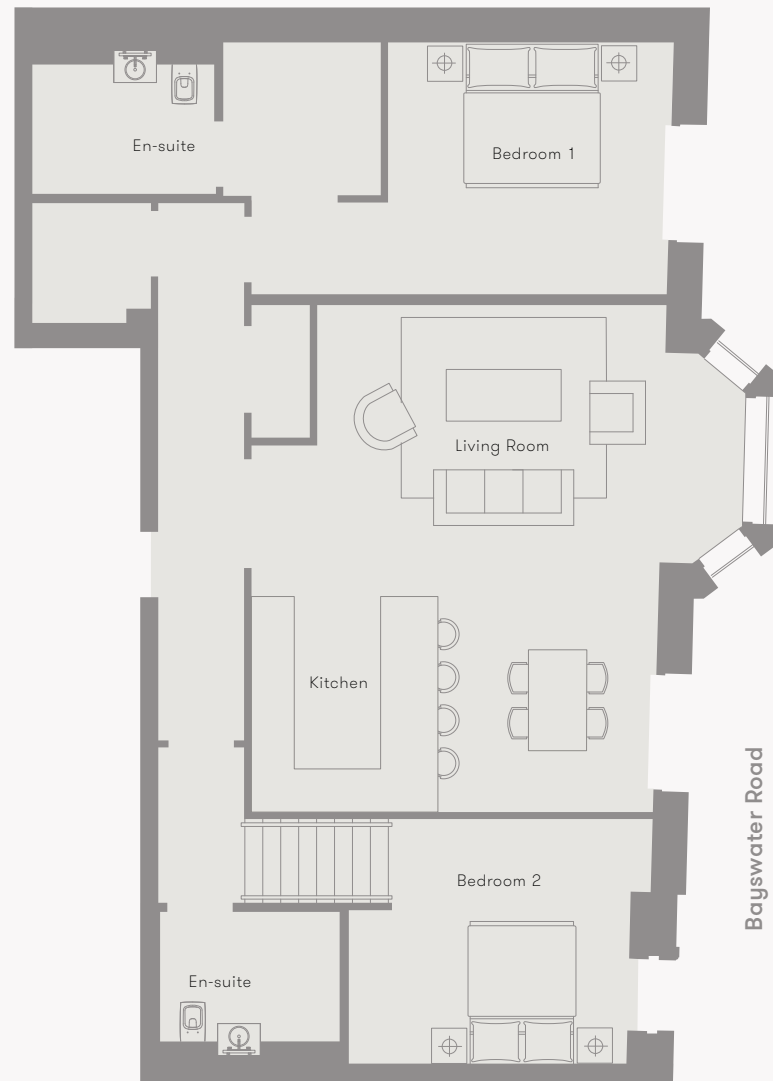


Living/Dining	3.7m x 4.9m	12'2" x 16'1"
Kitchen	2.2m x 3.8m	7'3" x 12'6"
Bedroom 1	5.5m x 3.8m	18'1" x 12'6"
Bedroom 2	5.7m x 3.4m	18'8" x 11'2"
Total Area	108 sq m	1,163 sq ft

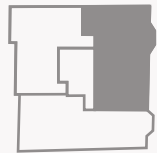
APARTMENT 2.2

2 BEDROOMS

Second



Views towards
Hyde Park



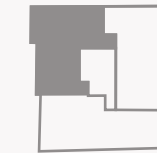
Living/Kitchen	5.7m x 7.1m	18'8" x 23'4"
Bedroom 1	6.3m x 3.5m	20'8" x 11'6"
Bedroom 2	3.9m x 3.4m	12'10" x 11'2"
Total Area	109 sq m	1,173 sq ft

APARTMENT 2.3

3 BEDROOMS



Second

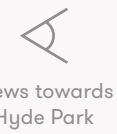
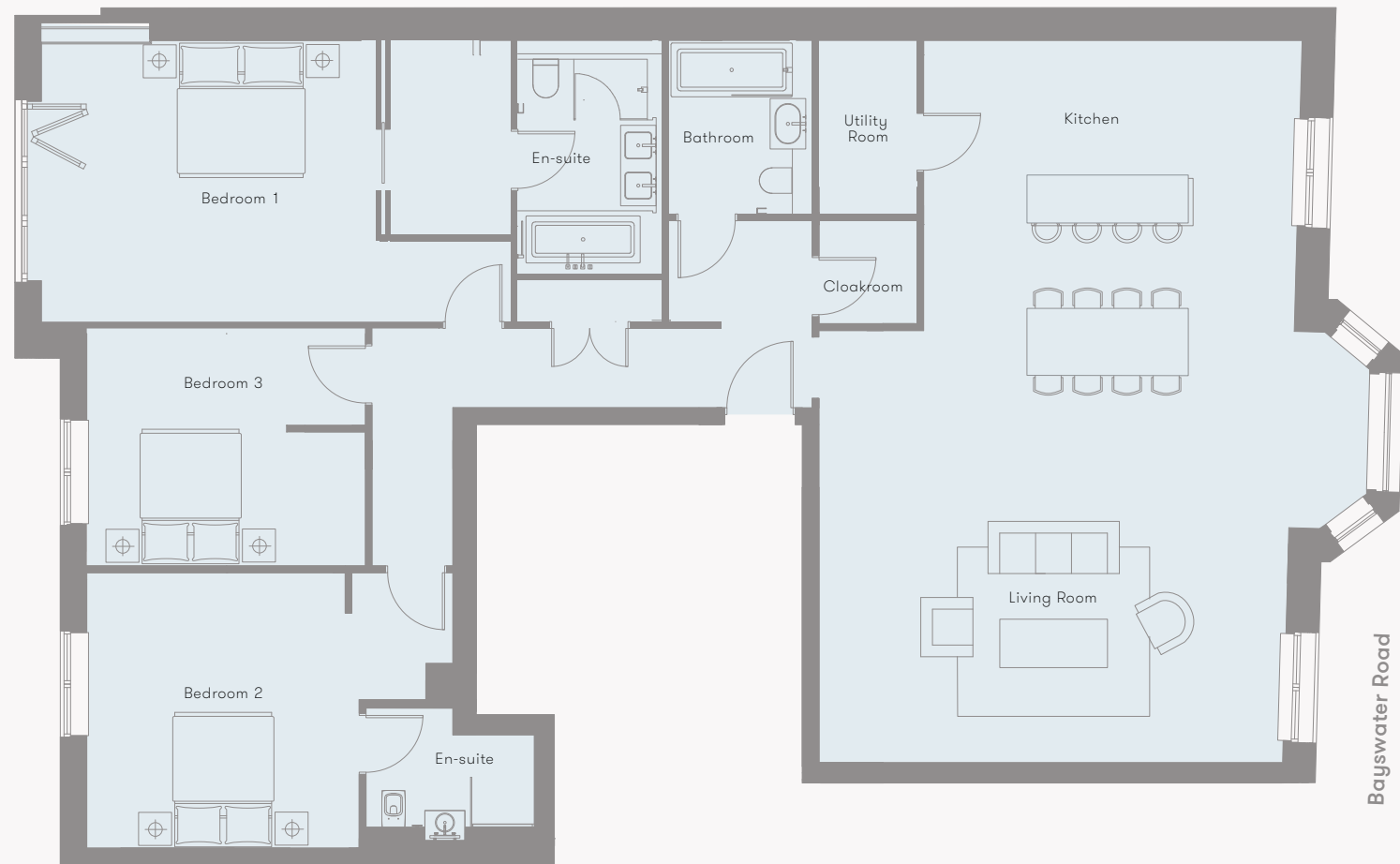


Living/Kitchen	7.3m x 4.9m	23'11" x 16'1"
Bedroom 1	5.4m x 3.3m	17'6" x 10'10"
Bedroom 2	3.4m x 3.6m	11'2" x 11'10"
Total Area	91 sq m	980 sq ft

APARTMENT 3.1

3 BEDROOMS

Third



Views towards
Hyde Park



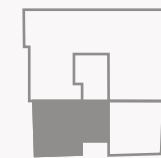
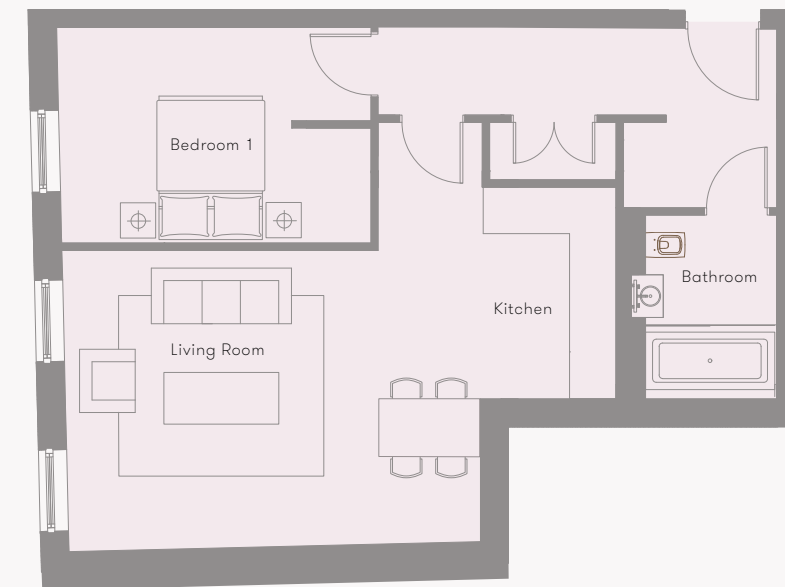
Living/Kitchen	7.0m x 10.7m	23'0" x 35'1"
Bedroom 1	7.0m x 4.2m	23'0" x 13'9"
Bedroom 2	5.4m x 4.1m	17'6" x 13'5"
Bedroom 3	4.1m x 3.5m	13'5" x 11'6"
Total Area	178 sq m	1,916 sq ft

APARTMENT 3.2

1 BEDROOM



Third

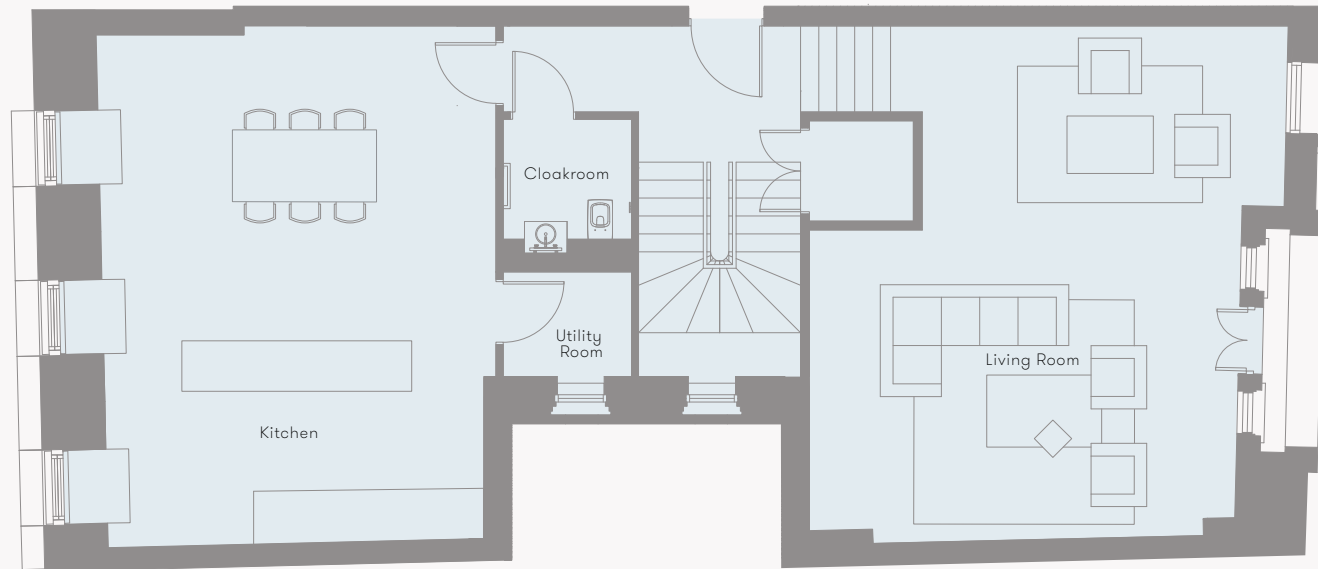


Living/Kitchen	7.7m x 5.9m	25'3" x 19'4"
Bedroom 1	4.4m x 3.0m	14'5" x 9'10"
Total Area	63 sq m	678 sq ft

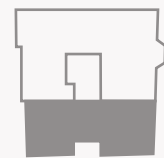
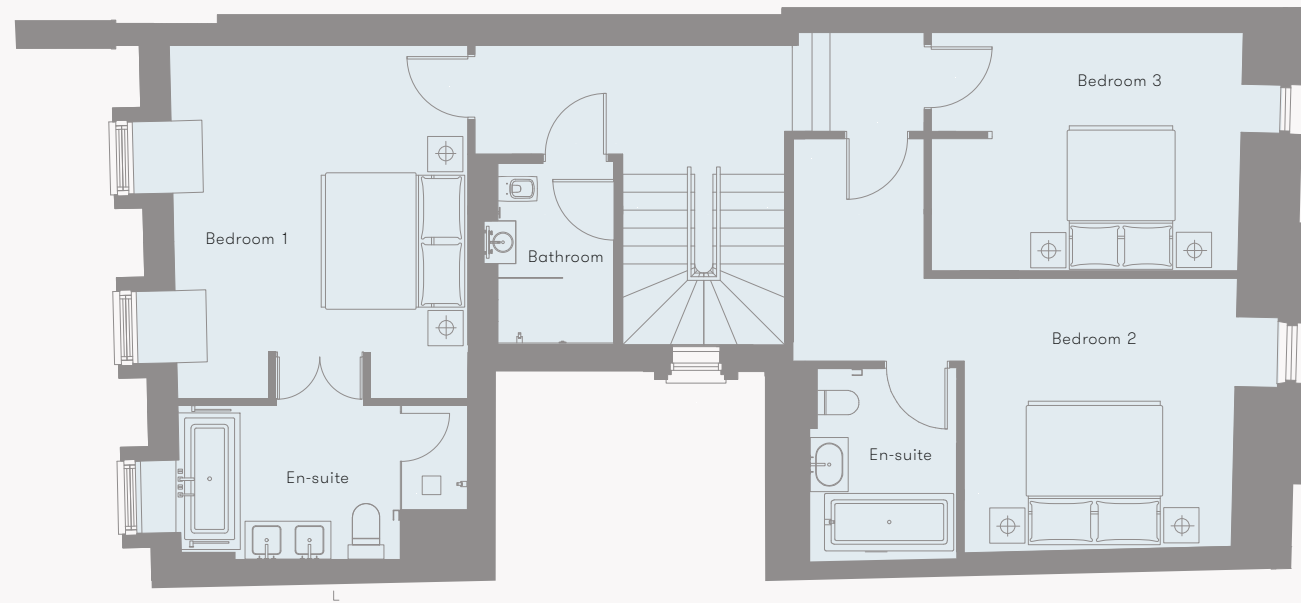
APARTMENT 4.1

3 BEDROOMS

Fourth



Fifth



Fourth		
Living	6.0m x 7.1m	19'8" x 23'4"
Kitchen/Dining	5.5m x 7.1m	18'1" x 23'4"
Terrace	1.2m x 3.0m	3'11" x 9'10"
Fifth		
Bedroom 1	3.9m x 4.9m	12'10" x 16'1"
Bedroom 2	6.2m x 3.8m	20'4" x 12'6"
Bedroom 3	4.2m x 3.3m	13'9" x 10'10"
Total Area	195 sq m	2,099 sq ft

APARTMENT 4.2

3 BEDROOMS



Fourth



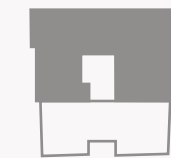
Views towards Hyde Park

Bayswater Road

Views towards Hyde Park

Views towards Hyde Park

Bayswater Road



Living/Kitchen	7.1m x 12.0m	23'4" x 39'4"
Bedroom 1	5.2m x 4.2m	17'1" x 13'9"
Bedroom 2	4.3m x 4.0m	14'1" x 13'1"
Bedroom 3	3.0m x 3.6m	9'10" x 11'10"
Terrace	1.2m x 3.6m	3'11" x 11'10"
Total Area	170 sq m	1,830 sq ft

DUPLEX APARTMENT 5.1

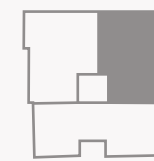
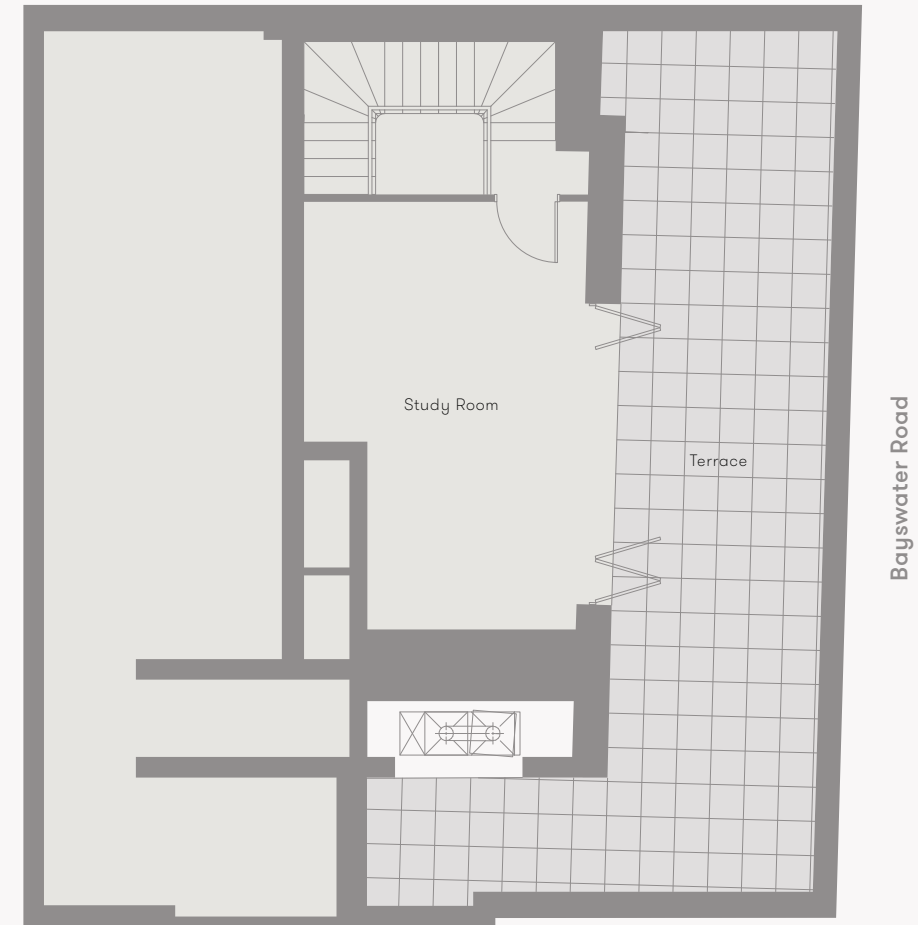
2 BEDROOMS



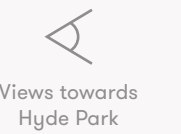
Fifth



Sixth



Fifth		
Living/Kitchen	6.0m x 11.8m	19'8" x 38'9"
Bedroom 1	2.9m x 6.4m	9'6" x 21'0"
Bedroom 2	5.1m x 3.7m	16'9" x 12'2"
Terrace	1.0m x 2.8m	3'3" x 9'2"
Sixth		
Terrace	3.2m x 12m	10'6" x 39'4"
Total Area	174 sq m	1,873 sq ft



SPECIFICATIONS

Kitchens

- Bespoke-designed, fitted kitchens incorporating concealed handle, soft-closing doors and drawers throughout
- High gloss lacquer and dark veneered oak cupboard doors. Dark grey cupboard interiors
- Concealed refuse and recycling storage
- Concealed LED lighting to underside of overhead cupboards
- Oak cutlery tray

Standard Apartments (Duplex Apartment 01, Duplex Apartment 02, Apartment 1.1, 1.2, 1.3, 2.1, 2.2, 2.3, 3.2)

- Porcelain worktops with bronze/mirrored splashbacks
- *Appliances*
- Miele Single oven
- Miele Combination oven microwave and grill
- Miele Warming Drawer
- Miele Flush Fitting Induction hob - 4 zones
- Miele Telescopic Cooker Hood
- Miele Integrated Fridge Freezer
- Miele Fully integrated Dishwasher
- Siemens Fully Integrated Washer Dryer
- Under mounted sink with deck mounted chrome mixer tap

Enhanced Apartments (Duplex Apartment 03, Duplex Apartment 04, Apartment 3.1, 4.1, 4.2, 5.1)

- Wrap around worktops
- Marble splashbacks
- *Appliances*
- Miele Single oven
- Miele Combination oven microwave and grill
- Miele Warming Drawer
- Miele Flush Fitting Induction hob - 5 zones
- Westin STRATUS Integrated ceiling extractor
- Miele Integrated Fridge
- Miele Integrated Freezer
- Miele Fully integrated Dishwasher
- Miele Wine Cooler
- Miele Washing Machine
- Miele Condenser Dryer
- Under mounted sink with deck mounted chrome mixer tap
- Separate Utility Rooms (Apartments 3.1 & 4.2 only)

Bathrooms and En-suites

- Porcelain tiling with contrasting feature tiling behind vanity unit
- Mirrored wall cabinet
- Porcelain, top mounted hand basins with mixer tap (twin basins in Master En-suites)
- Concealed feature lighting
- Heated towel rails
- Frameless, glass shower screens
- Floor level 'wet room' showers in Master En-suites
- Wall mounted toilet roll holder and robe hooks in chrome
- Wall mounted dual flush WCs with soft-close seat cover and concealed cistern ('Geberit Aquaclean' WCs to Master En-suites)
- Enamelled steel bath with integrated bath filler
- Ceiling mounted 'rain head' showers and separate hand showers
- Underfloor heating

Interior Finishes

Apartments

- Walls and ceilings to be finished in white matt paint (where other finishes are not applied)
- Bespoke fitted full height wardrobes to all bedrooms, in dark timber veneer finish (fitted internally with rails, shelves and drawers)
- Multi-point locking timber veneered full height front door with spyhole
- Stainless steel and leather door lever furniture throughout
- Lacquered oak engineered timber flooring to hall, living room, kitchen and master bedroom
- Wool-mix carpet to other bedrooms

Common Areas (Entrance Lobby)

- Feature entrance lobby with bespoke concierge desk
- Polished stone tiling to floor with feature stone border
- Textured wallpaper with timber trim and leather feature panels

Common Areas (Common Corridors on 1st To 5th Floors)

- Carpeting to residential corridors and lift lobbies
- Timber architraves to doors

Other Features

Apartments

- Full height external bi-fold or casement doors to principal rooms (some apartments only)
- Openable windows
- Lightwell at basement level and External Terrace to Duplex Apartments 01, 02, 03 & 04
- Minimum ceiling height 2.5m principal rooms with feature coffered ceiling of over 2.

Common Parts

- Secure Bicycle storage available for all apartments
- Lift access to all floors

Electrical

- Video audio door entry system
- Dimmable lighting to principal living areas
- Metal faced, slim line, switches and sockets
- Energy efficient lighting throughout
- Feature lighting in select locations throughout

Telecommunications

- Wiring for TV, Sky and data connection to living room and bedrooms

Heating and Cooling

- Thermostatically controlled comfort heating and cooling to all living rooms and bedrooms
- Underfloor heating to all principal rooms
- Electric underfloor heating to bathrooms

Security and Peace of Mind

- Access to apartments via full colour video door entry and electronic access to common areas
- Key fob security entry into the building
- CCTV to ground floor entrances and common areas
- Mains supply heat/smoke detectors to all apartments
- Smoke detection to common areas

Adaptability

- Some apartments are wheelchair-adaptable. Please ask for details.

Specifications: We reserve the right to change specifications from time to time. We may need to substitute appliances and equipment mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality.

WORLD CLASS TEAM

Project Management
and Interior Design

M | D E S I G N
L O N D O N

mdesignlondon.com

Architects

hamiltons architects

Contact details

Stephen Sellar
Tel: +44 (0) 207 258 8500
sales@mdesignlondon.com

Tamara Foenander
Tel: +974 4499 9111
Mob: +97455 842988
tamara.foenander@energycity.com