

EUSTON REACH

EUSTON LONDON NW1

Granary Square
London's newest and most prolific
new Square at King's Cross

Exclusive living

8 minutes walk from Regent's Park

5 minutes by tube from Oxford Street

7 minutes from King's Cross Central

the largest area of urban
regeneration and
investment in Europe

DEVELOPMENT PARTNERS

PRINCETON
PROPERTY
PARTNERS

ARGO
Real Estate Partners LLP

Investec
Property
Out of the Ordinary™

Galliard
Homes

King's Cross British Library St Paul's Cathedral More London London Bridge Quarter Mornington Crescent Tate Modern Euston Road Euston Station



EUSTON REACH
EUSTON LONDON NW1

The perfect location for
London living

EUSTON REACH



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EUSTON LONDON NW1

Loft style living

This imposing building has been transformed from a former Edwardian warehouse into a striking example of 1930's art deco architecture - and is now continuing its transition to become a new London landmark for luxury loft style living, providing 89 stunning suites and apartments arranged around a magnificent interior designed and themed 4 storey atrium with domed glass roof.

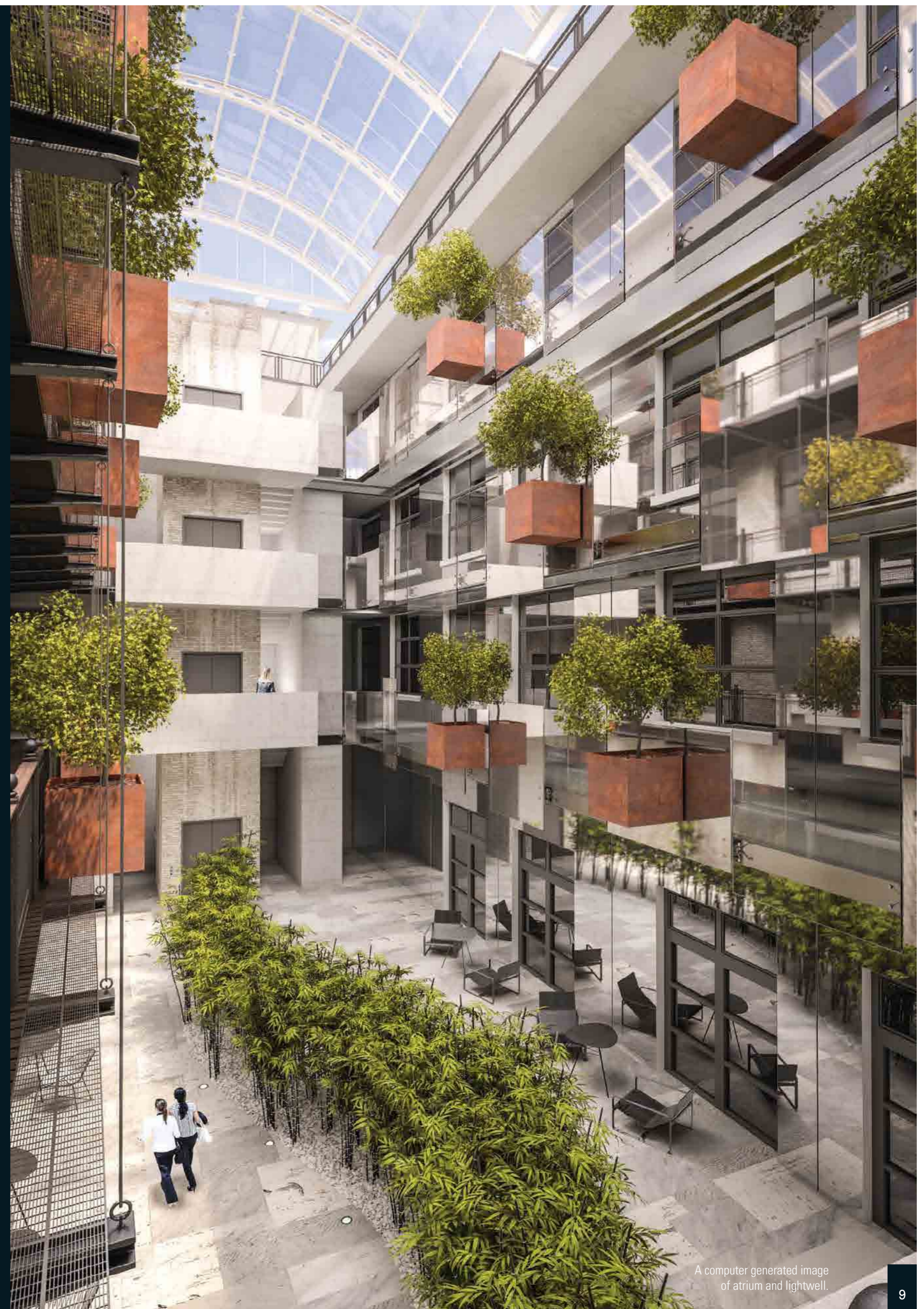
EUSTON REACH
EUSTON LONDON NW1



Euston Reach with computer generated image of main entrance.

Conceptual space

The imposing entrance foyer, atrium lightwell and apartment interiors have been designed and influenced by the award winning practice of Rabih Hage - whose accolades include the Andrew Martin International Interior Designer of the Year Award and consistent nomination by House & Garden and Architectural Digest (France) as one of the top 100 leading designers for over a decade.



King's Cross Central

A regeneration masterpiece
delivering a brand new district
for London.








King's Cross Central is currently the largest area of urban redevelopment in Europe and is set to deliver a brand new District with a stunning array of canalside settings, venues, leisure, arts and cultural landmarks. A dazzling new spectacle deceptively close to Euston Reach.

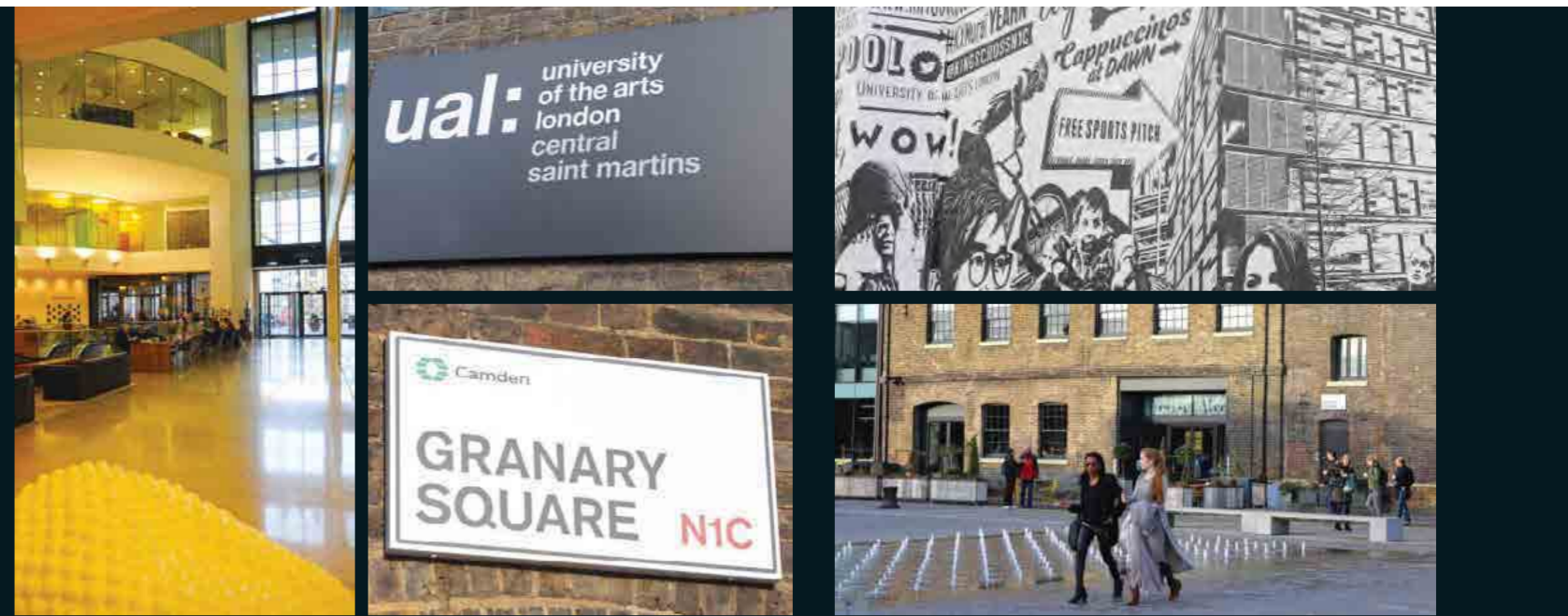
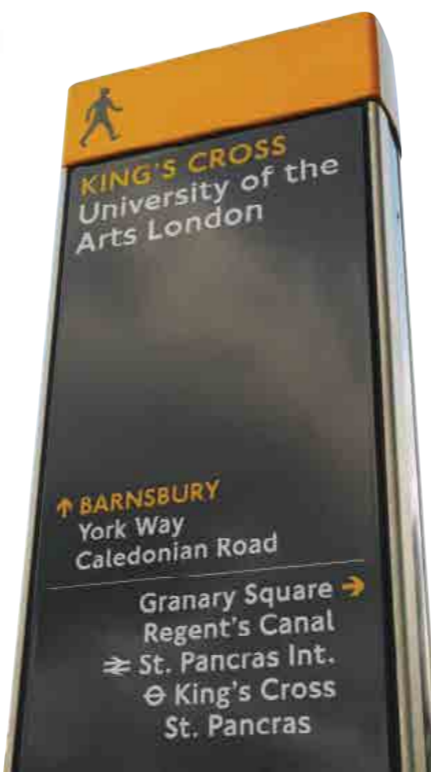


King's Cross

- 1 King's Cross Square
- 2 St Pancras Renaissance Hotel
- 3 Granary Square
- 4 UAL Central Saint Martins
- 5 Regeneration House
- 6 Great Northern Hotel
- 7 German Gymnasium
- 8 St Pancras Basin
- 9 Battlebridge Basin
- 10 Camely Street Natural Park

-  Under construction & phased construction
-  New office/retail accommodation
-  Retail and leisure/offices

Regeneration
LONDON NW1



A new major growth zone for London

900 metres (7 minutes) from Euston Reach

- 67 acres of regeneration
- 26 acres of open space
- 50 new buildings
- 20 new streets
- 10 new public squares
- New office, retail, leisure and residential space
- 30,000 people by 2016
- Brand new postcode N1C



Royal Parkland

410 acres of former hunting grounds, London Zoo, Regent's Canal and Regent's University London - home of the European Business School of London, Regent's American College and numerous other degree programmes offering academic excellence in London.

All within 1500 metres of Euston Reach.

Regent's Park
LONDON NW1



MORNINGTON
CRESCENT

REGENT'S
PARK

GLOUCESTER
GATE

EUSTON
REACH

LONDON
ZOO





Open parkland, canalside walks and immaculate gardens

The splendour of Regent's Park can surely be appreciated by any of its many glorious amenities and facilities, or together as a whole - a magnificent green oasis with beautifully tended grounds that include Queen Mary's gardens, the formal Italian gardens, the open air theatre and the park's nine villas.

Much of the park's south, east and west perimeters are lined with the elegant white stucco terraces designed by John Nash.

The heronry and lake amid the serenity of Regent's Park.



Regent's Park
LONDON NW1



Connected

Located in the heart of one of London's most sought after district postcodes, NW1, Euston Reach occupies a central location a stone's throw from Camden High Street, Hampstead Road and Albany Street - skirting the eastern side of Regent's Park.

Euston Road, Tottenham Court Road and Gower Street all lie within 1200 metres, principal thoroughfares that are home to many notable landmarks including the British Library, Euston Station, King's Cross/St Pancras International, University College London (UCL), The University of London, Madame Tussaud's, The Dominion Theatre and many high end retail establishments.



central & convenient



Location
LONDON

One minute from Zone 1 travel

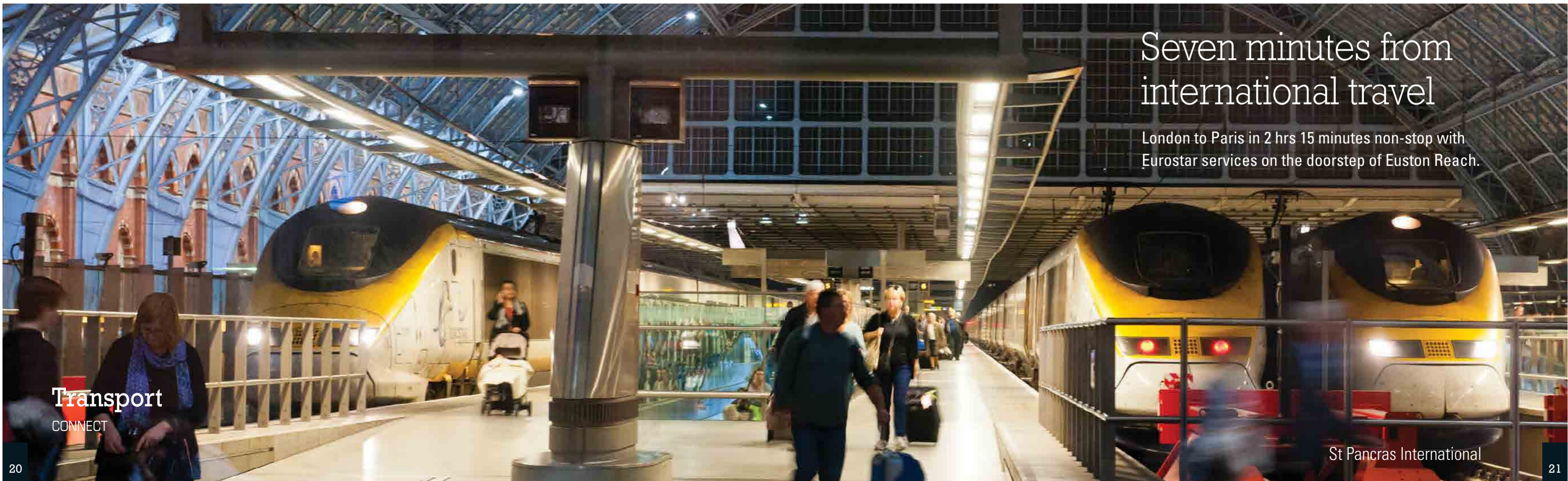
Euston Reach is situated around 3 minutes walk from Mornington Crescent tube station which provides a journey time of one minute to Euston and 7 minutes to King's Cross.



King's Cross Station

Seven minutes from international travel

London to Paris in 2 hrs 15 minutes non-stop with Eurostar services on the doorstep of Euston Reach.





Getting around

By Underground

Mornington Crescent provides Northern line services, which enable connections to London's entire tube, mainline and DLR network. The Northern line is the second busiest line in London with 50 stations, of which many are key West End and City destinations.

By Mainline

Residents at Euston Reach will be minutes from both inter-city travel and direct Capital connections at Euston and King's Cross. The two transport hubs operate London Overground, London Midland and First Capital Connect services, while also being principal underground interchanges and bus terminals.

By Eurostar

High speed trains depart from St Pancras International almost every hour for Gard Du Nord in central Paris (2hrs 15 mins) and every 2-3 hours for Brussels Midi/Zuid station (1 hr 55 mins). In addition, there are seasonal destinations to Southern France and the Alps. Given the array of interconnections, Eurostar enables fast and convenient travel across mainland Europe.

By Crossrail (2018)

The nearest interchange will be at Tottenham Court Road which is undergoing a £1bn transformation - the biggest transport investment in the West End for decades. At peak service times, up to 24 trains per hour will operate in each direction, with some 102,000 passengers estimated to be using the new hub every day.

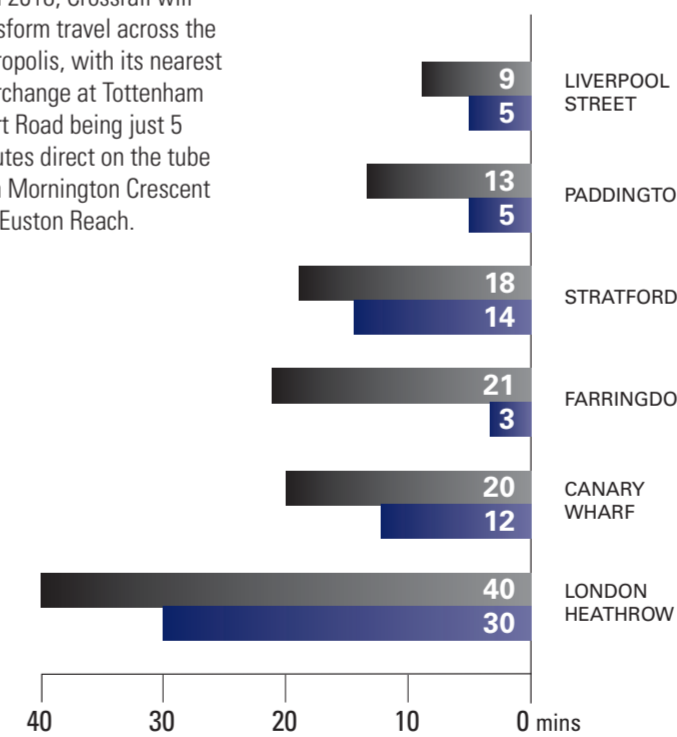
By Air Travel

When operational (2018), Crossrail will provide a 30 minute journey time from Tottenham Court Road direct to London Heathrow. King's Cross operates a 50 minute connection to London Gatwick, while Mornington Crescent to London City Airport is 39 minutes via the tube and DLR.

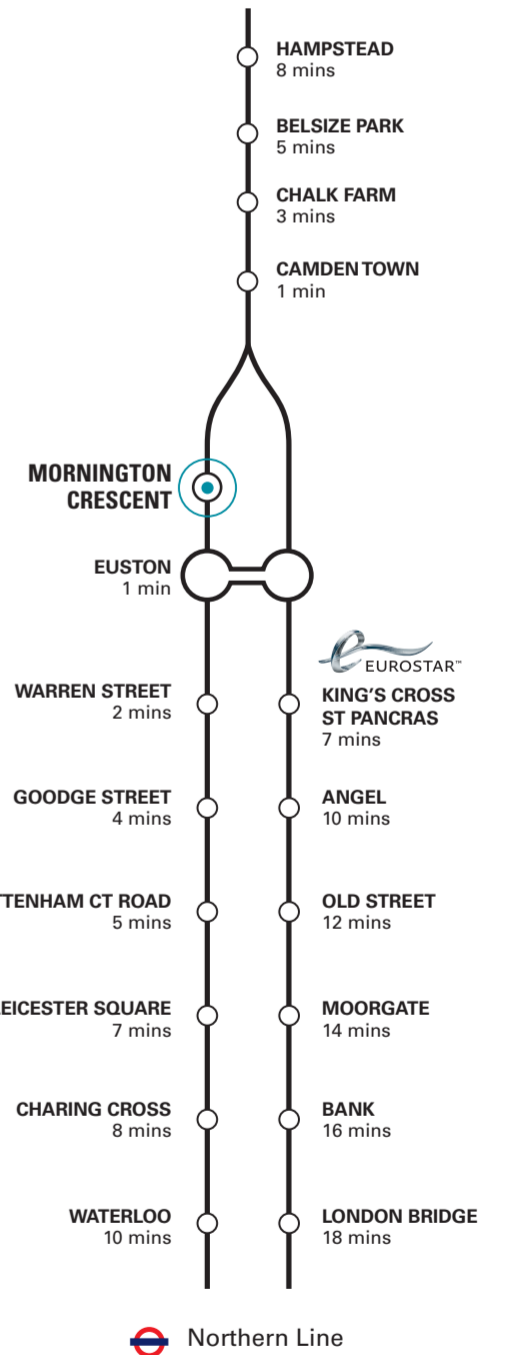


Euston Reach will provide an exceptional base for fast and convenient domestic and international travel

Scheduled to be operating from 2018, Crossrail will transform travel across the metropolis, with its nearest interchange at Tottenham Court Road being just 5 minutes direct on the tube from Mornington Crescent and Euston Reach.



Current journey times from Tottenham Court Road
 Projected journey times from Tottenham Court Road



Transport CONNECT

Within 20 minutes walk of Euston Reach:

- University College London
- University College Hospital
- Royal Academy of Dramatic Art

Within 30 minutes walk:

- Regent's University London
- London Business School
- University of Westminster
- Royal Academy of Music



Academic excellence

London's principal universities all within easy reach.

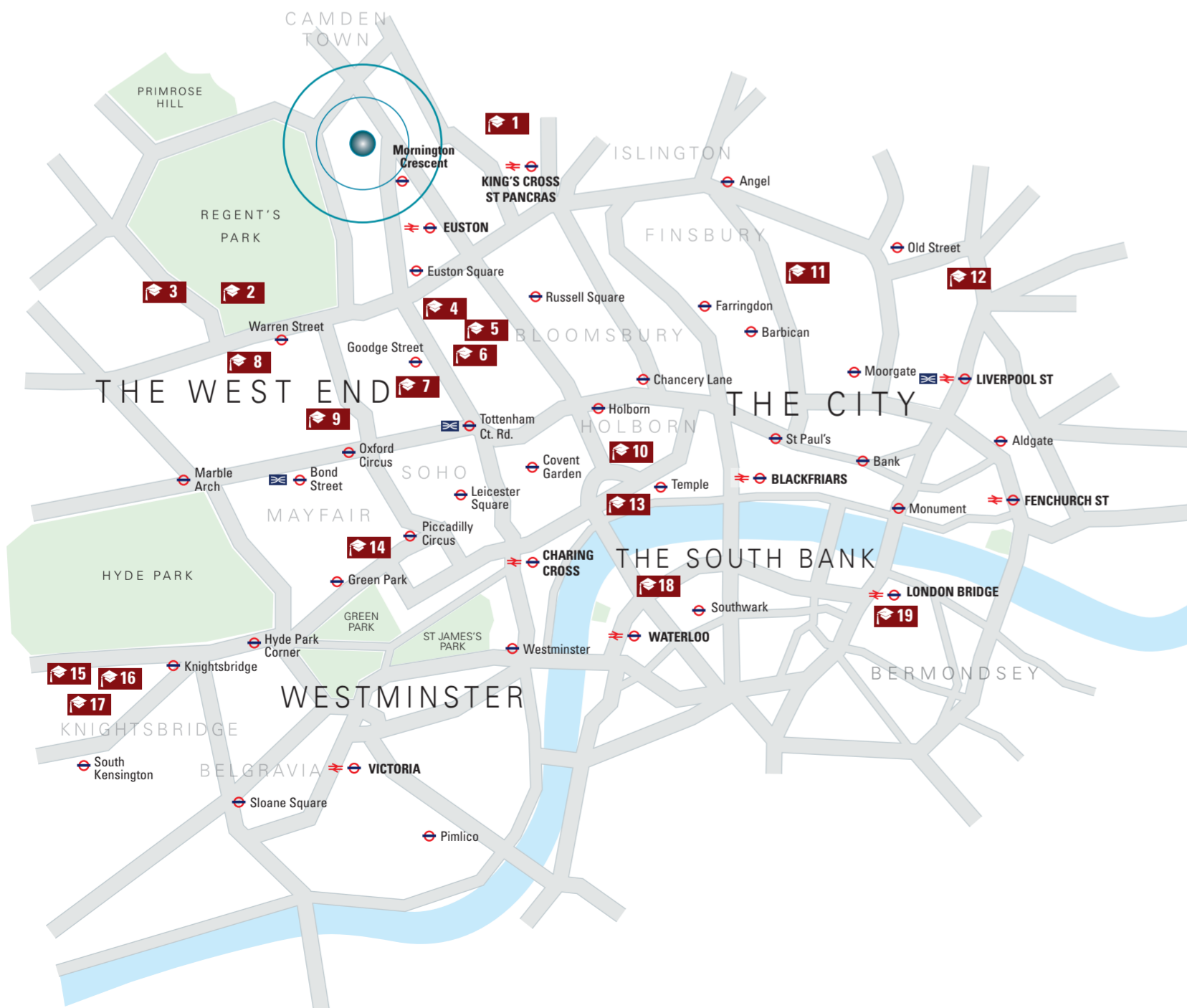
Universities
LONDON

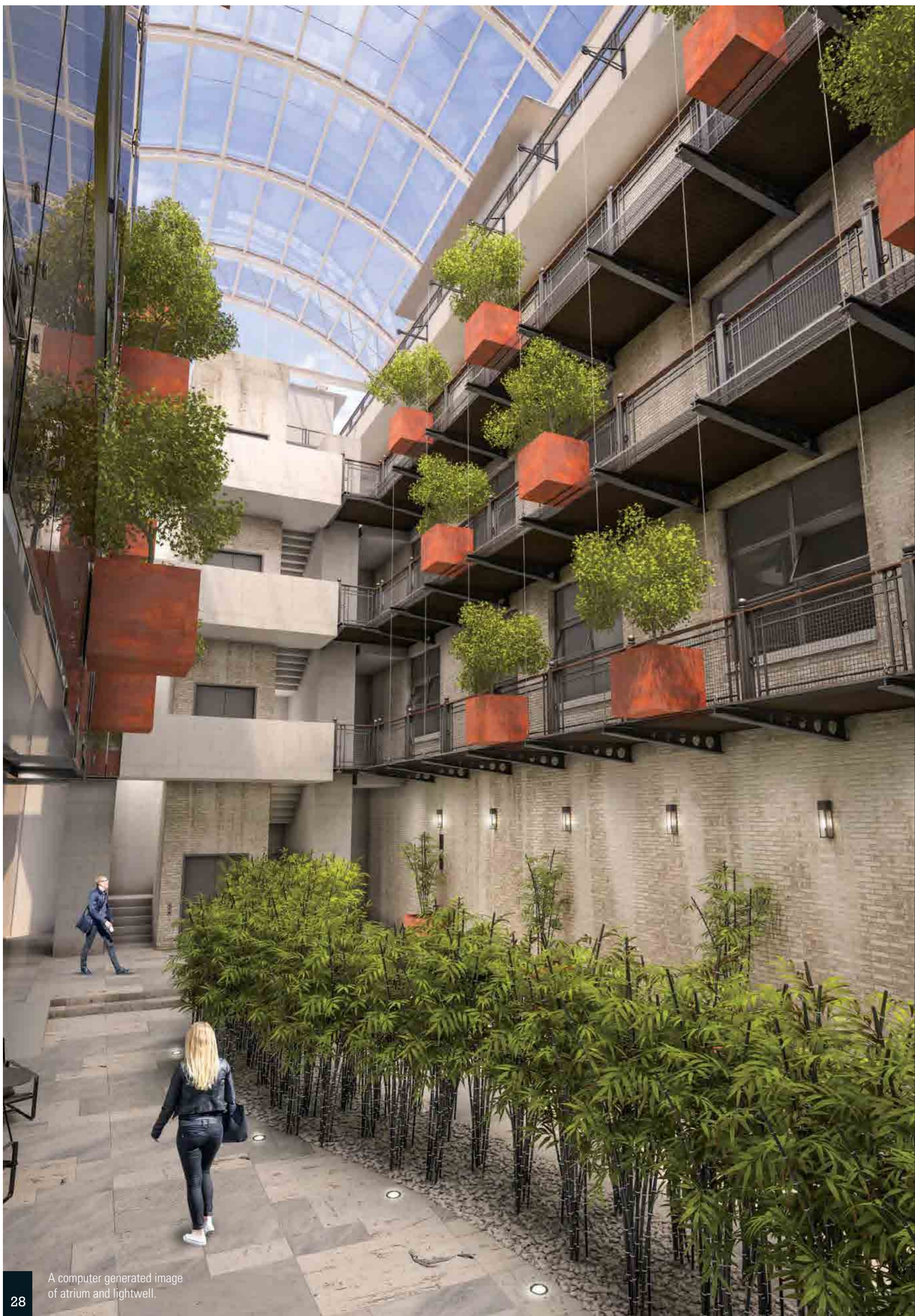
Luxury living amid one of the highest concentrations of universities in the world

With a student population of some 400,000, the Capital needs little introduction as being a world class location for selective universities and higher educational institutions. The location of Euston Reach will ensure easy access by tube or foot to all of London's principal universities.

| 1 | Central St Martin's College of Art & Design | 7 mins |
|----|---|---------|
| 2 | Regent's University London | 18 mins |
| 3 | London Business School | 18 mins |
| 4 | University College London (UCL) | 5 mins |
| 5 | University of London | 5 mins |
| 6 | Royal Academy of Dramatic Art | 5 mins |
| 7 | University of Westminster (Cavendish) | 5 mins |
| 8 | University of Westminster (Marylebone) | 18 mins |
| 9 | University of Westminster (Regent Street) | 9 mins |
| 10 | London School of Economics (LSE) | 12 mins |
| 11 | City University | 10 mins |
| 12 | UAL London College of Fashion | 12 mins |
| 13 | King's College (Strand) | 18 mins |
| 14 | Royal Academy of Arts | 11 mins |
| 15 | Royal College of Art | 19 mins |
| 16 | Imperial College London | 19 mins |
| 17 | Royal College of Music | 19 mins |
| 18 | King's College (Waterloo) | 11 mins |
| 19 | King's College (Guy's) | 19 mins |

All journey times are from Mornington Crescent to the nearest tube station of each university or institution stated above. Source tfl.gov.uk





A computer generated image of atrium and lightwell.

EUSTON REACH

THE DEVELOPMENT

Features include:

Interior design by award winning practice Rabih Hage.

An all private development of exclusive loft style apartments.

Choice of suites, 1 bed, 1 bed plus & 2 bedroom types.

Landmark building with striking art deco façade and retained warehouse type features.

Opulent entrance foyer with exposed brick and 'industrial' themed wall finishes.

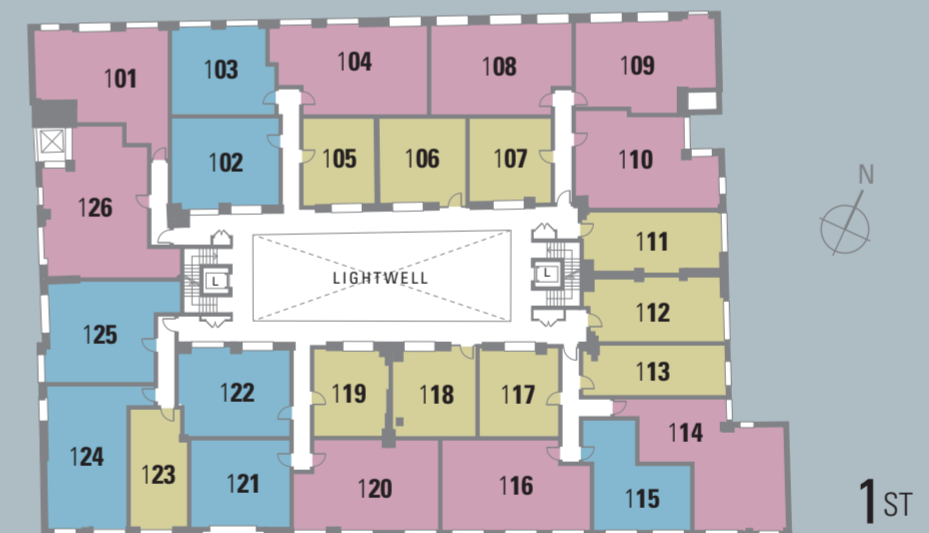
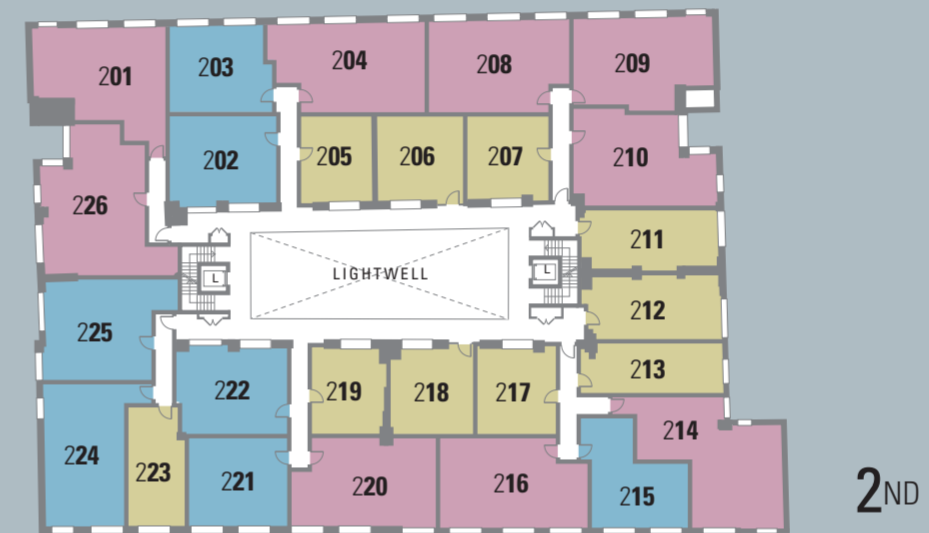
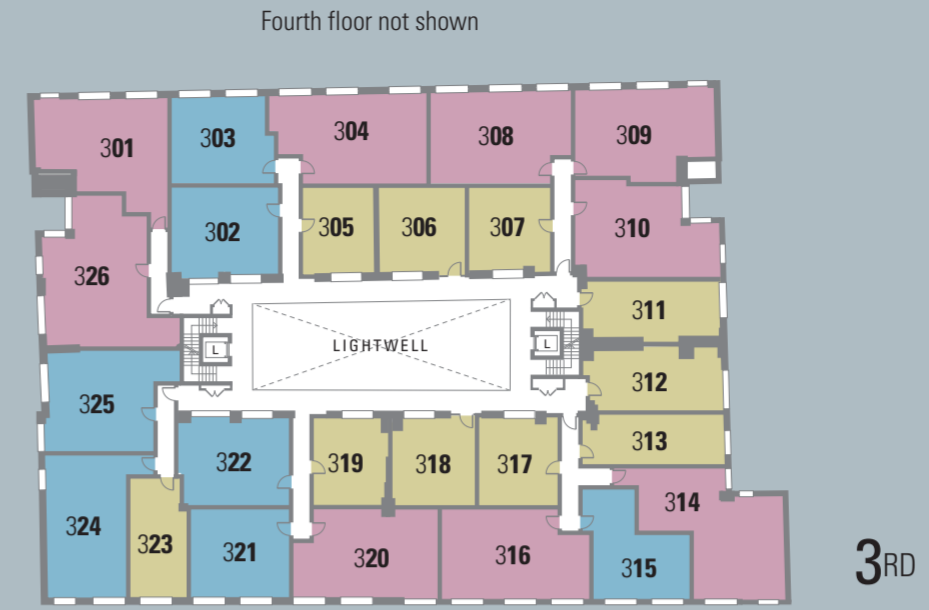
Daytime concierge.

Magnificent 4 storey atrium lightwell with 'floating' planters at upper levels, feature oriental style planting and exposed wall finishes.

Luxurious apartment specifications with a fusion of classic 1930's overtones and contemporary finishes.

Two lifts serving each apartment level.

Secure cycle storage.



- Suites
- 1 Bed & 1 Bed plus apartments
- 2 Bed apartments

The apartments at Euston Reach have been designed to maximise the use of natural light and space efficient interiors.

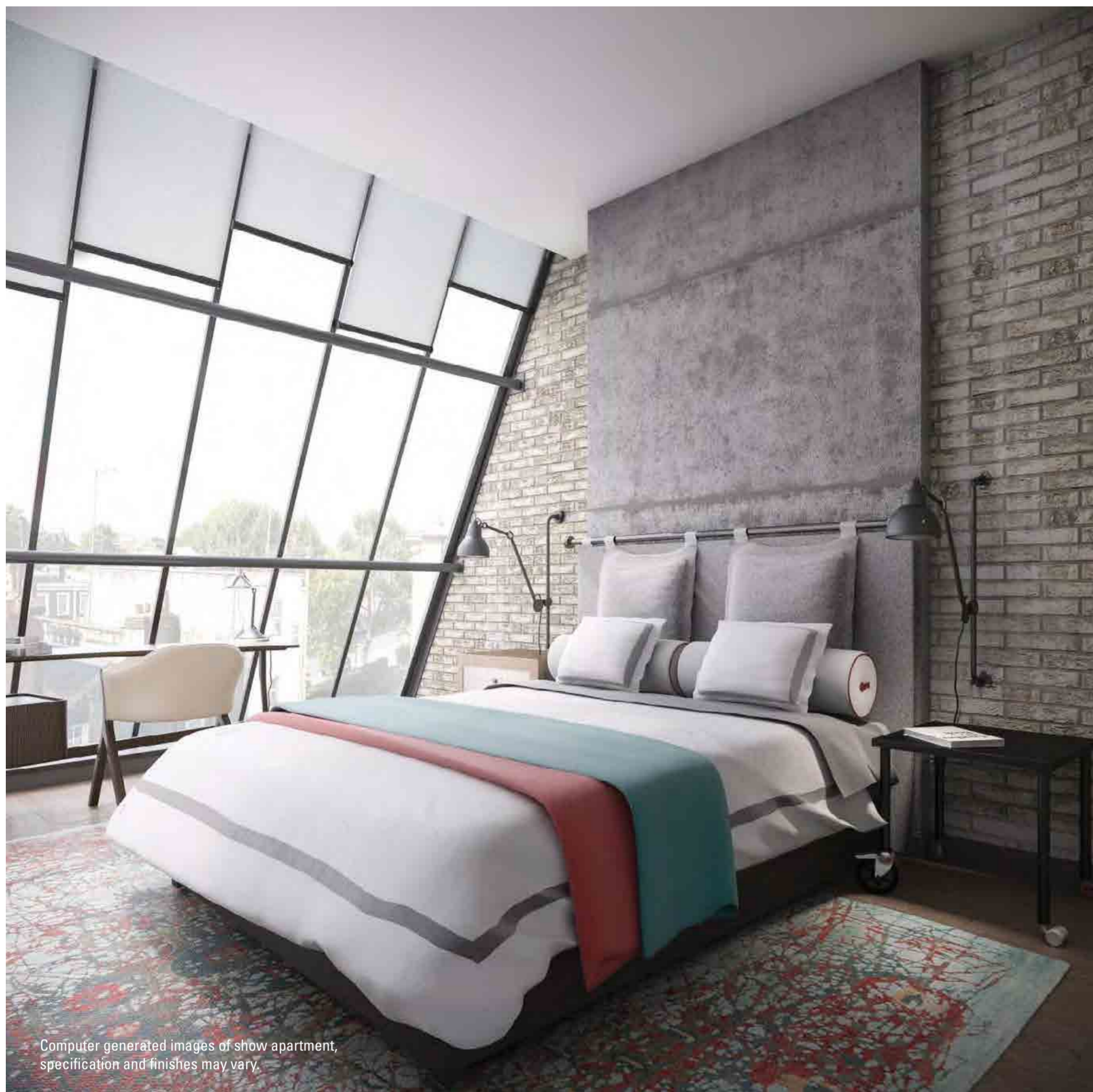
With internal areas ranging from suites of around 330 sqft to 2 bed apartments over 800 sqft, there is a choice of living space designed to surpass the expectations of the most discerning owner/occupier or investor.

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EUSTON LONDON NW1

Contemporary loft style living space



Computer generated image of proposed show apartment 326 with some non standard specifications and finishes.



Computer generated images of show apartment, specification and finishes may vary.



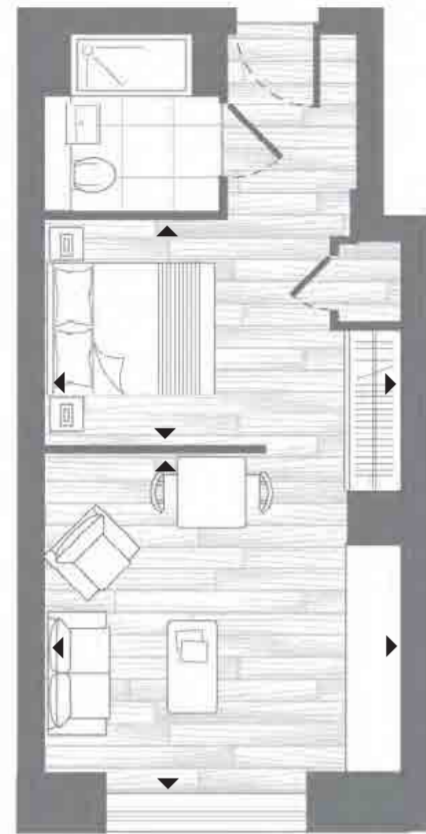
Sleek fittings in perfect harmony with character warehouse finishes.



Computer generated image shown
for illustrative purposes, details may vary.

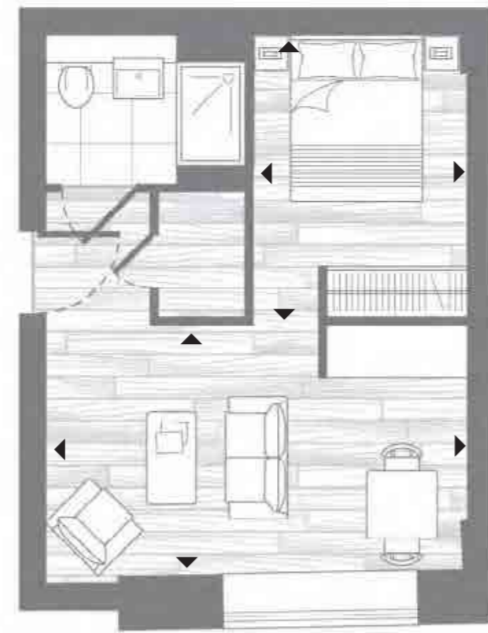
EUSTON REACH

The fine art of classic
luxury living.



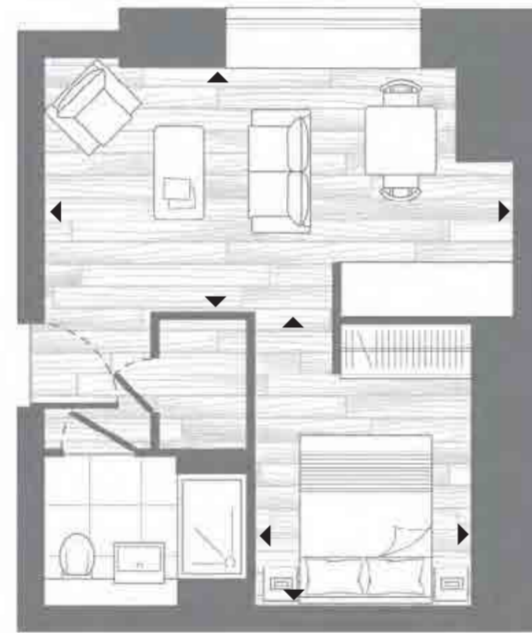
123 Total area 34.4 sq.m. 370 sq.ft.
 223 Total area 34.4 sq.m. 370 sq.ft.
 323 Total area 34.8 sq.m. 375 sq.ft.

Living area 4.0 x 3.7m 13'0" x 12'1"
 Bedroom area 4.0 x 2.6m 13'0" x 8'6"



105 Total area 33.1 sq.m. 356 sq.ft.
 205 Total area 33.5 sq.m. 361 sq.ft.
 305 Total area 33.8 sq.m. 364 sq.ft.

Living area 4.9 x 2.9m 16'0" x 9'6"
 Bedroom area 2.3 x 3.2m 7'6" x 10'5"



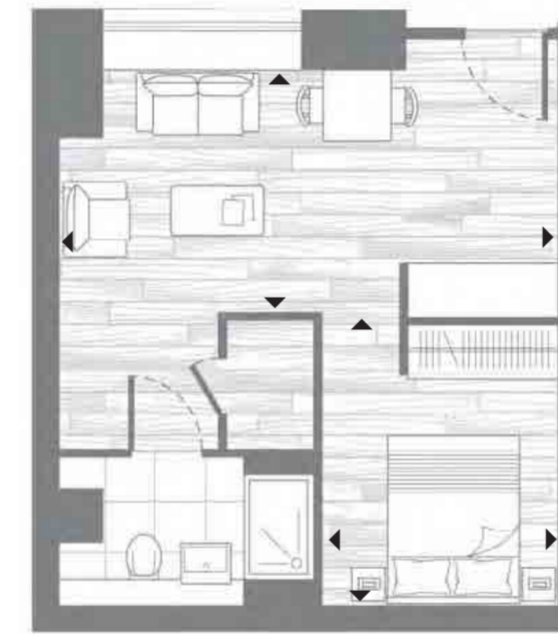
119 Total area 33.0 sq.m. 355 sq.ft.
 219 Total area 33.5 sq.m. 361 sq.ft.
 319 Total area 33.8 sq.m. 364 sq.ft.

Living area 5.6 x 2.9m 18'3" x 9'6"
 Bedroom area 2.4 x 3.2m 7'10" x 10'5"



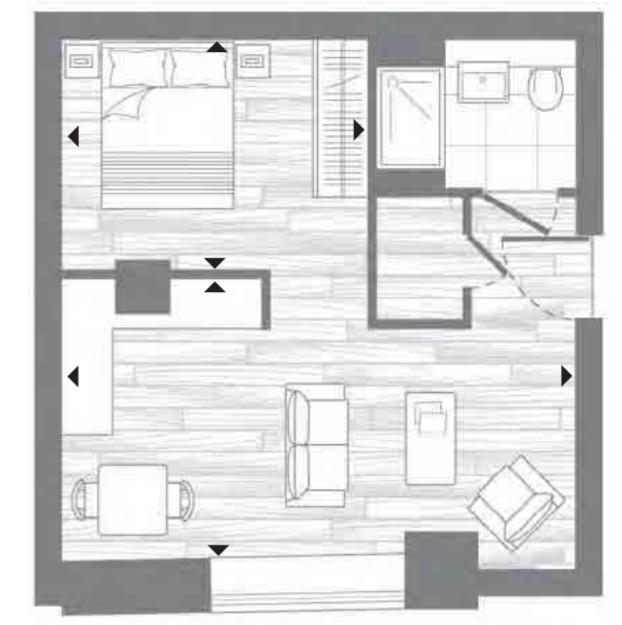
117 Total area 36.6 sq.m. 394 sq.ft.
 217 Total area 36.8 sq.m. 396 sq.ft.
 317 Total area 36.5 sq.m. 393 sq.ft.

Living area 5.7 x 3.5m 18'7" x 11'5"
 Bedroom area 3.2 x 2.6m 10'5" x 8'6"



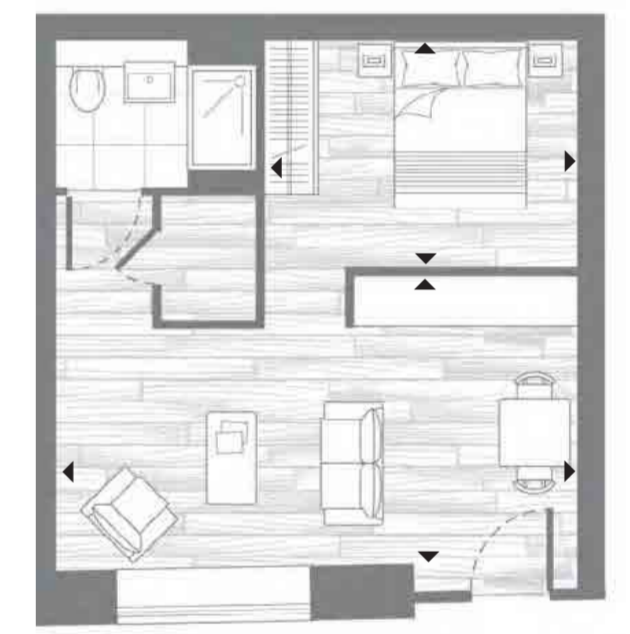
118 Total area 38.8 sq.m. 418 sq.ft.
 218 Total area 39.1 sq.m. 421 sq.ft.
 318 Total area 39.0 sq.m. 420 sq.ft.

Living area 6.6 x 3.2m 21'9" x 10'5"
 Bedroom area 3.1 x 3.8m 10'1" x 12'5"



107 Total area 36.6 sq.m. 394 sq.ft.
 207 Total area 36.8 sq.m. 396 sq.ft.
 307 Total area 36.8 sq.m. 396 sq.ft.

Living area 5.9 x 3.3m 19'3" x 10'9"
 Bedroom area 3.5 x 2.6m 11'5" x 8'6"

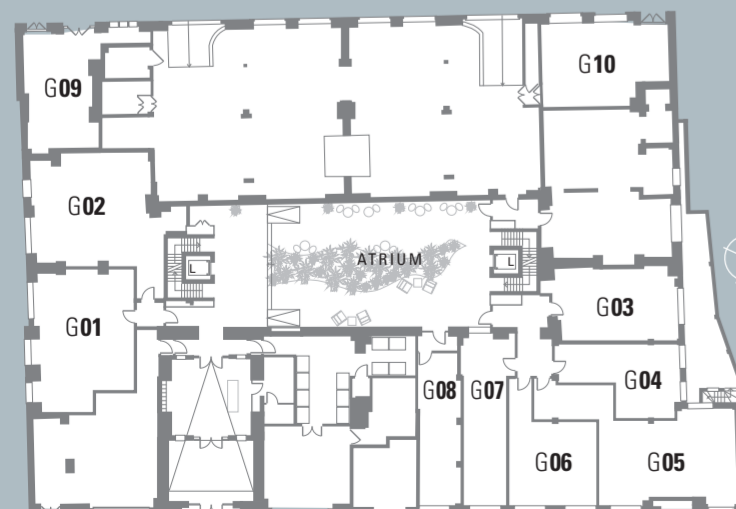


106 Total area 38.9 sq.m. 419 sq.ft.
 206 Total area 39.1 sq.m. 421 sq.ft.
 306 Total area 39.4 sq.m. 424 sq.ft.

Living area 5.9 x 3.4m 19'3" x 11'1"
 Bedroom area 3.5 x 2.6m 11'5" x 8'6"

Suites

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.



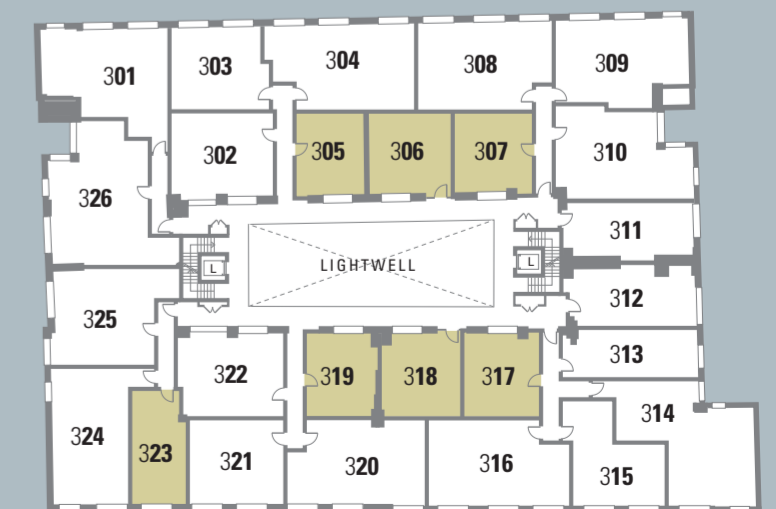
GND CARLOW STREET



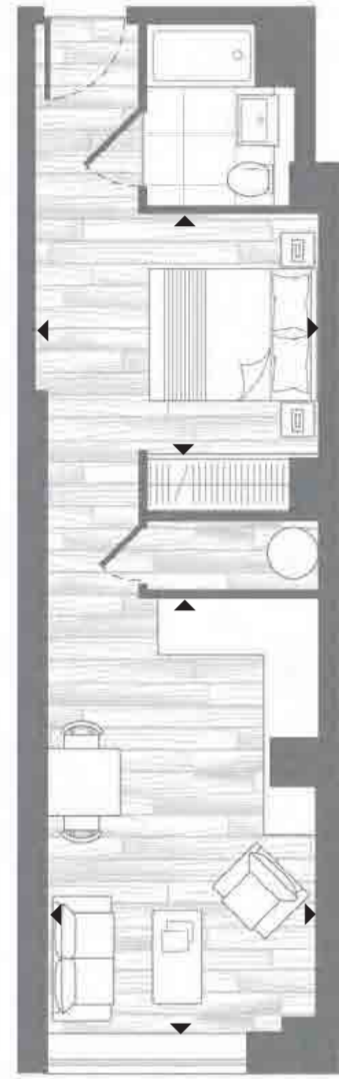
1ST



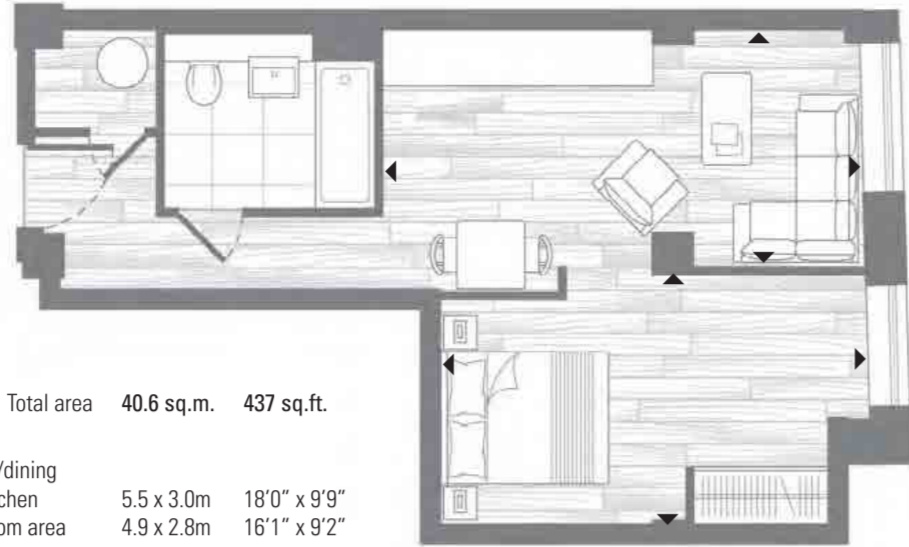
2ND



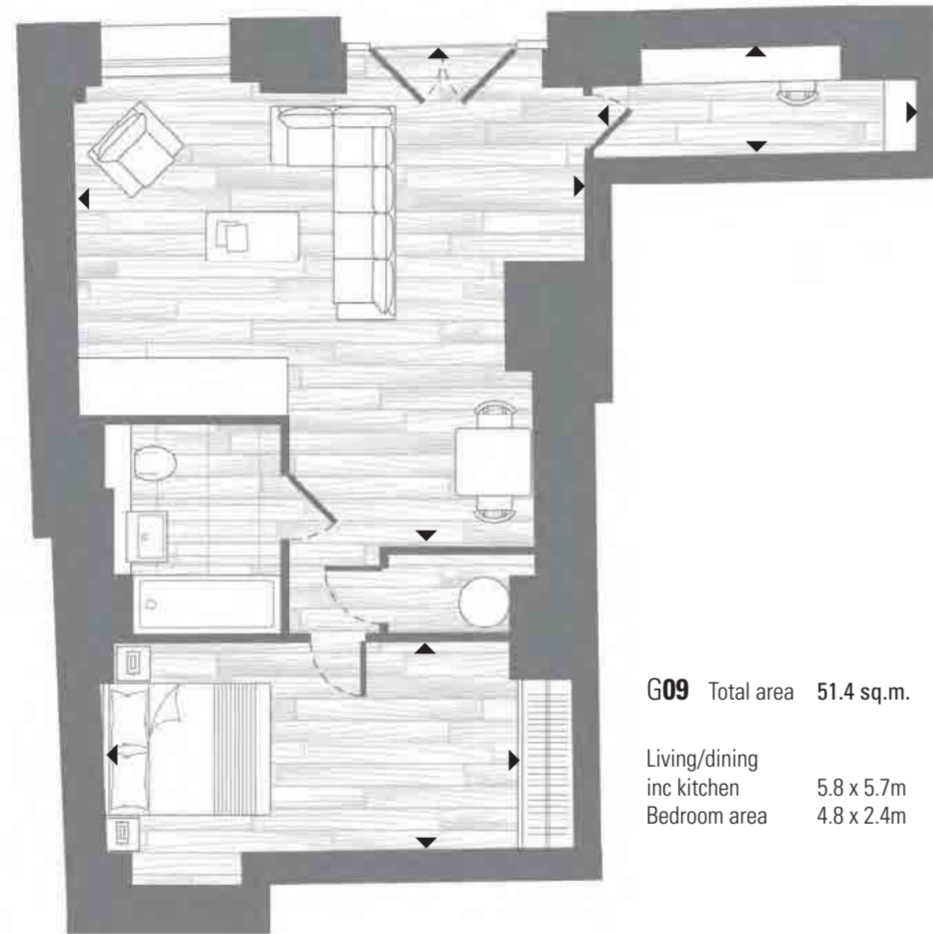
3RD



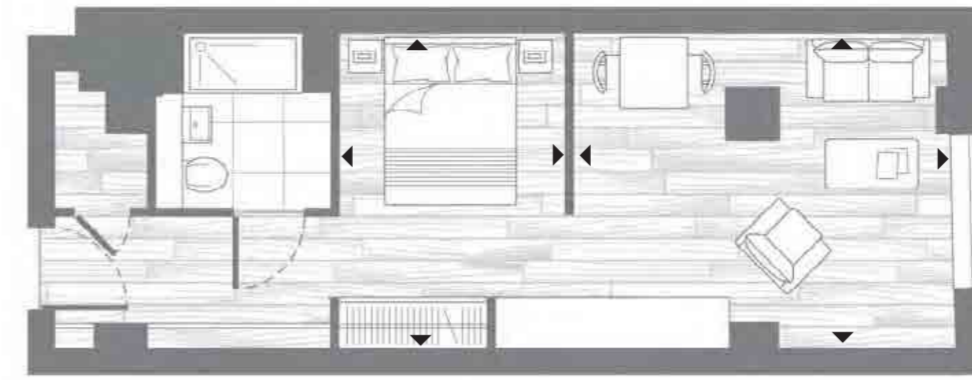
G08 Total area 36.0 sq.m. 388 sq.ft.
 Living/dining inc kitchen 3.2 x 5.0m 10'5" x 16'4"
 Bedroom area 3.2 x 2.8m 10'5" x 9'2"



G04 Total area 40.6 sq.m. 437 sq.ft.
 Living/dining inc kitchen 5.5 x 3.0m 18'0" x 9'9"
 Bedroom area 4.9 x 2.8m 16'1" x 9'2"

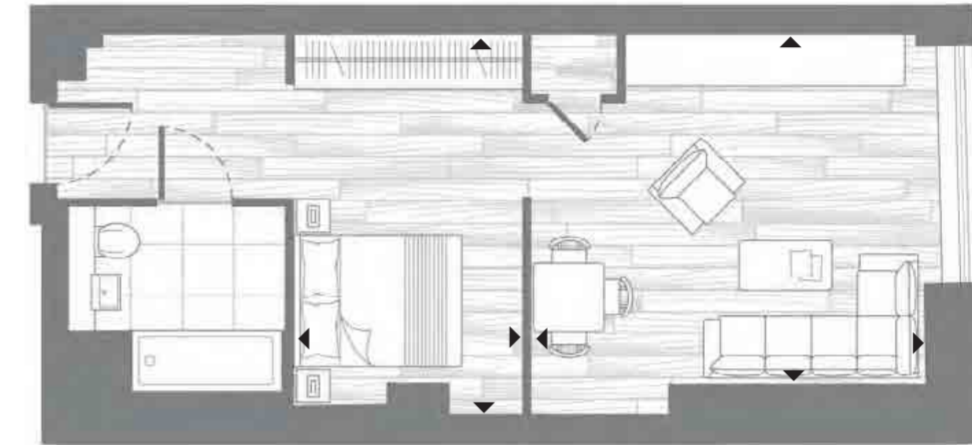


G09 Total area 51.4 sq.m. 553 sq.ft.
 Living/dining inc kitchen 5.8 x 5.7m 19'0" x 18'8"
 Bedroom area 4.8 x 2.4m 15'9" x 7'10"



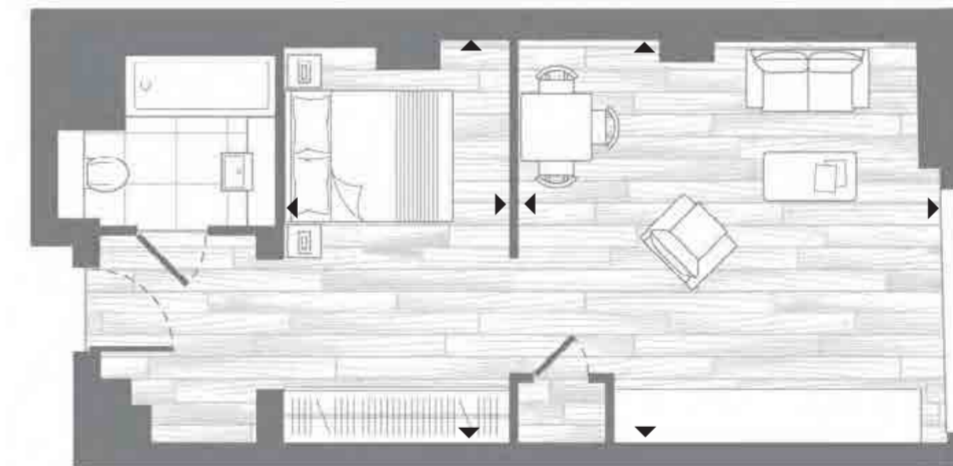
113 Total area 36.5 sq.m. 393 sq.ft.
213 Total area 36.8sq.m. 396 sq.ft.
313 Total area 36.6 sq.m. 394 sq.ft.

Living area 4.4 x 3.6m 14'4" x 11'9"
 Bedroom area 3.6 x 2.6m 11'9" x 8'6"



111 Total area 41.5 sq.m. 447 sq.ft.
211 Total area 41.6 sq.m. 448 sq.ft.
311 Total area 42.6 sq.m. 459 sq.ft.

Living area 4.6 x 4.2m 15'0" x 13'8"
 Bedroom area 2.6 x 4.3m 8'6" x 14'0"



112 Total area 45.1 sq.m. 485 sq.ft.
212 Total area 44.7 sq.m. 481 sq.ft.
312 Total area 44.7 sq.m. 481 sq.ft.

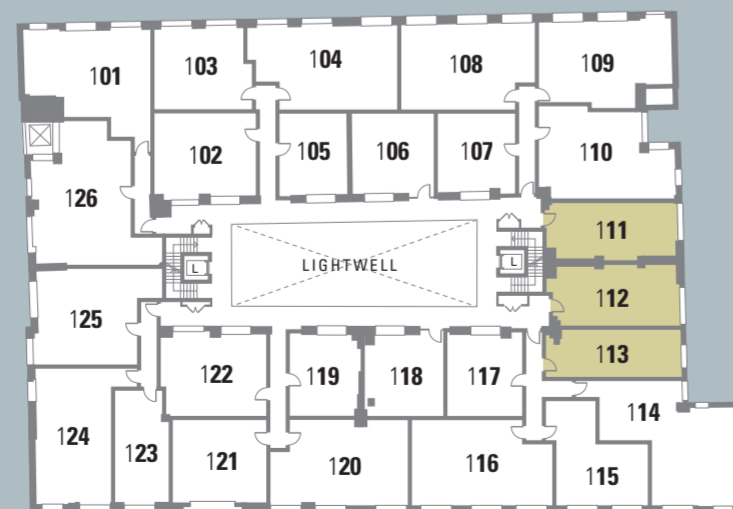
Living area 4.9 x 4.6m 16'0" x 15'0"
 Bedroom area 2.6 x 4.6m 8'6" x 15'0"

Suites

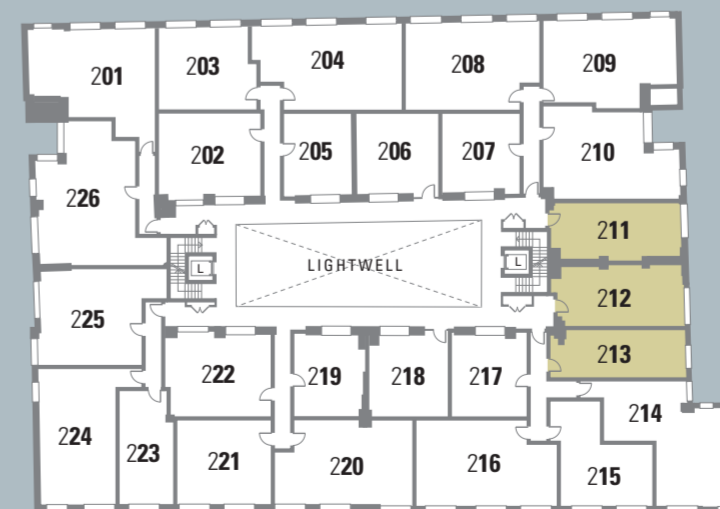
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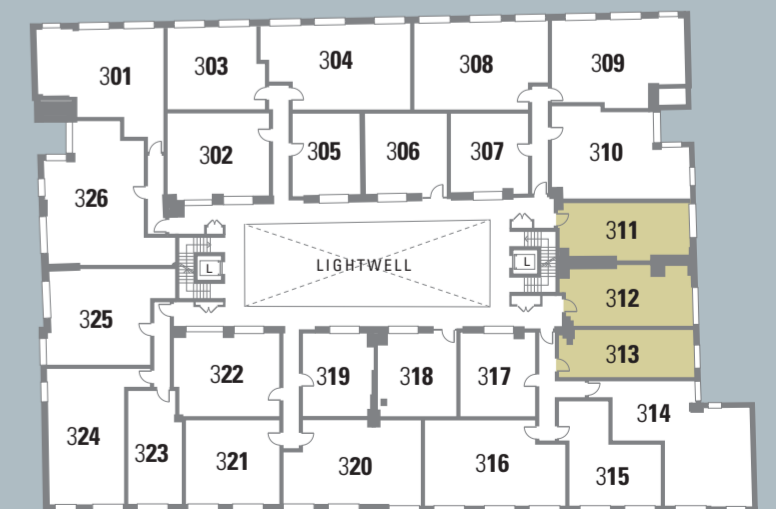
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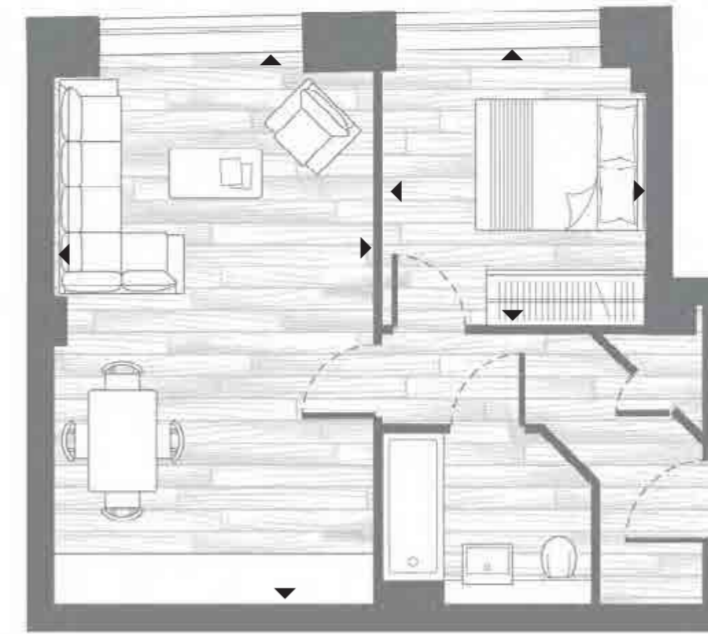


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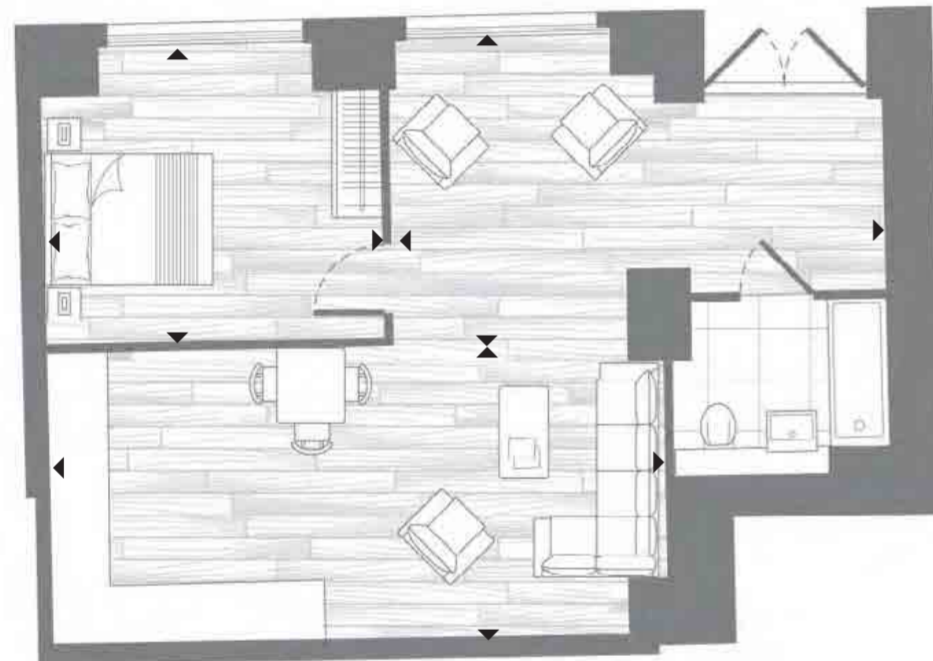
121 Total area 45.7 sq.m. 492 sq.ft.
 221 Total area 45.7 sq.m. 492 sq.ft.
 321 Total area 46.6 sq.m. 502 sq.ft.

Living/dining
 inc kitchen 6.3 x 3.3m 20'7" x 10'9"
 Bedroom 3.6 x 3.2m 11'9" x 10'5"



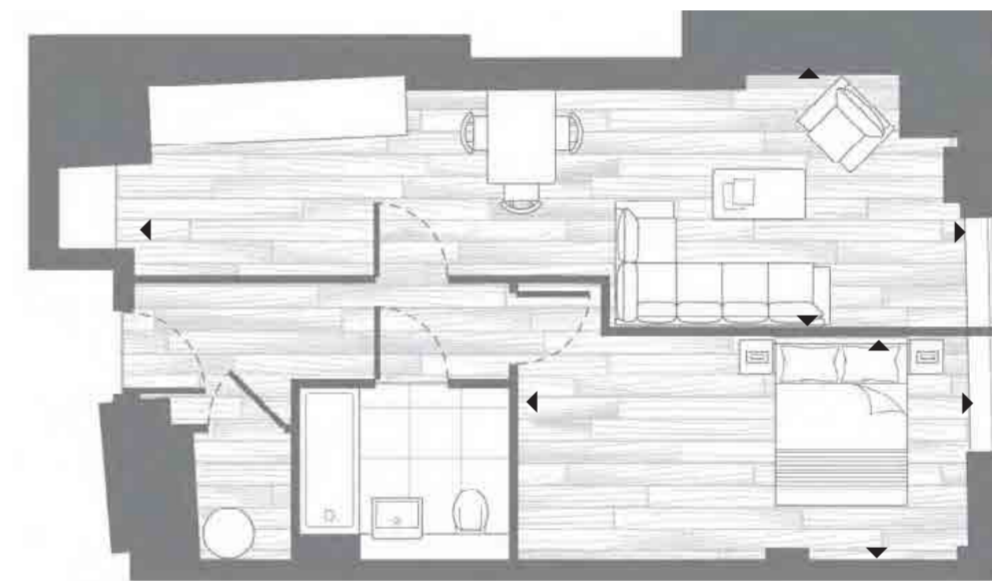
103 Total area 43.9 sq.m. 473 sq.ft.
 203 Total area 44.7 sq.m. 481 sq.ft.
 303 Total area 45.4 sq.m. 489 sq.ft.

Living/dining
 inc kitchen 3.6 x 6.2m 11'9" x 20'3"
 Bedroom 3.0 x 3.0m 9'9" x 9'9"



G10 Total area 58.5 sq.m. 630 sq.ft.

Living/dining
 inc kitchen 7.0 x 3.4m 22'10" x 11'2"
 Reception area 5.7 x 3.5m 18'8" x 11'6"
 Bedroom 3.8 x 3.5m 12'6" x 11'6"



G03 Total area 52.3 sq.m. 563 sq.ft.

Living/dining
 inc kitchen 9.7 x 2.8m 31'9" x 9'2"
 Bedroom 5.1 x 2.5m 16'8" x 8'2"

1 bed apartments

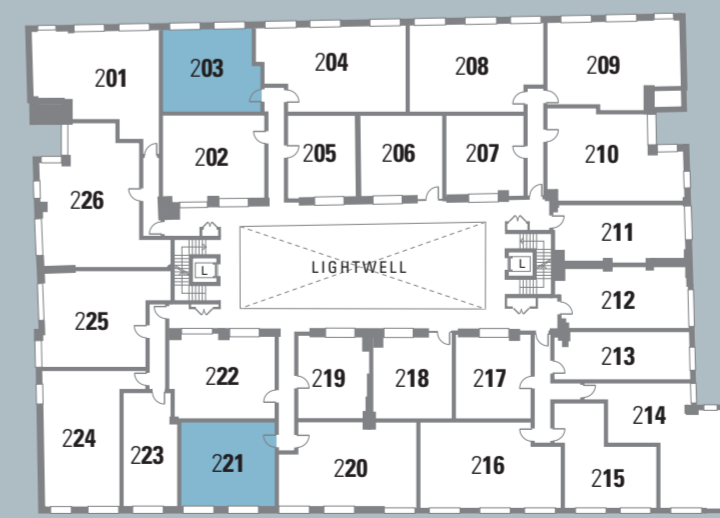
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GND CARLOW STREET



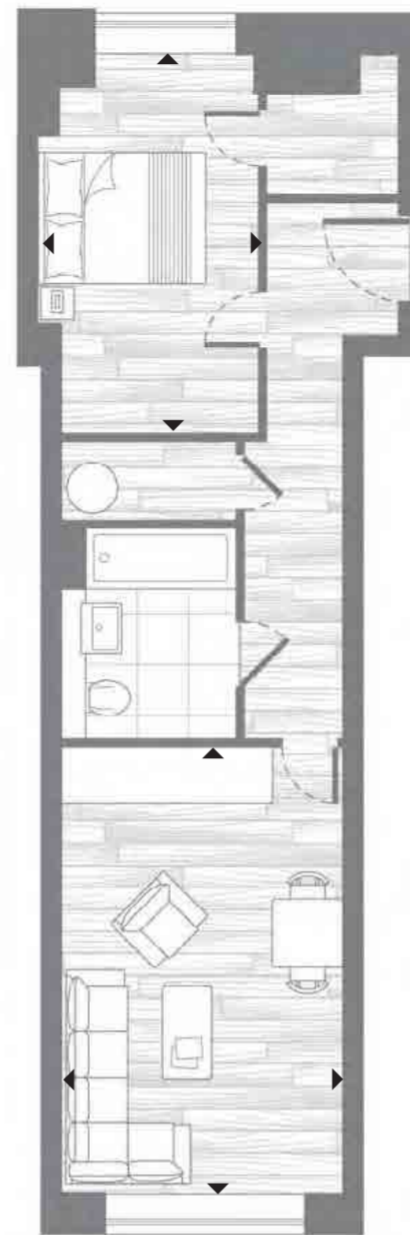
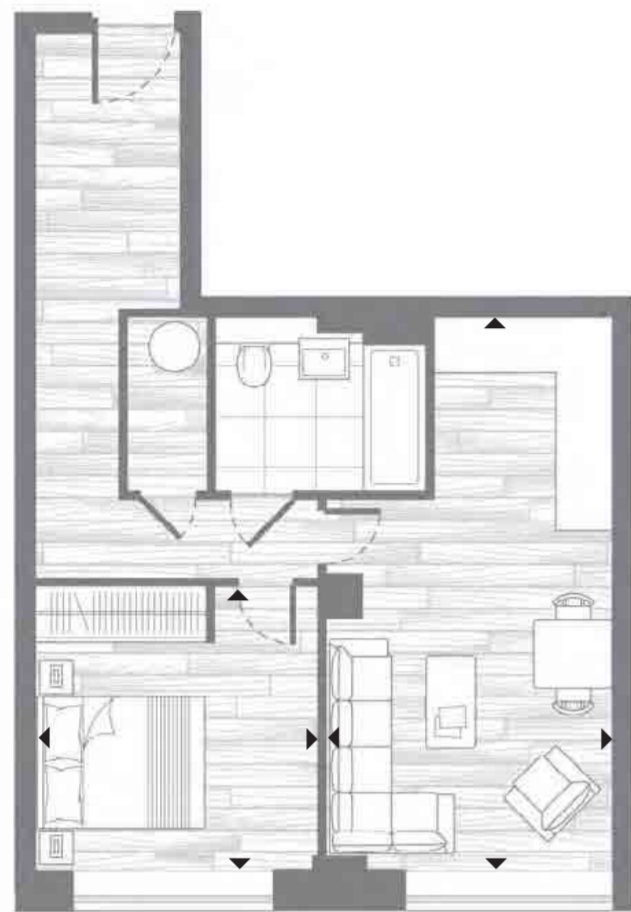
1ST



2ND



3RD



G06 Total area 47.4 sq.m. 510 sq.ft.

Living/dining inc kitchen 6.3 x 3.2m 20'7" x 10'6"
Bedroom 3.2 x 3.2m 10'6" x 10'6"

115 Total area 44.9 sq.m. 483 sq.ft.

215 Total area 45.0 sq.m. 484 sq.ft.
315 Total area 44.9 sq.m. 483 sq.ft.

Living/dining inc kitchen 5.6 x 4.6m 18'3" x 15'0"
Bedroom 3.3 x 2.8m 10'9" x 9'2"

G07 Total area 44.5 sq.m. 479 sq.ft.

Living/dining inc kitchen 3.2 x 5.1m 10'6" x 16'8"
Bedroom 2.5 x 4.4m 8'2" x 14'4"
Store 1.5 x 1.1m 4'11" x 3'6"

1 bed apartments

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.



GND CARLOW STREET



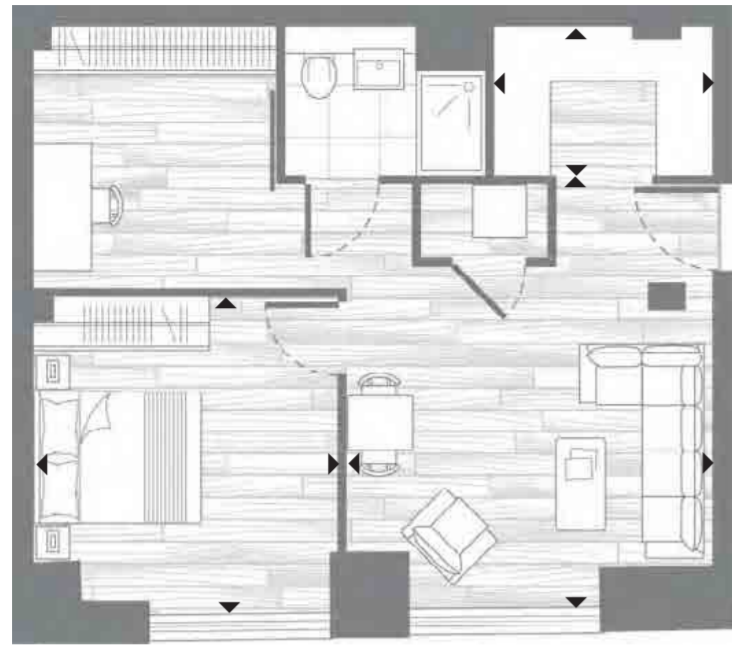
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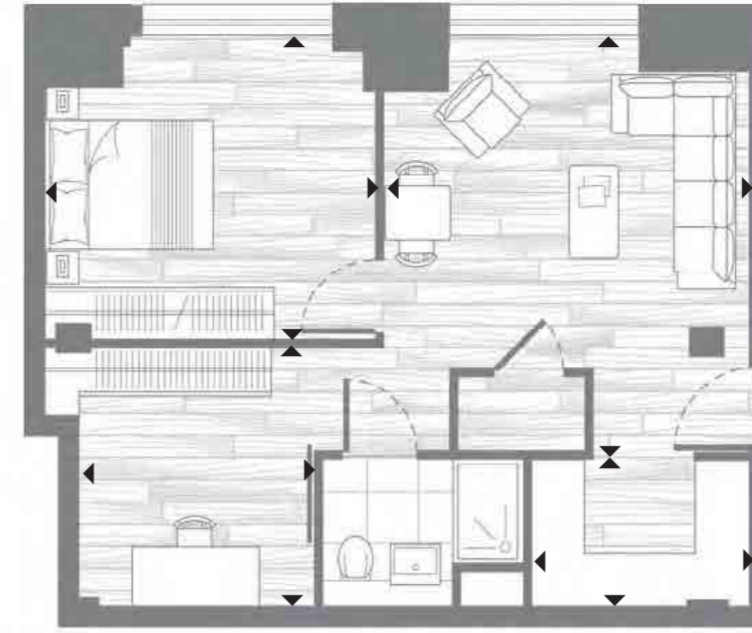
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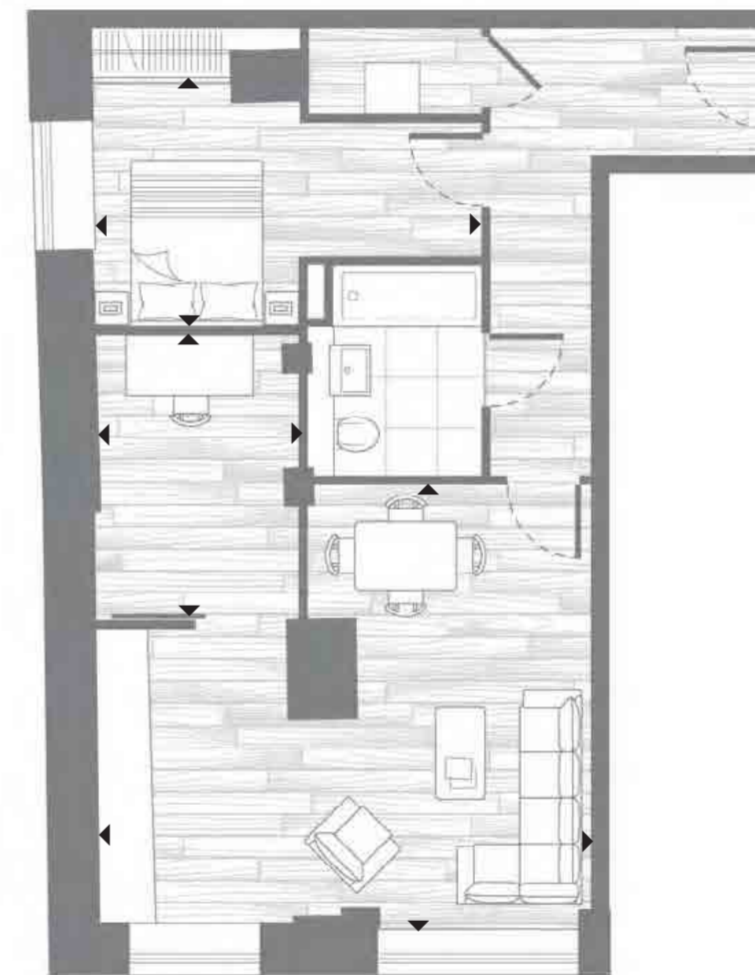
| | | | |
|------------|---------------|------------|---------------|
| 102 | Total area | 50.8 sq.m. | 547 sq.ft. |
| 202 | Total area | 51.0 sq.m. | 549 sq.ft. |
| 302 | Total area | 50.9 sq.m. | 548 sq.ft. |
| | Living/dining | 4.2 x 4.9m | 13'8" x 16'0" |
| | Kitchen area | 2.5 x 1.7m | 8'2" x 5'7" |
| | Bedroom | 3.5 x 3.6m | 11'6" x 11'9" |
| | Study/Bedroom | 2.7 x 2.4m | 9'6" x 7'10" |



| | | | |
|------------|---------------|------------|---------------|
| 122 | Total area | 51.3 sq.m. | 552 sq.ft. |
| 222 | Total area | 51.3 sq.m. | 552 sq.ft. |
| 322 | Total area | 51.2 sq.m. | 551 sq.ft. |
| | Living/dining | 4.2 x 4.9m | 13'8" x 16'0" |
| | Kitchen | 2.5 x 1.7m | 8'2" x 5'7" |
| | Bedroom | 3.8 x 3.5m | 12'6" x 11'6" |
| | Study/Bedroom | 2.7 x 3.0m | 9'6" x 9'9" |



| | | | |
|------------|---------------------------|------------|---------------|
| 125 | Total area | 60.7 sq.m. | 653 sq.ft. |
| 225 | Total area | 61.2 sq.m. | 659 sq.ft. |
| 325 | Total area | 60.8 sq.m. | 654 sq.ft. |
| | Living/dining inc kitchen | 6.2 x 4.6m | 20'3" x 15'0" |
| | Bedroom | 5.4 x 3.3m | 17'7" x 10'9" |
| | Study/bedroom | 3.6 x 2.4m | 11'9" x 7'10" |



| | | | |
|------------|---------------------------|------------|---------------|
| 124 | Total area | 61.4 sq.m. | 661 sq.ft.* |
| 224 | Total area | 62.3 sq.m. | 671 sq.ft.* |
| 324 | Total area | 61.0 sq.m. | 657 sq.ft.* |
| | Living/dining inc kitchen | 5.7 x 4.9m | 18'8" x 16'0" |
| | Bedroom | 4.4 x 2.8m | 14'4" x 9'2" |
| | Study/Bedroom | 2.3 x 3.2m | 7'6" x 10'5" |

1 bed plus apartments

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.



GND CARLOW STREET

1ST

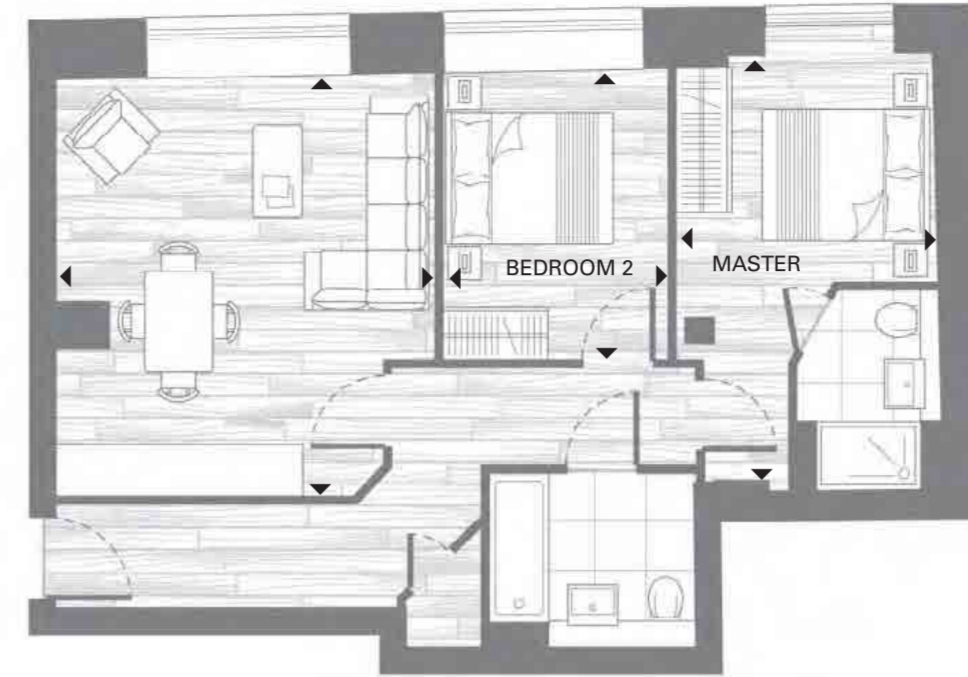
2ND

3RD



| | | | |
|------------|------------|------------|------------|
| 120 | Total area | 60.8 sq.m. | 654 sq.ft. |
| 220 | Total area | 60.7 sq.m. | 653 sq.ft. |
| 320 | Total area | 62.0 sq.m. | 667 sq.ft. |

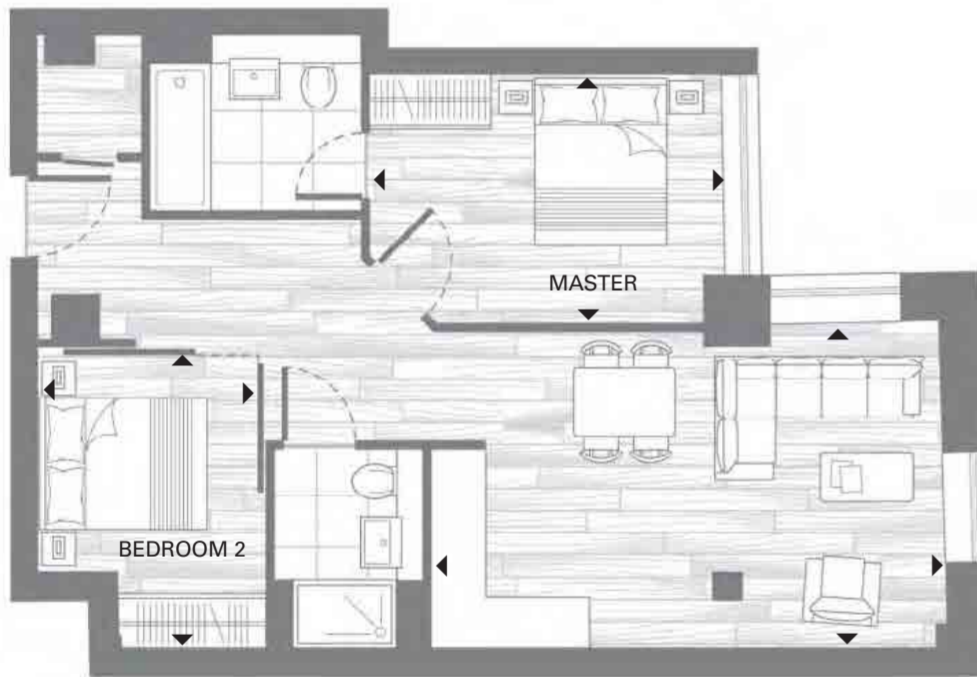
| | | |
|------------------------------|------------|---------------|
| Living/dining inc kitchen | 4.0 x 6.5m | 13'0" x 21'2" |
| Master bedroom | 3.2 x 3.2m | 10'5" x 10'5" |
| Bedroom 2 | 3.0 x 3.2m | 9'9" x 10'5" |



| | | | |
|------------|------------|------------|-------------|
| 109 | Total area | 59.2 sq.m. | 637 sq.ft.* |
| 209 | Total area | 60.1 sq.m. | 647 sq.ft.* |
| 309 | Total area | 60.8 sq.m. | 654 sq.ft.* |

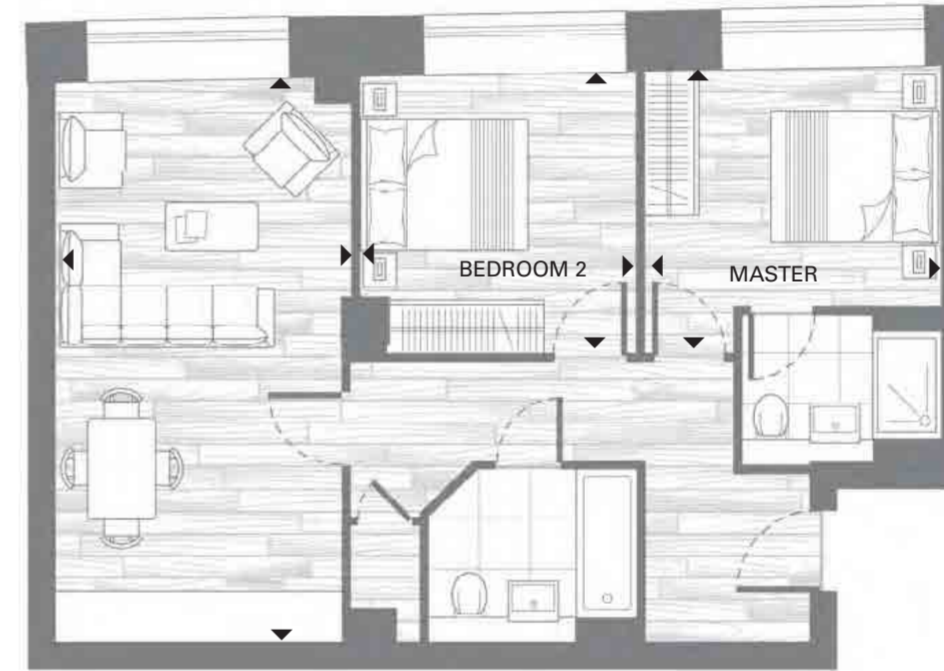
| | | |
|------------------------------|------------|---------------|
| Living/dining inc kitchen | 4.3 x 4.9m | 14'0" x 16'0" |
| Master bedroom | 3.0 x 4.8m | 9'9" x 15'8" |
| Bedroom 2 | 2.6 x 3.4m | 8'6" x 11'1" |

* Subject to planning changes.



| | | | |
|------------|------------|------------|------------|
| 110 | Total area | 60.5 sq.m. | 651 sq.ft. |
| 210 | Total area | 60.3 sq.m. | 649 sq.ft. |
| 310 | Total area | 62.7 sq.m. | 675 sq.ft. |

| | | |
|------------------------------|------------|---------------|
| Living/dining inc kitchen | 5.9 x 3.7m | 19'3" x 12'1" |
| Master bedroom | 3.8 x 2.8m | 12'5" x 9'2" |
| Bedroom 2 | 2.6 x 3.4m | 8'6" x 11'1" |



| | | | |
|------------|------------|------------|------------|
| 108 | Total area | 63.5 sq.m. | 684 sq.ft. |
| 208 | Total area | 64.8 sq.m. | 698 sq.ft. |
| 308 | Total area | 65.9 sq.m. | 709 sq.ft. |

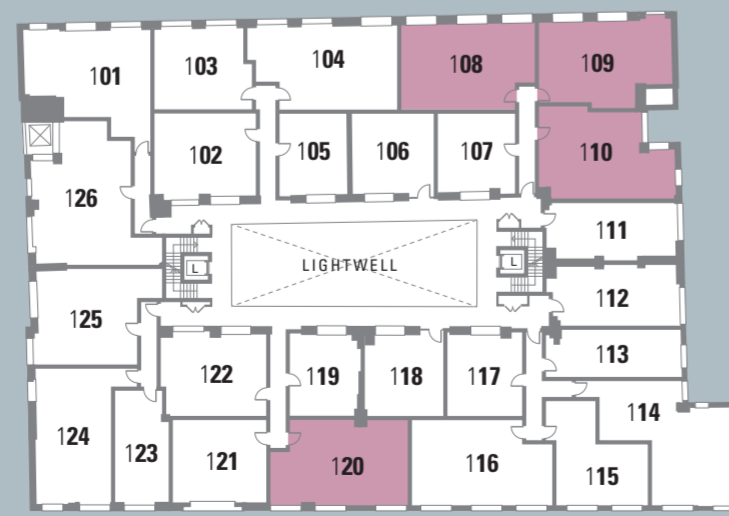
| | | |
|------------------------------|------------|---------------|
| Living/dining inc kitchen | 3.4 x 6.6m | 11'1" x 21'6" |
| Master bedroom | 3.4 x 3.3m | 11'1" x 10'9" |
| Bedroom 2 | 3.1 x 3.3m | 10'1" x 10'9" |

2 bed apartments

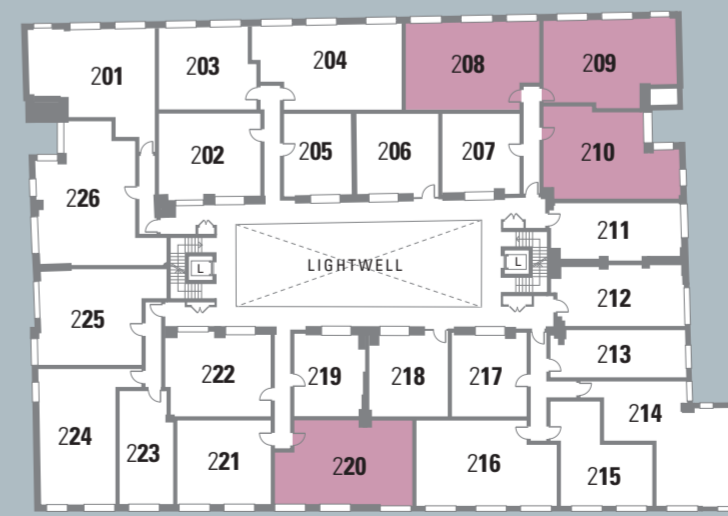
Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.



GND CARLOW STREET



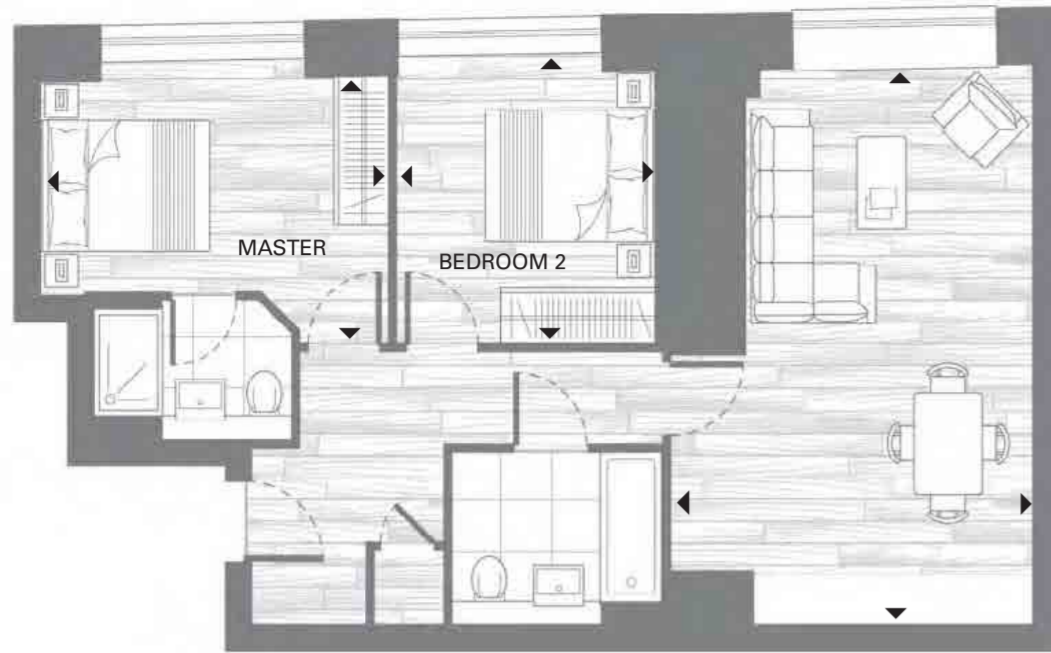
1ST



2ND



3RD

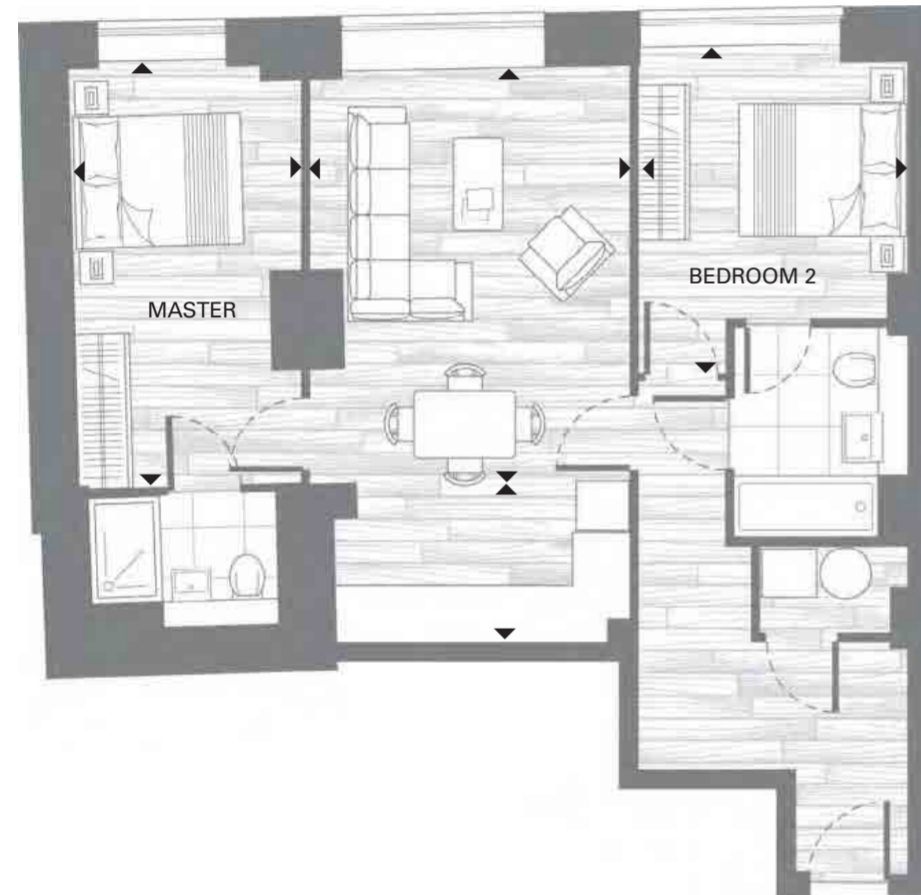
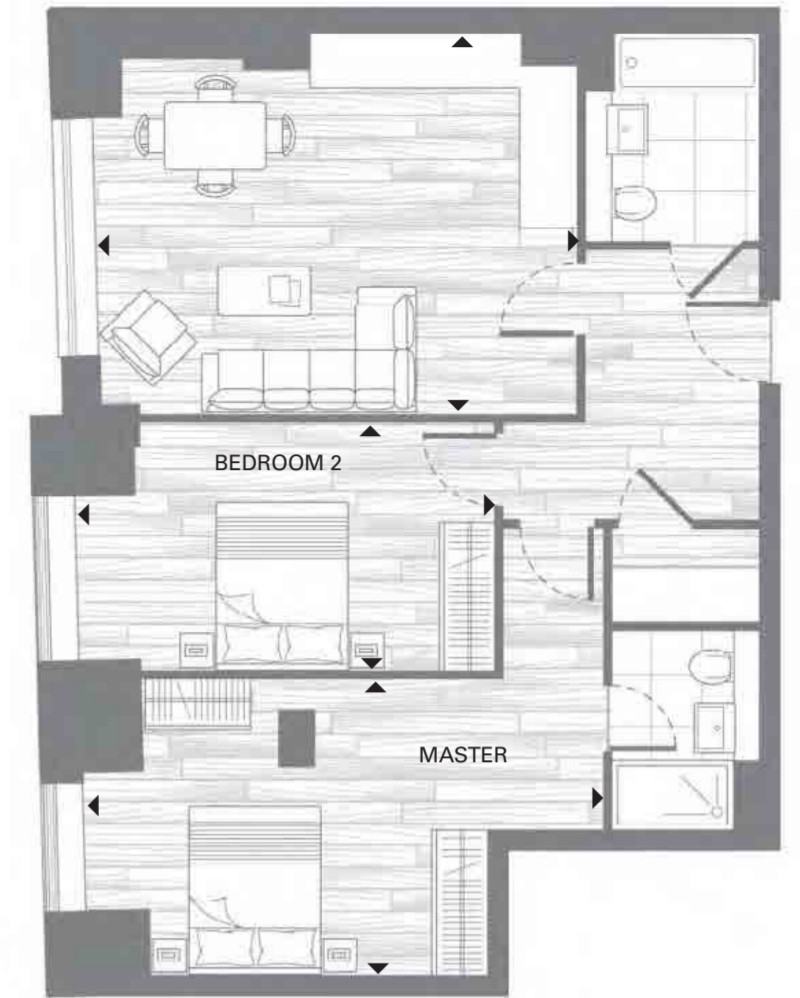


104 Total area 64.1 sq.m. 690 sq.ft.
204 Total area 65.6 sq.m. 706 sq.ft.
304 Total area 67.2 sq.m. 723 sq.ft.

Living/dining inc kitchen 4.1 x 6.5m 13'4" x 21'2"
 Master bedroom 4.0 x 3.1m 13'0" x 10'1"
 Bedroom 2 2.9 x 3.2m 9'6" x 10'5"

G01 Total area 73.5 sq.m. 791 sq.ft.

Living/dining inc kitchen 5.5 x 4.4m 18'0" x 14'4"
 Master bedroom 5.9 x 3.4m 19'4" x 11'2"
 Bedroom 2 4.8 x 2.8m 15'9" x 9'2"



101 Total area 69.2 sq.m. 745 sq.ft.
201 Total area 70.7 sq.m. 761 sq.ft.
301 Total area 70.8 sq.m. 762 sq.ft.

Living/dining 3.7 x 4.8m 12'2" x 15'9"
 Kitchen 3.3 x 1.8m 10'9" x 5'10"
 Master bedroom 4.8 x 2.6m 15'9" x 8'6"
 Bedroom 2 3.5 x 3.1m 11'5" x 10'2"

Note: Apartment 326 features a sloping window as per CGI on page 22, but does not have a second window to northern elevation.



126 Total area 77.0 sq.m. 829 sq.ft.
226 Total area 76.5 sq.m. 823 sq.ft.
326 Total area 69.5 sq.m. 748 sq.ft.

Living/dining inc kitchen 9.8 x 4.5m 32'0" x 14'8"
 Master bedroom 3.6 x 3.7m 11'9" x 12'1"
 Bedroom 2 4.3 x 3.3m 14'0" x 10'9"

2 bed apartments

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.



GND CARLOW STREET

1ST

2ND

3RD



| | | | |
|------------|------------|------------|------------|
| 116 | Total area | 65.0 sq.m. | 700 sq.ft. |
| 216 | Total area | 65.2 sq.m. | 702 sq.ft. |
| 316 | Total area | 65.1 sq.m. | 701 sq.ft. |

| | | |
|------------------------------|------------|---------------|
| Living/dining inc kitchen | 3.9 x 6.5m | 12'8" x 21'2" |
| Master bedroom | 3.5 x 3.3m | 11'5" x 10'9" |
| Bedroom 2 | 3.1 x 3.3m | 10'1" x 10'9" |



| | | | |
|------------|------------|------------|------------|
| G02 | Total area | 85.8 sq.m. | 924 sq.ft. |
|------------|------------|------------|------------|

| | | |
|------------------------------|------------|----------------|
| Living/dining inc kitchen | 7.9 x 4.1m | 25'10" x 13'4" |
| Hall | 6.1 x 2.0m | 20'0" x 6'6" |
| Master bedroom | 4.5 x 3.4m | 14'8" x 11'2" |
| Bedroom 2 | 2.3 x 3.2m | 7'6" x 10'6" |



| | | | |
|------------|------------|------------|------------|
| G05 | Total area | 82.8 sq.m. | 891 sq.ft. |
|------------|------------|------------|------------|

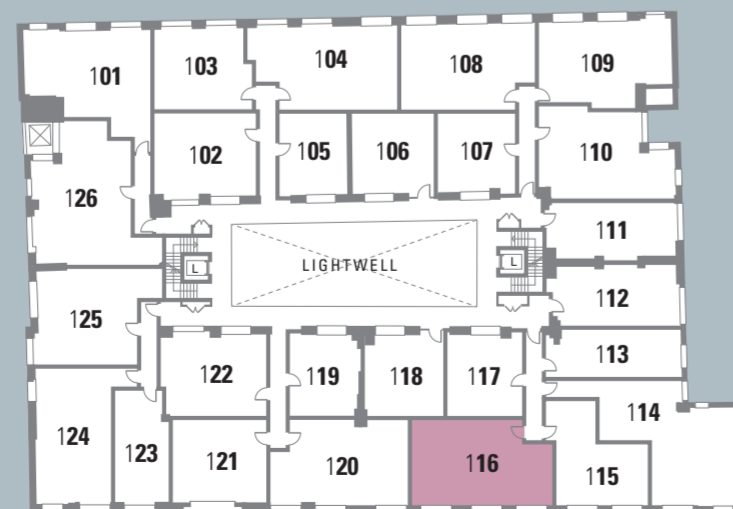
| | | |
|------------------------------|------------|---------------|
| Living/dining inc kitchen | 5.7 x 6.4m | 18'7" x 21'0" |
| Master bedroom | 4.6 x 5.0m | 15'0" x 16'4" |
| Bedroom 2 | 4.9 x 2.0m | 16'0" x 6'6" |

2 bed apartments

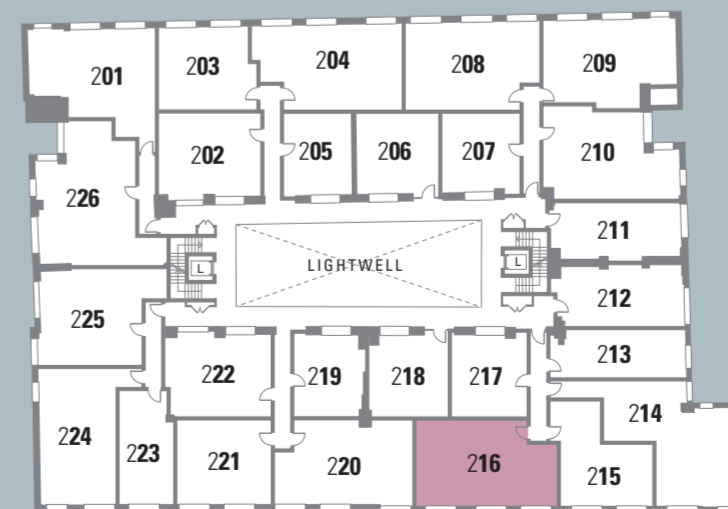
Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.



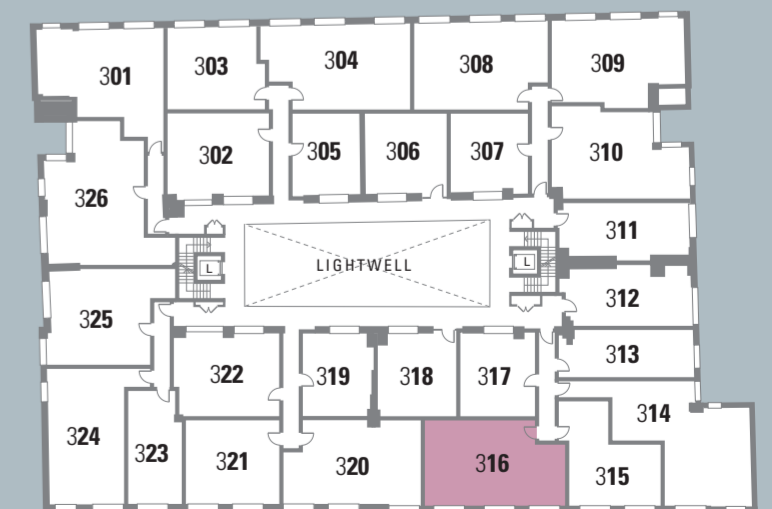
GND CARLOW STREET



1ST



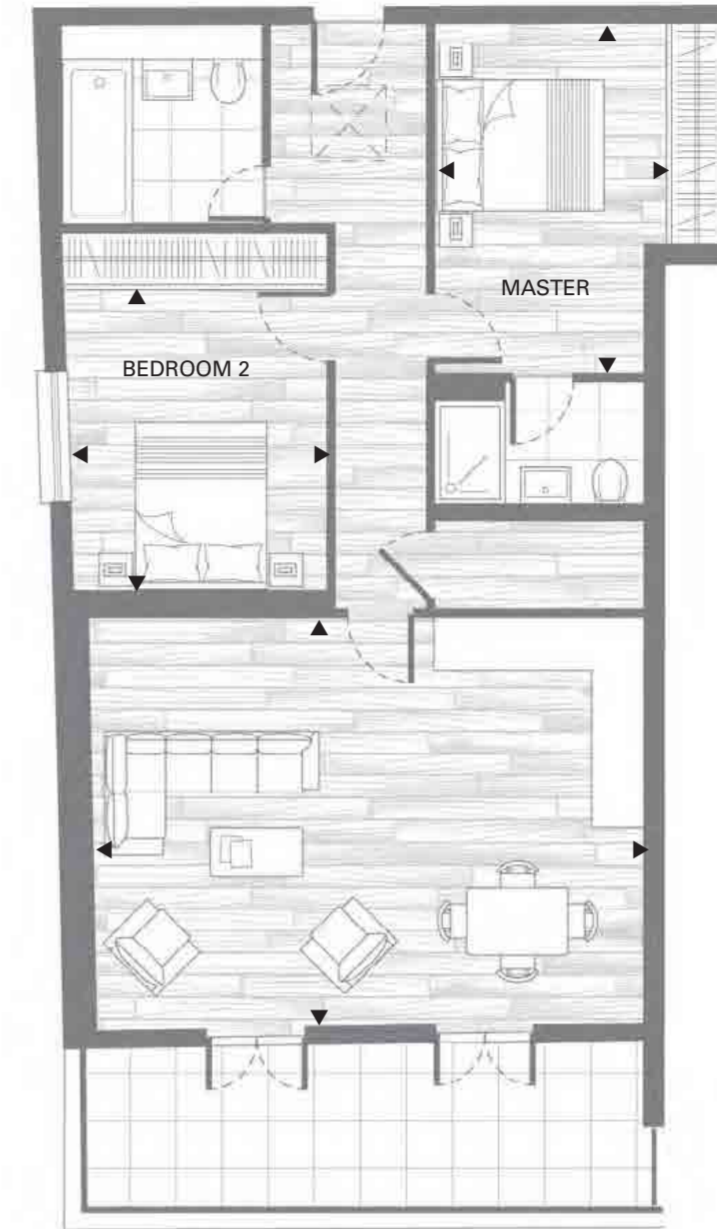
2ND



3RD



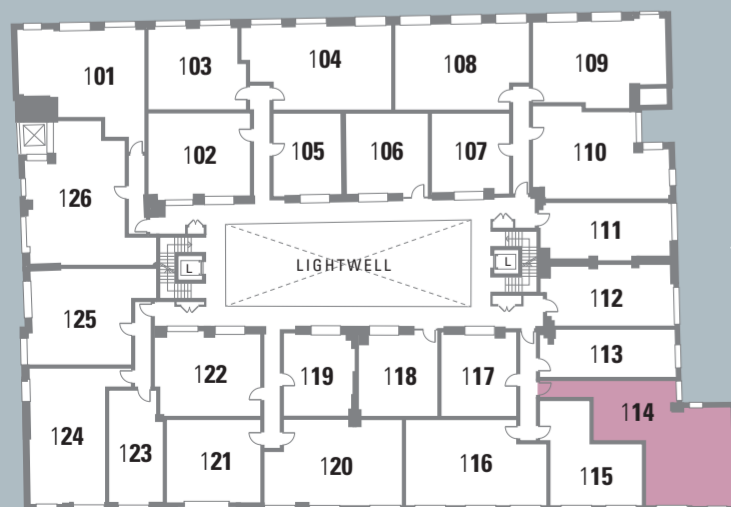
| | | | |
|----------------|------------|---------------|------------|
| 114 | Total area | 74.1 sq.m. | 798 sq.ft. |
| 214 | Total area | 74.6 sq.m. | 803 sq.ft. |
| 314 | Total area | 72.7 sq.m. | 783 sq.ft. |
| Living/dining | 3.7 x 4.6m | 12'2" x 15'0" | |
| Kitchen area | 2.4 x 2.3m | 7'10" x 7'6" | |
| Master bedroom | 2.7 x 5.3m | 8'10" x 17'4" | |
| Bedroom 2 | 3.0 x 2.7m | 9'9" x 8'10" | |



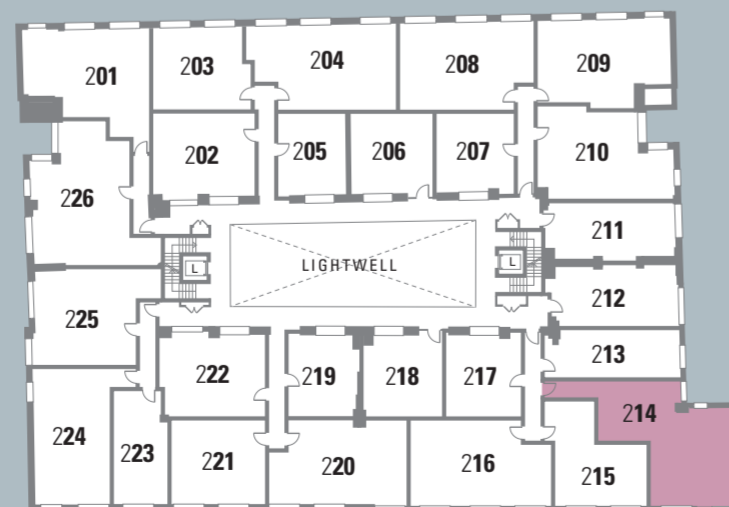
| | | | |
|----------------|------------|---------------|------------|
| 412 | Total area | 52.8 sq.m. | 568 sq.ft. |
| Living/dining | 6.3 x 4.7m | 20'7" x 15'4" | |
| Master Bedroom | 4.0 x 2.6m | 13'0" x 8'6" | |
| Bedroom 2 | 3.5 x 3.0m | 11'5" x 9'9" | |

2 bed apartments

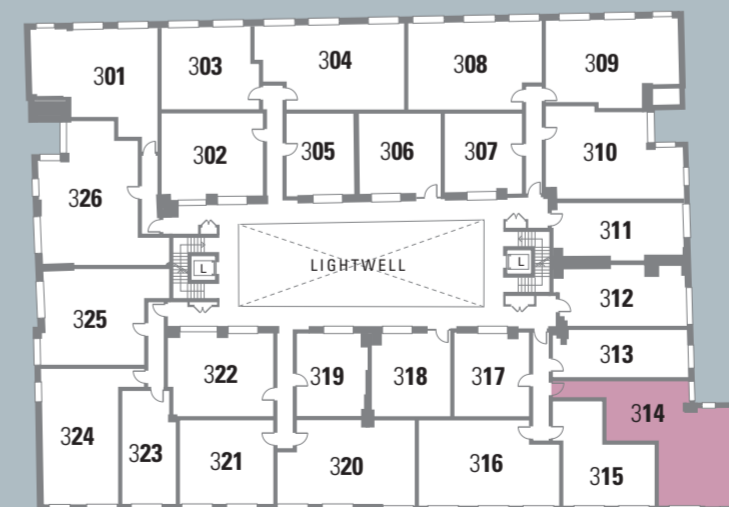
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1ST



2ND



3RD



4TH

Specification

GENERAL SPECIFICATION

- Walls & ceilings in brilliant white matt finish.
- Matt finish door linings, skirtings and architraves.
- One strip hardwood engineered flooring to principal rooms (living/dining, kitchen area and bedrooms).
- Polished chrome door furniture.
- Brushed metal finish switch and socket plates.
- Thermostatically controlled central heating to living rooms and bedrooms.
- Recessed LED low energy downlighting.
- Satellite, terrestrial TV and telephone sockets to living rooms and bedrooms.
- Sky+ TV to living/dining area.
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room & all bedroom lighting.
- Double glazing throughout.

HALLWAY

- One strip hardwood engineered flooring.

KITCHEN

- One strip hardwood engineered flooring.
- Dark grey matt finish to base units with white matt to upper units, all with concealed handles.
- Smoke grey stone worktop with white glass splashbacks.
- Smeg integrated appliances to include:
 - single low level oven.
 - built in microwave.
 - 5 ring ceramic hob with hood.
 - Washer/dryer*, dishwasher & fridge/freezer.
- Low energy underlighting to wall units.
- Stainless steel 1½ bowl undermounted sink and grooved worktop drainer.
- Centralised appliance switch panel.

BEDROOMS

- One strip hardwood engineered flooring.
- Full height wardrobes to all bedrooms.

GENERAL BATHROOM & EN-SUITE

- White bathroom suite with steel bath, back to wall WC and period style feature basin.
- Large format porcelain floor tiles.
- High gloss white wall tiles.
- Under floor warming.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with reconstituted stone vanity top.
- Paint finished cabinetry with mirrored door, white glass splashback and feature lighting.
- Polished metal shaver socket.
- Chrome plated taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated electric heated towel rail.

SECURITY

- Video entry phone system to each apartment.

COMMUNAL AREAS

- Opulent interior designed stone tile and timber floor entrance foyer.
- 4 storey landscaped atrium lightwell.
- Secure cycle storage.
- Carpeted upper lift lobbies.
- Feature gangway at each upper apartment level.

* Washer/dryer may be free standing where located in services cupboard.



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