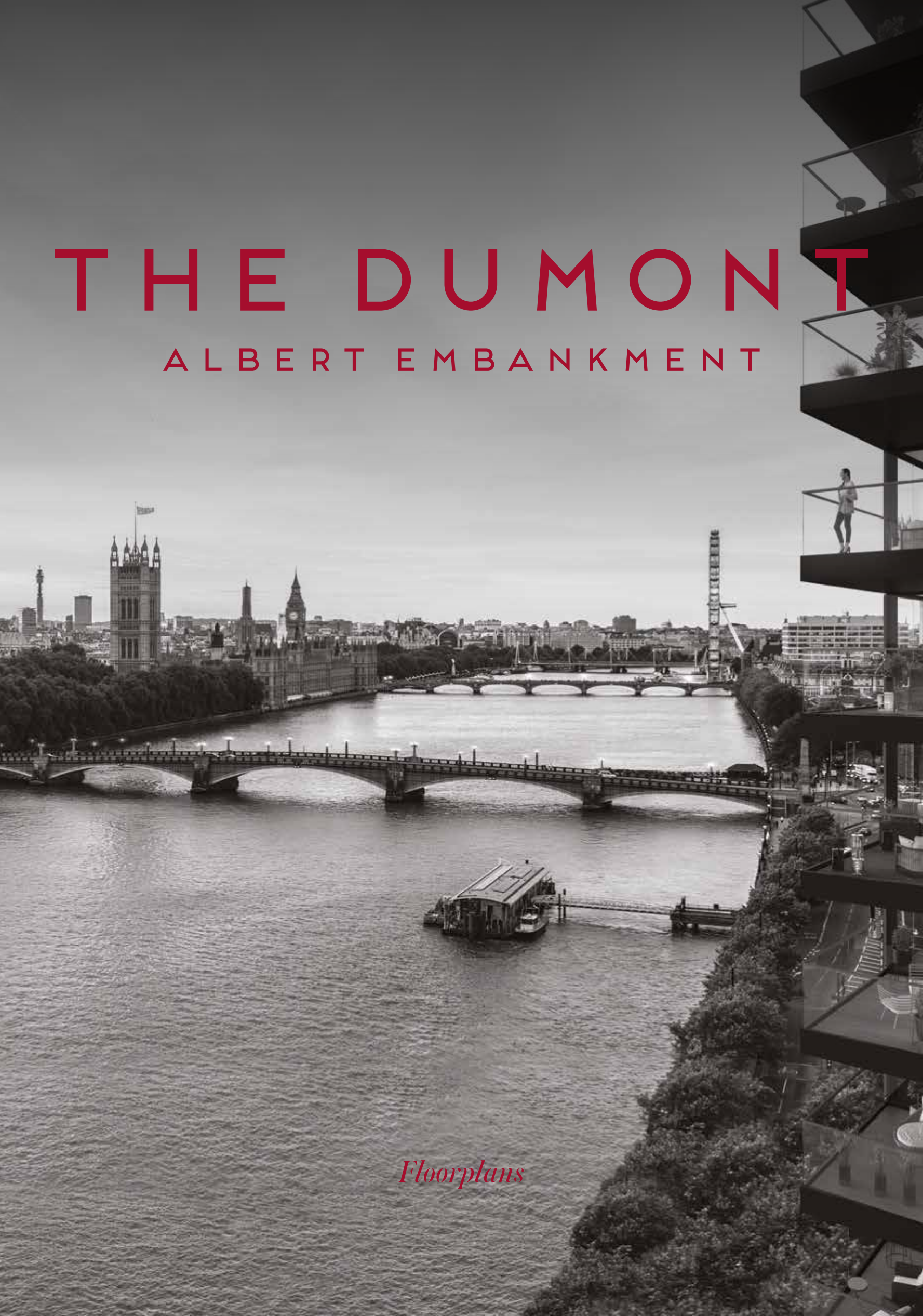


THE DUMONT

ALBERT EMBANKMENT



Floorplans

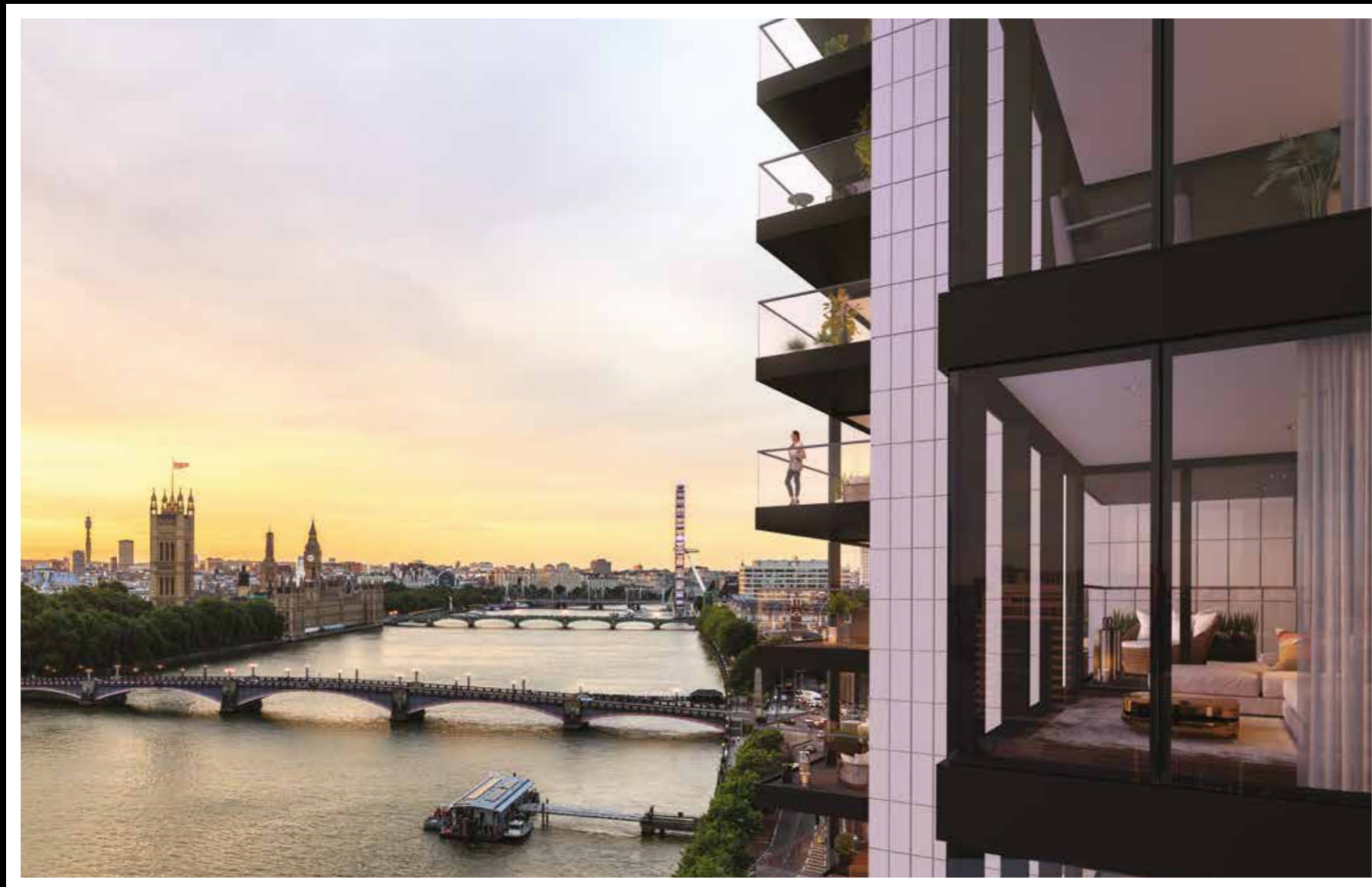
WELCOME

Welcome to The Dumont, the centrepiece of Albert Embankment Plaza, Central London's most refined new riverfront district. Nowhere else in the world do buildings designed by a trio of its foremost architects sit side by side, surrounded by an elegant new public space featuring signature restaurants, al fresco cafés and artisan stores.

The Dumont, at the very heart of the plaza blends classic architectural styling with sleek contemporary interiors, with every residence orientated to enjoy the best views and natural sunlight throughout the day.

Every resident will enjoy access to a unique suite of facilities located throughout the plaza, which combined create a riverfront lifestyle unlike anything ever seen before in London. From admiring the view in the refined surroundings of the Observatory and Private Dining Room or enjoying a game of pool and ten-pin bowling with friends in the entertainment suite, or just relaxing in the warm tranquillity of the infinity pool and spa at the Vitality Rooms.

The Dumont re-writes the rules for sophisticated London living. Effortless in style, whilst affording the most contemporary and complete lifestyle that this city has ever seen.



Computer-generated image of The Dumont, indicative only

Classic London Living



A unique curve of the River Thames

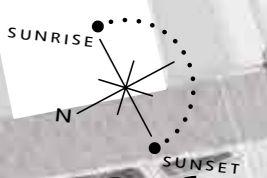
SITUATED ON CENTRAL LONDON'S LONGEST NORTH TO SOUTH STRETCH OF THE RIVER, THE DUMONT IS ORIENTATED TO ENJOY THE BEST VIEWS IN THE CAPITAL. FROM THE CITY AND THE SHARD LIT BY THE RISING SUN IN THE EAST, TO THE NEARBY WORLD-RENOWNED LANDMARKS OF THE HOUSES OF PARLIAMENT AND LONDON EYE.



THE CORNICHE

THE DUMONT

MERANO



TINWORTH STREET ARCHES

MERANO
RESIDENCES

THE DUMONT
ALBERT EMBANKMENT

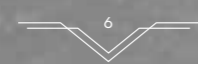
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A L B E R T
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RIVER THAMES

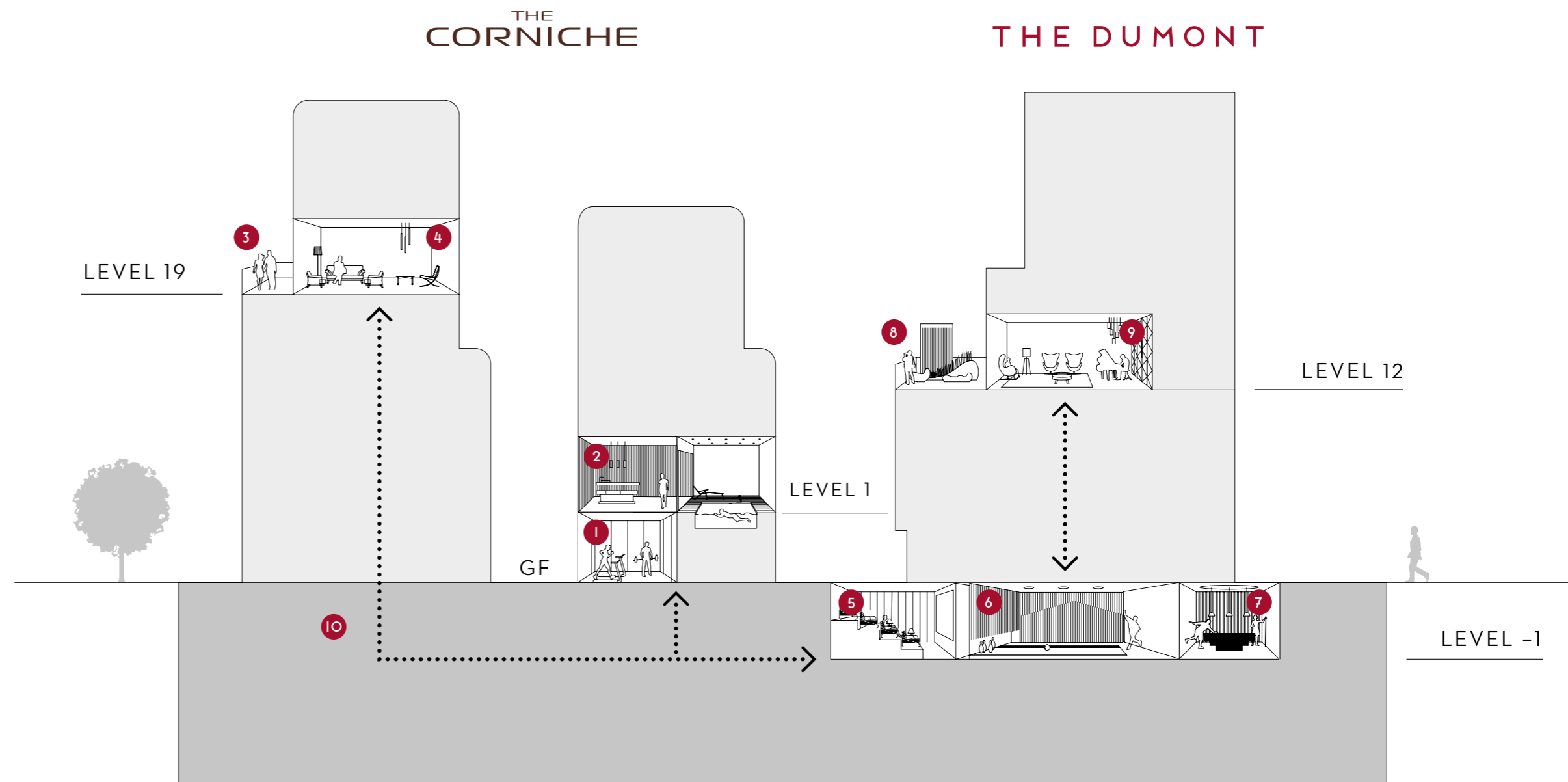
The Dumont site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.





Residents' facilities

1. Gym
2. Pool & Vitality Rooms
3. Skyline Club lounge terrace
4. Skyline Club lounge
5. Private Cinema
6. Ten-pin bowling
7. Games room
8. Secret garden roof terrace
9. Observatory & Private Dining
10. Residential parking



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 any time without notice.

Studio apartments

Fully fitted designer kitchen with a choice of two colour palettes

Composite worktop and upstand with under mounted sink and inset drainer

Mirrored glass splashback

Lacquered kitchen unit doors to base units. Laminate finish to wall unit doors

Soft closing doors and drawers

Feature lighting below wall cabinets

Fully integrated Miele appliances:

Combi microwave oven

Induction hob

Integrated extractor fan

Under counter slimline wine cooler

Under counter integrated fridge with freezer box

Integrated slimline dishwasher

Free standing Siemens washer dryer located in hallway/utility cupboard

Note: Location of kitchen appliances is subject to change

One bedroom apartments

Fully fitted designer kitchen with a choice of two colour palettes

Composite worktop and upstand with under mounted sink and inset drainer

Mirrored glass splashback

Lacquered kitchen unit doors to base and tall units. Laminate finish to wall unit doors

Composite breakfast bar worktop with lacquered front panel *

Soft closing doors and drawers

Feature lighting below wall cabinets

Fully integrated Miele appliances:

Combi microwave oven or multi-function oven and microwave

Induction hob

Integrated extractor fan

Integrated fridge/freezer

Integrated slimline dishwasher

Under counter slimline wine cooler

Free standing Siemens washer dryer located in hallway/utility cupboard

Note: Location of kitchen appliances is subject to change

* Features in Types 3 & 5

Two bedroom apartments

Fully fitted designer kitchen with a choice of two colour palettes

Composite stone worktop and upstand with under mounted sink and inset drainer

Mirrored glass splashback

Lacquered kitchen unit doors to base and tall units. Laminate finish to wall unit doors

Composite stone breakfast bar worktop with lacquered front panel *

Soft closing doors and drawers

Metallic finger pull detail to lower level cabinets

Feature lighting below wall cabinets

Fully integrated Miele appliances:

Multi-function oven

Microwave

Induction hob

Integrated extractor fan

Integrated fridge/freezer

Integrated dishwasher

Under counter wine cooler

Free standing Siemens washer dryer located in hallway/utility cupboard

Note: Location of kitchen appliances is subject to change

* Features in Types 15, 17 & 22

Three bedroom apartments

Fully fitted designer kitchen with a choice of two colour palettes

Composite stone worktop and upstand with under mounted sink and inset drainer

Mirrored glass splashback

Veneer kitchen unit doors to base and tall units. Metal effect finish to wall unit doors

Composite stone breakfast bar worktop with a veneer front panel *1

Composite stone Island unit worktop with veneer front panel *2

Soft closing doors and drawers

Metal finger pull band detail to lower level cabinets

Lighting below wall cabinets

Stone floor finish with a choice of two colour palettes *2

Fully integrated Miele appliances:

Multi-function oven

Microwave

Induction hob

Steam oven *2

Warming drawers *2

Extra under counter fridge *2

Integrated extractor fan

Integrated fridge/freezer

Integrated dishwasher

Under counter wine cooler

Free standing Siemens washer dryer located in hallway/utility cupboard

Note: Location of kitchen appliances is subject to change

*1 Features in Type 12

*2 Features in Types 18 & 23



KITCHEN SPECIFICATIONS



Kitchen from suite apartment
Computer-generated image is indicative only



Kitchen from two bedroom apartment
Computer-generated image is indicative only



Kitchen from three bedroom apartment
Computer-generated image is indicative only

Studio apartments

Interior designed bathroom with a choice of two colour palettes

Porcelain tiles to floor and walls

Feature stone vanity unit with under mounted basin and stone mirror surround

Wall mounted taps

Walk-in shower featuring fixed head and wall mounted hand shower with glass shower screen

Recessed niche within shower enclosure with shelf detail

Heated towel rail

Branded sanitaryware

Wall mounted WC with concealed cistern

Recessed toilet roll holder

Mirrored storage cabinet with concealed shaver socket

Demisting illuminated wall mirror

Underfloor heating

One bedroom apartments

Interior designed bathroom with a choice of two colour palettes

Porcelain tiles to floor and walls

Feature stone vanity unit with under mounted basin and stone mirror surround

Wall mounted taps

Bath panel finish to match wall tile with fitted shower screen featuring fixed head and wall mounted hand shower

Recessed niche with light detail above bath

Heated towel rail

Branded sanitaryware

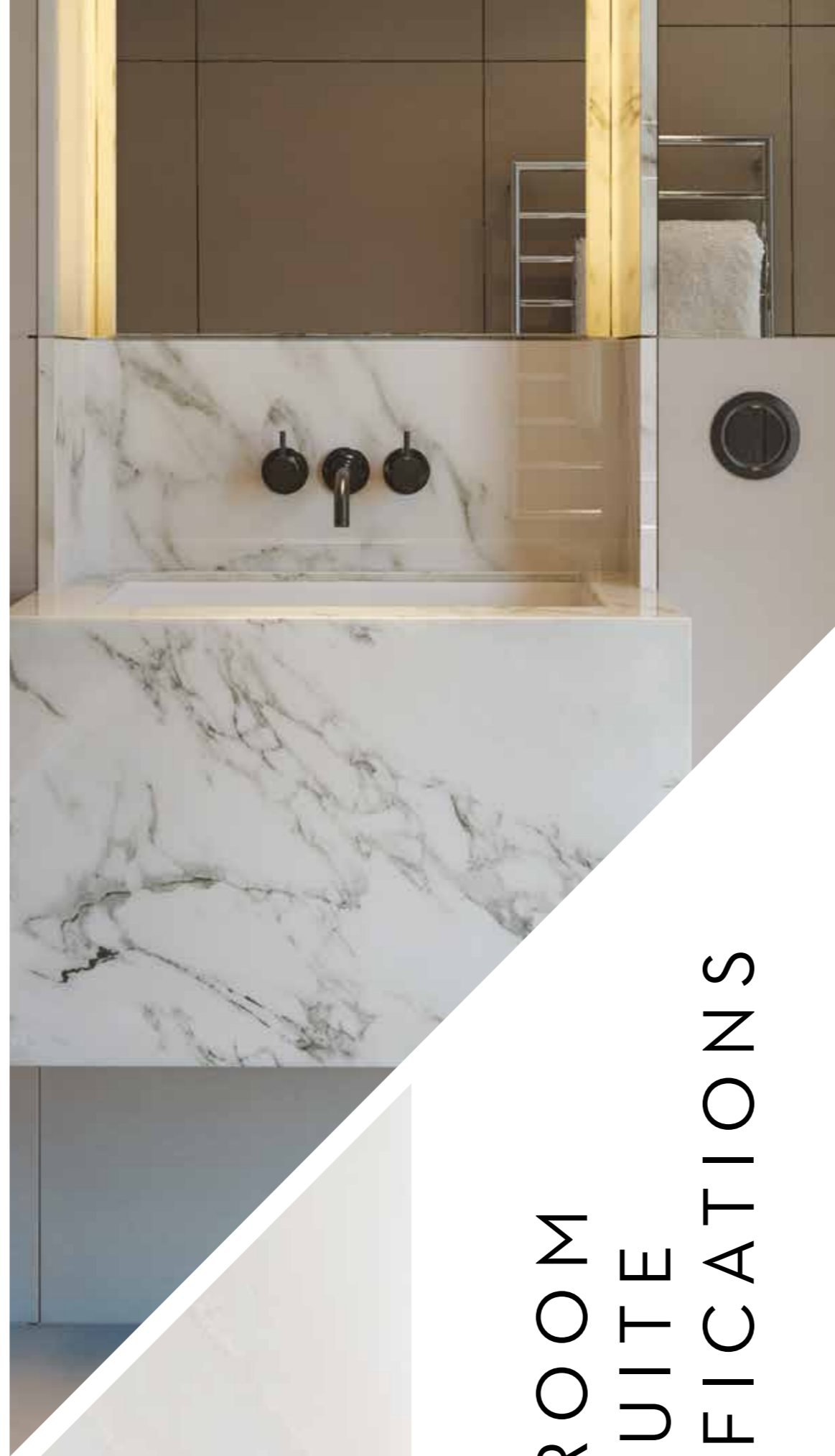
Wall mounted WC with concealed cistern

Recessed toilet roll holder

Mirrored storage cabinet with concealed shaver socket

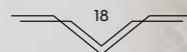
Demisting illuminated wall mirror

Underfloor heating



BATHROOM & ENSUITE SPECIFICATIONS

Computer-generated images are indicative only



18

Two bedroom apartments

Interior designed bathroom with a choice of two colour palettes

Porcelain tiles to floor and walls

Feature stone vanity unit with under mounted basin and stone mirror surround

Wall mounted taps

Bath panel finish to match wall tile with fitted shower screen featuring fixed head and wall mounted hand shower

Walk-in shower featuring fixed head and wall mounted hand shower with glass shower screen *

Recessed niche with light detail above bath

Recessed niche with shelf in shower enclosure

Stone feature to the recessed niche in either the bath or shower enclosure

Heated towel rail

Branded sanitaryware

Wall mounted WC with concealed cistern

Recessed toilet roll holder

Mirrored cabinet above WC with concealed shaver socket

Demisting illuminated wall mirror

Underfloor heating

* Where applicable

Cloakroom

Porcelain tiles to floor and walls

Feature stone vanity unit with under mounted basin

Wall mounted taps

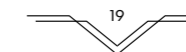
Branded sanitaryware

Wall mounted WC with concealed cistern

Recessed toilet roll holder

Towel rail

Storage space provided



19

Three bedroom apartments

Interior designed bathroom with a choice of two colour palettes

Composite stone to walls and floors in master en-suite only and porcelain tiles to walls and floors in secondary bathrooms

Natural stone finish to walls and floors in master en-suite and composite stone to walls and floors in secondary bathrooms *1

Feature stone vanity unit with under mounted basin and stone mirror surround

Feature vanity unit with under mounted basin

Wall mounted taps

Bath top surround to match wall finish with fitted shower screen in master en-suite bathroom

Bath panel finish to match wall finish with fitted shower screen in secondary bathrooms

Walk in shower featuring fixed head and wall mounted hand shower with fitted shower screen *

Free standing bath *2

Recessed niche with light detail above bath

Recessed niche with shelf in shower enclosure

Stone feature to the recessed niche in either the bath or shower enclosure

Mirrored cabinet above basin with feature lights in master ensuite and mirrored cabinet in secondary bathrooms above WC

Heated towel rail

Branded sanitaryware

Wall mounted WC with concealed cistern

Recessed toilet roll holder

Demisting illuminated wall mirror

Underfloor heating

* As shown on floor plan layout

*1 Features in Types 18 & 23

*2 Features in Type 18

Cloakroom

Porcelain tiles to floor and walls

Natural stone finish to walls and floors in WC *

Feature stone vanity with under mounted basin

Wall mounted taps

Branded sanitaryware

Wall mounted WC with concealed cistern

Recessed toilet roll holder

Heated towel rail

Storage space provided

* Features in Types 18 & 23



Bathroom from one bedroom apartment
Computer-generated image is indicative only



Bathroom from two bedroom apartment
Computer-generated image is indicative only



Bathroom from three bedroom apartment
Computer-generated image is indicative only

Studio & One bedroom apartments

Full height veneer entrance doors

Internal veneer doors with painted architraves

Engineered timber flooring to living room, kitchen and hallways with a choice of two colour palettes

Matching black ironmongery, sockets and switches in visible areas

Carpet to the bedroom with a choice of two colour palettes in one bedroom apartments only

Sliding/pocket doors where applicable

Fitted wardrobes with veneer doors and feature lighting fitted with top shelf and full height hanging rail

White painted skirting throughout

Off-white painted walls and white painted ceilings

Two bedroom apartments

Full height veneer entrance doors

Internal veneer doors with painted architraves

Engineered timber flooring to living room, kitchen and hallways with a choice of two colour palettes

Matching chrome ironmongery, sockets and switches in visible areas

Carpet to bedrooms with a choice of two colour palettes

Fitted wardrobes with veneer doors and feature lighting fitted with full height and half height hanging rail and shelving in the master bedroom only

Space for wardrobe in second bedroom

White painted skirting throughout

Off white painted walls and white painted ceilings

Three bedroom apartments

Full height veneer entrance doors

Internal veneer doors with painted architraves

Engineered timber flooring to living room, kitchen and hallways with a choice of two colour palettes

Matching brass ironmongery, sockets and switches in visible areas

Natural stone flooring to living room, kitchen and hallways with a choice of two colour palettes *

Carpet to bedrooms with a choice of two colour palettes

Fitted wardrobes with veneer doors and feature lighting, fitted with top shelf, full height and half height hanging rail, drawer pack and shelving in the master bedroom

Fitted wardrobes with veneer doors and feature lighting, fitted with top shelf, full height and half height hanging rail and shelving in the second bedroom

Space for wardrobe in third bedroom

White painted skirting throughout

Off-white painted walls and white painted ceilings

* Features in Types 18 & 23

Communal Areas

Private residents' cinema, games room with pool table and ten pin bowling located in the basement of The Dumont

12th floor residents' lounge and roof terrace

Fully fitted gym, swimming pool and spa located on the ground and first floor of The Corniche

Skyline Club Lounge and roof terrace on 19th floor of The Corniche

Security

Entrance to building and car park via key fob

Video phone entry

24-hour concierge service

CCTV coverage to external areas and selected internal areas

Car parking

Basement car parking available under separate negotiation

Other

Cycle storage in basement

Residents' storage in basement available under separate negotiation

Smoke detectors and sprinkler system

Lift to all floors

Car club located on Tinworth Street



GENERAL FINISHES SPECIFICATIONS

ELECTRICS & LIGHTING SPECIFICATIONS

Studio & One bedroom apartments

- LED downlighters throughout
- Dimming to the lounge and bedroom
- Concealed linear lighting to living room
- Double sockets with USB charging points to the living, bedroom and kitchen area
- Multipoint TV outlets to living room and bedroom
- Wiring for HD digital TV to include: Sky+, 2no. European/ Asian satellites to living area
- Fibre broadband connection
- Comfort cooling and heating system provided to all habitable rooms
- Telephone point to living room and bedroom
- Pre-wired for installation of sound system

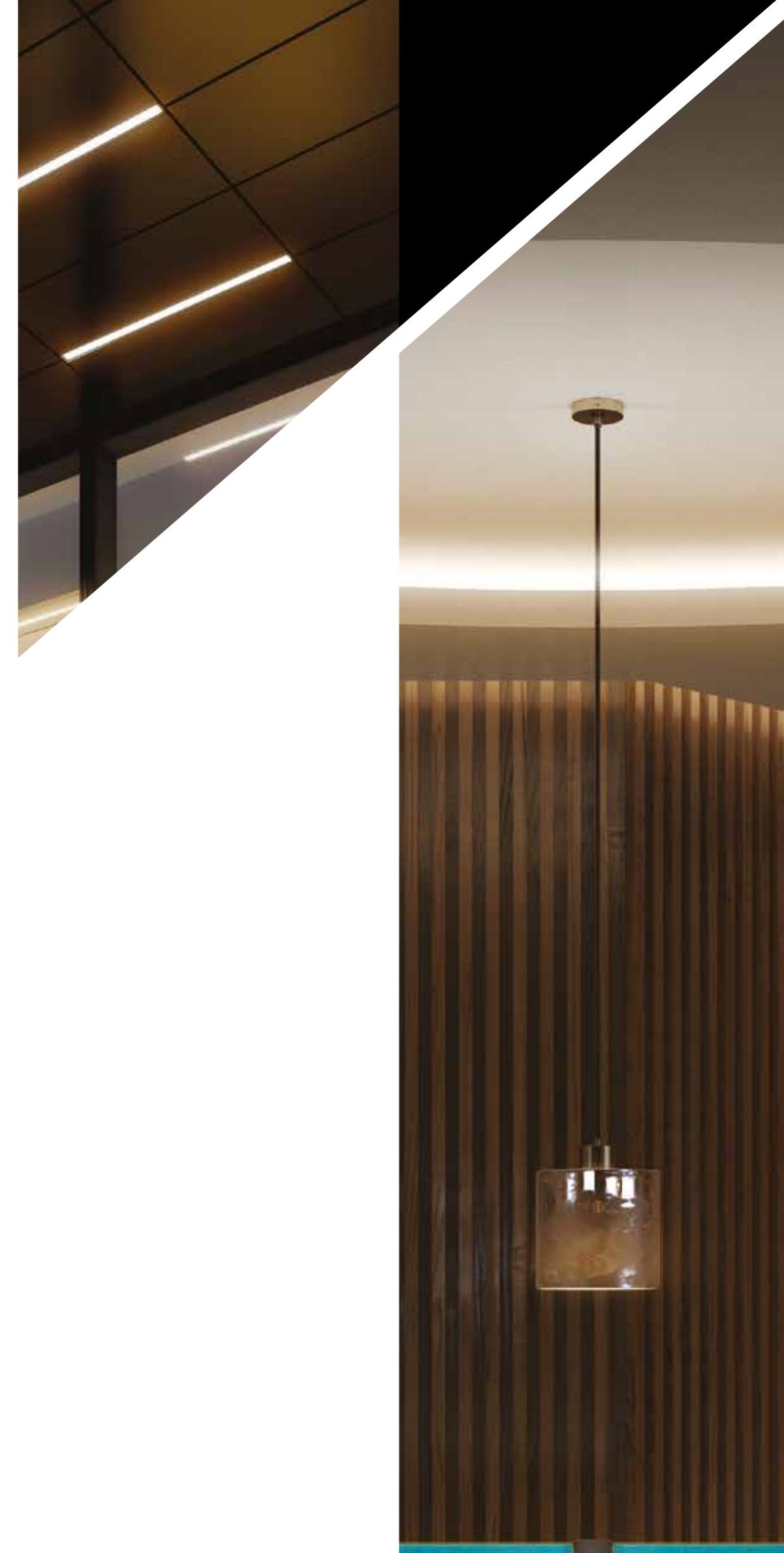
Two bedroom apartments

- LED downlighters throughout with dimmable downlighters to living room and master bedroom
- Concealed linear lighting to living room
- 5-amp lighting circuits in living room and master bedroom
- Double sockets with USB charging points to the living, bedroom and kitchen area
- Multipoint TV outlets to living room and bedrooms
- Wiring for HD digital TV to include: Sky+, 2no. European/ Asian satellites to living room and master only
- Fibre broadband connection
- Comfort cooling and heating system provided to all habitable rooms
- Telephone point to living room and master bedroom
- Pre-wired for installation of sound system

Three bedroom apartments

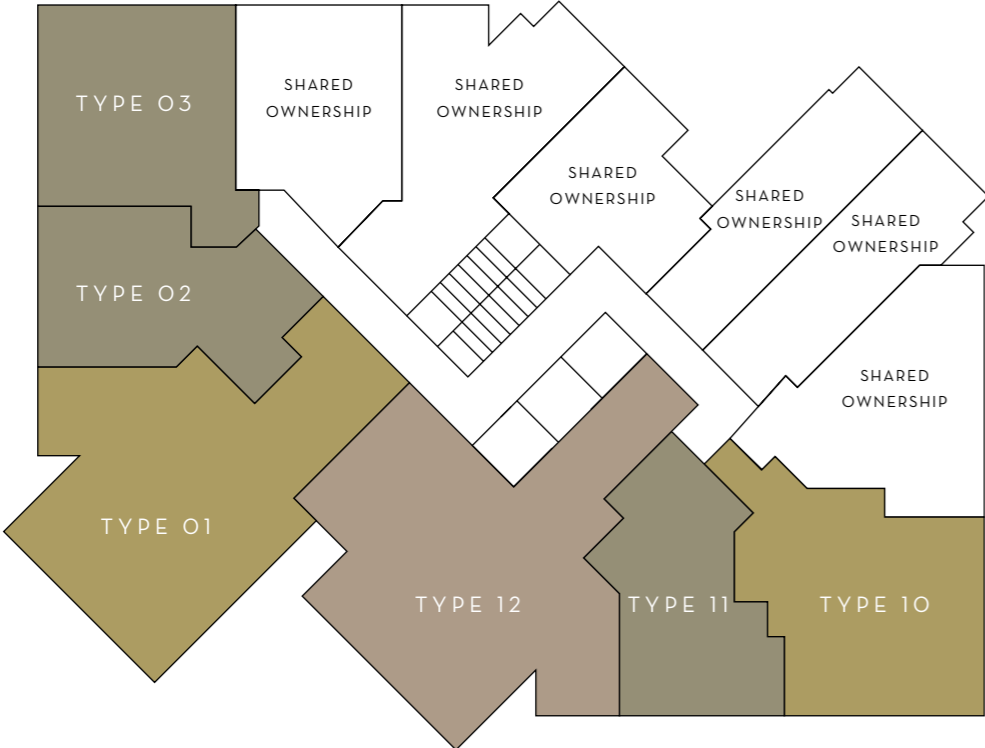
- Integrated touch screen controlled comfort cooling, heating and lighting *
- LED downlighters throughout with dimmable downlighters to living room and master bedroom
- Concealed linear lighting to living room
- 5-amp lighting circuits in living room and master bedroom
- Double sockets with USB charging points to the living, bedroom and kitchen area
- Multipoint TV outlets to living rooms and bedrooms
- Wiring for HD digital TV to include: Sky+, 2no. European/ Asian satellites to living room and master only
- Fibre broadband connection
- Comfort cooling and heating system provided to all habitable rooms
- Telephone point to living room and master bedroom
- Pre-wired for installation of sound system

* Features in Types 18 & 23

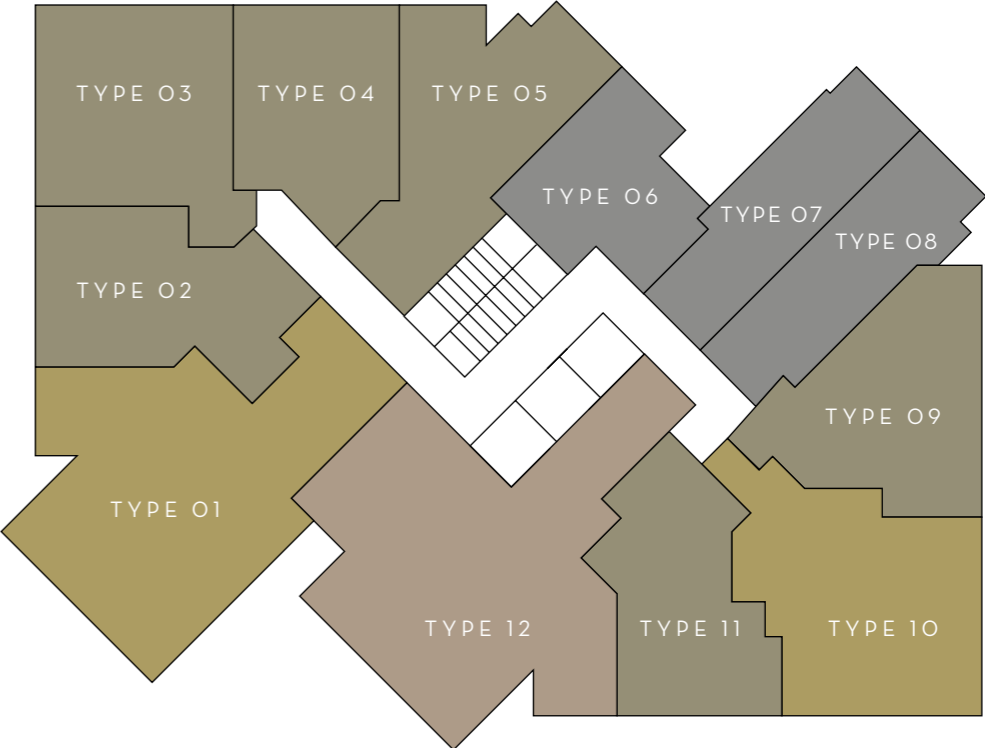


FLOORPLATES

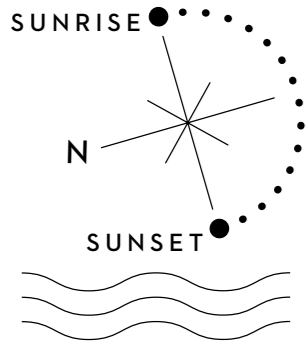
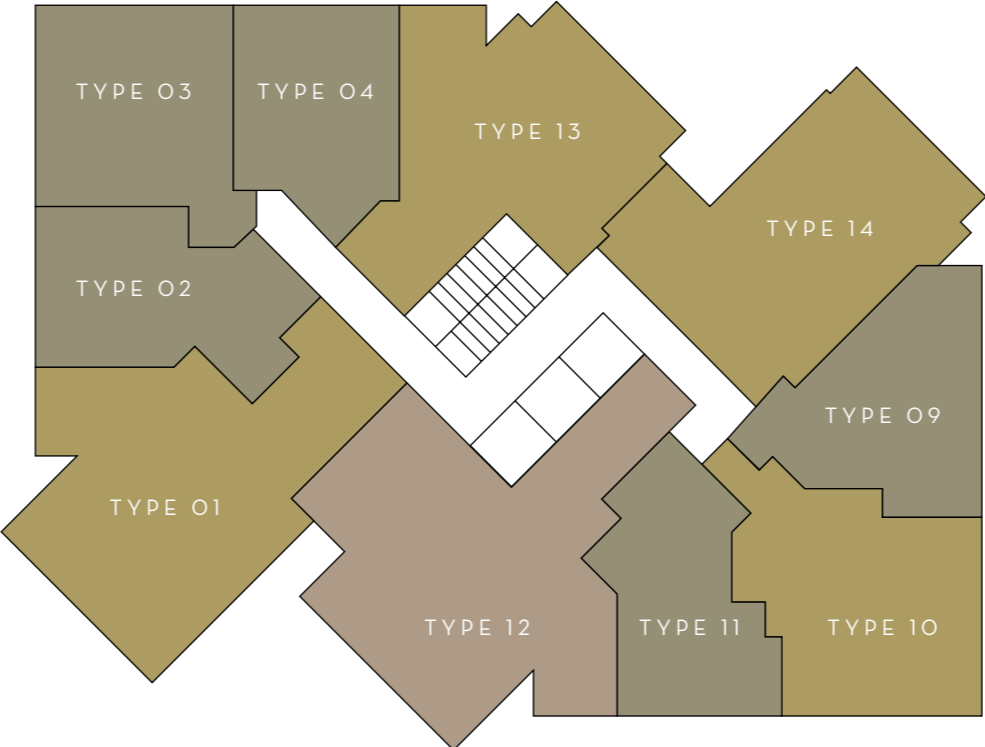
LEVELS 02-04



LEVELS 05-06



LEVELS 07-11

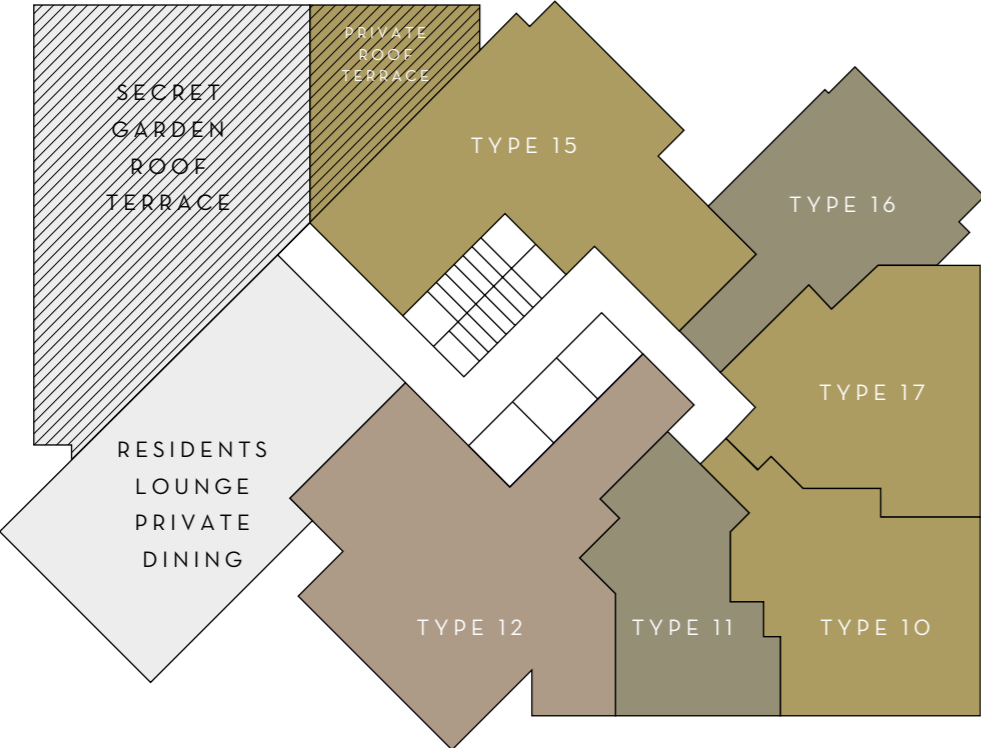


- KEY**
- Suite Apartment
 - 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Shared Ownership Apartment

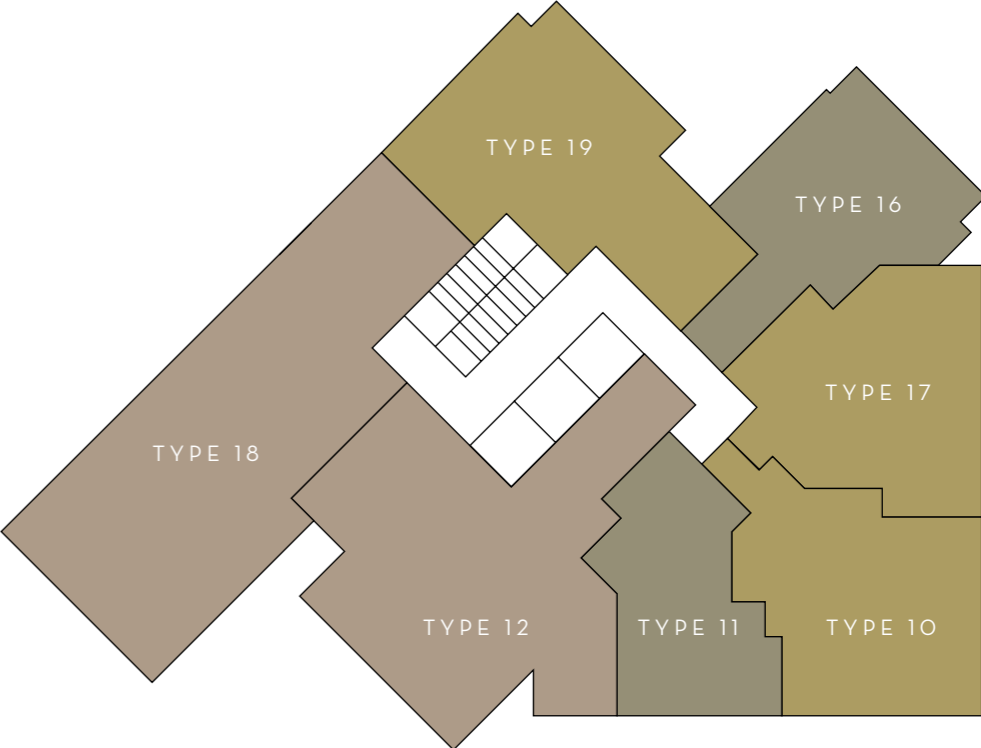
Floorplans shown for The Dumont are for approximate measurements only and are not necessarily shown to scale. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Areas depicted on these floorplates include outdoor areas. Please refer to floorplan for accurate areas.

FLOORPLATES

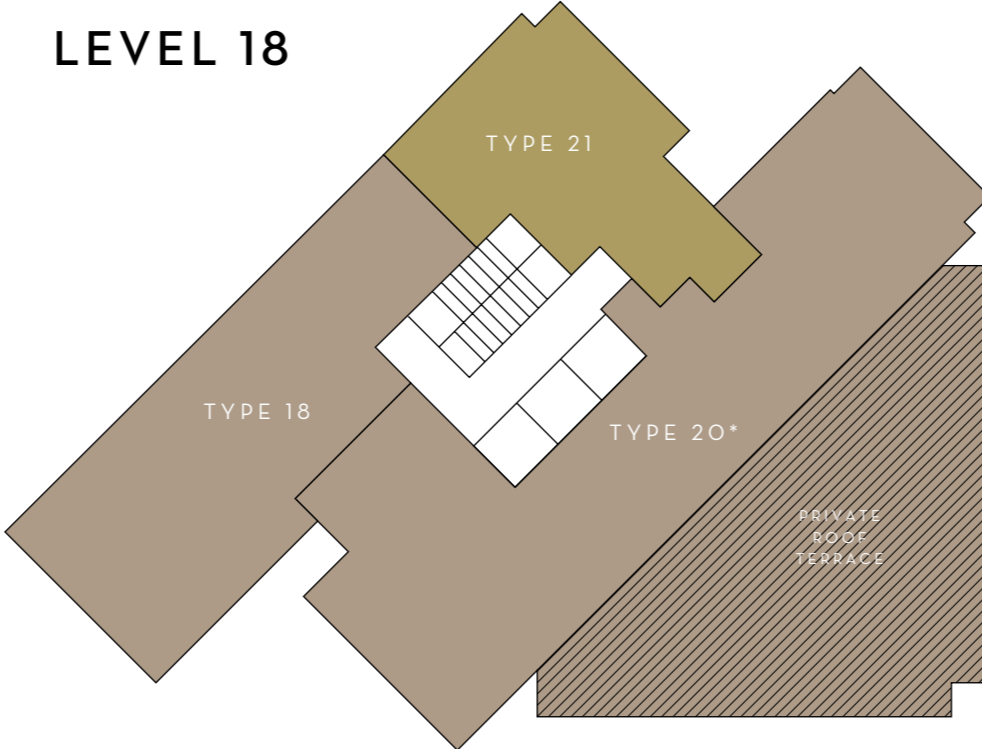
LEVEL 12



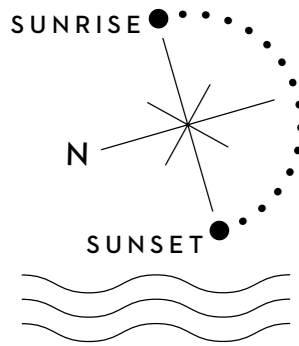
LEVELS 13-17



LEVEL 18



*Layouts available on request

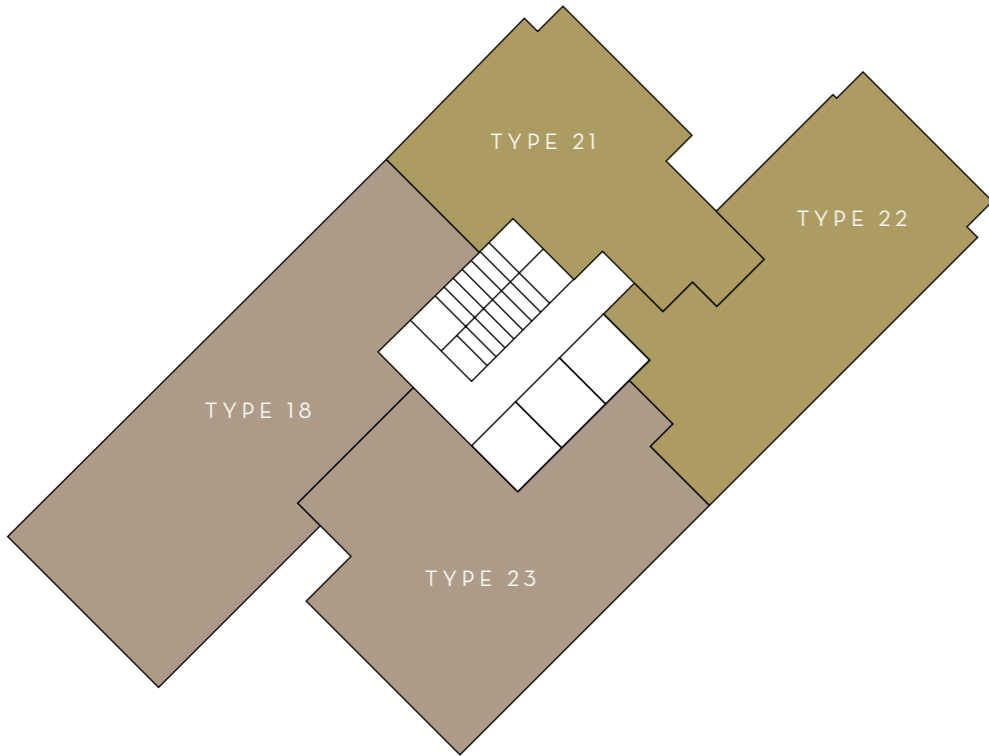


- KEY**
- Suite Apartment
 - 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Communal areas
 - ▨ Roof Terrace

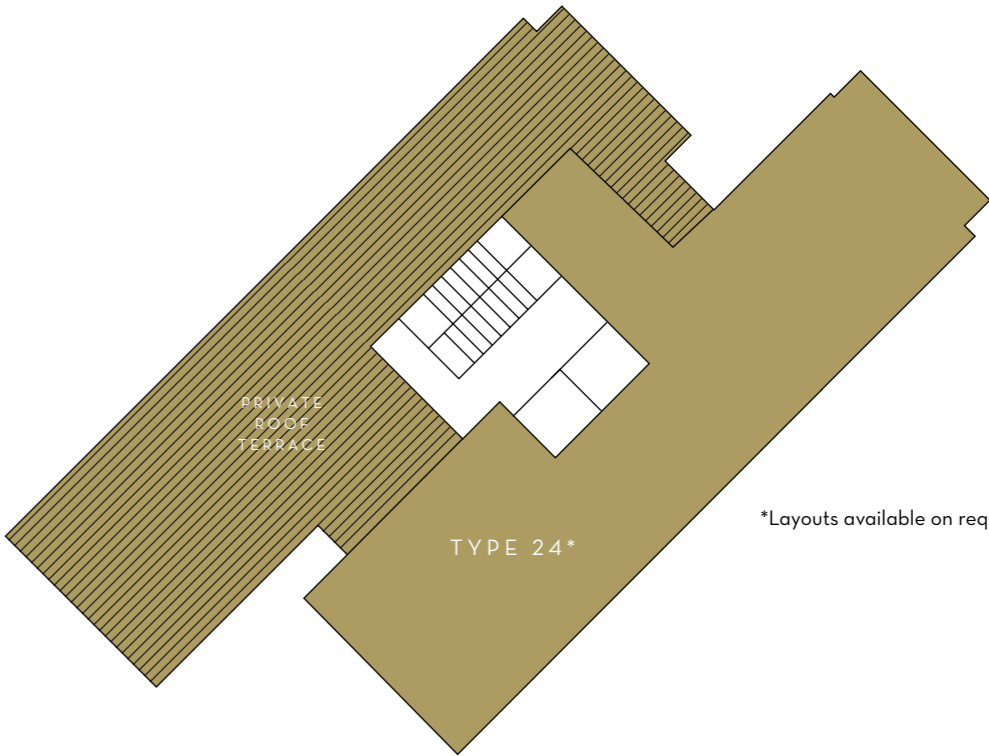
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FLOORPLATES

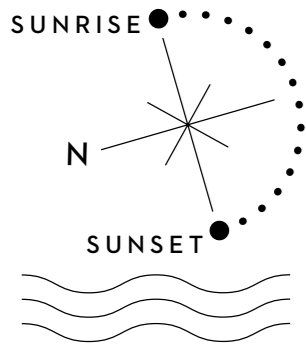
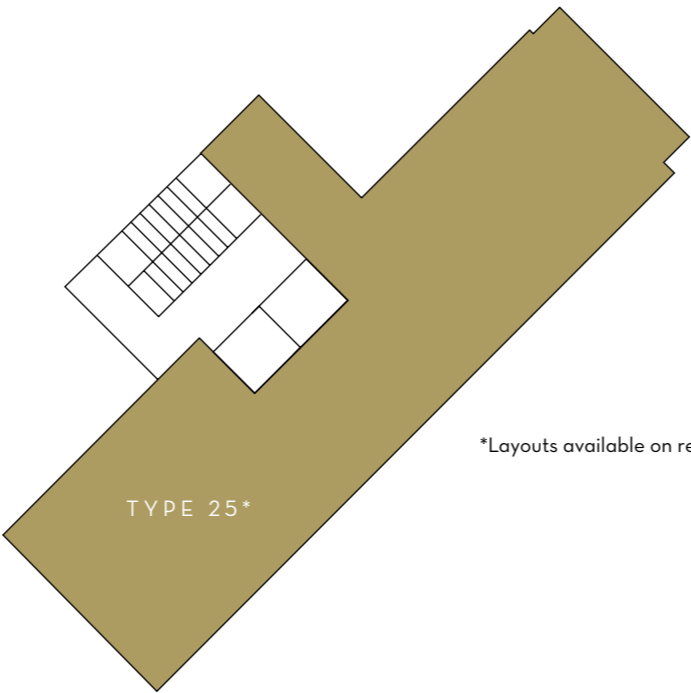
LEVELS 19-23



LEVEL 24

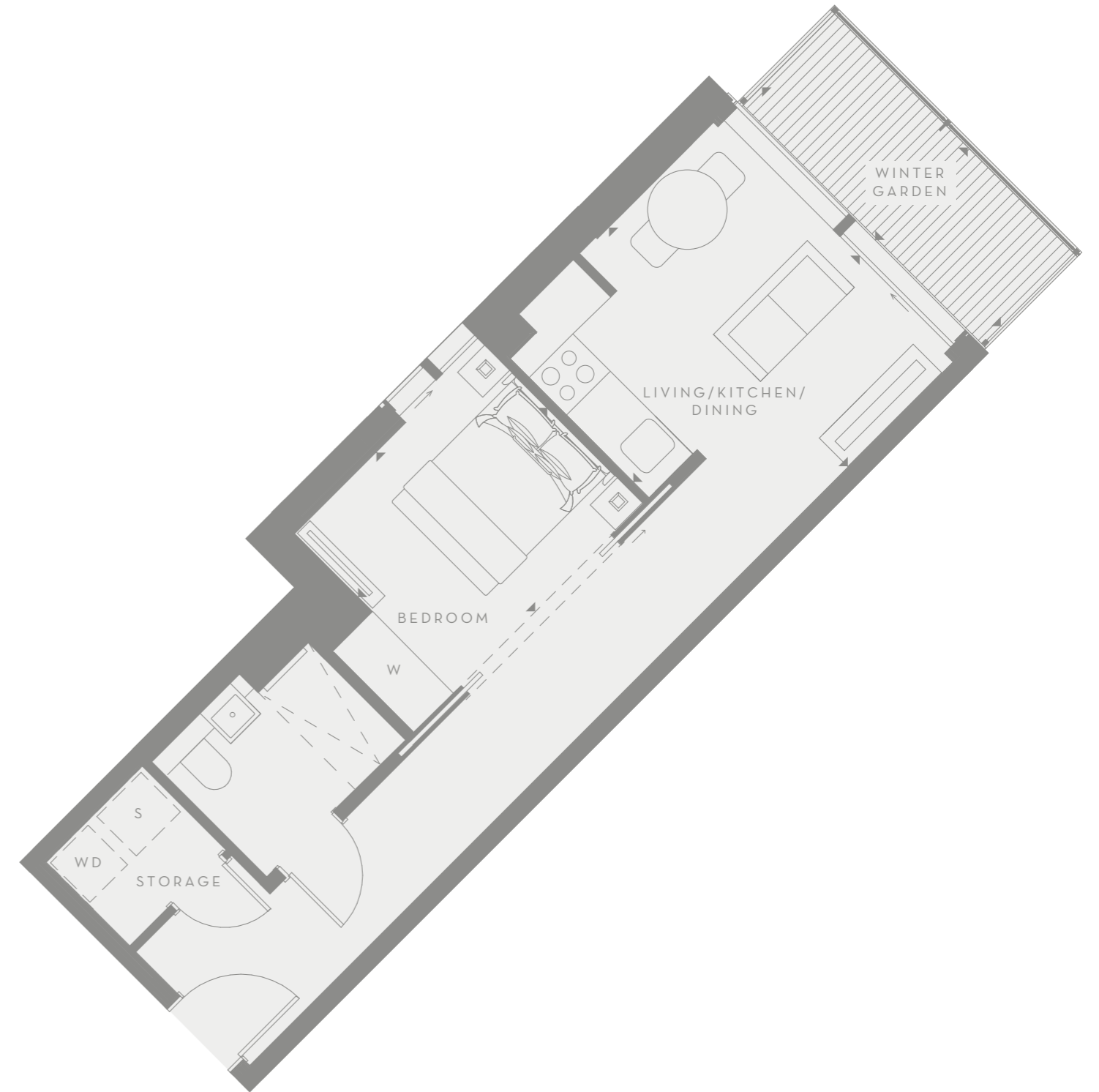


LEVELS 25-29

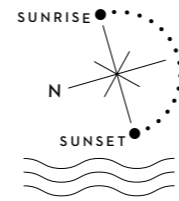
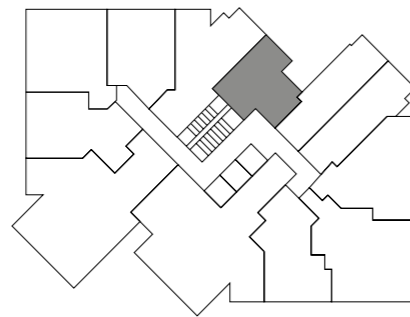


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- KEY**
- Suite Apartment
 - 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Roof Terrace

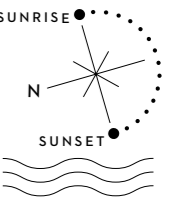
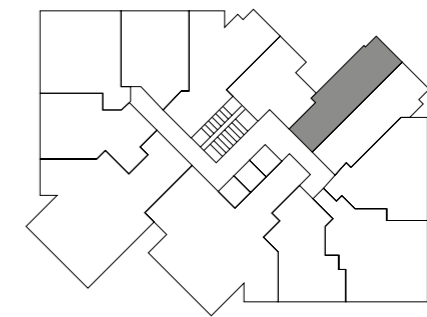


TYPE 6			
Apartment	5.06	6.06	
Living/Kitchen/Dining	3.89 x 4.08m	12'9" x 13'4"	
Bedroom	3.53 x 2.85m	11'7" x 9'4"	
Total Internal Area	38.48 m²	414 ft²	
Winter Garden	3.83 x 1.50m	12'7" x 4'11"	
Total External Area	5.69 m²	61 ft²	



KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer

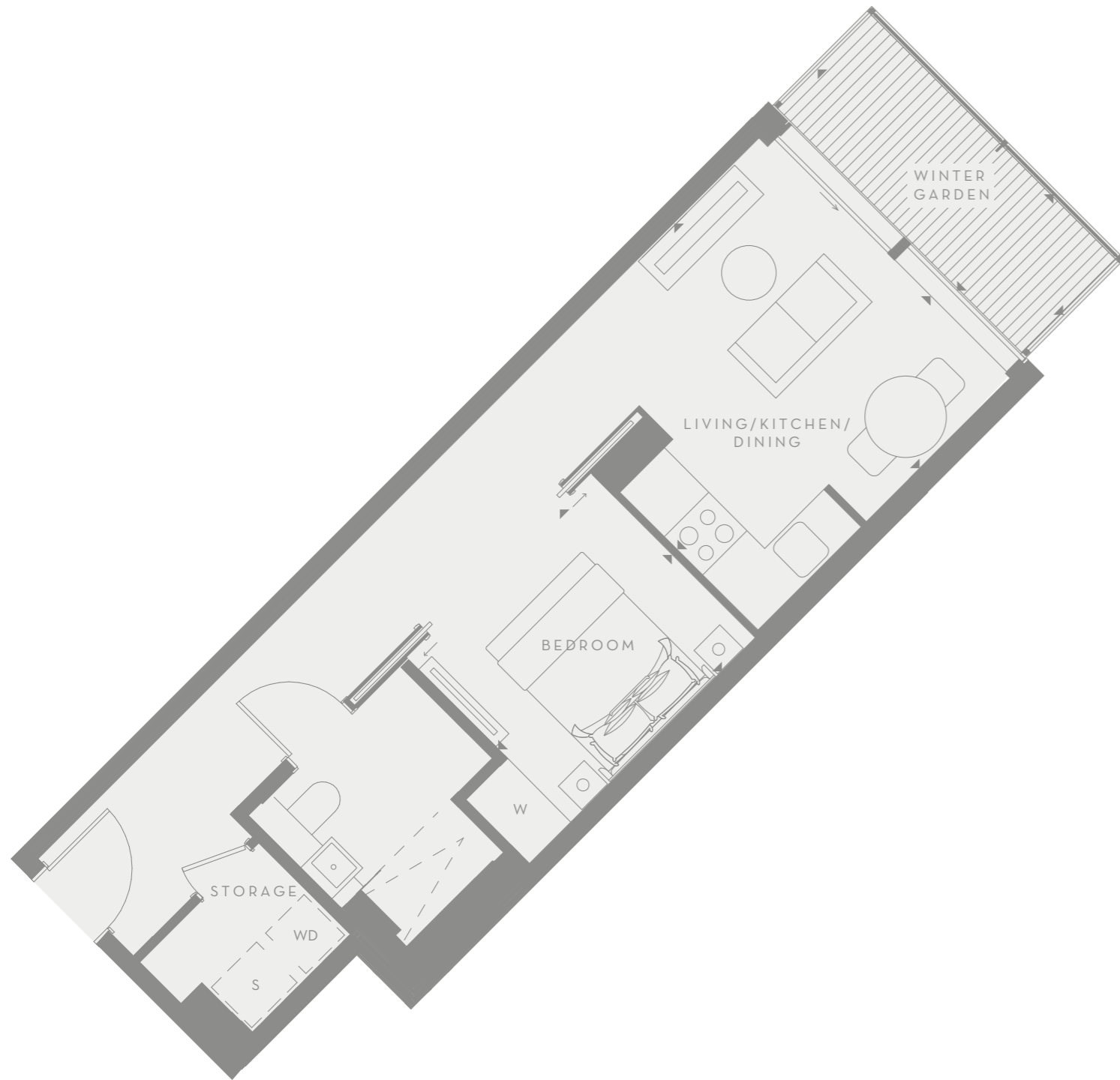
TYPE 7			
Apartment	5.07	6.07	
Living/Kitchen/Dining	3.83 x 3.35m	12'7" x 11'0"	
Bedroom	2.62 x 3.26m	8'7" x 10'8"	
Total Internal Area	40.78 m²	439 ft²	
Winter Garden	3.85 x 1.50m	12'7" x 4'11"	
Total External Area	5.69 m²	61 ft²	



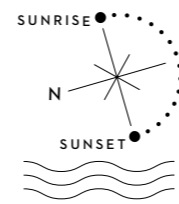
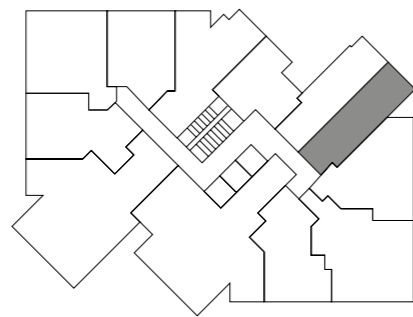
KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer

SUITE

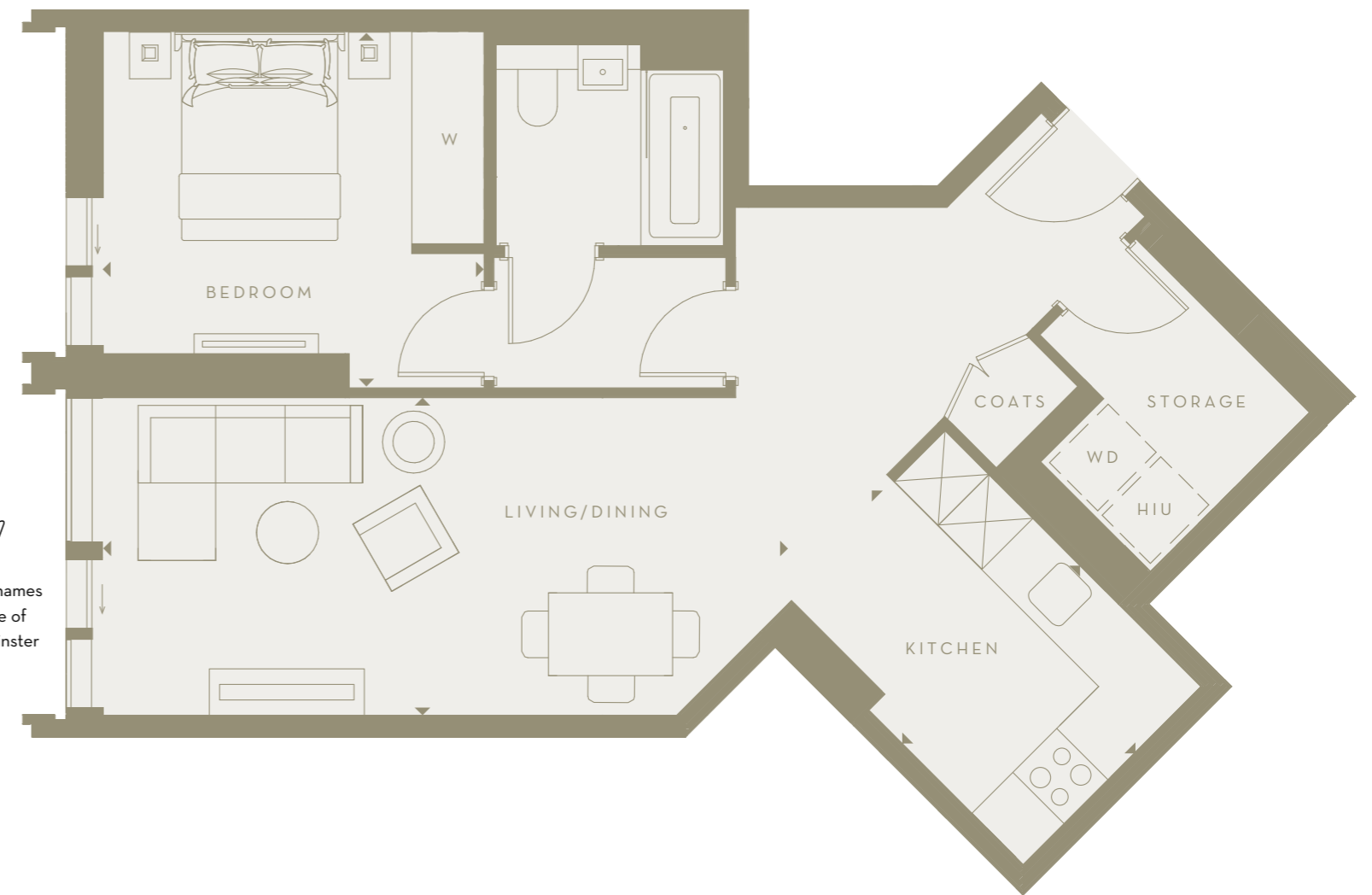
ONE BEDROOM



TYPE 8		
Apartment	5.08	6.08
Living/Kitchen/Dining	3.82 x 3.92m	12'7" x 12'10"
Bedroom	2.87 x 2.57m	9'5" x 8'5"
Total Internal Area	41.77 m²	450 ft²
Winter Garden	3.85 x 1.50m	12'7" x 4'11"
Total External Area	5.69 m²	61 ft²

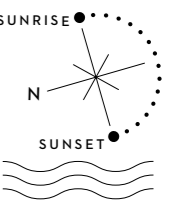
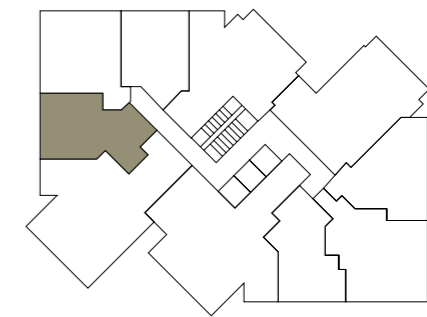


KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer



River Thames
 Palace of
 Westminster

TYPE 2						
Apartment	2.02	3.02	4.02	5.02	6.02	7.02
	8.02	9.02	10.02	11.02		
Living/Dining	3.12 x 6.75m		10'3" x 22'2"			
Kitchen	2.43 x 3.60m		8'0" x 11'10"			
Bedroom	3.40 x 3.69m		11'2" x 12'1"			
Total Internal Area	63.75 m²		686 ft²			



KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer

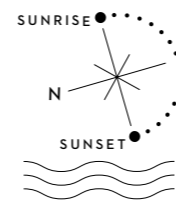
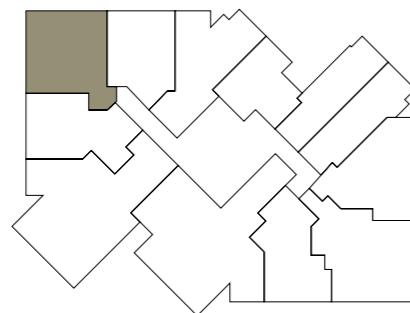
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ONE BEDROOM

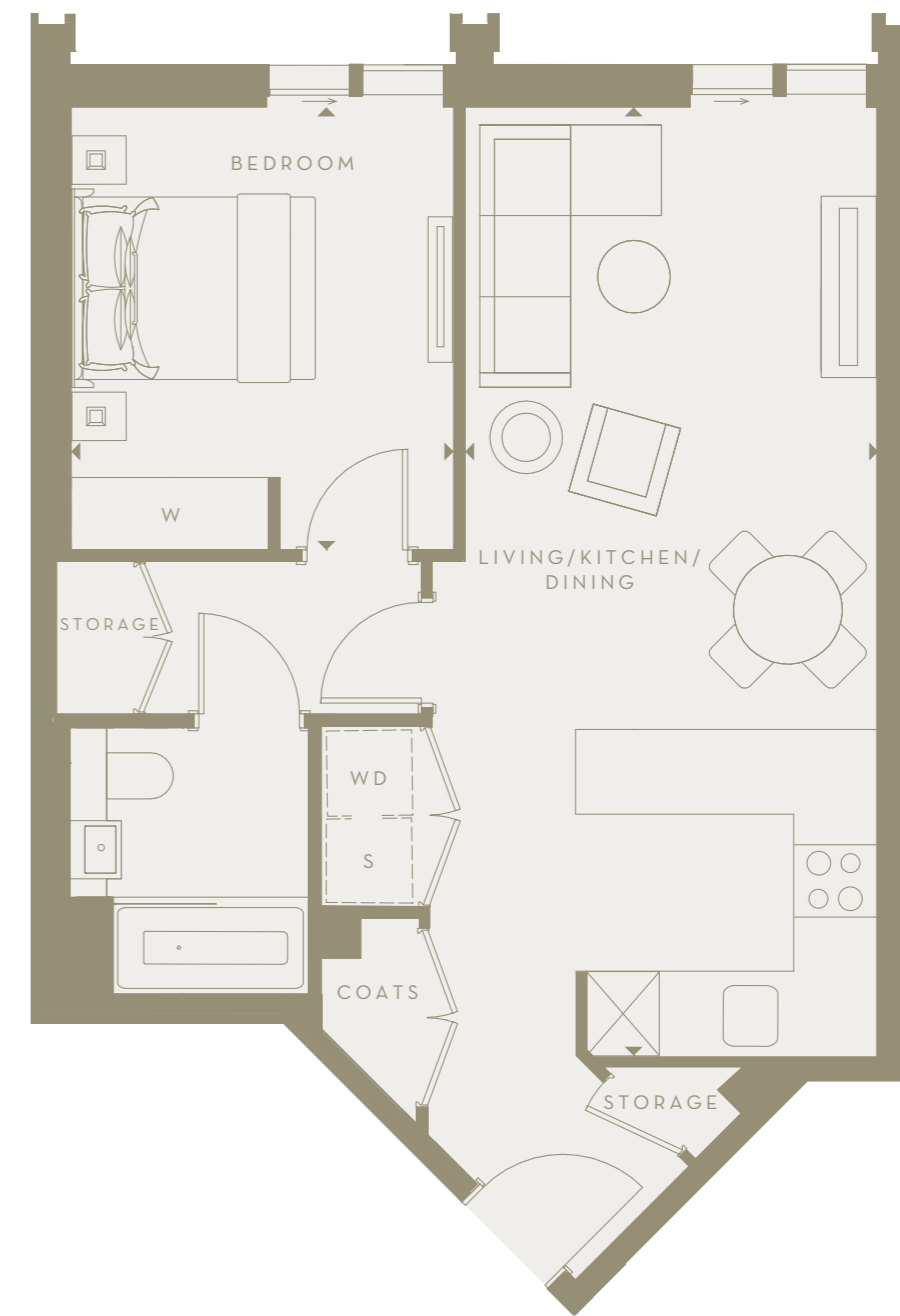
ONE BEDROOM



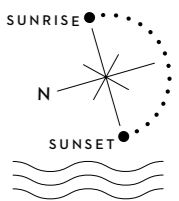
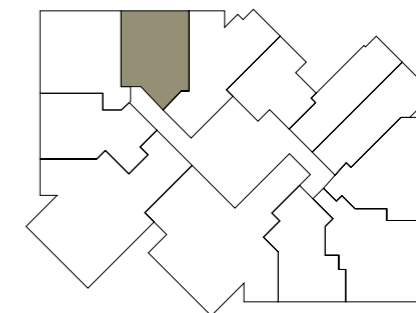
TYPE 3						
Apartment	2.03	3.03	4.03	5.03	6.03	7.03
	8.03	9.03	10.03	11.03		
Living/Kitchen/Dining	6.20 x 4.37m		20'4" x 14'4"			
Bedroom	3.30 x 3.75m		10'10" x 12'4"			
Total Internal Area	60.55 m²		652 ft²			
Balcony	1.66 x 4.69m		5'5" x 15'4"			
Total External Area	7.01 m²		75 ft²			



KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer



TYPE 4					
Apartment	5.04	6.04	7.04	8.04	9.04
	10.04	11.04			
Living/Kitchen/Dining	3.42 x 7.83m		11'2" x 25'8"		
Bedroom	3.16 x 3.63m		10'4" x 11'11"		
Total Internal Area	55.16 m²		594 ft²		



KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer

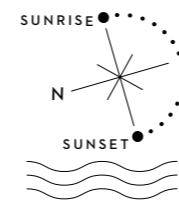
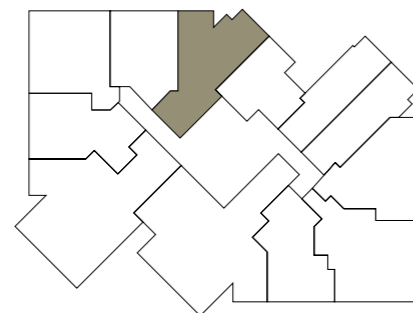
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ONE BEDROOM

ONE BEDROOM



TYPE 5		
Apartment	5.05	6.05
Living/Dining	4.09 x 8.83m	13'5" x 29'0"
Kitchen	3.63 x 3.20m	11'11" x 10'6"
Bedroom	3.17 x 3.70m	10'5" x 12'2"
Total Internal Area	59.50 m²	640 ft²
Winter Garden	3.83 x 1.50m	12'7" x 4'11"
Total External Area	5.69 m²	61.27 ft²

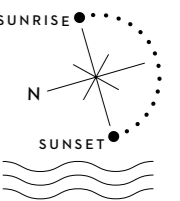
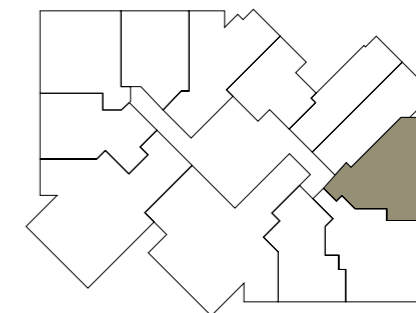


KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer



Partial
River Thames

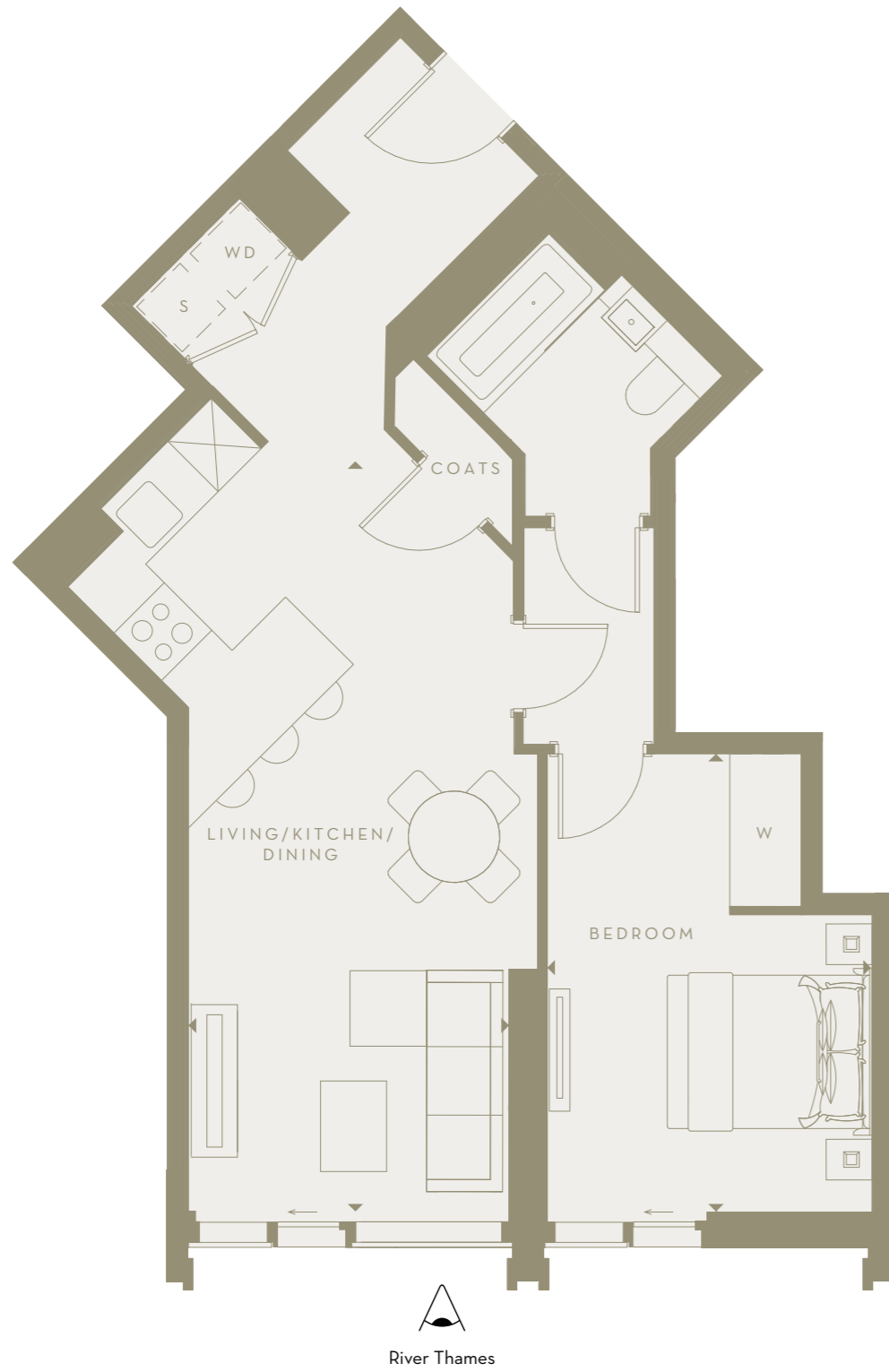
TYPE 9					
Apartment	5.09	6.09	7.07	8.07	9.07
Living/Dining	5.51 x 6.62m			18'1" x 21'9"	
Kitchen	4.14 x 1.90m			13'7" x 6'3"	
Bedroom	3.00 x 3.35m			9'10" x 11'0"	
Total Internal Area	59.15 m²			637 ft²	
Balcony	3.41 x 1.61m			11'2" x 5'3"	
Total External Area	5.48 m²			59 ft²	



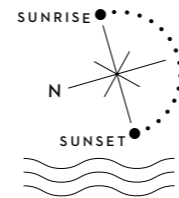
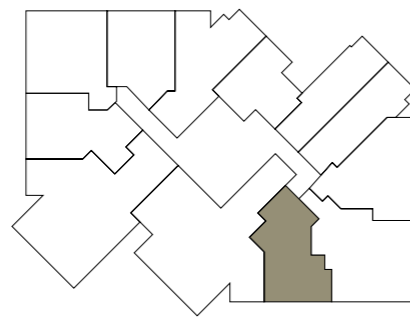
KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer

ONE BEDROOM

ONE BEDROOM

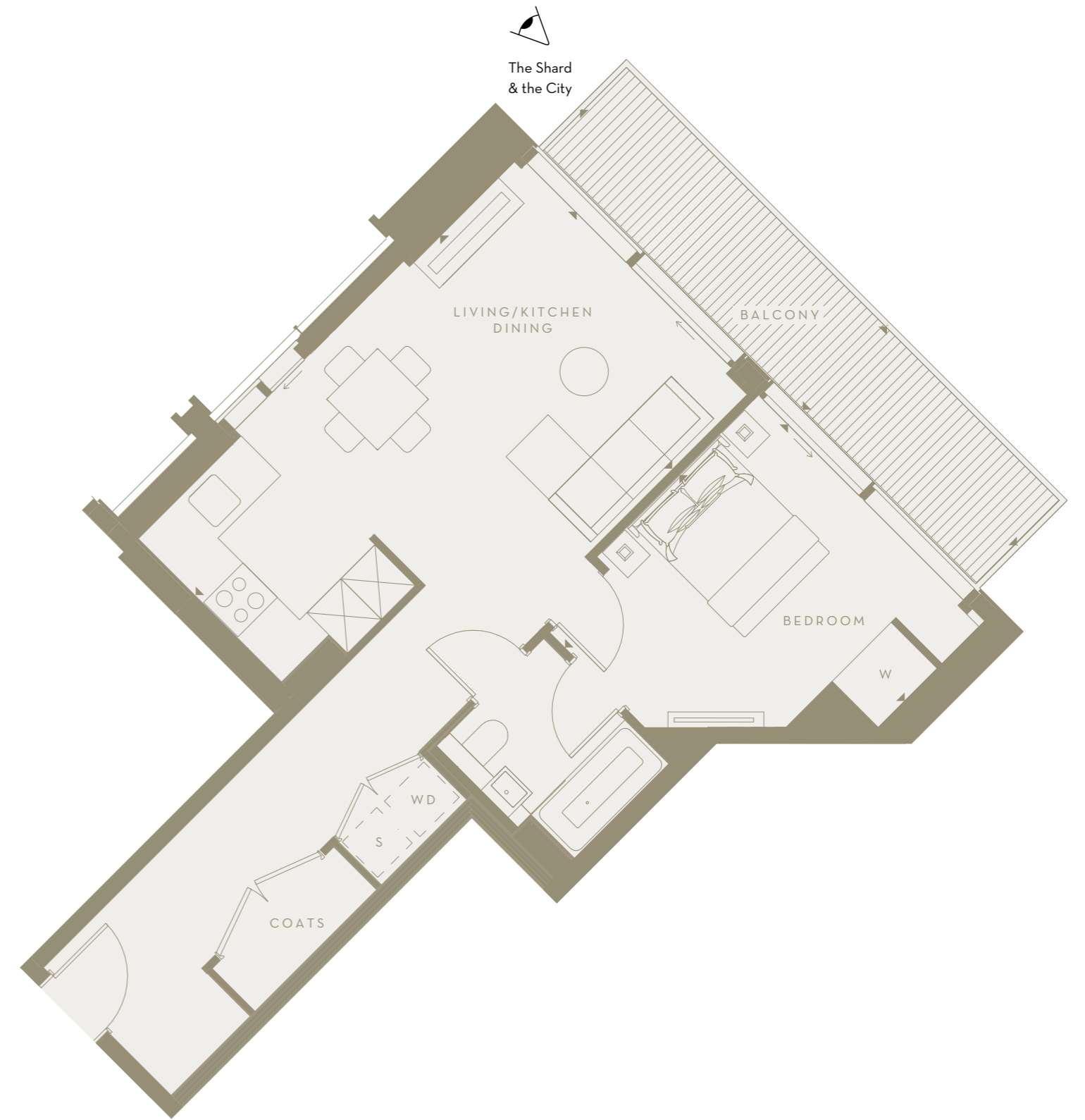


River Thames

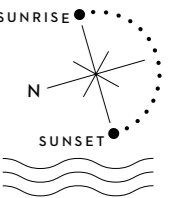
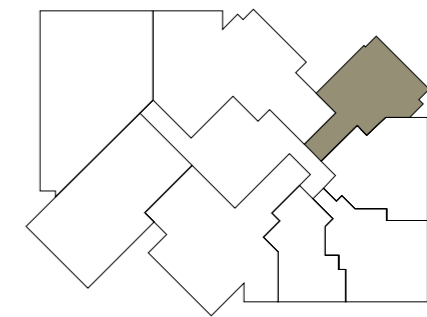


KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer

TYPE 11						
Apartment	2.11	3.11	4.11	5.11	6.11	7.09
	8.09	9.09	10.09	11.09	12.05	13.06
	14.06	15.06	16.06	17.06		
Living/Kitchen/Dining	3.43 x 7.46m		11'3" x 24'6"			
Bedroom	3.20 x 4.51m		10'6" x 14'9"			
Total Internal Area	58.81 m²		633 ft²			



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& the City



KEY
 W Wardrobe
 S Service cupboard
 WD Washer dryer

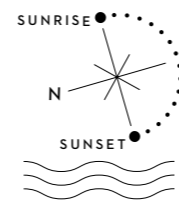
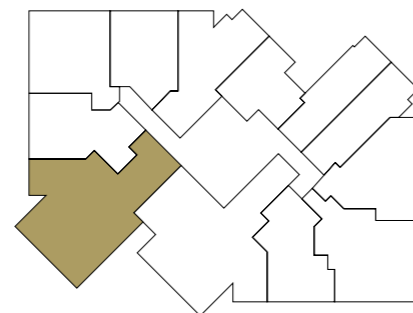
TYPE 16						
Apartment	12.02	13.03	14.03	15.03	16.03	17.03
Living/Kitchen/Dining	3.73 x 6.76m		12'3" x 22'2"			
Bedroom	4.13 x 3.94m		13'6" x 12'11"			
Total Internal Area	58.43 m²		629 ft²			
Balcony	7.70 x 1.65m		25'3" x 5'5"			
Total External Area	12.72 m²		137 ft²			

TWO BEDROOMS

TWO BEDROOMS



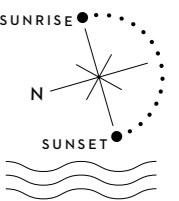
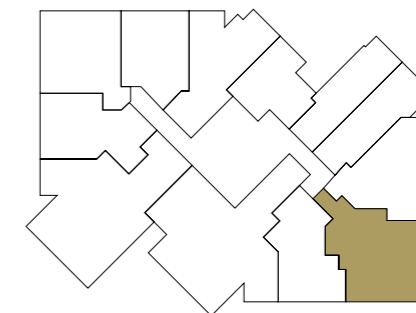
TYPE 1		2.01	3.01	4.01	5.01	6.01	7.01
Apartment		8.01	9.01	10.01	11.01		
Living		4.73 x 7.50m	15'6" x 24'7"				
Kitchen		3.38 x 3.40m	11'1" x 11'2"				
Bedroom 1		3.41 x 4.32m	11'2" x 14'2"				
Bedroom 2		3.32 x 4.88m	10'11" x 16'0"				
Dressing Room		1.60 x 2.12m	5'3" x 7'0"				
Total Internal Area		118.48 m²	1,275 ft²				
Balcony		2.55 x 3.57m	8'4" x 11'9"				
Total External Area		9.11 m²	98 ft²				



KEY
 W Wardrobe
 - - Space for wardrobe
 S Service cupboard
 WD Washer dryer



TYPE 10		2.10	3.10	4.10	5.10	6.10	7.08
Apartment		8.08	9.08	10.08	11.08	12.04	13.05
Living/Dining		4.43 x 3.47m	14'6" x 11'5"				
Kitchen		2.16 x 3.12m	7'1" x 10'3"				
Bedroom 1		3.22 x 3.00m	10'7" x 9'10"				
Bedroom 2		3.23 x 2.87m	10'7" x 9'5"				
Total Internal Area		75.68 m²	815 ft²				
Balcony		4.69 x 1.66m	15'4" x 5'5"				
Total External Area		7.02 m²	76 ft²				

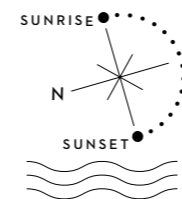
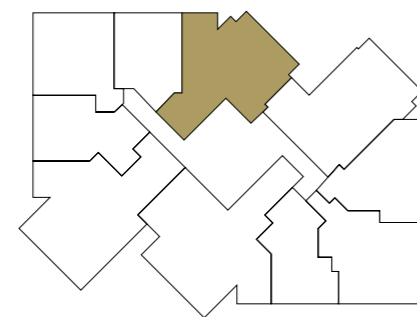


KEY
 W Wardrobe
 - - Space for wardrobe
 S Service cupboard
 WD Washer dryer

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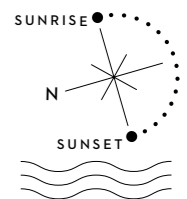
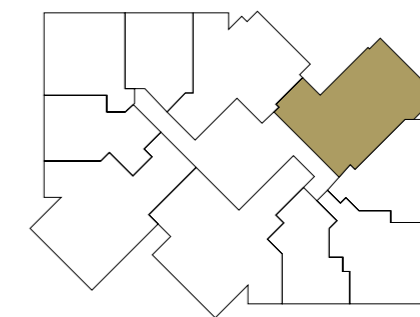
TWO BEDROOMS

TWO BEDROOMS



KEY
 W Wardrobe
 - - Space for wardrobe
 S Service cupboard
 WD Washer dryer

TYPE 13				
Apartment	7.05	8.05	9.05	10.05 11.05
Living/Kitchen/Dining	6.05 x 4.01m	19'10" x 13'2"		
Bedroom 1	3.00 x 3.72m	9'10" x 12'2"		
Bedroom 2	3.17 x 4.27m	10'5" x 14'0"		
Total Internal Area	86.19 m²	928 ft²		
Winter Garden	7.70 x 1.50m	25'3" x 4'11"		
Total External Area	11.46 m²	123 ft²		



KEY
 W Wardrobe
 - - Space for wardrobe
 S Service cupboard
 WD Washer dryer

TYPE 14				
Apartment	7.06	8.06	9.06	10.06 11.06
Living/Kitchen/Dining	6.70 x 4.48m	22'0" x 14'8"		
Bedroom 1	3.10 x 3.71m	10'2" x 12'21"		
Bedroom 2	3.46 x 3.62m	11'4" x 11'10"		
Total Internal Area	98.00 m²	1,055 ft²		
Winter Garden	1.50 x 7.72m	4'11" x 25'4"		
Total External Area	11.46 m²	123 ft²		

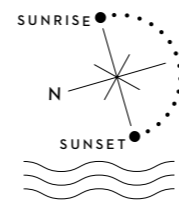
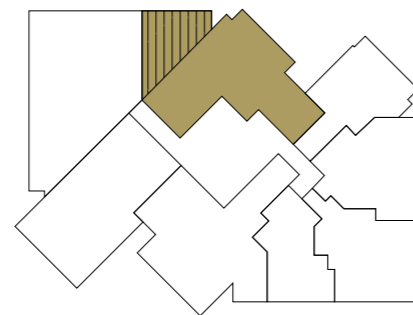
TWO BEDROOMS

TWO BEDROOMS

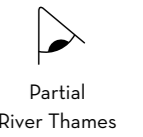


TYPE 15

Apartment	12.01	
Living/Dining	8.34 x 4.04m	27'4" x 13'3"
Kitchen	3.11 x 4.62m	10'2" x 15'2"
Bedroom 1	4.25 x 3.39m	13'11" x 11'2"
Bedroom 2	3.14 x 3.89m	10'4" x 12'9"
Total Internal Area	100.84 m²	1,085 ft²
Balcony	1.65 x 7.70m	5'5" x 25'3"
Terrace	9.88 x 6.22m	32'5" x 20'5"
Total External Area	48.8 m²	525 ft²

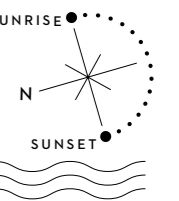
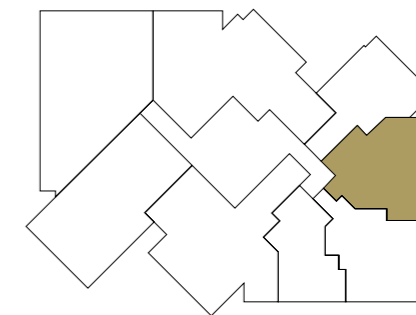


KEY
 W Wardrobe
 - - Space for wardrobe
 S Service cupboard
 WD Washer dryer



TYPE 17

Apartment	12.03	13.04	14.04	15.04	16.04	17.04
Living	4.29 x 3.67m			14'1" x 12'0"		
Dining	3.74 x 3.28m			12'3" x 10'9"		
Kitchen	2.78 x 2.26m			9'1" x 7'5"		
Bedroom 1	4.04 x 3.40m			13'3" x 11'2"		
Bedroom 2	3.17 x 2.86m			10'5" x 9'5"		
Total Internal Area	75.85 m²			816 ft²		
Balcony	1.61 x 3.41m			5'3" x 11'2"		
Total External Area	5.48 m²			59 ft²		



KEY
 W Wardrobe
 - - Space for wardrobe
 S Service cupboard
 WD Washer dryer

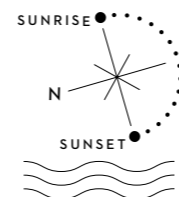
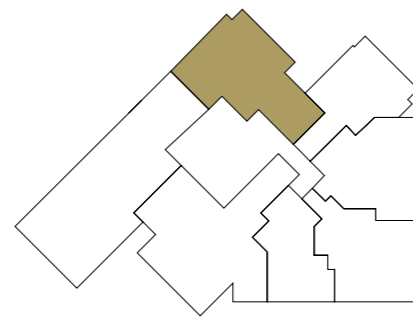
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TWO BEDROOMS

TWO BEDROOMS

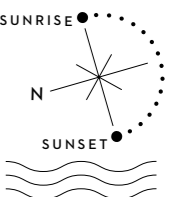
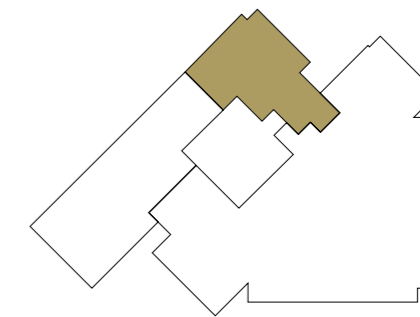


TYPE 19		
Apartment	13.02 14.02 15.02 16.02 17.02	
Living/Kitchen/Dining	8.01 x 4.04m	26'3" x 13'3"
Bedroom 1	4.25 x 3.39m	13'11" x 11'2"
Bedroom 2	3.14 x 3.89m	10'4" x 12'9"
Total Internal Area	82.75 m²	891 ft²
Balcony	1.65 x 7.70m	5'5" x 25'3"
Total External Area	12.72 m²	137 ft²



KEY
 W Wardrobe
 - - Space for wardrobe
 S Service cupboard
 WD Washer dryer

TYPE 21		
Apartment	18.03 19.03 20.03 21.03 22.03 23.03	
Living/Kitchen/Dining	4.04 x 8.01m	13'3" x 26'3"
Bedroom 1	3.05 x 3.36m	10'0" x 11'0"
Bedroom 2	3.89 x 3.19m	12'9" x 10'6"
Total Internal Area	79.73 m²	858 ft²
Balcony	7.70 x 1.65m	25'3" x 5'5"
Total External Area	12.72 m²	137 ft²

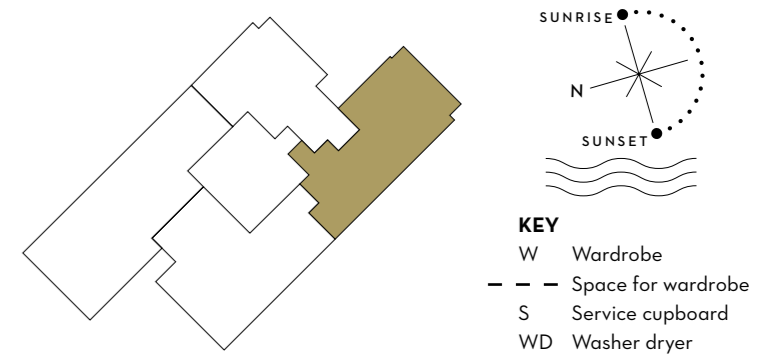


KEY
 W Wardrobe
 - - Space for wardrobe
 S Service cupboard
 WD Washer dryer

TWO BEDROOMS



TYPE 22				
Apartment	1904	2004	2104	2204 2304
Living	5.03 x 5.06m	16'6" x 16'7"		
Kitchen/Dining	2.92 x 6.76m	9'7" x 22'2"		
Bedroom 1	3.74 x 3.23m	12'3" x 10'7"		
Bedroom 2	3.73 x 3.34m	12'3" x 10'11"		
Total Internal Area	104.49 m²	1,125 ft²		
Balcony	7.70 x 1.65m	25'3" x 5'5"		
Total Internal Area	12.72 m²	137 ft²		



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THREE BEDROOMS



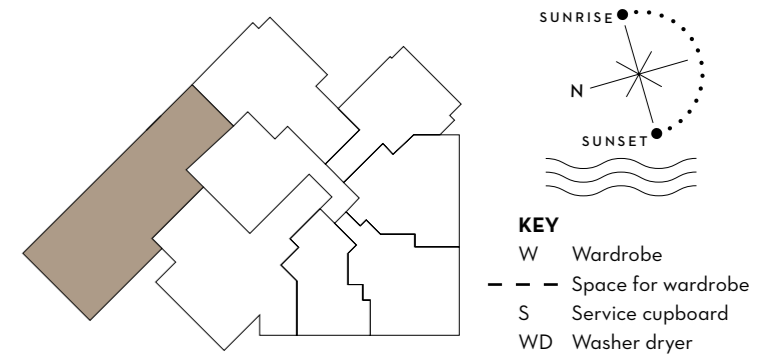
TYPE 12	
Apartment	2.12 3.12 4.12 5.12 6.12 7.10 8.10 9.10 10.10 11.10 12.06 13.07 14.07 15.07 16.07 17.07
Living/Kitchen/Dining	7.22 x 5.22m 23'8" x 17'2"
Bedroom 1	4.43 x 3.36m 14'6" x 11'0"
Bedroom 2	3.29 x 3.90m 10'10" x 12'10"
Bedroom 3	4.45 x 3.04m 14'7" x 10'0"
Total Internal Area	128.89 m² 1,387 ft²
Balcony	2.55 x 3.57m 8'4" x 11'9"
Total External Area	9.11 m² 98 ft²

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THREE BEDROOMS



TYPE 18		13.01	14.01	15.01	16.01	17.01	18.02
		19.02	20.02	21.02	22.02	23.02	
Apartment							
Living / Kitchen	4.77 x 8.24m	15'8" x 27'0"					
Dining	3.50 x 6.61m	11'6" x 21'8"					
Bedroom 1	3.98 x 3.23m	13'0" x 10'7"					
Bedroom 2	4.89 x 2.70m	16'1" x 8'10"					
Bedroom 3	3.22 x 3.45m	10'7" x 11'4"					
Total Internal Area	144.58 m²	1,556 ft²					
Balcony	2.55 x 3.57m	8'4" x 11'9"					
Total External Area	9.11 m²	98 ft²					



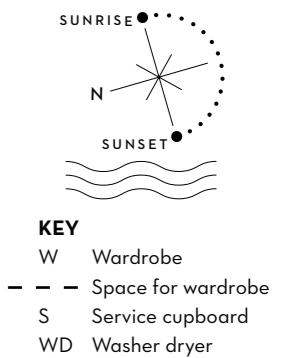
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THREE BEDROOMS



TYPE 23				
Apartment	19.01	20.01	21.01	22.01 23.01
Living/Dining	6.16 x 4.83m		20'2" x 15'10"	
Kitchen	4.58 x 2.97m		15'0" x 9'9"	
Bedroom 1	3.13 x 4.74m		10'3" x 15'7"	
Bedroom 2	3.35 x 3.33m		11'0" x 10'11"	
Bedroom 3	2.85 x 3.36m		9'4" x 11'0"	
Total Internal Area	123.27 m²		1,327 ft²	
Balcony	2.55 x 3.57m		8'4" x 11'9"	
Total External Area	9.11 m²		98 ft²	

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Photograph of Riverlight, indicative only

DESIGNED FOR LIFE

Our customers are at the heart of all our decisions.

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St James they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience.

Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

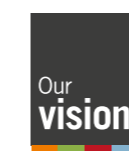
At St James, quality takes precedence, from choosing the right location and style of home, to the construction processes we practise, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St James operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St James' homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies





Computer-generated image of the Piazza outside The Corniche, indicative only

A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



WWW.BERKELEYFOUNDATION.ORG.UK

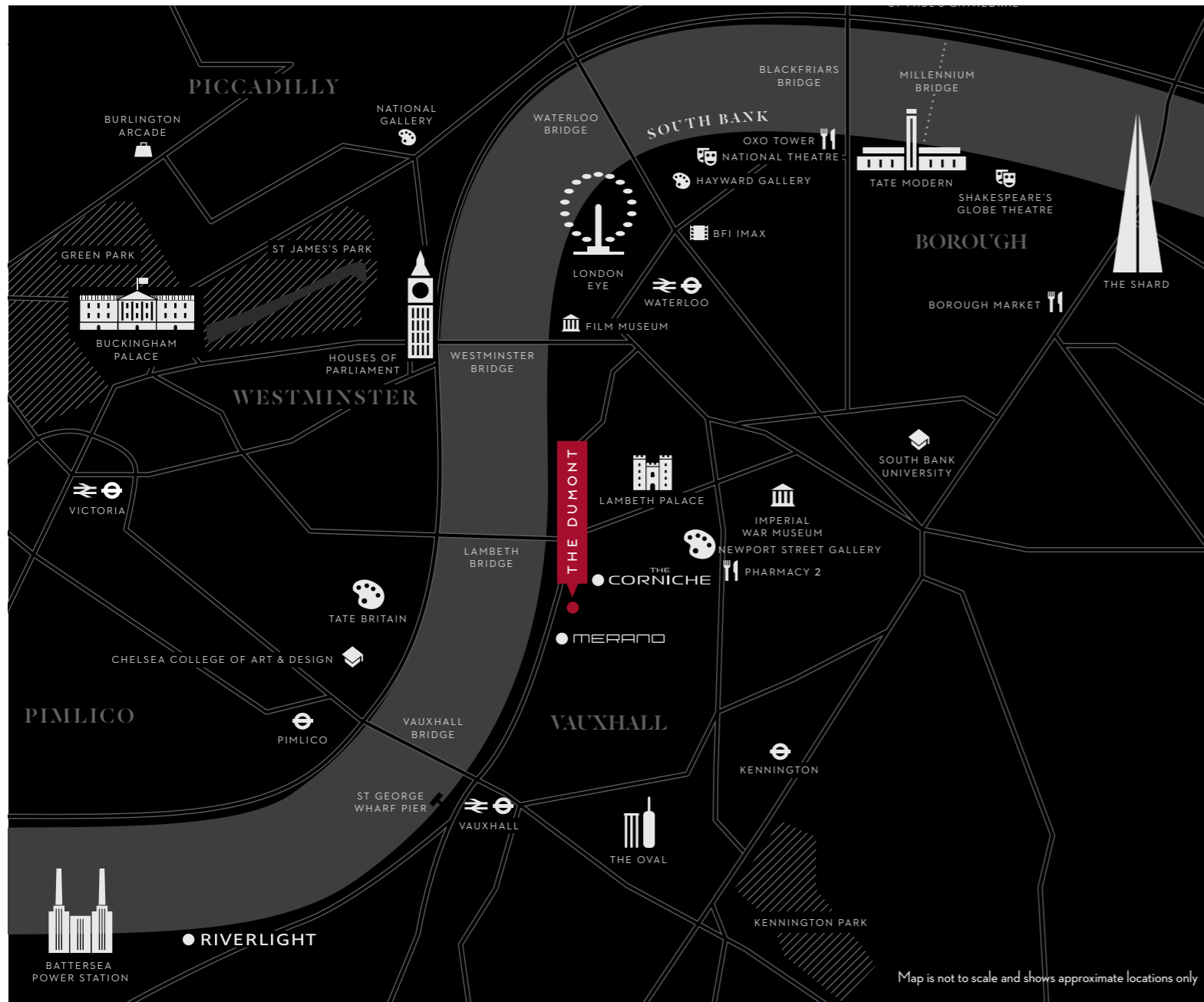
Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



St James
Designed for life



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London SE1 7TJ

Walking from Vauxhall station

Exit Vauxhall station by turning immediately right and crossing over the road to walk along Albert Embankment, keeping the River Thames on your left. The Sales and Marketing Suite is situated in The Corniche and is approximately a 10-minute walk from the station.



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