

# John Cabot House

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ROYAL WHARF

LONDON



# Royal Wharf Masterplan



The Future is Here



Lyle Park

Royal Wharf Gardens

RW  
Marco Polo

RW  
James Cook

RW  
John Cabot

RW  
Ferdinand Magellan

RW  
Portland

RW  
The Clubhouse

RW  
Sienna

RW  
Thameside

RW  
Royal Wharf Pier

RW  
Royal Wharf School

RW  
Park View Place

RW  
Compass

RW  
Flagship

RW  
Sovereign Place

RW  
Endeavour

RW  
Riverside Walk

RW  
Thames Street

RW  
Admiralty

RW  
Maritime

RW  
Latitude

RW  
Meridian

RW  
Barrier

RW  
Thames Barrier Park



- A** Apartments
- T** Townhouses

River Thames

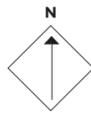


**ROYAL WHARF**

LONDON

**John Cabot House**

**CORE A**



**ROYAL WHARF**  
LONDON

**John Cabot House**

FLOOR CORE

**GF A**

**LEGEND**

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

**NOTES**

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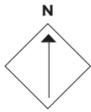


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	07
	06
	05
	04
	03
	02
	01
	GF



**ROYAL WHARF**  
LONDON

**John Cabot House**

**FLOOR CORE**  
**01 A**

- LEGEND**  
 C: Cupboard  
 W: Wardrobe  
 FF: Fridge Freezer  
 WM: Washer / Dryer  
 B: Balcony  
 T: Terrace

**NOTES**



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	07
	06
	05
	04
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	02
	01
	GF

**13A 01.07**  
**2 BEDROOM**  
 Internal Area: 80.9 SqM / 871 SqFt  
 Living Area: 8250 mm x 3820 mm  
 Bedroom 1: 4635 mm x 3830 mm  
 Bedroom 2: 3900 mm x 3270 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13A 01.01**  
**SUITE**  
 Internal Area: 46.2 SqM / 497 SqFt  
 Living Area: 7535 mm x 3470 mm  
 Bedroom 1: 4490 mm x 2820 mm

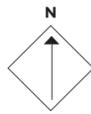
**13A 01.02**  
**2 BEDROOM**  
 Internal Area: 77.9 SqM / 838 SqFt  
 Living Area: 8250 mm x 3820 mm  
 Bedroom 1: 5215 mm x 3100 mm  
 Bedroom 2: 4060 mm x 3060 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13A 01.06**  
**2 BEDROOM**  
 Internal Area: 74.2 SqM / 799 SqFt  
 Living Area: 8260 mm x 3560 mm  
 Bedroom 1: 5215 mm x 2850 mm  
 Bedroom 2: 4060 x 2940 mm  
 Terrace: 14.0 SqM / 151 SqFt

**13A 01.05**  
**1 BEDROOM**  
 Internal Area: 50.0 SqM / 538 SqFt  
 Living Area: 7535 mm x 3380 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Terrace: 9.8 SqM / 105 SqFt

**13A 01.04**  
**1 BEDROOM**  
 Internal Area: 50.0 SqM / 538 SqFt  
 Living Area: 7535 mm x 3380 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Terrace: 9.6 SqM / 103 SqFt

**13A 01.03**  
**1 BEDROOM**  
 Internal Area: 51.7 SqM / 556 SqFt  
 Living Area: 3825 mm x 6565 mm  
 Bedroom 1: 4337 mm x 2925 mm  
 Terrace: 4.7 SqM / 51 SqFt



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 02 A

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



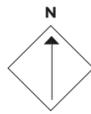
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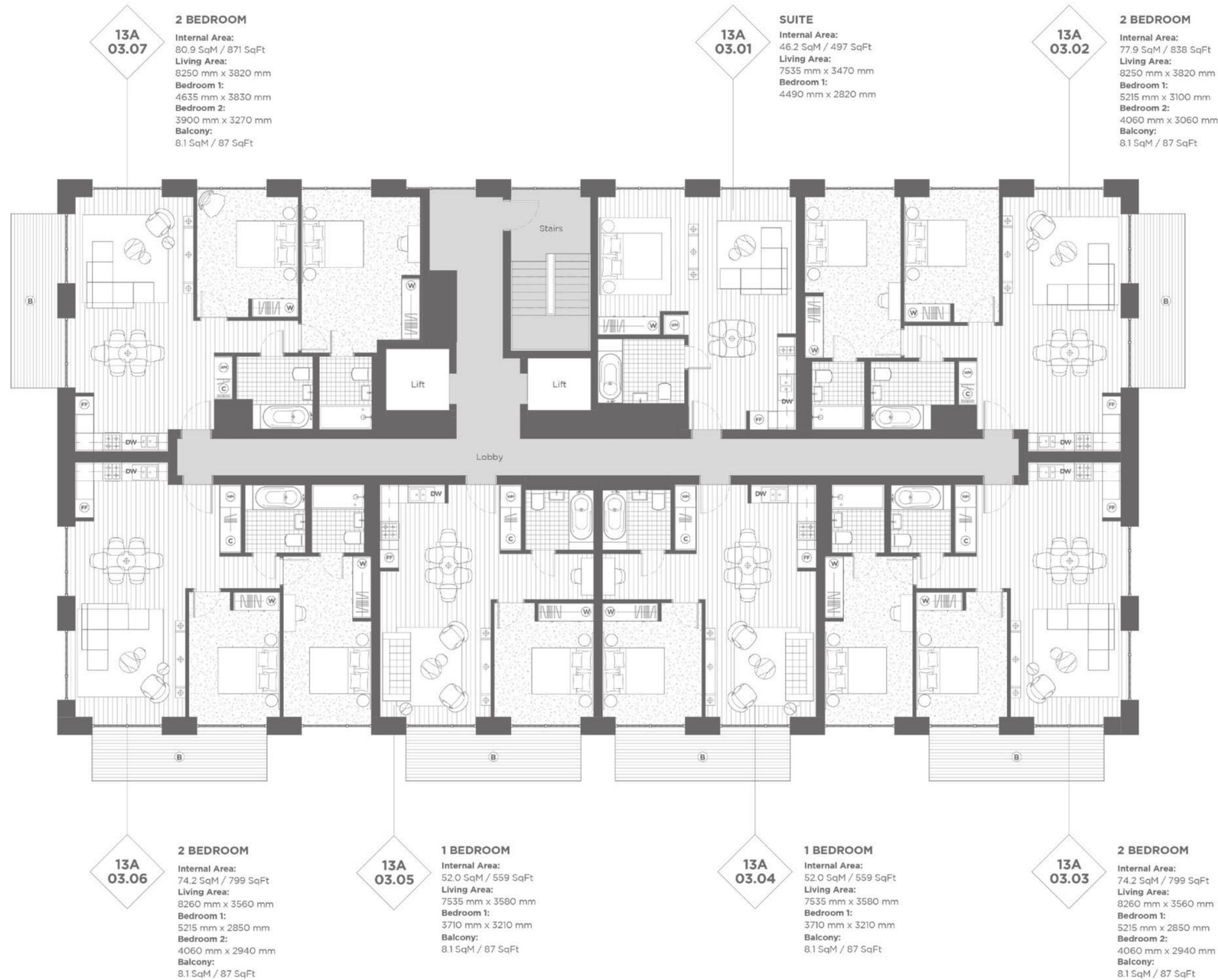
**FLOOR CORE**  
**03 A**

- LEGEND**  
 C: Cupboard  
 W: Wardrobe  
 FF: Fridge Freezer  
 WM: Washer / Dryer  
 B: Balcony  
 T: Terrace

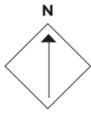
**NOTES**



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LONDON

## John Cabot House

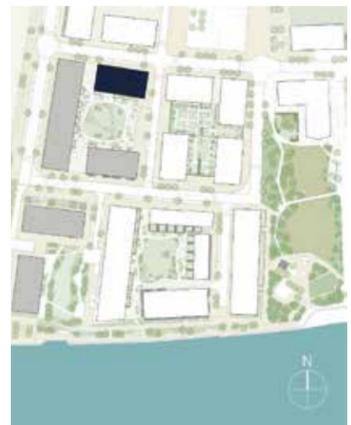
FLOOR CORE

# 04 A

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



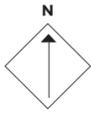
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	04
	03
	02
	01
	GF





# ROYAL WHARF

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## John Cabot House

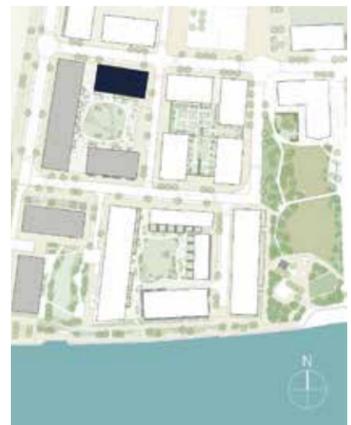
FLOOR CORE

# 05 A

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES

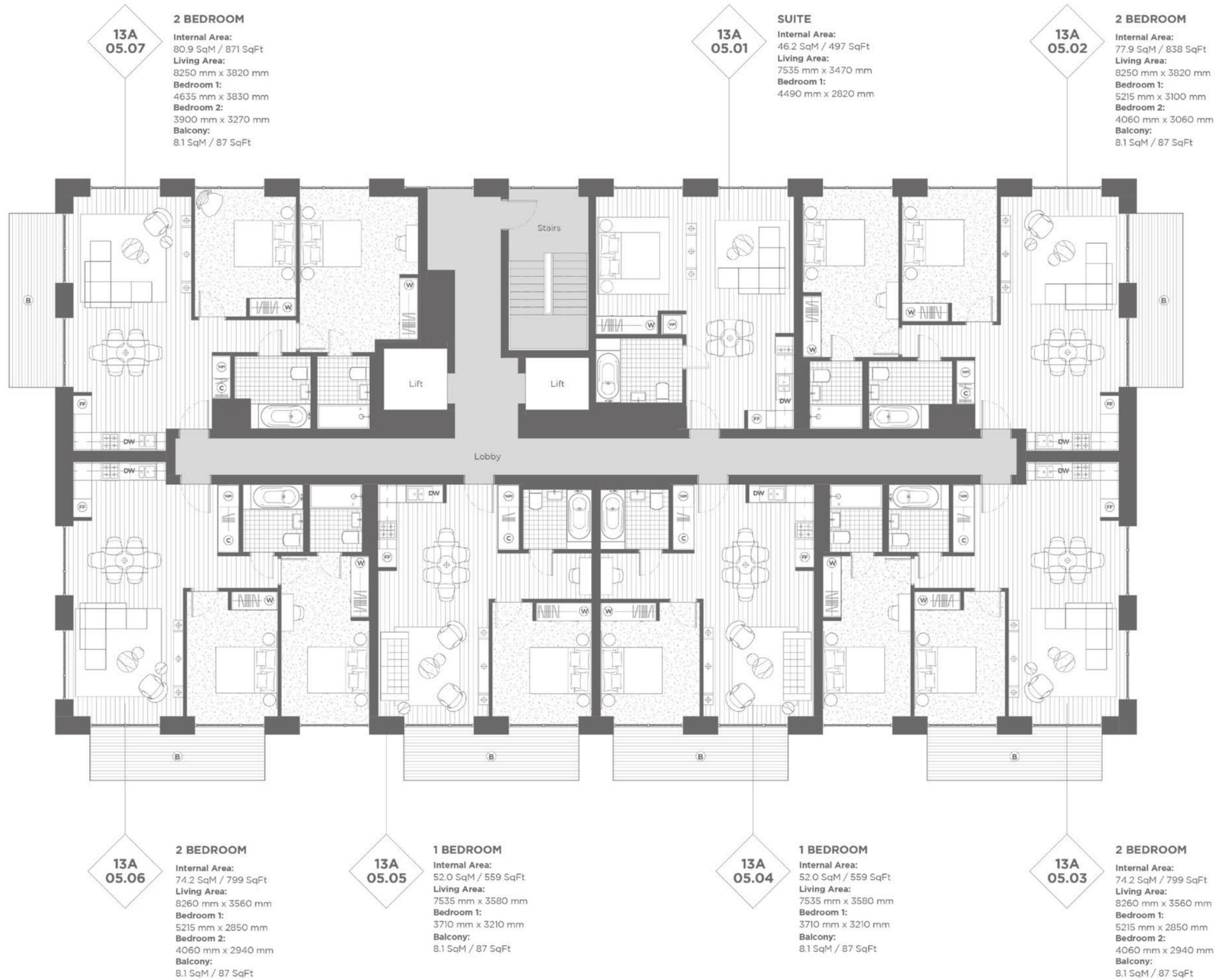


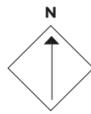
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	07
	06
	05
	04
	03
	02
	01
	GF





**ROYAL WHARF**  
LONDON

**John Cabot House**

**FLOOR CORE**  
**06 A**

- LEGEND**  
 C: Cupboard  
 W: Wardrobe  
 FF: Fridge Freezer  
 WM: Washer / Dryer  
 B: Balcony  
 T: Terrace

**NOTES**

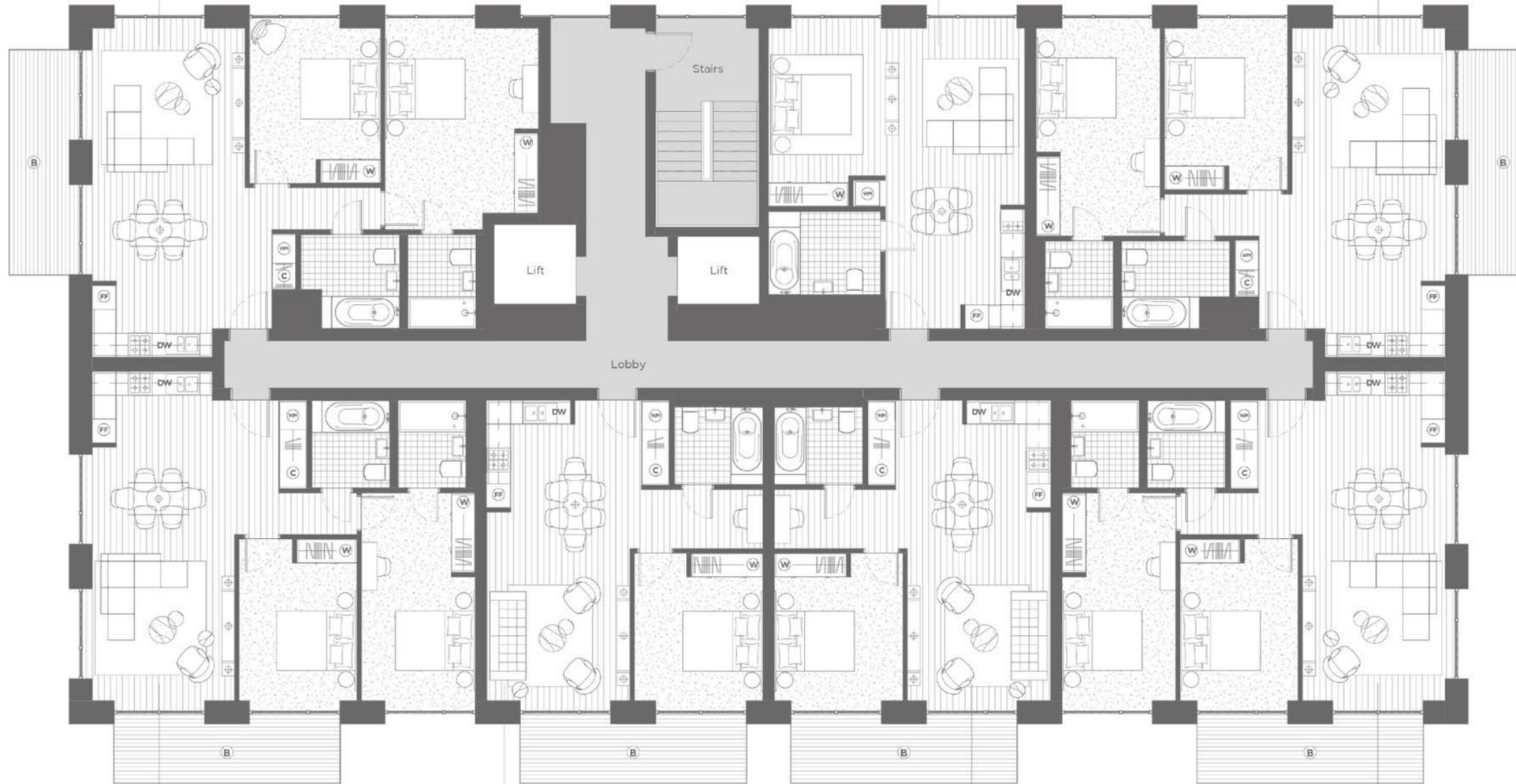


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**13A 06.07**  
**2 BEDROOM**  
 Internal Area: 80.9 SqM / 871 SqFt  
 Living Area: 8250 mm x 3820 mm  
 Bedroom 1: 4635 mm x 3830 mm  
 Bedroom 2: 3900 mm x 3270 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13A 06.01**  
**SUITE**  
 Internal Area: 46.2 SqM / 497 SqFt  
 Living Area: 7535 mm x 3470 mm  
 Bedroom 1: 4490 mm x 2820 mm

**13A 06.02**  
**2 BEDROOM**  
 Internal Area: 77.9 SqM / 838 SqFt  
 Living Area: 8250 mm x 3820 mm  
 Bedroom 1: 5215 mm x 3100 mm  
 Bedroom 2: 4060 mm x 3060 mm  
 Balcony: 8.1 SqM / 87 SqFt



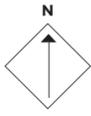
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**2 BEDROOM**  
 Internal Area: 74.2 SqM / 799 SqFt  
 Living Area: 8260 mm x 3560 mm  
 Bedroom 1: 5215 mm x 2850 mm  
 Bedroom 2: 4060 mm x 2940 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13A 06.05**  
**1 BEDROOM**  
 Internal Area: 52.0 SqM / 559 SqFt  
 Living Area: 7535 mm x 3580 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13A 06.04**  
**1 BEDROOM**  
 Internal Area: 52.0 SqM / 559 SqFt  
 Living Area: 7535 mm x 3580 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13A 06.03**  
**2 BEDROOM**  
 Internal Area: 74.2 SqM / 799 SqFt  
 Living Area: 8260 mm x 3560 mm  
 Bedroom 1: 5215 mm x 2850 mm  
 Bedroom 2: 4060 mm x 2940 mm  
 Balcony: 8.1 SqM / 87 SqFt

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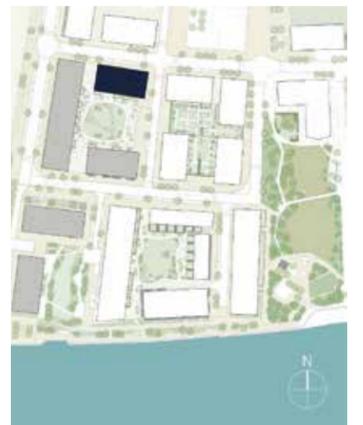
**ROYAL WHARF**  
LONDON

**John Cabot House**

**FLOOR CORE**  
**07 A**

- LEGEND**  
C: Cupboard  
W: Wardrobe  
FF: Fridge Freezer  
WM: Washer / Dryer  
B: Balcony  
T: Terrace

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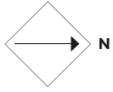


**ROYAL WHARF**

LONDON

**John Cabot House**

**CORE B**



**ROYAL WHARF**  
LONDON

**John Cabot House**

FLOOR CORE

**GF B**

**LEGEND**

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

**NOTES**

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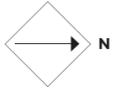
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	09
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**ROYAL WHARF**  
LONDON

**John Cabot House**

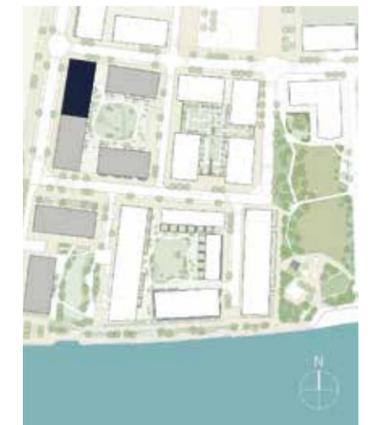
FLOOR CORE

**01 B**

**LEGEND**

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

**NOTES**



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**13B 01.04**  
**2 BEDROOM**  
Internal Area:  
73.3 SqM / 789 SqFt  
Living Area:  
8255 mm x 3580 mm  
Bedroom 1:  
5225 mm x 2830 mm  
Bedroom 2:  
4075 mm x 2880 mm  
Balcony:  
8.1 SqM / 87 SqFt

**13B 01.05**  
**1 BEDROOM**  
Internal Area:  
51.2 SqM / 551 SqFt  
Living Area:  
7535 mm x 3530 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

**13B 01.06**  
**1 BEDROOM**  
Internal Area:  
51.2 SqM / 551 SqFt  
Living Area:  
7535 mm x 3530 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

**13B 01.07**  
**3 BEDROOM**  
Internal Area:  
97.9 SqM / 1054 SqFt  
Living Area:  
3820 mm x 6880 mm  
Bedroom 1:  
5070 mm x 3040 mm  
Bedroom 2:  
3580 mm x 3600 mm  
Bedroom 3:  
4330 mm x 3595 mm  
Balcony:  
8.1 SqM / 87 SqFt

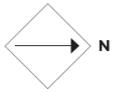
**13B 01.03**  
**1 BEDROOM**  
Internal Area:  
53.6 SqM / 577 SqFt  
Living Area:  
7535 mm x 3900 mm  
Bedroom 1:  
4390 mm x 2890 mm  
Terrace:  
9.8 SqM / 105 SqFt

**13B 01.02**  
**SUITE**  
Internal Area:  
48.1 SqM / 518 SqFt  
Living Area:  
7535 mm x 3270 mm  
Bedroom 1:  
5190 mm x 3095 mm  
Terrace:  
9.3 SqM / 100 SqFt

**13B 01.01**  
**1 BEDROOM**  
Internal Area:  
53.5 SqM / 576 SqFt  
Living Area:  
6855 mm x 4090 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Terrace:  
9.3 SqM / 100 SqFt

**13B 01.08**  
**2 BEDROOM**  
Internal Area:  
79.4 SqM / 854 SqFt  
Living Area:  
8255 mm x 3690 mm  
Bedroom 1:  
3855 mm x 4000 mm  
Bedroom 2:  
3855 mm x 4000 mm  
Balcony:  
8.1 SqM / 87 SqFt

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# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 02 B

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES

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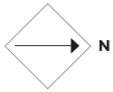
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09
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07
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# ROYAL WHARF

LONDON

## John Cabot House

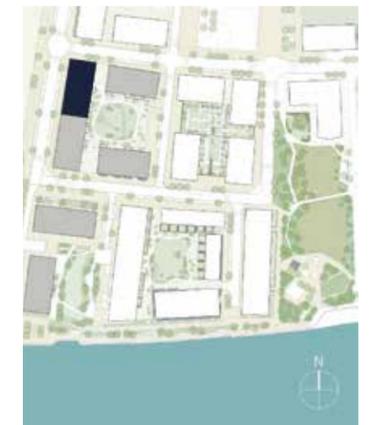
FLOOR CORE

# 03 B

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



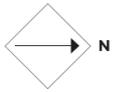
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09
08
07
06
05
04
03
02
01
GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 04 B

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



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**13B 04.04**  
**2 BEDROOM**  
 Internal Area: 73.3 SqM / 789 SqFt  
 Living Area: 8255 mm x 3580 mm  
 Bedroom 1: 5225 mm x 2830 mm  
 Bedroom 2: 4075 mm x 2880 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13B 04.05**  
**1 BEDROOM**  
 Internal Area: 51.2 SqM / 551 SqFt  
 Living Area: 7535 mm x 3530 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13B 04.06**  
**1 BEDROOM**  
 Internal Area: 51.2 SqM / 551 SqFt  
 Living Area: 7535 mm x 3530 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13B 04.07**  
**3 BEDROOM**  
 Internal Area: 97.9 SqM / 1054 SqFt  
 Living Area: 3820 mm x 6880 mm  
 Bedroom 1: 5070 mm x 3040 mm  
 Bedroom 2: 3580 mm x 3600 mm  
 Bedroom 3: 4330 mm x 3595 mm  
 Balcony: 8.1 SqM / 87 SqFt

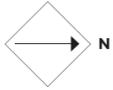
**13B 04.03**  
**1 BEDROOM**  
 Internal Area: 53.6 SqM / 577 SqFt  
 Living Area: 7535 mm x 3900 mm  
 Bedroom 1: 4390 mm x 2890 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13B 04.02**  
**SUITE**  
 Internal Area: 48.1 SqM / 518 SqFt  
 Living Area: 7535 mm x 3270 mm  
 Bedroom 1: 5190 mm x 3095 mm

**13B 04.01**  
**1 BEDROOM**  
 Internal Area: 53.5 SqM / 576 SqFt  
 Living Area: 6855 mm x 4090 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13B 04.08**  
**2 BEDROOM**  
 Internal Area: 79.4 SqM / 854 SqFt  
 Living Area: 8255 mm x 3690 mm  
 Bedroom 1: 3855 mm x 4000 mm  
 Bedroom 2: 3855 mm x 4000 mm  
 Balcony: 8.1 SqM / 87 SqFt

09
08
07
06
05
04
03
02
01
GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 05 B

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES

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**13B 05.04**  
**2 BEDROOM**  
 Internal Area:  
 73.3 SqM / 789 SqFt  
 Living Area:  
 8255 mm x 3580 mm  
 Bedroom 1:  
 5225 mm x 2830 mm  
 Bedroom 2:  
 4075 mm x 2880 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 05.05**  
**1 BEDROOM**  
 Internal Area:  
 51.2 SqM / 551 SqFt  
 Living Area:  
 7535 mm x 3530 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 05.06**  
**1 BEDROOM**  
 Internal Area:  
 51.2 SqM / 551 SqFt  
 Living Area:  
 7535 mm x 3530 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 05.07**  
**3 BEDROOM**  
 Internal Area:  
 97.9 SqM / 1054 SqFt  
 Living Area:  
 3820 mm x 6880 mm  
 Bedroom 1:  
 5070 mm x 3040 mm  
 Bedroom 2:  
 3580 mm x 3600 mm  
 Bedroom 3:  
 4330 mm x 3595 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

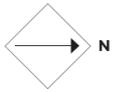
**13B 05.03**  
**1 BEDROOM**  
 Internal Area:  
 53.6 SqM / 577 SqFt  
 Living Area:  
 7535 mm x 3900 mm  
 Bedroom 1:  
 4390 mm x 2890 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 05.02**  
**SUITE**  
 Internal Area:  
 48.1 SqM / 518 SqFt  
 Living Area:  
 7535 mm x 3270 mm  
 Bedroom 1:  
 5190 mm x 3095 mm

**13B 05.01**  
**1 BEDROOM**  
 Internal Area:  
 53.5 SqM / 576 SqFt  
 Living Area:  
 6855 mm x 4090 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 05.08**  
**2 BEDROOM**  
 Internal Area:  
 79.4 SqM / 854 SqFt  
 Living Area:  
 8255 mm x 3690 mm  
 Bedroom 1:  
 3855 mm x 4000 mm  
 Bedroom 2:  
 3855 mm x 4000 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

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# ROYAL WHARF

LONDON

## John Cabot House

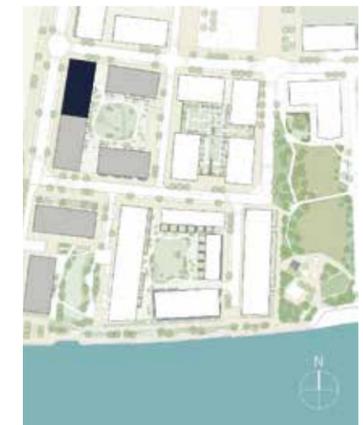
FLOOR CORE

# 06 B

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



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**13B 06.04**  
**2 BEDROOM**  
 Internal Area:  
 73.3 SqM / 789 SqFt  
 Living Area:  
 8255 mm x 3580 mm  
 Bedroom 1:  
 5225 mm x 2830 mm  
 Bedroom 2:  
 4075 mm x 2880 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 06.05**  
**1 BEDROOM**  
 Internal Area:  
 51.2 SqM / 551 SqFt  
 Living Area:  
 7535 mm x 3530 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 06.06**  
**1 BEDROOM**  
 Internal Area:  
 51.2 SqM / 551 SqFt  
 Living Area:  
 7535 mm x 3530 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 06.07**  
**3 BEDROOM**  
 Internal Area:  
 97.9 SqM / 1054 SqFt  
 Living Area:  
 3820 mm x 6880 mm  
 Bedroom 1:  
 5070 mm x 3040 mm  
 Bedroom 2:  
 3580 mm x 3600 mm  
 Bedroom 3:  
 4330 mm x 3595 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

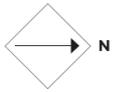
**13B 06.03**  
**1 BEDROOM**  
 Internal Area:  
 53.6 SqM / 577 SqFt  
 Living Area:  
 7535 mm x 3900 mm  
 Bedroom 1:  
 4390 mm x 2890 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 06.02**  
**SUITE**  
 Internal Area:  
 48.1 SqM / 518 SqFt  
 Living Area:  
 7535 mm x 3270 mm  
 Bedroom 1:  
 5190 mm x 3095 mm

**13B 06.01**  
**1 BEDROOM**  
 Internal Area:  
 53.5 SqM / 576 SqFt  
 Living Area:  
 6855 mm x 4090 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

**13B 06.08**  
**2 BEDROOM**  
 Internal Area:  
 79.4 SqM / 854 SqFt  
 Living Area:  
 8255 mm x 3690 mm  
 Bedroom 1:  
 3855 mm x 4000 mm  
 Bedroom 2:  
 3855 mm x 4000 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

09
08
07
06
05
04
03
02
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# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 07 B

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



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13B  
07.04

**2 BEDROOM**  
 Internal Area:  
 73.3 SqM / 789 SqFt  
 Living Area:  
 8255 mm x 3580 mm  
 Bedroom 1:  
 5225 mm x 2830 mm  
 Bedroom 2:  
 4075 mm x 2880 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

13B  
07.05

**1 BEDROOM**  
 Internal Area:  
 51.2 SqM / 551 SqFt  
 Living Area:  
 7535 mm x 3530 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

13B  
07.06

**1 BEDROOM**  
 Internal Area:  
 51.2 SqM / 551 SqFt  
 Living Area:  
 7535 mm x 3530 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

13B  
07.07

**3 BEDROOM**  
 Internal Area:  
 97.9 SqM / 1054 SqFt  
 Living Area:  
 3820 mm x 6880 mm  
 Bedroom 1:  
 5070 mm x 3040 mm  
 Bedroom 2:  
 3580 mm x 3600 mm  
 Bedroom 3:  
 4330 mm x 3595 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

13B  
07.03

**1 BEDROOM**  
 Internal Area:  
 53.6 SqM / 577 SqFt  
 Living Area:  
 7535 mm x 3900 mm  
 Bedroom 1:  
 4390 mm x 2890 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

13B  
07.02

**SUITE**  
 Internal Area:  
 48.1 SqM / 518 SqFt  
 Living Area:  
 7535 mm x 3270 mm  
 Bedroom 1:  
 5190 mm x 3095 mm

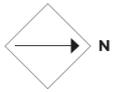
13B  
07.01

**1 BEDROOM**  
 Internal Area:  
 53.5 SqM / 576 SqFt  
 Living Area:  
 6855 mm x 4090 mm  
 Bedroom 1:  
 3710 mm x 3210 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

13B  
07.08

**2 BEDROOM**  
 Internal Area:  
 79.4 SqM / 854 SqFt  
 Living Area:  
 8255 mm x 3690 mm  
 Bedroom 1:  
 3855 mm x 4000 mm  
 Bedroom 2:  
 3855 mm x 4000 mm  
 Balcony:  
 8.1 SqM / 87 SqFt

09
08
07
06
05
04
03
02
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# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 08 B

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES

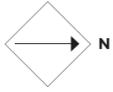


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09
08
07
06
05
04
03
02
01
GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 09 B

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES

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GF

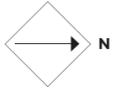


**ROYAL WHARF**

LONDON

**John Cabot House**

CORE C



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# GF C

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES

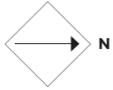


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# ROYAL WHARF

LONDON

## John Cabot House

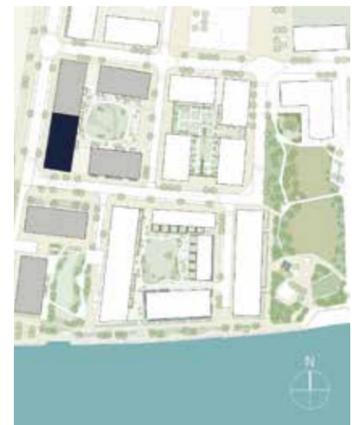
FLOOR CORE

# 01 C

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



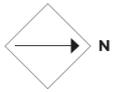
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07
06
05
04
03
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# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 02 C

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



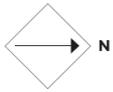
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07
06
05
04
03
02
01
GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 03 C

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



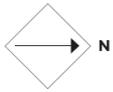
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	07
	06
	05
	04
	03
	02
	01
	GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 04 C

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



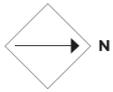
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07
06
05
04
03
02
01
GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 05 C

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



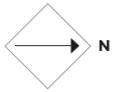
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07
06
05
04
03
02
01
GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 06 C

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



### Disclaimer

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13C  
06.02

**3 BEDROOM**  
Internal Area:  
97.9 SqM / 1054 SqFt  
Living Area:  
4570 mm x 6880 mm  
Bedroom 1:  
5070 mm x 3040 mm  
Bedroom 2:  
3580 mm x 3600 mm  
Bedroom 3:  
3920 mm x 2885 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
06.03

**1 BEDROOM**  
Internal Area:  
51.2 SqM / 551 SqFt  
Living Area:  
7535 mm x 3530 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
06.04

**1 BEDROOM**  
Internal Area:  
51.2 SqM / 551 SqFt  
Living Area:  
7535 mm x 3530 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
06.05

**2 BEDROOM**  
Internal Area:  
73.3 SqM / 789 SqFt  
Living Area:  
8255 mm x 3580 mm  
Bedroom 1:  
5225 mm x 2830 mm  
Bedroom 2:  
4075 mm x 2880 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
06.01

**2 BEDROOM**  
Internal Area:  
79.4 SqM / 854 SqFt  
Living Area:  
8255 mm x 3690 mm  
Bedroom 1:  
3855 mm x 4000 mm  
Bedroom 2:  
4055 mm x 3400 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
06.08

**1 BEDROOM**  
Internal Area:  
53.5 SqM / 576 SqFt  
Living Area:  
6855 mm x 4090 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

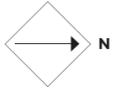
13C  
06.07

**1 BEDROOM**  
Internal Area:  
50.4 SqM / 542 SqFt  
Living Area:  
7535 mm x 3420 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
06.06

**1 BEDROOM**  
Internal Area:  
51.6 SqM / 555 SqFt  
Living Area:  
7535 mm x 3635 mm  
Bedroom 1:  
4390 mm x 2890 mm  
Balcony:  
8.1 SqM / 87 SqFt

07
06
05
04
03
02
01
GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 07 C

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



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13C  
07.02

**3 BEDROOM**  
Internal Area:  
97.9 SqM / 1054 SqFt  
Living Area:  
4570 mm x 6880 mm  
Bedroom 1:  
5070 mm x 3040 mm  
Bedroom 2:  
3580 mm x 3600 mm  
Bedroom 3:  
3920 mm x 2885 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
07.03

**1 BEDROOM**  
Internal Area:  
51.2 SqM / 551 SqFt  
Living Area:  
7535 mm x 3530 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
07.04

**1 BEDROOM**  
Internal Area:  
51.2 SqM / 551 SqFt  
Living Area:  
7535 mm x 3530 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
07.05

**2 BEDROOM**  
Internal Area:  
73.3 SqM / 789 SqFt  
Living Area:  
8255 mm x 3580 mm  
Bedroom 1:  
5225 mm x 2830 mm  
Bedroom 2:  
4075 mm x 2880 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
07.01

**2 BEDROOM**  
Internal Area:  
79.4 SqM / 854 SqFt  
Living Area:  
8255 mm x 3690 mm  
Bedroom 1:  
3855 mm x 4000 mm  
Bedroom 2:  
4055 mm x 3400 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
07.08

**1 BEDROOM**  
Internal Area:  
53.5 SqM / 576 SqFt  
Living Area:  
6855 mm x 4090 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
07.07

**1 BEDROOM**  
Internal Area:  
50.4 SqM / 542 SqFt  
Living Area:  
7535 mm x 3420 mm  
Bedroom 1:  
3710 mm x 3210 mm  
Balcony:  
8.1 SqM / 87 SqFt

13C  
07.06

**1 BEDROOM**  
Internal Area:  
51.6 SqM / 555 SqFt  
Living Area:  
7535 mm x 3635 mm  
Bedroom 1:  
4390 mm x 2890 mm  
Balcony:  
8.1 SqM / 87 SqFt

07
06
05
04
03
02
01
GF



ROYAL WHARF

LONDON

**John Cabot House**

CORE D



**ROYAL WHARF**  
LONDON

**John Cabot House**

FLOOR CORE

**GF D**

**LEGEND**

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

**NOTES**



**13D GF.05**

**1 BEDROOM**  
Internal Area: 57.4 SqM / 618 SqFt  
Living Area: 9030 mm x 3607 mm  
Bedroom 1: 3610 mm x 3300 mm  
Balcony: 8.9 SqM / 96 SqFt

**13D GF.04**

**SUITE**  
Internal Area: 42.5 SqM / 457 SqFt  
Living Area: 7535mm x 2745 mm  
Bedroom 1: 5325 mm x 2785 mm  
Balcony: 9.6 SqM / 103 SqFt

**13D GF.03**

**1 BEDROOM**  
Internal Area: 55.1 SqM / 593 SqFt  
Living Area: 7535 mm x 3995 mm  
Bedroom 1: 3710 mm x 3210 mm  
Balcony: 9.6 SqM / 103 SqFt

**13D GF.02**

**SUITE**  
Internal Area: 42.5 SqM / 457 SqFt  
Living Area: 7535mm x 2745 mm  
Bedroom 1: 5325 mm x 2785 mm  
Balcony: 9.6 SqM / 103 SqFt

**13D GF.01**

**1 BEDROOM**  
Internal Area: 57.4 SqM / 618 SqFt  
Living Area: 9030 mm x 3605 mm  
Bedroom 1: 3610 mm x 3295 mm  
Balcony: 8.9 SqM / 96 SqFt

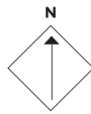


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	07
	06
	05
	04
	03
	02
	01
	GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 01 D

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

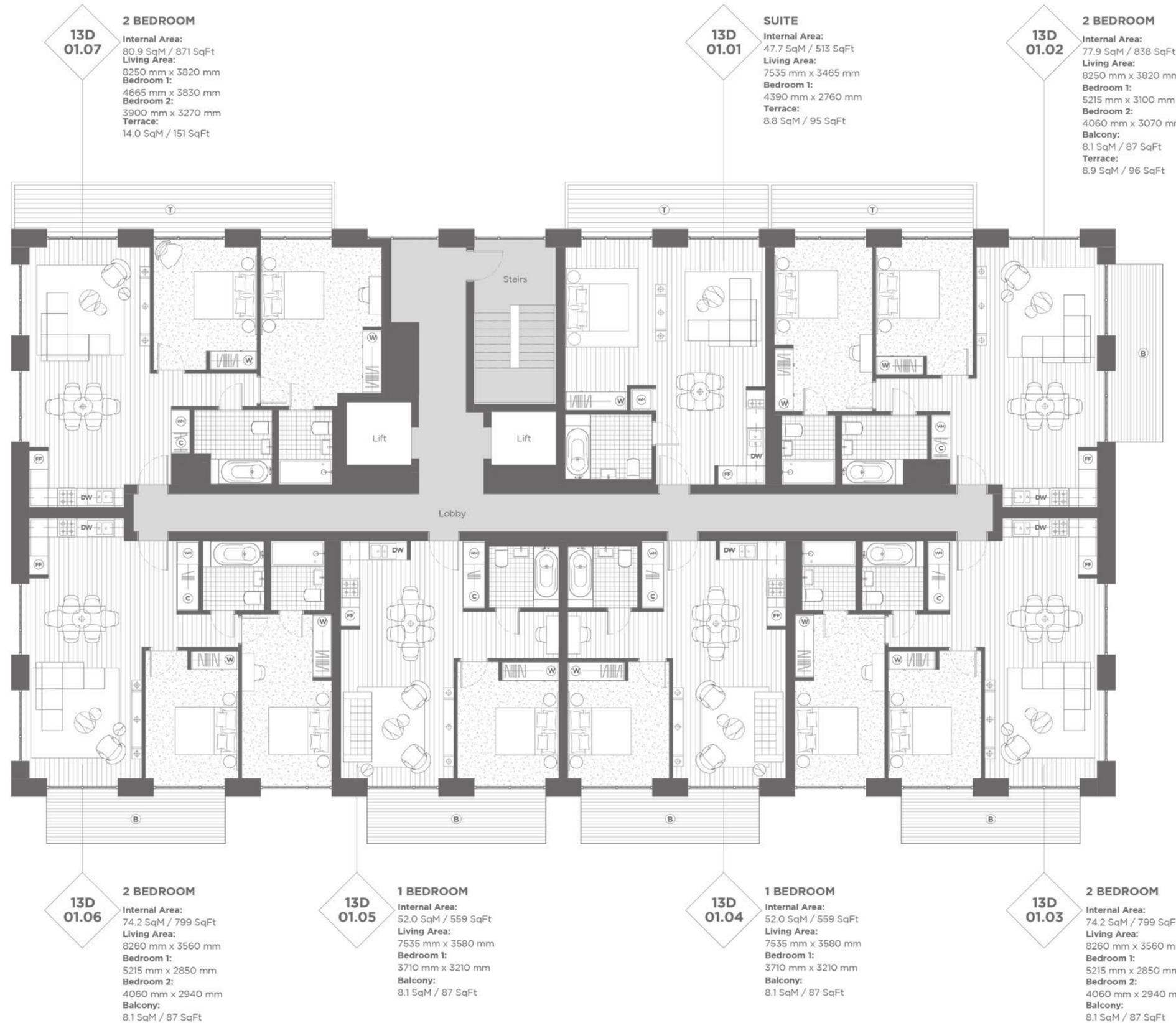
### NOTES



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**13D 01.07**  
**2 BEDROOM**  
 Internal Area: 80.9 SqM / 871 SqFt  
 Living Area: 8250 mm x 3820 mm  
 Bedroom 1: 4665 mm x 3830 mm  
 Bedroom 2: 3900 mm x 3270 mm  
 Terrace: 14.0 SqM / 151 SqFt

**13D 01.01**  
**SUITE**  
 Internal Area: 47.7 SqM / 513 SqFt  
 Living Area: 7535 mm x 3465 mm  
 Bedroom 1: 4390 mm x 2760 mm  
 Terrace: 8.8 SqM / 95 SqFt

**13D 01.02**  
**2 BEDROOM**  
 Internal Area: 77.9 SqM / 838 SqFt  
 Living Area: 8250 mm x 3820 mm  
 Bedroom 1: 5215 mm x 3100 mm  
 Bedroom 2: 4060 mm x 3070 mm  
 Balcony: 8.1 SqM / 87 SqFt  
 Terrace: 8.9 SqM / 96 SqFt

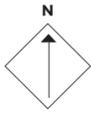
**13D 01.06**  
**2 BEDROOM**  
 Internal Area: 74.2 SqM / 799 SqFt  
 Living Area: 8260 mm x 3560 mm  
 Bedroom 1: 5215 mm x 2850 mm  
 Bedroom 2: 4060 mm x 2940 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13D 01.05**  
**1 BEDROOM**  
 Internal Area: 52.0 SqM / 559 SqFt  
 Living Area: 7535 mm x 3580 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13D 01.04**  
**1 BEDROOM**  
 Internal Area: 52.0 SqM / 559 SqFt  
 Living Area: 7535 mm x 3580 mm  
 Bedroom 1: 3710 mm x 3210 mm  
 Balcony: 8.1 SqM / 87 SqFt

**13D 01.03**  
**2 BEDROOM**  
 Internal Area: 74.2 SqM / 799 SqFt  
 Living Area: 8260 mm x 3560 mm  
 Bedroom 1: 5215 mm x 2850 mm  
 Bedroom 2: 4060 mm x 2940 mm  
 Balcony: 8.1 SqM / 87 SqFt

	07
	06
	05
	04
	03
	02
	01
	GF



# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 02 D

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



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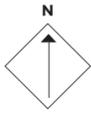
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07
06
05
04
03
02
01
GF







# ROYAL WHARF

LONDON

## John Cabot House

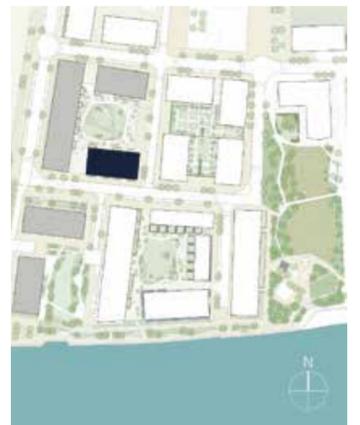
FLOOR CORE

# 05 D

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



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**13D 05.07**

#### 2 BEDROOM

**Internal Area:**  
80.9 SqM / 871 SqFt  
**Living Area:**  
8250 mm x 3820 mm  
**Bedroom 1:**  
4665 mm x 3830 mm  
**Bedroom 2:**  
3900 mm x 3270 mm  
**Balcony:**  
8.1 SqM / 87 SqFt

**13D 05.01**

#### SUITE

**Internal Area:**  
47.7 SqM / 513 SqFt  
**Living Area:**  
7535 mm x 3470 mm  
**Bedroom 1:**  
4490 mm x 2820 mm

**13D 05.02**

#### 2 BEDROOM

**Internal Area:**  
77.9 SqM / 838 SqFt  
**Living Area:**  
8250 mm x 3820 mm  
**Bedroom 1:**  
5215 mm x 3100 mm  
**Bedroom 2:**  
4060 mm x 3070 mm  
**Balcony:**  
8.1 SqM / 87 SqFt

**13D 05.06**

#### 2 BEDROOM

**Internal Area:**  
74.2 SqM / 799 SqFt  
**Living Area:**  
8260 mm x 3560 mm  
**Bedroom 1:**  
5215 mm x 2850 mm  
**Bedroom 2:**  
4060 mm x 2940 mm  
**Balcony:**  
8.1 SqM / 87 SqFt

**13D 05.05**

#### 1 BEDROOM

**Internal Area:**  
52.0 SqM / 559 SqFt  
**Living Area:**  
7535 mm x 3580 mm  
**Bedroom 1:**  
3710 mm x 3210 mm  
**Balcony:**  
8.1 SqM / 87 SqFt

**13D 05.04**

#### 1 BEDROOM

**Internal Area:**  
52.0 SqM / 559 SqFt  
**Living Area:**  
7535 mm x 3580 mm  
**Bedroom 1:**  
3710 mm x 3210 mm  
**Balcony:**  
8.1 SqM / 87 SqFt

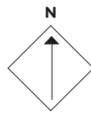
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#### 2 BEDROOM

**Internal Area:**  
74.2 SqM / 799 SqFt  
**Living Area:**  
8260 mm x 3560 mm  
**Bedroom 1:**  
5215 mm x 2850 mm  
**Bedroom 2:**  
4060 mm x 2940 mm  
**Balcony:**  
8.1 SqM / 87 SqFt

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# ROYAL WHARF

LONDON

## John Cabot House

FLOOR CORE

# 07 D

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

### NOTES



### Disclaimer

This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed (although it is not anticipated that any apartments will be reduced by more than 5% in size). Computer generated images and photos are indicative only. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Furniture shown in Computer Generated Images and photos is not included in sales. Royal Wharf is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof). © 2016 Royal Wharf

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	04
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	02
	01
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# Specification



## Main structure

Reinforced concrete frame on reinforced concrete piled foundations.

## Building envelope

External wall with quality brick / render finish and pre-cast cladding.

## Floors

Reinforced concrete slab with appropriate floor finishes (see flooring).

## Roof

High performance membrane with bio roofs (subject to plot).

## Windows

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable finish.

## Stairs

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

## Walls

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

## Balconies

Where applicable painted steel projecting balconies with painted steel vertical rails and handrails or Glass protection panels (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

## Ceilings

Suspended flat plasterboard ceilings throughout.

## Flooring

Engineered oak floor boarding to hall, living area and kitchen. Matt grey ceramic floor tiles to bathrooms, ensuites and shower rooms. Fitted carpets to bedrooms.

## Decoration

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

## Kitchens:

Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted stainless steel taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine/ tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

## Wardrobes

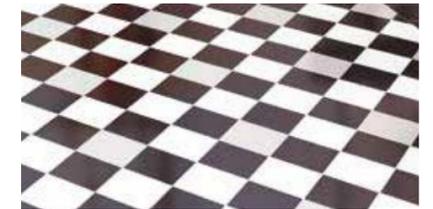
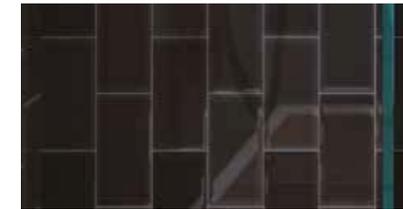
Integrated wardrobes fitted in all bedrooms (where shown on plans) with custom designed painted feature doors.

## Bathrooms

Fitted with white enamel bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever mixer tap. Bespoke wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail. Ceramic tiles to three walls with feature tiles to shower / bath area. Matt finish floor tiles.

## Shower Rooms

Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.



## Kitchen

### Oven

Product: Single electric fan-forced oven.  
Location: All apartment kitchens.

### Hob

Product: Electric hob with stainless steel and black finish.  
Location: All apartment kitchens.

### Integrated Dishwasher

Product: Fully integrated dishwasher.  
Location: All apartment kitchens.

### Integrated Fridge Freezer

Product: Fully integrated fridge freezer.  
Location: All apartment kitchens.

### Deck Mounted Kitchen Sink Mixer

Product: Contemporary style deck mounted sink mixer tap.  
Finish: Chrome finish.  
Location: Deck mounted to all apartment kitchen work tops.

### Kitchen Extractor

Product: Concealed extractor fan.  
Finish: Stainless steel.  
Location: All apartment kitchens.

### Kitchen Sink

Product: Stainless steel undermounted sink.  
Finish: Stainless steel.  
Location: All apartment kitchens.

### Washing Machine

Product: Washer Dryer.  
Location: All apartment utility cupboards.

## Bathroom

### Deck Mounted Basin Mixer

Product: Contemporary style deck mounted taps.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### Bath Mixer

Product: Contemporary style bath mixes.  
Finish: Polished chrome.  
Location: 1, 2 and 3 bedroom apartment bathrooms.

### Wall Mounted Shower Set

Product: Contemporary style shower set.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### Heated Towel Rail

Product: Contemporary style heated ladder towel rail.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### WC

Product: Close coupled floor mounted WC.  
Finish: Glazed sanitary glaze porcelain.  
Location: All apartment bathrooms.

### Washbasin

Product: Wall hung white ceramic washbasin.  
Finish: Glazed white.  
Location: All apartment bathrooms.

### Integrated Bath

Product name: Built in bath.  
Finish: White.  
Location: 1, 2 and 3 bedroom bathroom apartments.

### Shower Tray

Product name: High Quality solid cast or acrylic shower tray.  
Location: All ensuite and suite shower rooms.

### Wall Mounted Cabinet

Product: Bespoke mirrored wall mounted cabinet. Finish: Mirrored.  
Location: All apartment bathrooms.

# Fixtures And Fittings



## Heating and Hot Water Apartments

Metered system provides heating and hot water from the development's central plant. Centralised wet heating system throughout.

## Electrics

Energy efficient lighting in kitchen, hall, bathroom, shower room and ensuite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV / FM and telephone points for broadband internet access in living room and master bedroom; communal satellite dish with connection points in living room and master bedroom. (Purchasers are responsible for their own connections and related charges for cost of services). Smoke / heat detectors fitted as standard.

## Management and Security

Management and security services located in the central estate management office. Video entry phone system connected to main entrance door. External CCTV system provided.

## Parking

Limited car parking at extra cost and subject to availability.

## Elevators

Elevators serve all floors.

## External

Ground-level areas laid out and finished with a combination of architect-designed hard and soft landscaping with feature lighting.

*Oxley*

ballymore.