

Portland House



ROYAL WHARF

LONDON





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Portland House

Portland House

Park View Place

Compass House

Thameside House

Sienna House

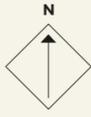
Royal Wharf Gardens

Endeavour House

River Thames

A Apartments

T Townhouses



ROYAL WHARF
LONDON

Portland House



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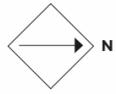


ROYAL WHARF

LONDON

Portland House

CORE A



ROYAL WHARF
LONDON

Portland House

FLOOR CORE

GF A

LEGEND

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

NOTES

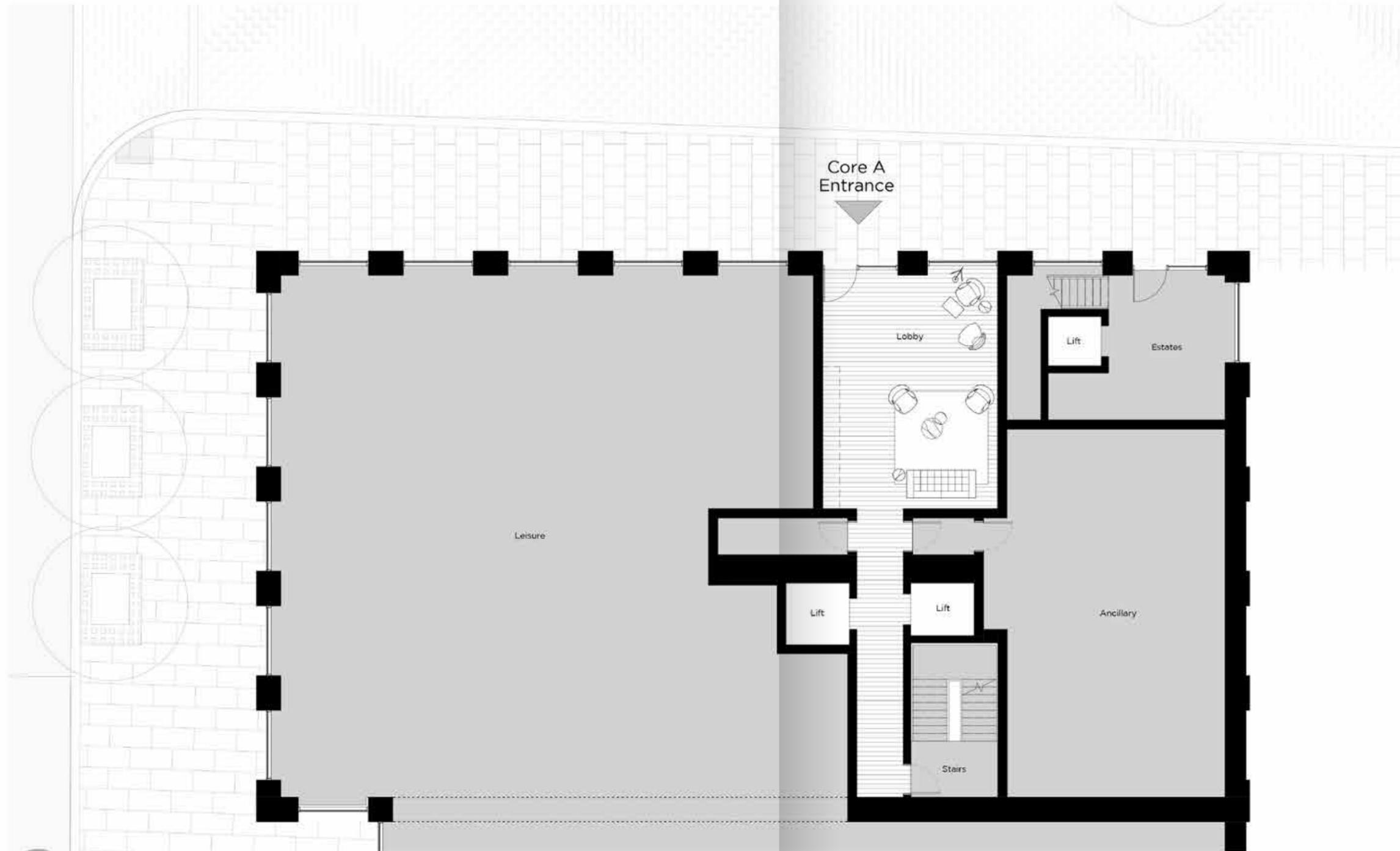


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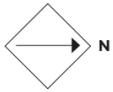
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Core A
Entrance



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ROYAL WHARF

LONDON

Portland House

FLOOR CORE

02 A

LEGEND

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

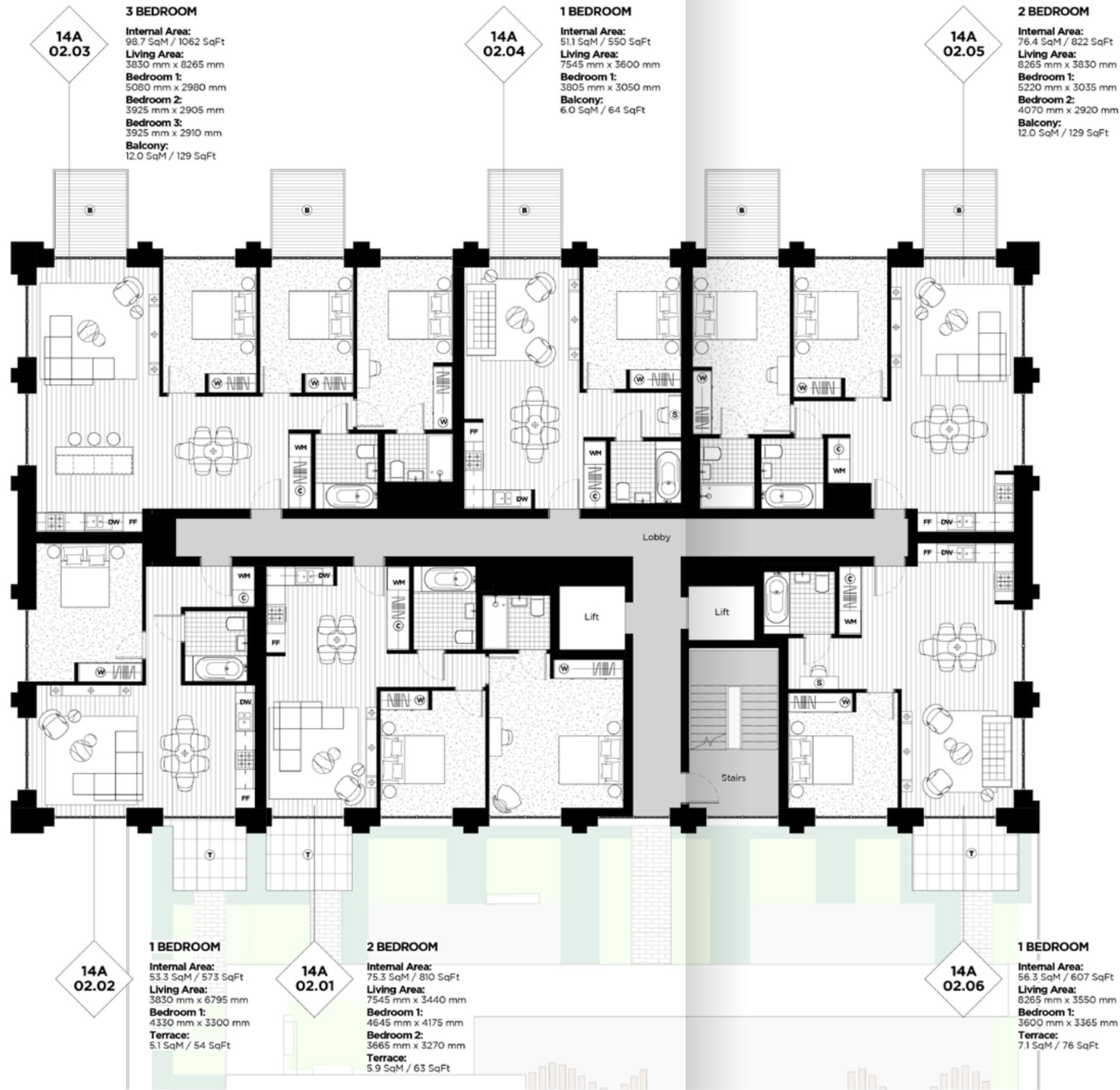
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14A 02.03
3 BEDROOM
 Internal Area: 98.7 SqM / 1062 SqFt
 Living Area: 3830 mm x 8265 mm
 Bedroom 1: 5080 mm x 2980 mm
 Bedroom 2: 3925 mm x 2905 mm
 Bedroom 3: 3925 mm x 2910 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 02.04
1 BEDROOM
 Internal Area: 51.1 SqM / 550 SqFt
 Living Area: 7545 mm x 3600 mm
 Bedroom 1: 3805 mm x 3050 mm
 Balcony: 6.0 SqM / 64 SqFt

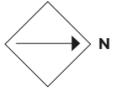
14A 02.05
2 BEDROOM
 Internal Area: 76.4 SqM / 822 SqFt
 Living Area: 8265 mm x 3830 mm
 Bedroom 1: 5220 mm x 3035 mm
 Bedroom 2: 4070 mm x 2920 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 02.02
1 BEDROOM
 Internal Area: 53.3 SqM / 573 SqFt
 Living Area: 3830 mm x 6795 mm
 Bedroom 1: 4330 mm x 3300 mm
 Terrace: 5.1 SqM / 54 SqFt

14A 02.01
2 BEDROOM
 Internal Area: 75.3 SqM / 810 SqFt
 Living Area: 7545 mm x 3440 mm
 Bedroom 1: 4645 mm x 4175 mm
 Bedroom 2: 3665 mm x 3270 mm
 Terrace: 5.9 SqM / 63 SqFt

14A 02.06
1 BEDROOM
 Internal Area: 56.3 SqM / 607 SqFt
 Living Area: 8265 mm x 3550 mm
 Bedroom 1: 3600 mm x 3365 mm
 Terrace: 7.1 SqM / 76 SqFt

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ROYAL WHARF

LONDON

Portland House

FLOOR CORE

03 A

LEGEND

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

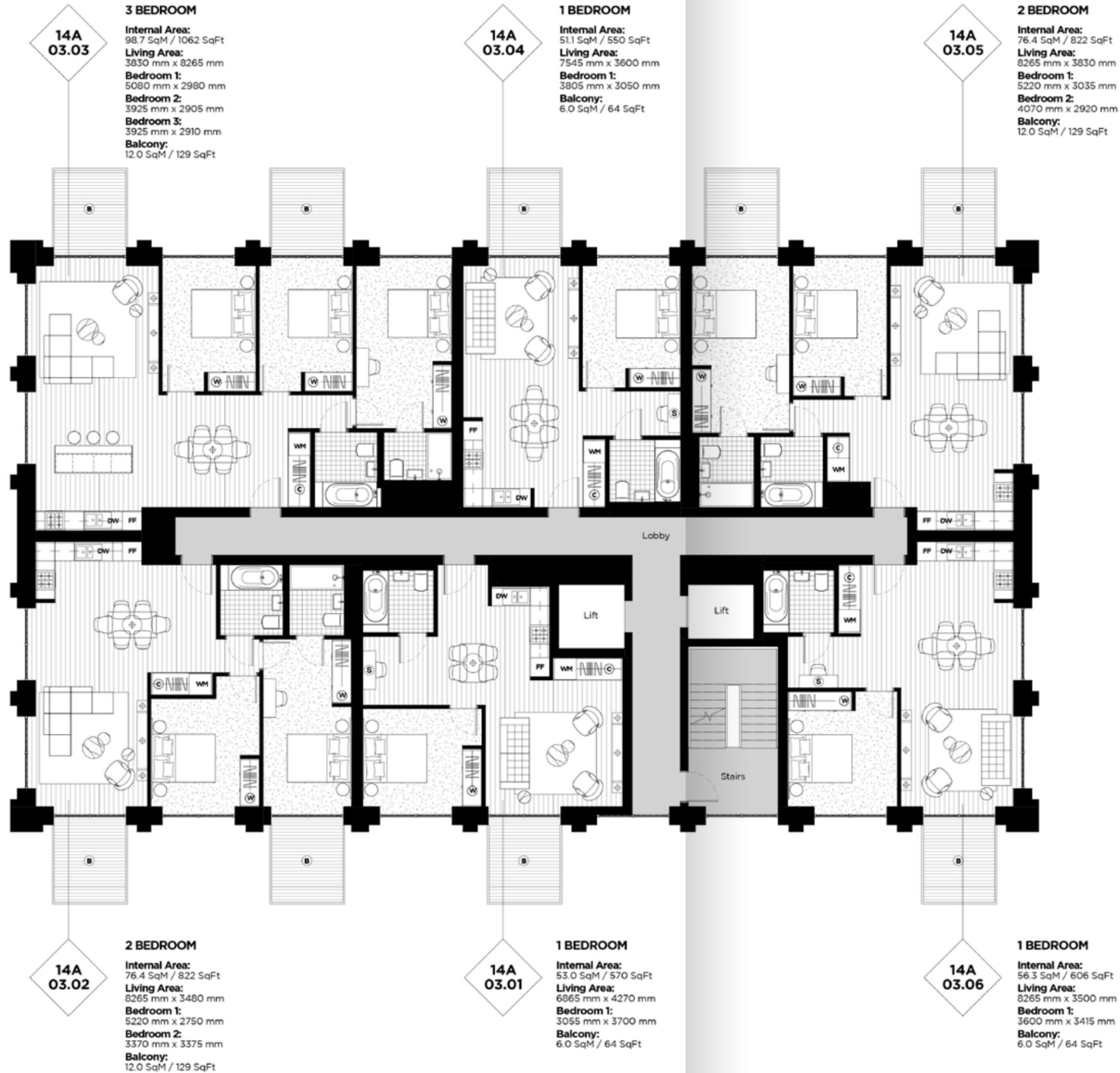
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14A 03.03
3 BEDROOM
 Internal Area: 98.7 SqM / 1062 SqFt
 Living Area: 3830 mm x 8265 mm
 Bedroom 1: 5080 mm x 2980 mm
 Bedroom 2: 3925 mm x 2905 mm
 Bedroom 3: 3925 mm x 2910 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 03.04
1 BEDROOM
 Internal Area: 51.1 SqM / 550 SqFt
 Living Area: 7545 mm x 3600 mm
 Bedroom 1: 3805 mm x 3050 mm
 Balcony: 6.0 SqM / 64 SqFt

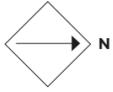
14A 03.05
2 BEDROOM
 Internal Area: 76.4 SqM / 822 SqFt
 Living Area: 8265 mm x 3830 mm
 Bedroom 1: 5220 mm x 3035 mm
 Bedroom 2: 4070 mm x 2920 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 03.02
2 BEDROOM
 Internal Area: 76.4 SqM / 822 SqFt
 Living Area: 8265 mm x 3480 mm
 Bedroom 1: 5220 mm x 2750 mm
 Bedroom 2: 3370 mm x 3375 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 03.01
1 BEDROOM
 Internal Area: 53.0 SqM / 570 SqFt
 Living Area: 6865 mm x 4270 mm
 Bedroom 1: 3055 mm x 3700 mm
 Balcony: 6.0 SqM / 64 SqFt

14A 03.06
1 BEDROOM
 Internal Area: 56.3 SqM / 606 SqFt
 Living Area: 8265 mm x 3500 mm
 Bedroom 1: 3600 mm x 3415 mm
 Balcony: 6.0 SqM / 64 SqFt

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ROYAL WHARF

LONDON

Portland House

FLOOR CORE

04 A

LEGEND

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

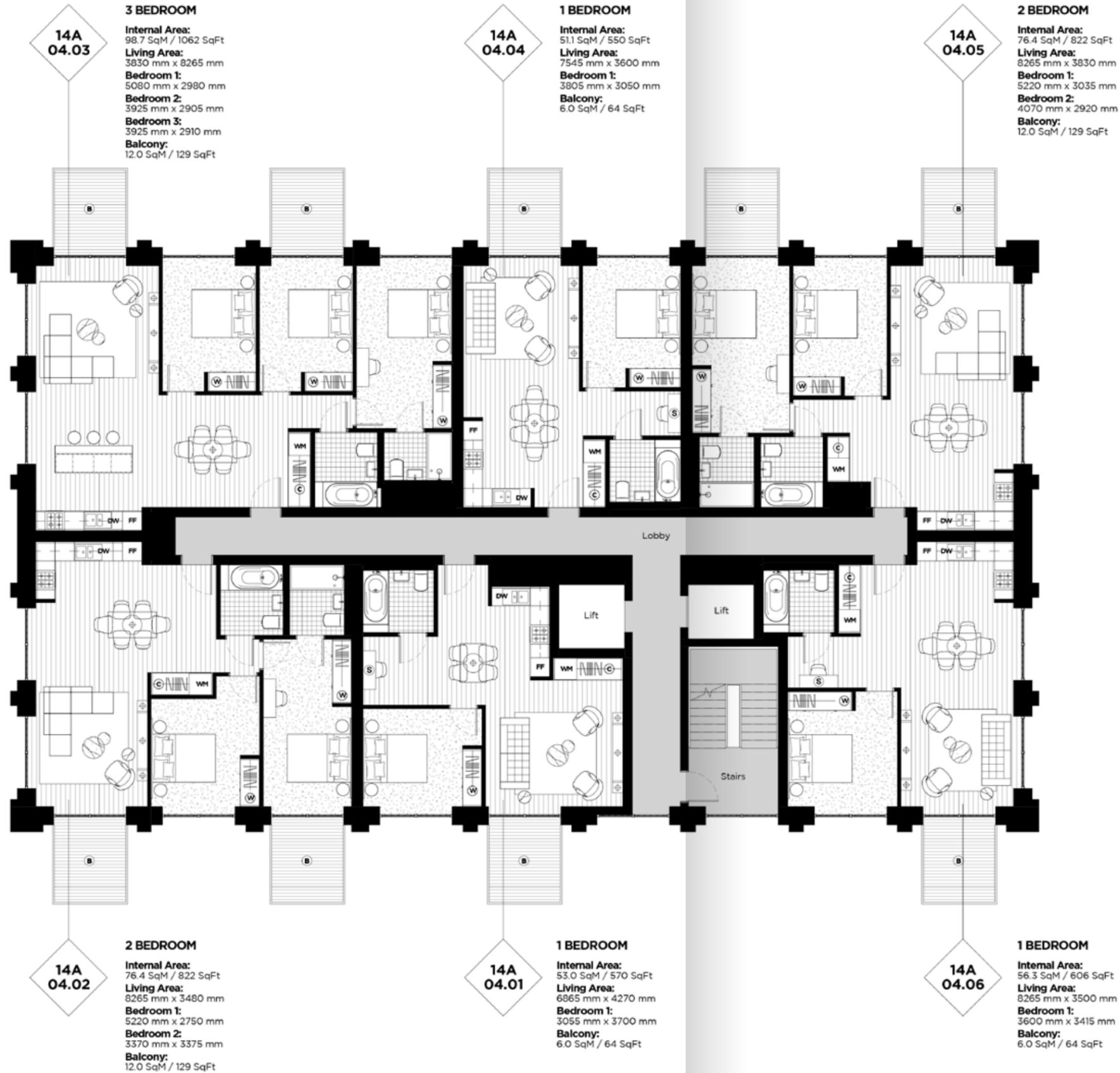
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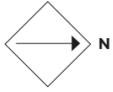
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ROYAL WHARF

LONDON

Portland House

FLOOR CORE

05 A

LEGEND

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

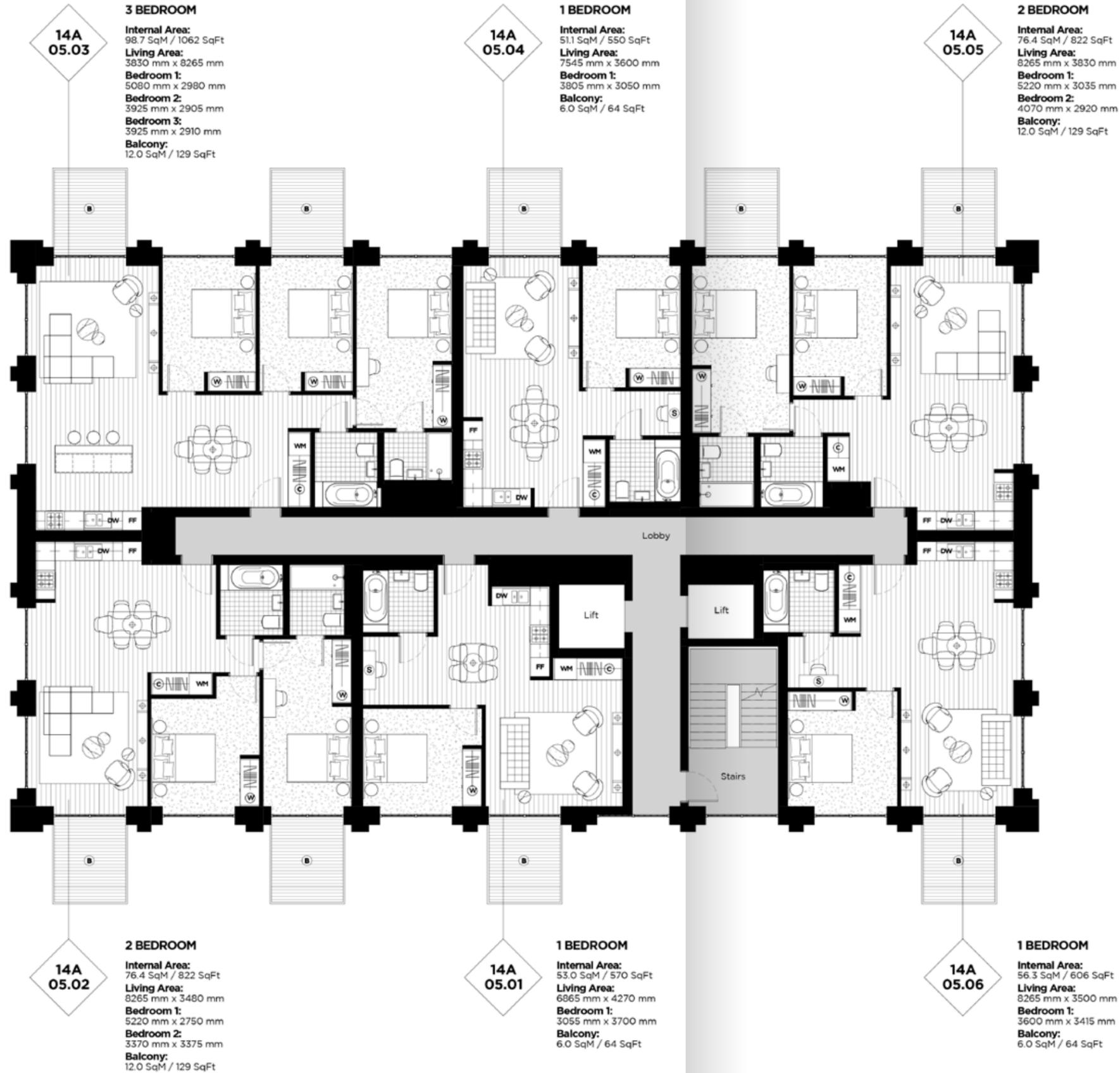
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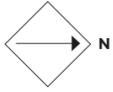
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ROYAL WHARF

LONDON

Portland House

FLOOR CORE

06 A

LEGEND

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

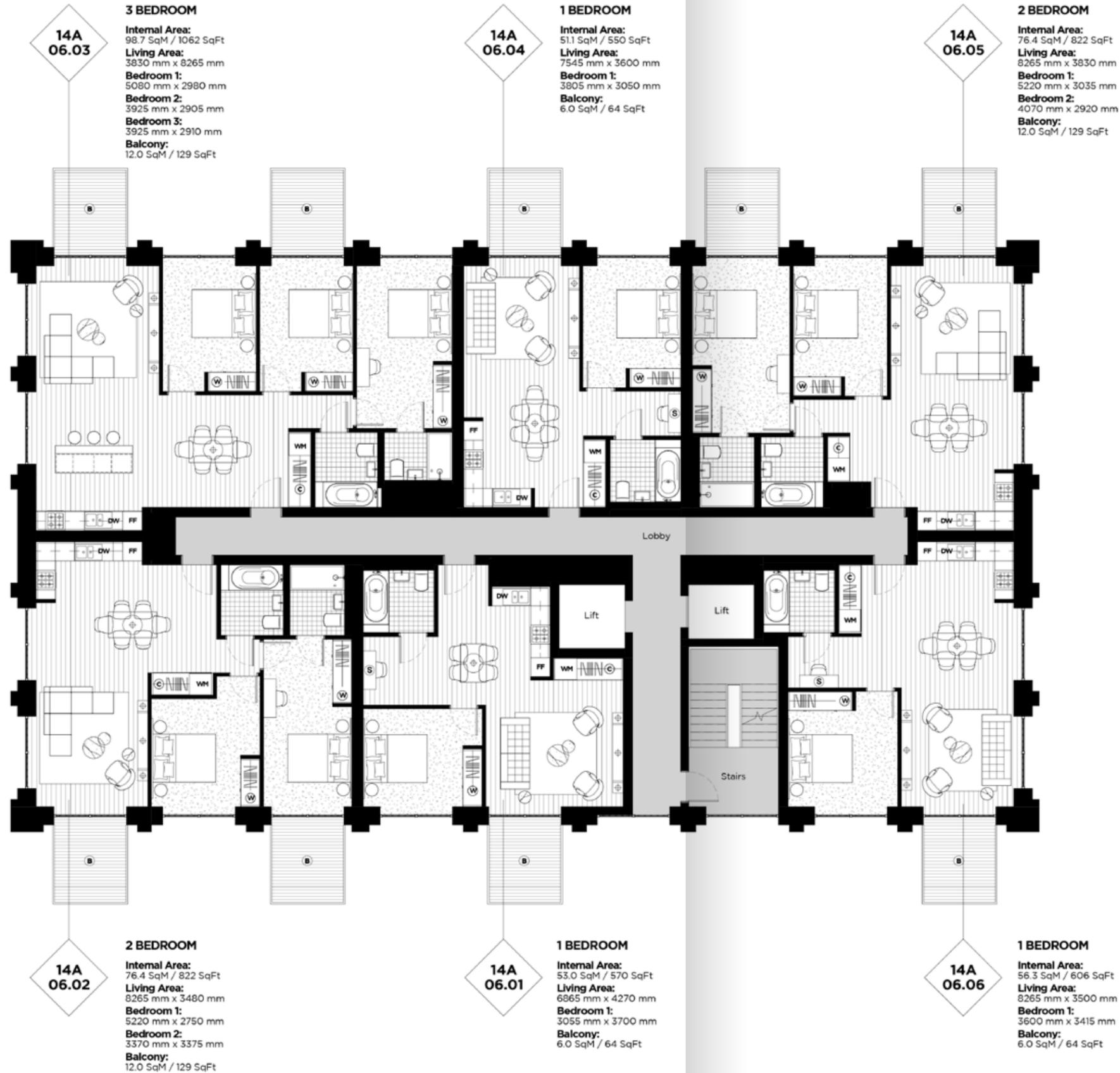
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14A 06.03
3 BEDROOM
 Internal Area: 98.7 SqM / 1062 SqFt
 Living Area: 3830 mm x 8265 mm
 Bedroom 1: 5080 mm x 2980 mm
 Bedroom 2: 3925 mm x 2905 mm
 Bedroom 3: 3925 mm x 2910 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 06.04
1 BEDROOM
 Internal Area: 51.1 SqM / 550 SqFt
 Living Area: 7545 mm x 3600 mm
 Bedroom 1: 3805 mm x 3050 mm
 Balcony: 6.0 SqM / 64 SqFt

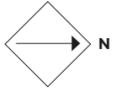
14A 06.05
2 BEDROOM
 Internal Area: 76.4 SqM / 822 SqFt
 Living Area: 8265 mm x 3830 mm
 Bedroom 1: 5220 mm x 3035 mm
 Bedroom 2: 4070 mm x 2920 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 06.02
2 BEDROOM
 Internal Area: 76.4 SqM / 822 SqFt
 Living Area: 8265 mm x 3480 mm
 Bedroom 1: 5220 mm x 2750 mm
 Bedroom 2: 3370 mm x 3375 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 06.01
1 BEDROOM
 Internal Area: 53.0 SqM / 570 SqFt
 Living Area: 6865 mm x 4270 mm
 Bedroom 1: 3055 mm x 3700 mm
 Balcony: 6.0 SqM / 64 SqFt

14A 06.06
1 BEDROOM
 Internal Area: 56.3 SqM / 606 SqFt
 Living Area: 8265 mm x 3500 mm
 Bedroom 1: 3600 mm x 3415 mm
 Balcony: 6.0 SqM / 64 SqFt

07
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01
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ROYAL WHARF

LONDON

Portland House

FLOOR CORE

07 A

LEGEND

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

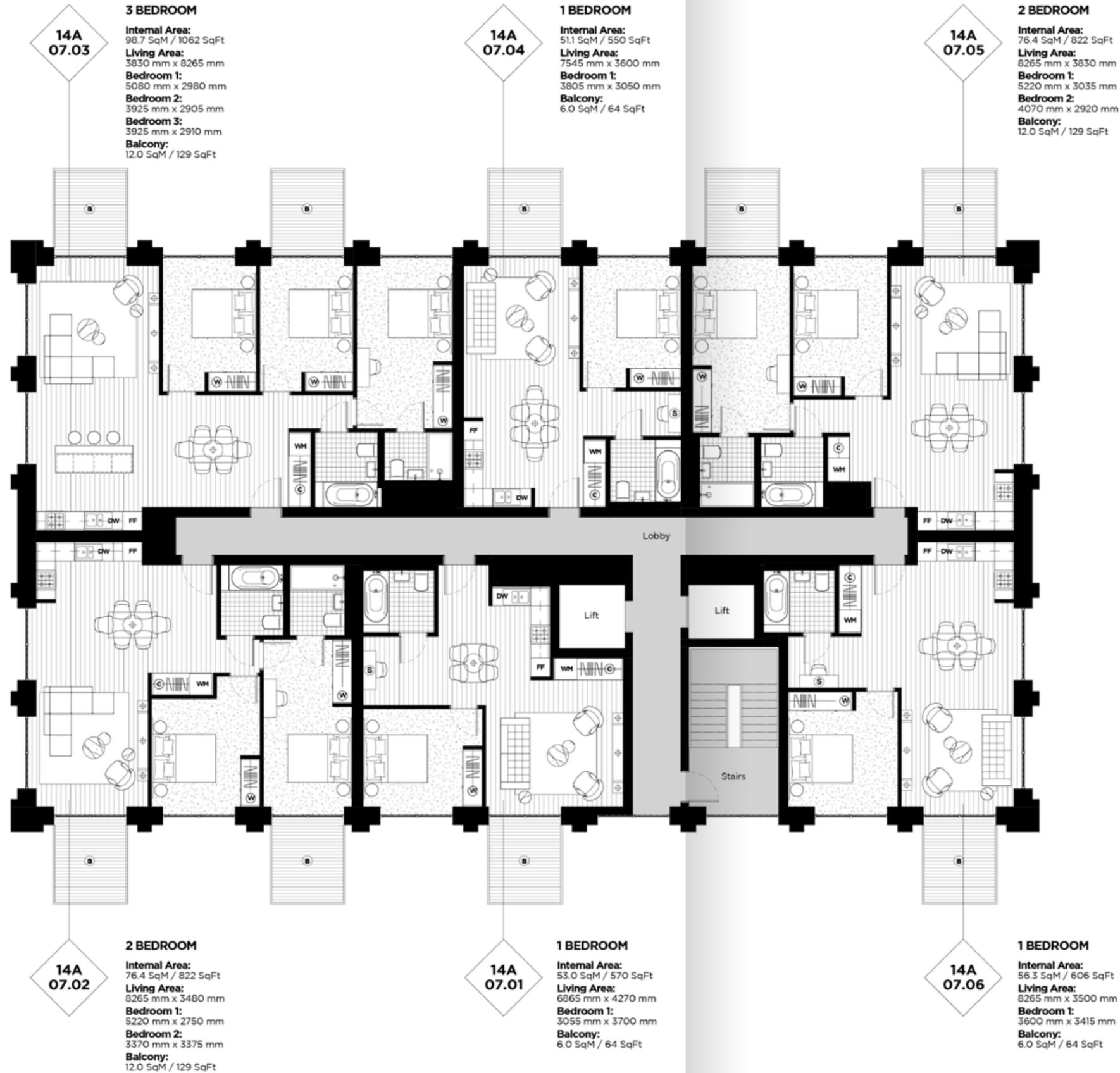
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14A 07.03
3 BEDROOM
 Internal Area: 98.7 SqM / 1062 SqFt
 Living Area: 3830 mm x 8265 mm
 Bedroom 1: 5080 mm x 2980 mm
 Bedroom 2: 3925 mm x 2905 mm
 Bedroom 3: 3925 mm x 2910 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 07.04
1 BEDROOM
 Internal Area: 51.1 SqM / 550 SqFt
 Living Area: 7545 mm x 3600 mm
 Bedroom 1: 3805 mm x 3050 mm
 Balcony: 6.0 SqM / 64 SqFt

14A 07.05
2 BEDROOM
 Internal Area: 76.4 SqM / 822 SqFt
 Living Area: 8265 mm x 3830 mm
 Bedroom 1: 5220 mm x 3035 mm
 Bedroom 2: 4070 mm x 2920 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 07.02
2 BEDROOM
 Internal Area: 76.4 SqM / 822 SqFt
 Living Area: 8265 mm x 3480 mm
 Bedroom 1: 5220 mm x 2750 mm
 Bedroom 2: 3370 mm x 3375 mm
 Balcony: 12.0 SqM / 129 SqFt

14A 07.01
1 BEDROOM
 Internal Area: 53.0 SqM / 570 SqFt
 Living Area: 6865 mm x 4270 mm
 Bedroom 1: 3055 mm x 3700 mm
 Balcony: 6.0 SqM / 64 SqFt

14A 07.06
1 BEDROOM
 Internal Area: 56.3 SqM / 606 SqFt
 Living Area: 8265 mm x 3500 mm
 Bedroom 1: 3600 mm x 3415 mm
 Balcony: 6.0 SqM / 64 SqFt

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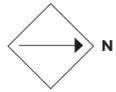


ROYAL WHARF

LONDON

Portland House

CORE B



ROYAL WHARF

LONDON

Portland House

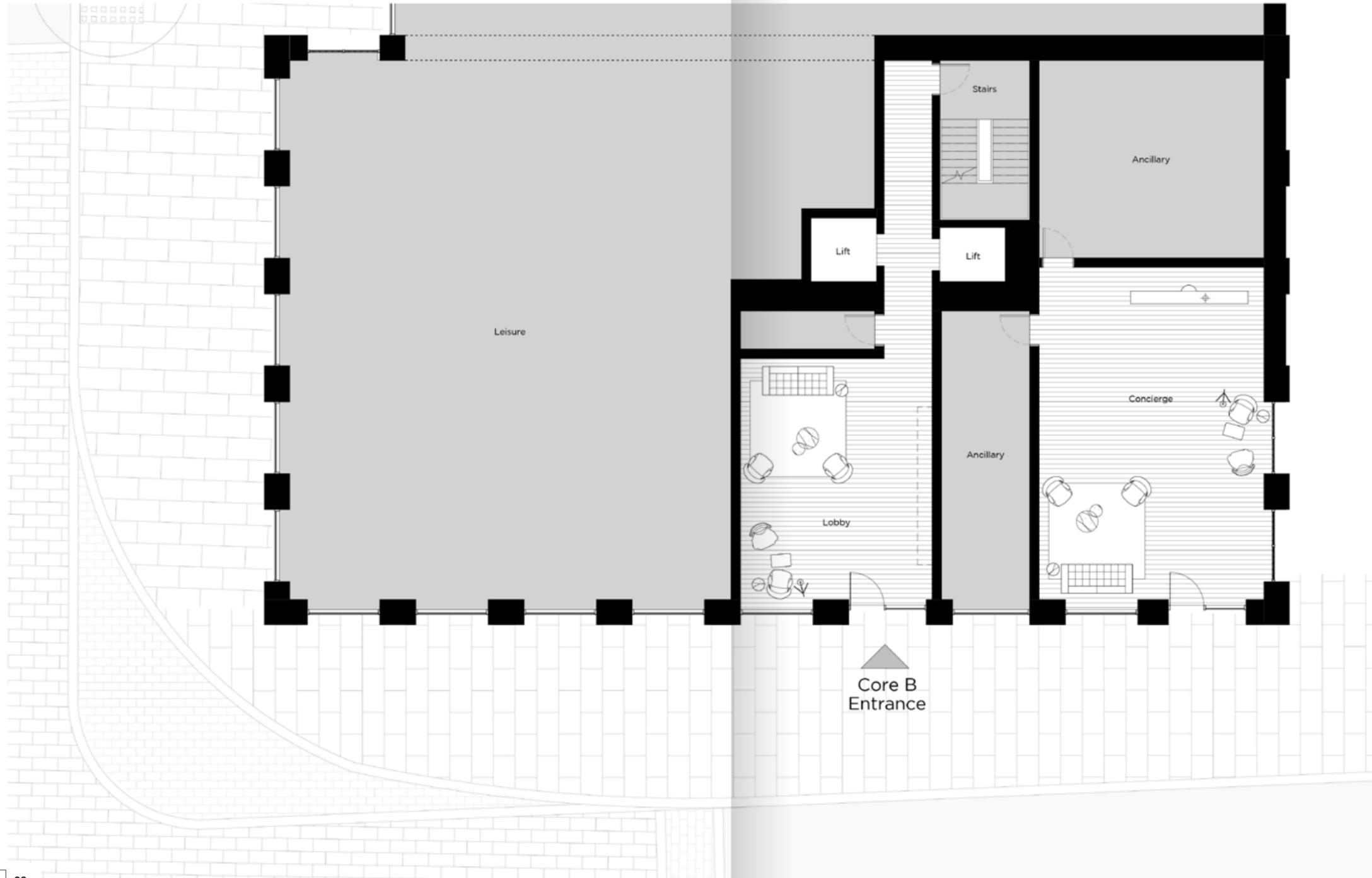
FLOOR CORE

GF B

LEGEND

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

NOTES

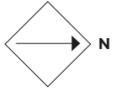


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ROYAL WHARF

LONDON

Portland House

FLOOR CORE

02 B

LEGEND

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

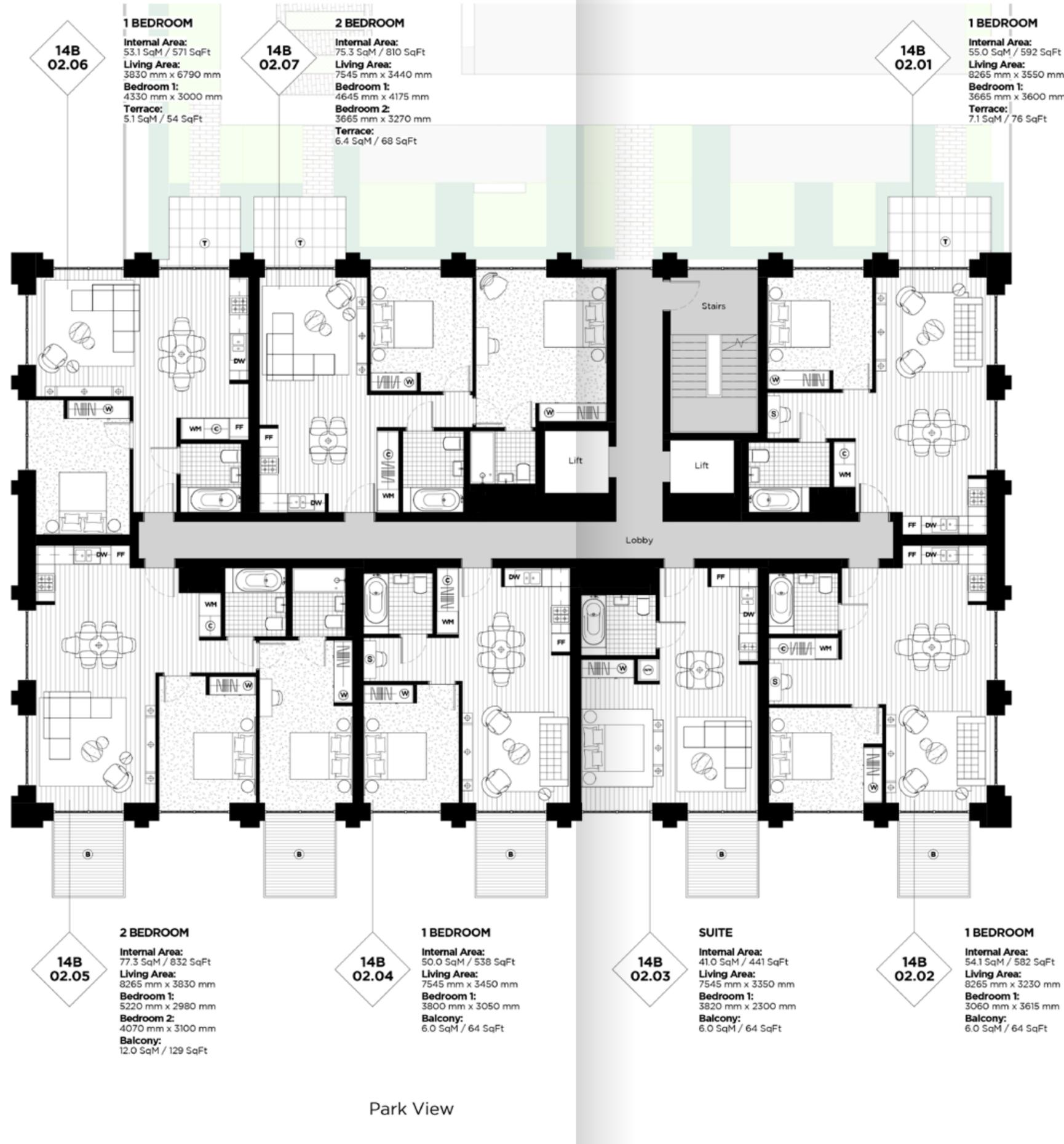
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14B
02.06

1 BEDROOM
Internal Area:
53.1 SqM / 571 SqFt
Living Area:
3830 mm x 6790 mm
Bedroom 1:
4330 mm x 3000 mm
Terrace:
5.1 SqM / 54 SqFt

14B
02.07

2 BEDROOM
Internal Area:
75.3 SqM / 810 SqFt
Living Area:
7545 mm x 3440 mm
Bedroom 1:
4645 mm x 4175 mm
Bedroom 2:
3665 mm x 3270 mm
Terrace:
6.4 SqM / 68 SqFt

14B
02.01

1 BEDROOM
Internal Area:
55.0 SqM / 592 SqFt
Living Area:
8265 mm x 3550 mm
Bedroom 1:
3665 mm x 3600 mm
Terrace:
7.1 SqM / 76 SqFt

14B
02.05

2 BEDROOM
Internal Area:
77.3 SqM / 832 SqFt
Living Area:
8265 mm x 3830 mm
Bedroom 1:
5220 mm x 2980 mm
Bedroom 2:
4070 mm x 3100 mm
Balcony:
12.0 SqM / 129 SqFt

14B
02.04

1 BEDROOM
Internal Area:
50.0 SqM / 538 SqFt
Living Area:
7545 mm x 3450 mm
Bedroom 1:
3800 mm x 3050 mm
Balcony:
6.0 SqM / 64 SqFt

14B
02.03

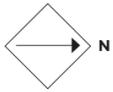
SUITE
Internal Area:
41.0 SqM / 441 SqFt
Living Area:
7545 mm x 3350 mm
Bedroom 1:
3820 mm x 2300 mm
Balcony:
6.0 SqM / 64 SqFt

14B
02.02

1 BEDROOM
Internal Area:
54.1 SqM / 582 SqFt
Living Area:
8265 mm x 3230 mm
Bedroom 1:
3060 mm x 3615 mm
Balcony:
6.0 SqM / 64 SqFt

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Park View



ROYAL WHARF
LONDON

Portland House

FLOOR CORE

03 B

LEGEND

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

NOTES

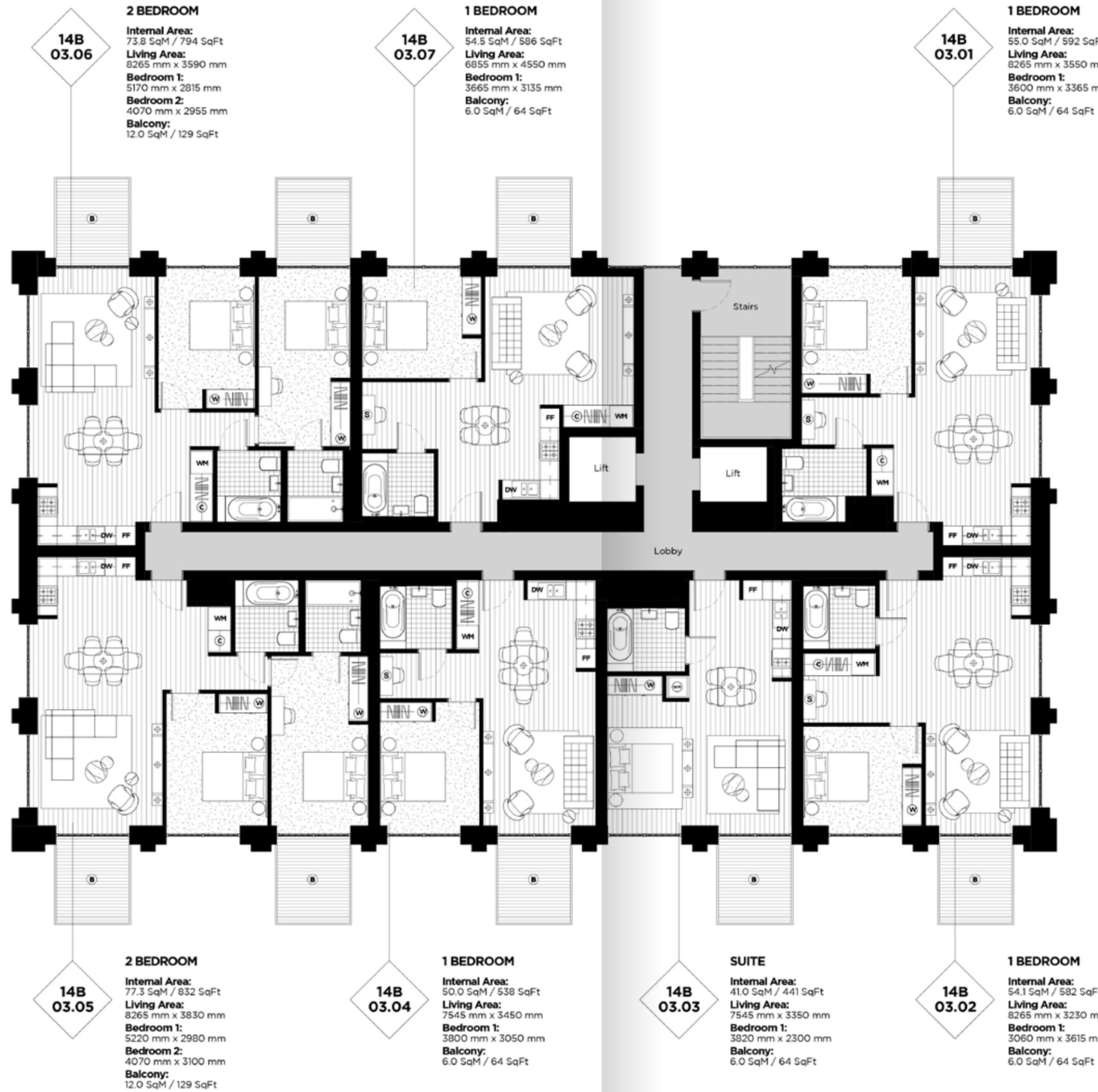


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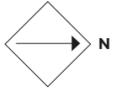
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Park View



ROYAL WHARF
LONDON

Portland House

FLOOR CORE

04 B

LEGEND

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

NOTES

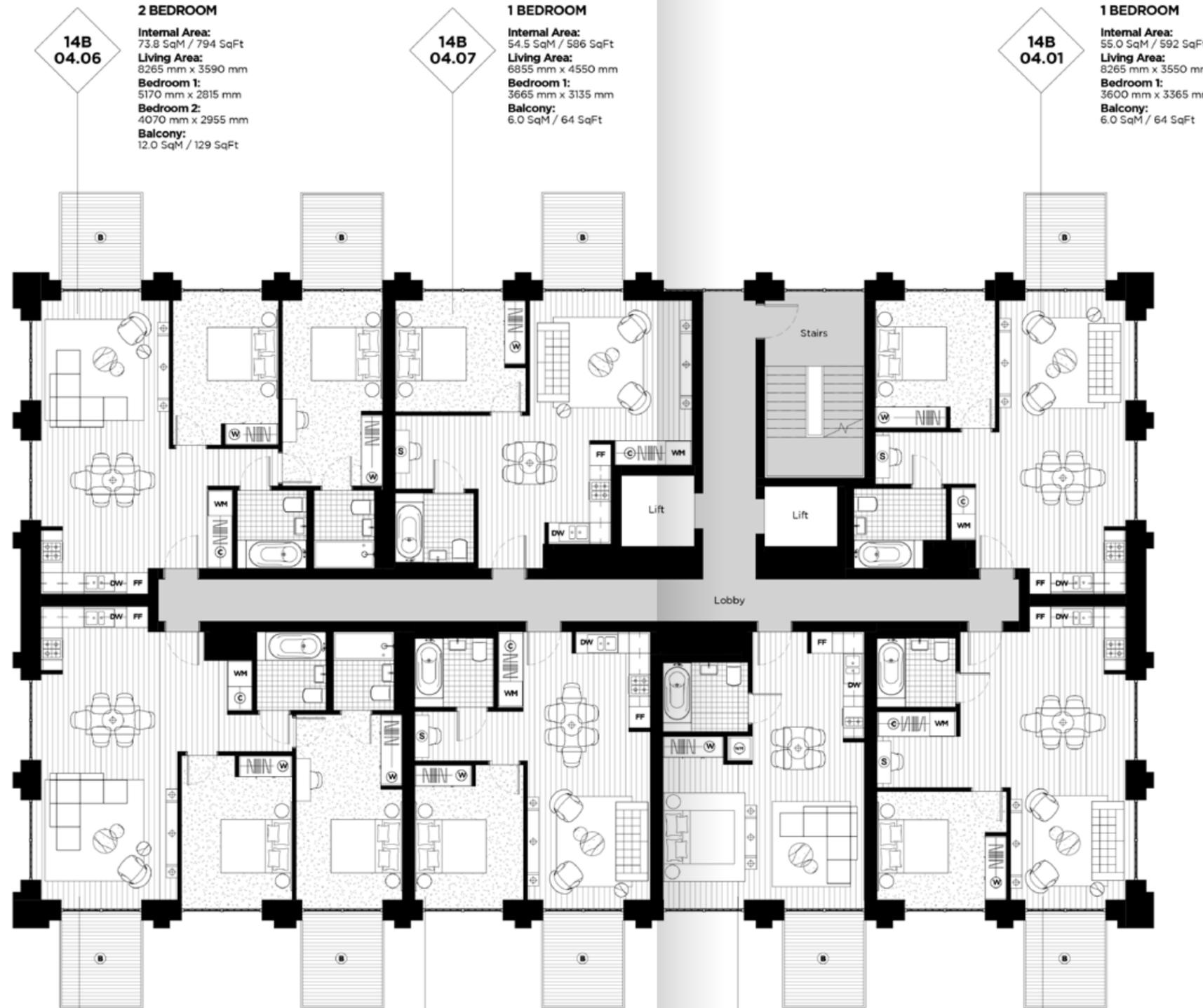


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2 BEDROOM
14B 04.06
Internal Area: 73.8 SqM / 794 SqFt
Living Area: 8265 mm x 3590 mm
Bedroom 1: 5170 mm x 2815 mm
Bedroom 2: 4070 mm x 2955 mm
Balcony: 12.0 SqM / 129 SqFt

1 BEDROOM
14B 04.07
Internal Area: 54.5 SqM / 586 SqFt
Living Area: 6855 mm x 4550 mm
Bedroom 1: 3665 mm x 3135 mm
Balcony: 6.0 SqM / 64 SqFt

1 BEDROOM
14B 04.01
Internal Area: 55.0 SqM / 592 SqFt
Living Area: 8265 mm x 3550 mm
Bedroom 1: 3600 mm x 3365 mm
Balcony: 6.0 SqM / 64 SqFt

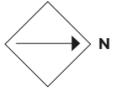
2 BEDROOM
14B 04.05
Internal Area: 77.3 SqM / 832 SqFt
Living Area: 8265 mm x 3830 mm
Bedroom 1: 5220 mm x 2980 mm
Bedroom 2: 4070 mm x 3100 mm
Balcony: 12.0 SqM / 129 SqFt

1 BEDROOM
14B 04.04
Internal Area: 50.0 SqM / 538 SqFt
Living Area: 7545 mm x 3450 mm
Bedroom 1: 3800 mm x 3050 mm
Balcony: 6.0 SqM / 64 SqFt

SUITE
14B 04.03
Internal Area: 41.0 SqM / 441 SqFt
Living Area: 7545 mm x 3350 mm
Bedroom 1: 3820 mm x 2300 mm
Balcony: 6.0 SqM / 64 SqFt

1 BEDROOM
14B 04.02
Internal Area: 54.1 SqM / 582 SqFt
Living Area: 8265 mm x 3230 mm
Bedroom 1: 3060 mm x 3615 mm
Balcony: 6.0 SqM / 64 SqFt

Park View



ROYAL WHARF

LONDON

Portland House

FLOOR CORE

05 B

LEGEND

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

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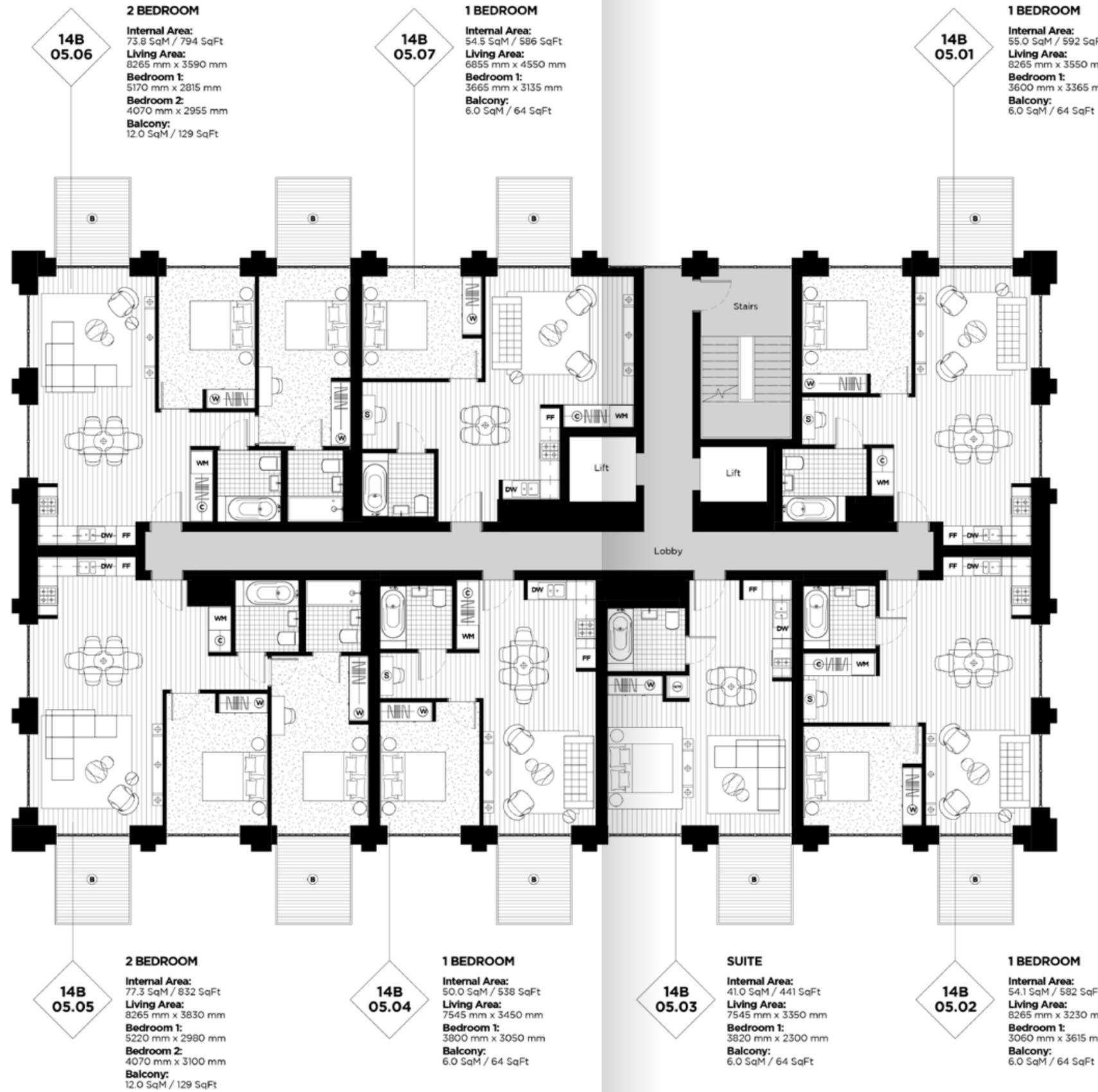


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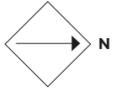
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Park View



ROYAL WHARF
LONDON

Portland House

FLOOR CORE

06 B

LEGEND

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

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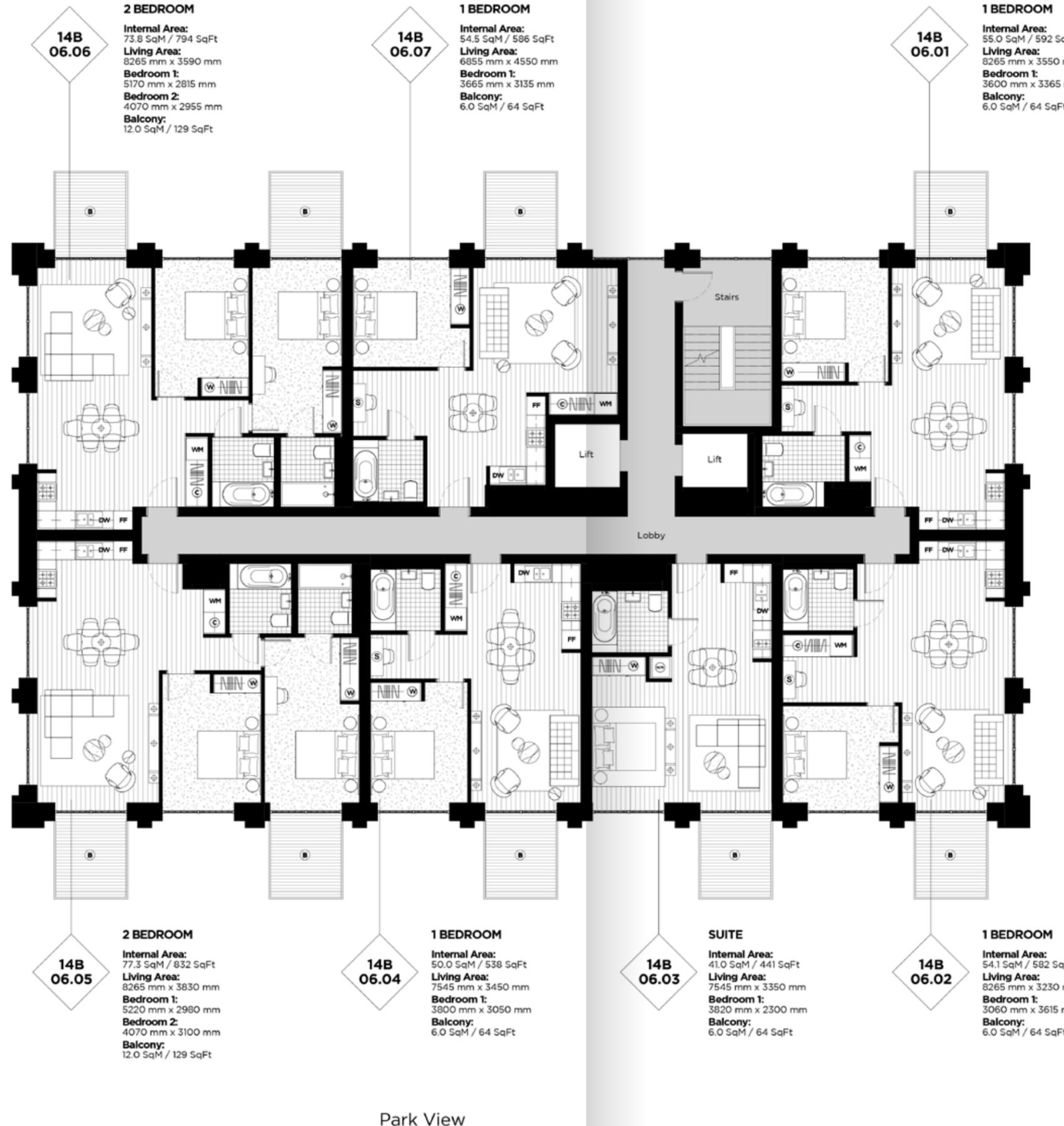


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2 BEDROOM
14B 06.06
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Living Area: 8265 mm x 3590 mm
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14B 06.07
Internal Area: 54.5 SqM / 586 SqFt
Living Area: 6855 mm x 4550 mm
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Balcony: 6.0 SqM / 64 SqFt

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14B 06.01
Internal Area: 55.0 SqM / 592 SqFt
Living Area: 8265 mm x 3550 mm
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Balcony: 6.0 SqM / 64 SqFt

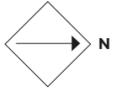
2 BEDROOM
14B 06.05
Internal Area: 77.3 SqM / 832 SqFt
Living Area: 8265 mm x 3830 mm
Bedroom 1: 5220 mm x 2980 mm
Bedroom 2: 4070 mm x 3100 mm
Balcony: 12.0 SqM / 129 SqFt

1 BEDROOM
14B 06.04
Internal Area: 50.0 SqM / 538 SqFt
Living Area: 7545 mm x 3450 mm
Bedroom 1: 3800 mm x 3050 mm
Balcony: 6.0 SqM / 64 SqFt

SUITE
14B 06.03
Internal Area: 41.0 SqM / 441 SqFt
Living Area: 7545 mm x 3350 mm
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Balcony: 6.0 SqM / 64 SqFt

1 BEDROOM
14B 06.02
Internal Area: 54.1 SqM / 582 SqFt
Living Area: 8265 mm x 3230 mm
Bedroom 1: 3060 mm x 3615 mm
Balcony: 6.0 SqM / 64 SqFt

Park View



ROYAL WHARF
LONDON

Portland House

FLOOR CORE

07 B

LEGEND

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

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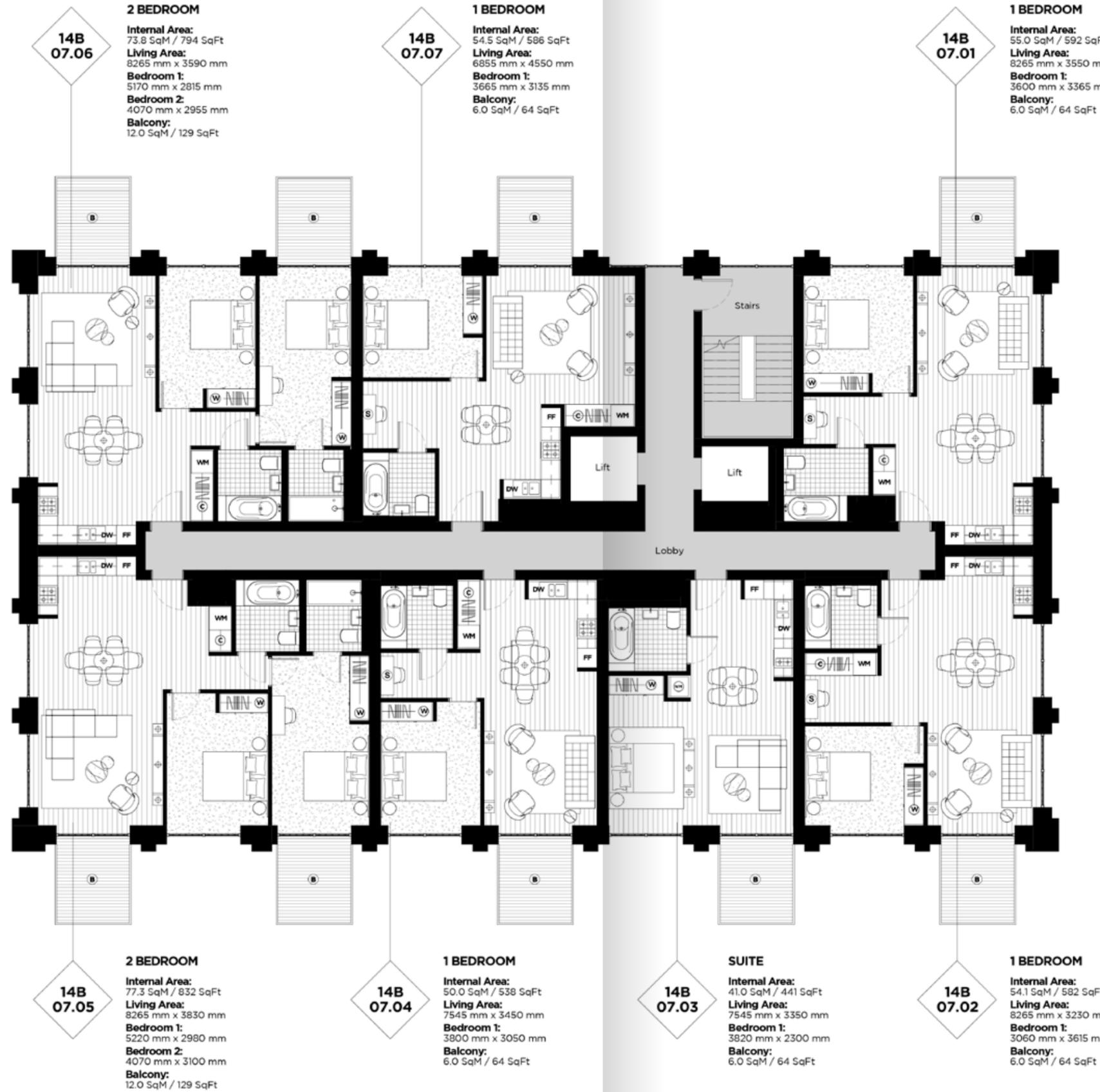


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2 BEDROOM
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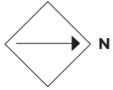
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Park View



ROYAL WHARF

LONDON

Portland House

FLOOR CORE

08 B

LEGEND

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

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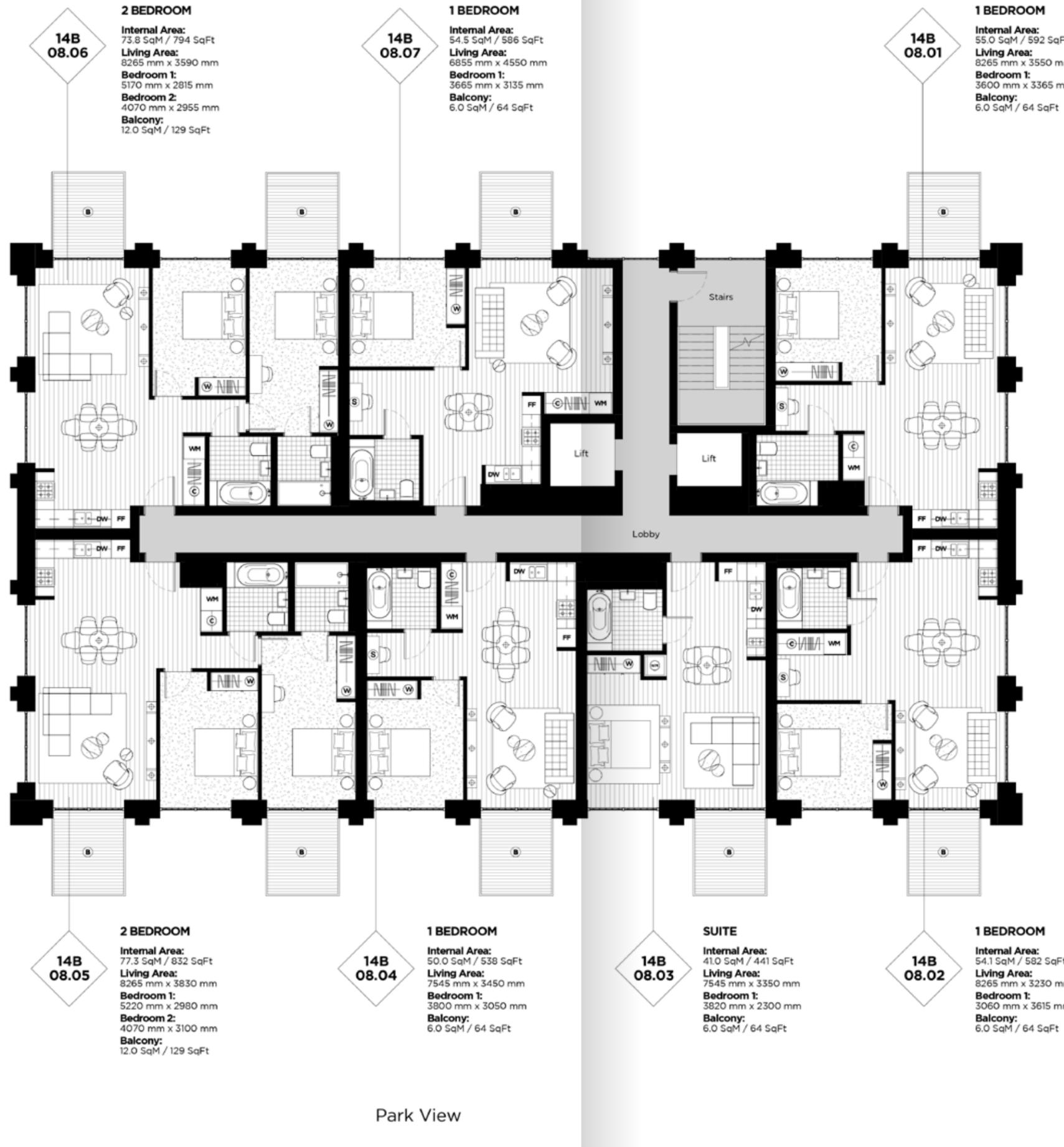


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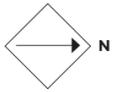
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Park View



ROYAL WHARF
LONDON

Portland House

FLOOR CORE

09 B

LEGEND

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

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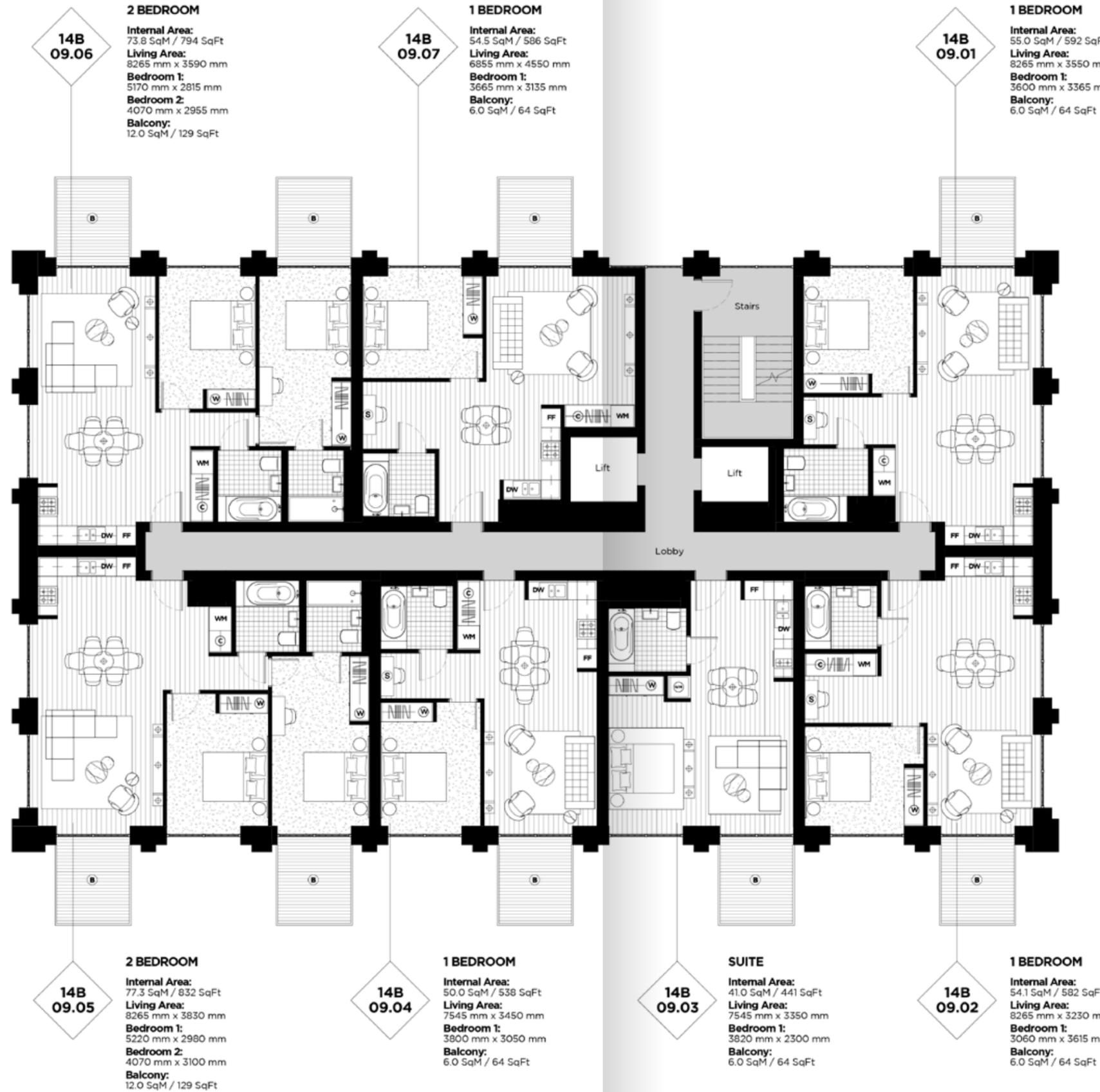


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2 BEDROOM
14B 09.06
Internal Area:
73.8 SqM / 794 SqFt
Living Area:
8265 mm x 3590 mm
Bedroom 1:
5170 mm x 2815 mm
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1 BEDROOM
14B 09.07
Internal Area:
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Balcony:
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2 BEDROOM
14B 09.05
Internal Area:
77.3 SqM / 832 SqFt
Living Area:
8265 mm x 3830 mm
Bedroom 1:
5220 mm x 2980 mm
Bedroom 2:
4070 mm x 3100 mm
Balcony:
12.0 SqM / 129 SqFt

1 BEDROOM
14B 09.04
Internal Area:
50.0 SqM / 538 SqFt
Living Area:
7545 mm x 3450 mm
Bedroom 1:
3800 mm x 3050 mm
Balcony:
6.0 SqM / 64 SqFt

SUITE
14B 09.03
Internal Area:
41.0 SqM / 441 SqFt
Living Area:
7545 mm x 3350 mm
Bedroom 1:
3820 mm x 2300 mm
Balcony:
6.0 SqM / 64 SqFt

1 BEDROOM
14B 09.02
Internal Area:
54.1 SqM / 582 SqFt
Living Area:
8265 mm x 3230 mm
Bedroom 1:
3060 mm x 3615 mm
Balcony:
6.0 SqM / 64 SqFt

Park View

Specification



Main structure

Reinforced concrete frame on reinforced concrete piled foundations.

Building envelope

External wall with quality brick 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.

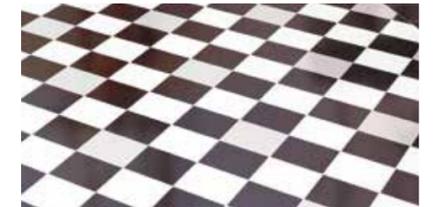
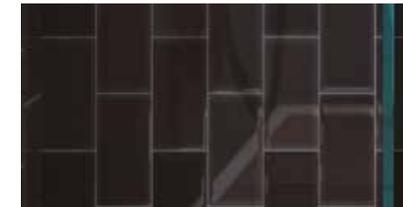
Bathrooms

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 bathroom 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.

Fixtures And Fittings



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.

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.

Notes

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