



Upper Park Residences Floorplans





# PRINCE OF WALES DRIVE

#### UPPER PARK RESIDENCES

#### PARK CENTRAL

Park Central is the pinnacle of Prince of Wales Drive, with it being the tallest residential building that proudly sits 27 storeys high.

Forming part of Upper Park Residences, Park Central consists of 46 exclusive apartments, with two apartments across each floor to the lower levels with the premium units providing the luxury of an entire floor at the 22nd, 23rd, 25th and 26th floors.

The building provides a statement with aspects across the River Thames and its distinctive architecture. Indulging in its own 2.5 acre landscaped gardens, Park Central offers light-filled apartments with spectacular views.

Presented with a convenient access into the historic 200-acre Battersea Park, you are walking distance from the delights of Sloane Square and the famous Kings Road, Park Central is truly perfectly placed in Zone 1 Central London.

The exclusive offering of world-class residents' facilities bestows an extravagant lifestyle with the introduction of The 1882 Club. Residents can enjoy in the spoils of the 24th floor residents' bar and lounge whilst enjoying a sweeping panoramic view across the Capital. The facilities extend into the ground floor where flexible working spaces, cinema, karaoke room, screening room, music and library room can also be enjoyed.

The St William vision for Upper Park Residences at Prince of Wales Drive is to create a distinguished, considered collection of homes that places the landscape as the focal point – all backed by the Berkeley Group and its commitment to sustainability, quality and customer service.

"References were taken from the original Victorian industrial heritage, with an elegant 27-storey metal framed 'campanile' tower designed as a focal point at the head of the central gardens."

Michael Squire, Squire & Partners Architects of Prince of Wales Drive

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PARK CENTRAL PARK CENTRAL

#### UPPER PARK RESIDENCES AT PRINCE OF WALES DRIVE

The distinctive Park Central with its unique architecture and fantastic views of the surrounding landmarks is the tallest of the three buildings and home to the 1882 Club Bar and Lounge. At 27 storeys high offering two and three bedroom apartments. From the 22nd floor there are three bedroom lateral apartments providing 360 degree views of London.

- Mensington House\*
- 2 Huntington House<sup>†</sup>
- 3 Regent's House<sup>†</sup>
- Bowden House<sup>†</sup>
- **5** Salisbury House
- 6 Chartwell House
- Nursery
- 8 The Gym Group at basement level
- Oafé Restaurant
- Piazza
- Central Gardens
- Access to basement car park
- Entrance via Concierge to Pool, Spa and Commercial Gym‡
- Marketing Suite
- **(5)** New pedestrian access
- **16** Route to Battersea Park and Queenstown Road
- The 1882 Club Bar and Lounge 24th Floor
- 18 The Atrium Suite residents' facilities, ground floor
- Access lift and stairs
- ② Grocery Store
- 8th Floor Residents' Roof Terrace



<sup>\*</sup> Kensington House includes concierge, pool and spa (No.13), and 8th floor roof terrace (No.21). † Shared ownership.

The 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.

<sup>\*</sup> Residents' access to The Gym Group (No.8).







#### BEDROOMS AND BATHROOMS TO RELAX AND ENJOY

Park Central apartments have been crafted to ensure you can relax in complete comfort. Designed to be more like a boutique hotel, each spacious bedroom features deep carpets that feel soft underfoot and stylish built-in wardrobes\* with brass finishes.





Stepping into the bathroom, the sophisticated features continue.

Brushed red gold or brushed nickel brassware, cross-reeded glass shower panels and composite stone tops are just some of the highlights of these elegant yet indulgent spaces.

"Inspired by the seasons we created rich layers of texture and materials that create comfort and luxury."

Inge Moore, Founder and Creative Director, Muza Lab

PARK CENTRAL PARK CENTRAL

### A HOST OF AMENITIES

The world-class facilities at the Upper Park Residences include the exclusive 1882 Club Bar and Lounge on the 24th floor of Park Central with panoramic views over London. Whilst on the ground floor the Atrium Suite offers a wide selection of facilities.

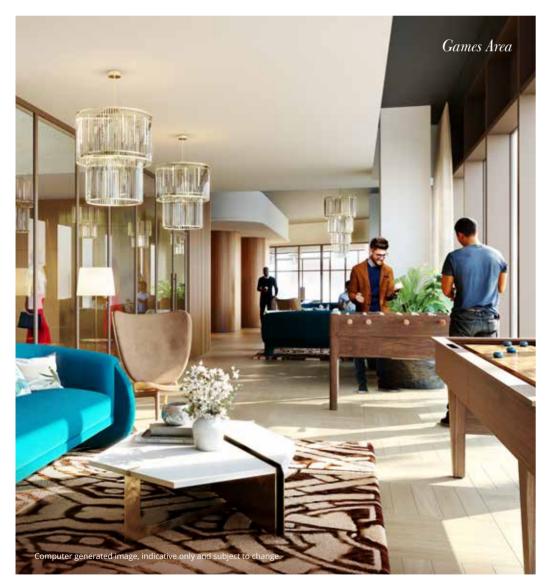
#### The 1882 Club Facilities:

- The Lounge
- · The Bar

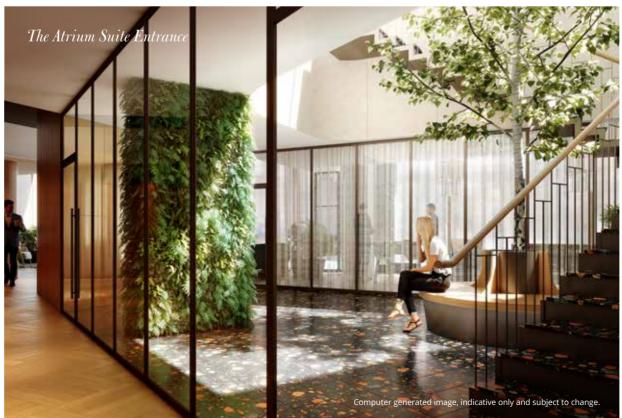
#### The Atrium Suite Facilities:

- Cinema
- Games Area
- Music Room and Library
- Karaoke Room
- Screening Room
- Lounge

- Atrium
- Kitchen
- · Work Pods / Small Meeting Rooms
- Boardroom













### FIVE STAR RESIDENTS' FACILITIES

Through the Central Gardens are the communal facilities within Kensington House. The 24-hour concierge service brings security, convenience and peace of mind. Relax on the eighth floor residents' roof terrace and enjoy the views sheltered from the elements in the elegantly designed Pavilion, or spend a lazy afternoon in the sun.

### Kensington House Facilities:

• 17m Swimming Pool • Rel

· Relaxation Room

Vitality Pool

· 24-Hour Commercial Gym

Sauna

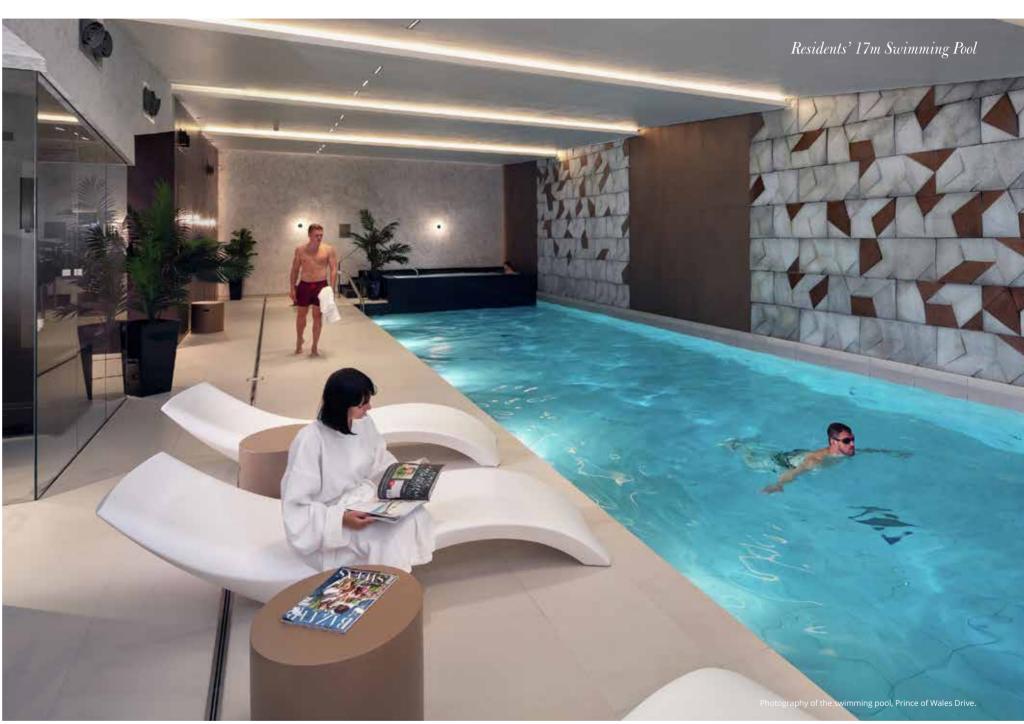
• 8th Floor Residents' Terrace

· Steam Room

• 24-Hour Concierge









# CLASSIC APARTMENT

Floorplans

FLOORS: 1 TO 21

## APARTMENT NOS.



Indicator shown for the following classic floorplans.



#### APARTMENTS:

A-01-02<sup>†</sup>, A-03-06, A-05-10<sup>†</sup>, A-07-14, A-09-18<sup>†</sup>, A-11-22, A-13-26<sup>†</sup>, A-15-30, A-17-34, A-19-38 & A-21-42

01, 03, 05, 07, 09, 11, 13, 15, 17, 19 & 21

TYPE:A2A



With a Winter Garden off Bedroom 1 and a Balcony off Kitchen / Dining



✓ Views towards Battersea Power Station



Views towards Battersea Park

<sup>†</sup>Apartment is wheelchair adaptable. Views may vary between floors, please ask Sales Consultant for further information.

93.7 sq m	1,010 sq ft
3.54m x 5.89m	11' 7" x 19' 4"
4.02m x 4.74m	13' 2" x 15' 7"
3.38m x 4.10m	11' 1" x 13' 6"
1.66m x 3.11m	5' 6" x 10' 2"
3.08m x 4.17m	10' 1" x 13' 8"
3.61m x 1.65m	11' 10" x 5' 5"
3.55m x 1.60m	11' 8" x 5' 3"
	3.54m x 5.89m 4.02m x 4.74m 3.38m x 4.10m 1.66m x 3.11m 3.08m x 4.17m 3.61m x 1.65m

KEY	
Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	<b>∢</b> ►

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#### APARTMENTS:

A-02-04, A-04-08, A-06-12, A-08-16, A-10-20, A-12-24, A-14-28, A-16-32, A-18-36 & A-20-40

02, 04, 06, 08, 10, 12, 14, 16, 18 & 20

TYPE:A2B



With a Balcony off Bedroom 1 and a Winter Garden off Kitchen / Dining



✓ Views towards Battersea Power Station



△ Views towards Battersea Park

Views may vary between floors, please ask Sales Consultant for further information.

Total Internal Area	93.7 sq m	1,010 sq ft
Kitchen / Dining	3.54m x 5.89m	11' 7" x 19' 4"
Living Room	4.02m x 4.74m	13' 2" x 15' 7"
Bedroom 1	3.38m x 4.10m	11' 1" x 13' 6"
Dressing Area	1.66m x 3.11m	5' 6" x 10' 2"
Bedroom 2	3.08m x 4.17m	10' 1" x 13' 8"
Balcony	3.61m x 1.65m	11' 10" x 5' 5"
Winter Garden	3.55m x 1.60m	11' 8" x 5' 3"

W
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ST
<b>∢</b> ►

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APARTMENT:

A-01-01 FLOOR:

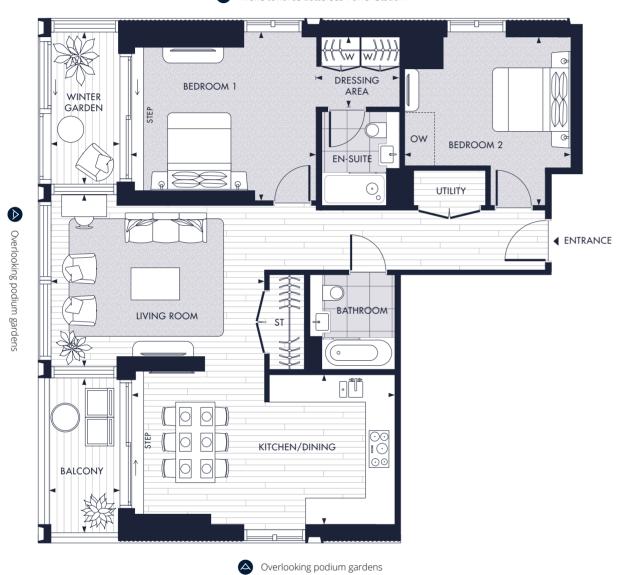
TYPE:A2E



With a Winter Garden off Bedroom 1 and a Balcony off Kitchen / Dining



Views towards Battersea Power Station



Views may vary between floors, please ask Sales Consultant for further information.

Total Internal Area	97.0 sq m	1,045 sq ft
Kitchen / Dining	3.52m x 6.19m	11' 6" x 20' 4"
Living Room	4.02m x 4.99m	13' 2" x 16' 4"
Bedroom 1	3.94m x 4.35m	12' 11" x 14' 3"
Dressing Area	1.65m x 1.85m	5' 5" x 6' 1"
Bedroom 2	3.98m x 3.92m	13' 1" x 12' 11"
Balcony	3.61m x 1.65m	11' 10" x 5' 5"
Winter Garden	3.55m x 1.60m	11' 8" x 5' 3"

KEY	
Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	<b>←</b>

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APARTMENTS:

PARK CENTRAL

2 Bedroom Apartment

A-03-05, A-05-09, A-07-13, A-09-17, A-11-21, A-13-25, A-15-29, A-17-33, A-19-37 & A-21-41

FLOORS

03, 05, 07, 09, 11, 13, 15, 17, 19 & 21

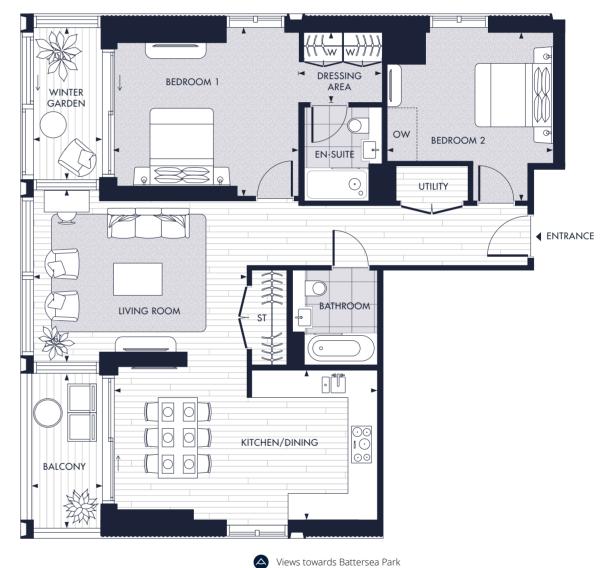
TYPE:A2C



With a Winter Garden off Bedroom 1 and a Balcony off Kitchen / Dining



✓ Views towards Battersea Power Station



Views may vary between floors, please ask Sales Consultant for further information.

Total Internal Area	97.0 sq m	1,045 sq ft
Kitchen / Dining	3.52m x 6.19m	11' 6" x 20' 4"
Living Room	4.02m x 4.99m	13' 2" x 16' 4"
Bedroom 1	3.94m x 4.35m	12' 11" x 14' 3"
Dressing Area	1.65m x 1.85m	5' 5" x 6' 1"
Bedroom 2	3.98m x 3.92m	13' 1" x 12' 11"
Balcony	3.61m x 1.65m	11' 10" x 5' 5"
Winter Garden	3.55m x 1.60m	11' 8" x 5' 3"

KEY	
Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	∢ ►

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## PARK CENTRAL 2 Bedroom Apartment

#### APARTMENTS:

A-02-03, A-04-07, A-06-11, A-08-15, A-10-19, A-12-23, A-14-27, A-16-31, A-18-35 & A-20-39

#### FLOORS:

02, 04, 06, 08, 10, 12, 14, 16, 18 & 20

TYPE:A2D

#### LOCATOR



With a Balcony off Bedroom 1 and a Winter Garden off Kitchen / Dining



Views towards Battersea Power Station



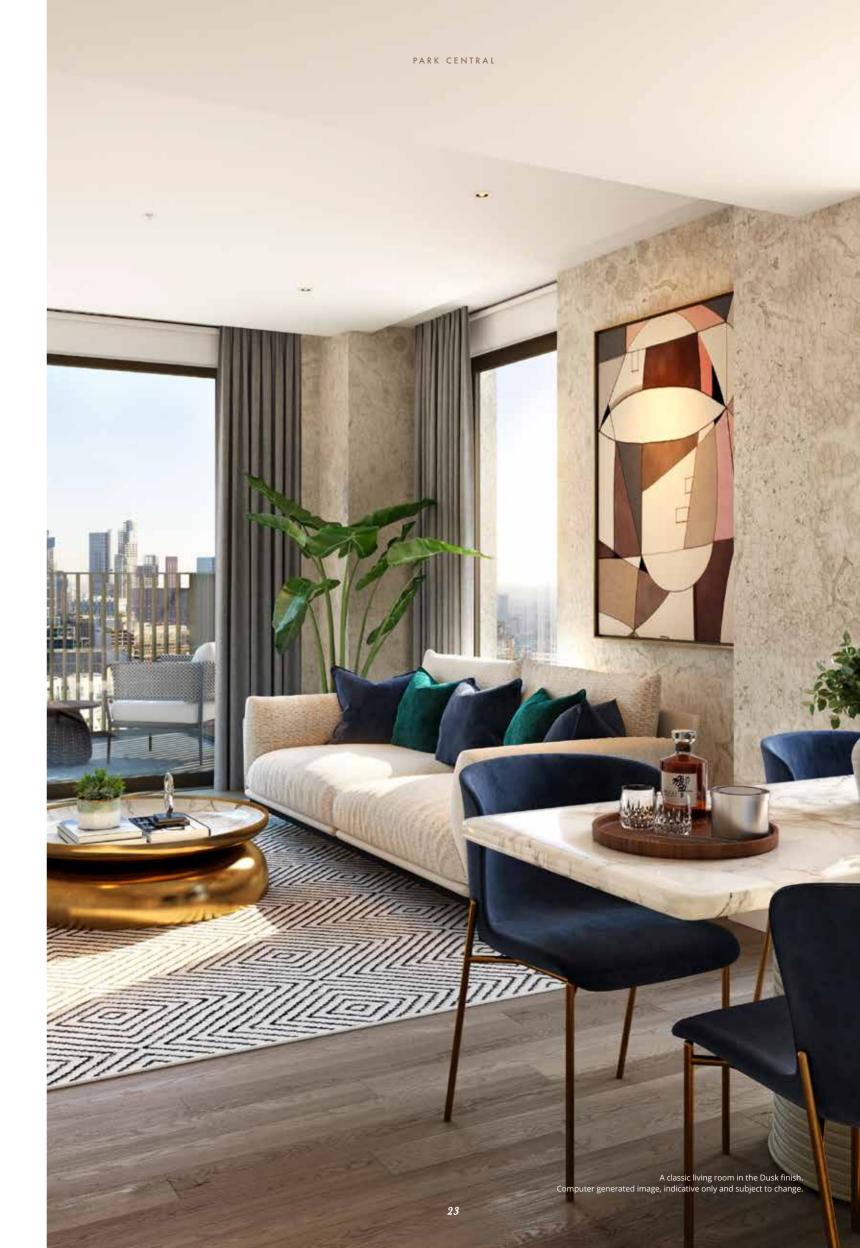
Views towards Battersea Park

Views may vary between floors, please ask Sales Consultant for further information.

Total Internal Area	97.0 sq m	1,045 sq ft
Kitchen / Dining	3.52m x 6.19m	11' 6" x 20' 4"
Living Room	4.02m x 4.99m	13' 2" x 16' 4"
Bedroom 1	3.94m x 4.35m	12' 11" x 14' 3"
Dressing Area	1.65m x 1.85m	5' 5" x 6' 1"
Bedroom 2	3.98m x 3.92m	13' 1" x 12' 11"
Balcony	3.61m x 1.65m	11' 10" x 5' 5"
Winter Garden	3.55m x 1.60m	11' 8" x 5' 3"

KEY	
Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	<b>∢</b> ►

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### CLASSIC APARTMENT FINISHES

Award-winning interior design team, Muza Lab, have created two distinctive palettes for the classic apartments which are inspired by the different hues cast over London by the changing time of day.

#### DAWN



24



"The finishes are influenced by the area's industrial details but inspired by the seasons and nature's cycles."

Muza Lab

#### DUSK





#### CLASSIC APARTMENT SPECIFICATION

#### Kitchen

- Contemporary fitted kitchen with feature cupboard
- Composite stone worktops
- Full height composite stone or ceramic tile feature splashback
- Integrated Siemens appliances including single oven and separate microwave, induction hob, dishwasher and fridge/freezer
- Concealed extractor
- Washer/dryer in separate utility cupboard
- Undercounter beverage cooler where applicable
- Undermounted stainless steel sink with contemporary tap
- Under wall cabinet lighting

#### Bathroom and en-suite

- Contemporary white sanitaryware
- Composite stone worktops
- Undermounted white ceramic basin with contemporary tap
- Wall mounted dual flush WC
- Custom designed mirrored vanity unit with
- concealed shaver socket
- Cross-reeded glass shower screen
- Ceiling mounted showerhead and handheld shower with thermostatic controls
- Porcelain floor and feature wall tiling
- Two towel rails to heated wall

#### General

- Recessed full height fitted sheer roller blinds throughout

#### Wardrobe

- Fitted wardrobe to bedroom 1 with cross-reeded glass doors, automatic light, shelf, hanging rail and drawer pack

#### Wall and floor finishes

- Painted internal walls
- Engineered timber flooring to hallways, living and dining room. Colour subject to palette
- Carpet to bedrooms. Colour subject to palette

#### **Electrics and lighting**

- Bespoke finish to switches and sockets where applicable
- LED downlights throughout
- Dimmable lights to living room and bedroom 1
- Automatic lighting to utility and coat cupboards
- TV point to living room and all bedrooms
- Data points to living room and all bedrooms
- Provision for Sky Q to living room and all bedrooms
- Provision for high speed broadband
- Video door entry system
- Smoke and heat detectors and sprinkler system throughout

#### Electrics and lighting - continued

- USB socket to kitchen, living room and all bedrooms
- International satellite TV services (e.g. Arabsat and Hotbird) are available over the broadband network via connection of an IPTV set-top box (customers to provide own broadband and set-top box)

#### Ironmongery

- Designed feature handle to front door
- Multi-point locking system to front door
- Individual letterbox
- Contemporary finish to internal ironmongery

#### Heating and cooling

- Underfloor heating throughout
- Comfort cooling
- Touch screen controls in living area
- Mechanical ventilation system with heat recovery
- Electrically heated wall in bathrooms

#### Security

- 24-hour concierge
- Secure underground parking (available to purchase on a 'right to park' basis as unallocated terms, subject to certain criteria)
- Communal CCTV
- Entrance to buildings and car park via a fob

#### External areas

- Metal balustrade
- Balcony/winter garden decking

#### Communal areas

- Feature wall covering and tiling to main entrance lobbies
- Carpet to communal corridors

#### Sustainability

- Energy efficient lighting throughout
- Sustainably sourced timber
- Locally sourced materials where possible
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by an energy efficient central combined heat and power system
- Photovoltaic panels to roof tops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and windows



Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St William reserves the right to make these changes as required. Applicants are advised to contact St William to confirm details.

Moodboard montages are not an exact colour representation of the specification materials across the Upper Park Residences, Indicative only.

# PREMIUM APARTMENT

Floorplans

FLOORS: 22, 23, 25 & 26

APARTMENT NOS.

A - 0 0 - 0 1

uilding Floor Level Apartmen

Indicator shown for the following premium floorplans.



3 Bedroom Premium Apartment

**APARTMENTS**: A-23-44 & A-25-45

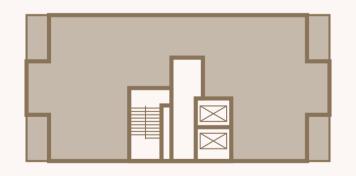
FLOORS: 23 & 25

TYPE:A3A

With a Balcony off Living / Dining area & Bedroom 1 and a Winter Garden off Kitchen and Bedrooms 2 & 3

Total Internal Area	193.6 sq m	2,085 sq ft
Living / Dining	7.50m x 8.04m	24' 7" x 26' 4"
Kitchen	3.83m x 4.81m	12' 7" x 15' 9"
Bedroom 1	3.38m x 3.78m	11' 1" x 12' 5"
Dressing Area	2.68m x 2.12m	8' 9" x 6' 11"
Bedroom 2	3.63m x 4.19m	11' 11" x 13' 9"
Dressing Area	1.21m x 3.00m	4' 0" x 9' 10"
Bedroom 3	3.57m x 4.20m	11' 9" x 13' 9"
Storage Cupboard (ST)	1.49m x 2.30m	4' 11" x 7' 7"
Laundry Room	1.30m x 2.30m	4' 3" x 7' 7"
Balcony 1	3.61m x 1.65m	11' 10" x 5' 5"
Balcony 2	3.61m x 1.65m	11' 10" x 5' 5"
Winter Garden 1	3.55m x 1.60m	11' 8" x 5' 3"
Winter Garden 2	3.55m x 1.60m	11' 8" x 5' 3"

#### LOCATOR



#### KEY

Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	<b>∢</b> ►

Door leading to Dining / Living Room is glazed.

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PARK CENTRAL





3 Bedroom Premium Apartment

APARTMENTS: A-22-43 & A-26-46

FLOORS: 22 & 26

TYPE:A3B

With a Balcony off Kitchen and Bedrooms 2 & 3 and a Winter Garden off Living / Dining area & Bedroom 1

Total Internal Area	193.6 sq m	2,085 sq ft
Living / Dining	7.50m x 8.04m	24' 7" x 26' 4"
Kitchen	3.83m x 4.81m	12' 7" x 15' 9"
Bedroom 1	3.38m x 3.78m	11' 1" x 12' 5"
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Storage Cupboard (ST)	1.49m x 2.30m	4' 11" x 7' 7"
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Winter Garden 1	3.55m x 1.60m	11' 8" x 5' 3"
Winter Garden 2	3.55m x 1.60m	11' 8" x 5' 3"

#### LOCATOR



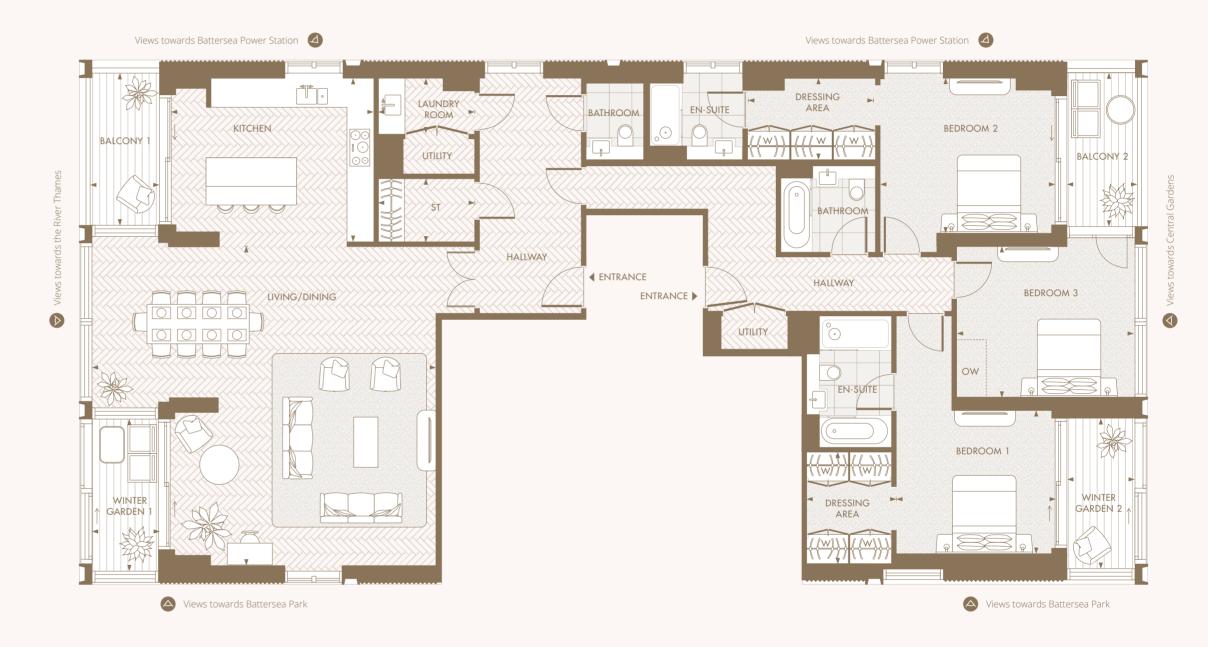
Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	<b>∢</b> ►

Door leading to Dining / Living Room is glazed.

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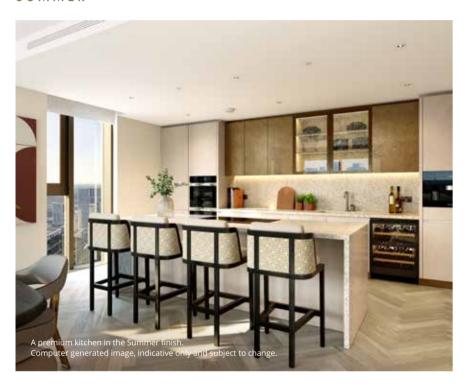


PARK CENTRAL PARK CENTRAL

### PREMIUM APARTMENT FINISHES

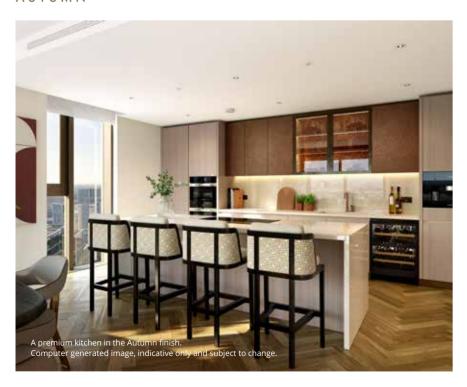
For premium apartment interiors, designers Muza Lab have created a series of special features. Inspired by the changing seasons, these options have been hand-picked for style and sustainability.

#### SUMMER





#### AUTUMN





"Parallels between the warmth of summer and the soothing chill of winter; the dark scheme of the space embraces the industrial past and highlights the engineered connotations with winter tones of grey."

Muza Lab

#### WINTER





"The winter months blend into the warmth of spring and blossoms into the summer as the lighter scheme of the space emphasises the subtle natural tones much like the inspired Battersea Park which surrounds and cascades in environmental harmony."

Muza Lab

#### PREMIUM APARTMENT SPECIFICATION

#### Kitchen

- Contemporary fitted kitchen with feature cupboard
- Composite/composite stone counter top and full height
- Integrated Miele appliances including combi oven with microwave, combi oven with steam, induction hob, coffee machine, dishwasher, fridge/freezer
- Concealed extractor in unit above cooker
- Undercounter beverage cooler
- Free-standing Miele washing machine and free-standing dryer in the utility room
- Undermounted stainless steel sink with contemporary tap
- Laundry room to have a sink where applicable
- Under wall cabinet lighting

#### Bathroom and en-suite

- Contemporary white sanitaryware
- Composite/composite stone worktop
- Undermounted white basin with contemporary taps
- Wall mounted dual flush WC
- Custom designed mirrored vanity unit with concealed shaver socket
- Cross-reeded glass shower screen
- Ceiling mounted showerhead and handheld shower with thermostatic controls
- Free-standing bath to en-suite where applicable
- Towel rail to heated wall
- Porcelain floor and wall tiling with marble tiled feature wall
- LED feature lighting

#### Living room

- Glazed door into living area

- Recessed full height fitted roller blinds throughout

Fitted wardrobe with cross-reeded glass door, automatic light, shelf, drawer set and hanging rail to bedroom 1 and bedroom 2

#### Wall and floor finishes

- Painted internal walls
- Herringbone engineered oak floor to hallways, living and dining room. Colour subject to palette
- Carpet to bedrooms. Colour subject to palette
- Increased ceiling height

#### **Electrics and lighting**

- Bespoke finish to switches and sockets where applicable
- LED downlights throughout, provision for feature lighting above dining area
- Dimmable lights to living room and bedroom 1
- Automatic lighting to utility and coat cupboards
- TV point to living room and all bedrooms

#### Electrics and lighting - continued

- Datapoints provided to living rooms and bedrooms
- Large format Smart TV and Sound Bar provided
- Provision for Sky Q to living room and all bedrooms
- Provision for high speed broadband
- Video door entry system
- Smoke and heat detectors and sprinkler system throughout
- USB socket to kitchen, living room and all bedrooms
- International satellite TV services (e.g. Arabsat and Hotbird) are available over the broadband network via connection of an IPTV set-top box (customers to provide own broadband and set-top box)

#### Ironmongery

- Designed feature handle to front door
- Multi-point locking system to front door
- Individual letterbox
- Contemporary finish to internal ironmongery

#### Heating and cooling

- Underfloor heating throughout
- Comfort cooling
- Touch screen controls in living space and bedroom 1
- Mechanical ventilation system with heat recovery

#### Security

- 24-hour concierge
- Secure underground parking (available to purchase on a 'right to park' basis as unallocated terms, subject to certain criteria)
- Communal CCTV
- Entrance to buildings and car park via a fob

## External areas

- Metal balustrade
- Balcony/winter garden decking

### Communal areas

- Feature wall covering and tiling to main entrance lobbies
- Carpet to communal corridors

#### Sustainability

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- Locally sourced materials where possible
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## **ENQUIRIES**

## **Q INVESTMENTS INTERNATIONAL LTD**

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