



CHELSEA F.C. KING'S ROAD

HYDE PARK

DUKE OF YORK SQUARE

SLOANE SQUARE

THE CITY

THE SHARD

BATTERSEA PARK

BATTERSEA POWER STATION

CHELSEA HARBOUR

IMPERIAL WHARF

CHELSEA HARBOUR PIER

ONE
KING'S
ROAD
PARK
LONDON
SW6

ONE
ROAD.

ONE
LEGACY.

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Computer generated image is indicative only.

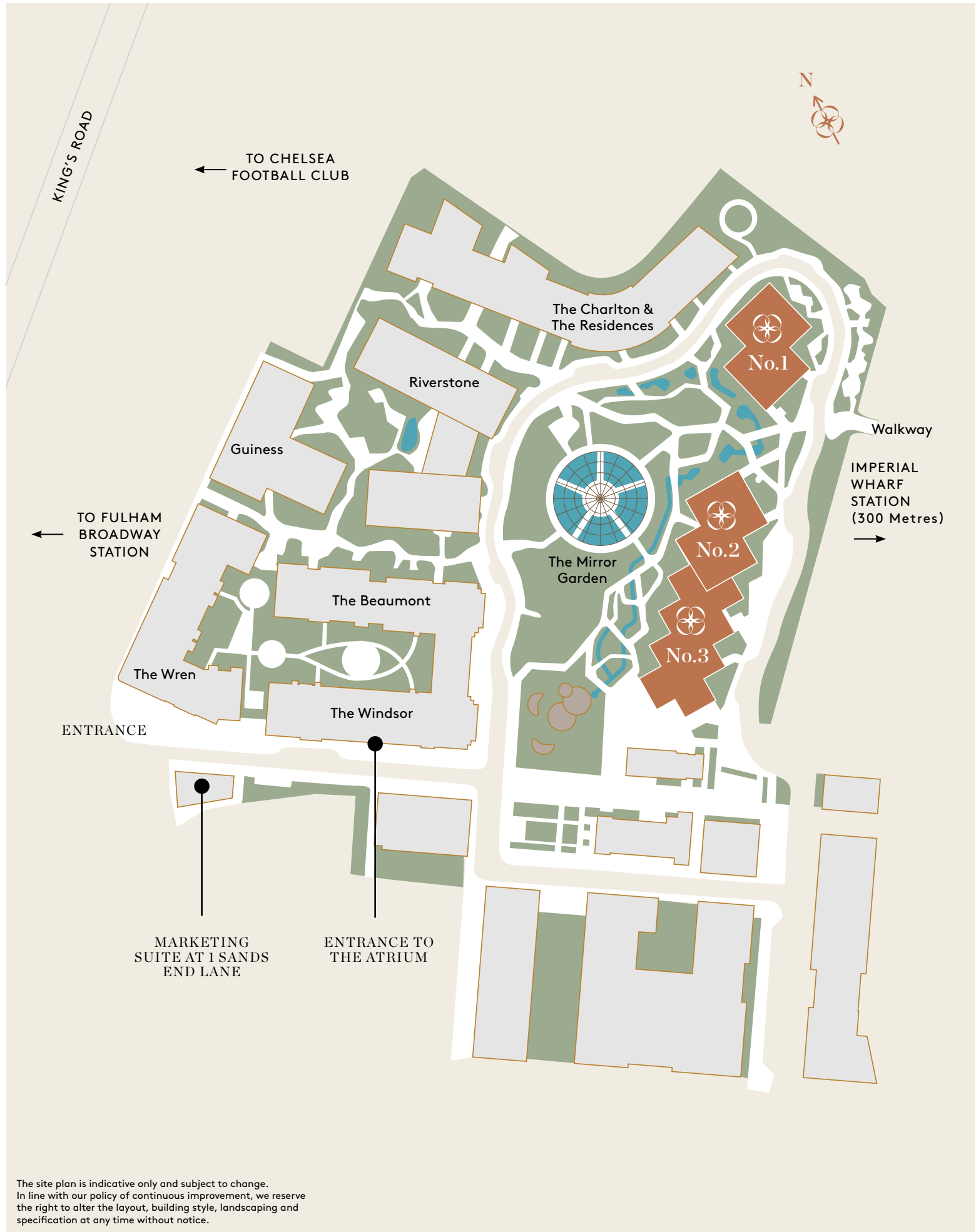
THIS IS LANDMARK LIVING

Set within a generous, lush landscape, moments from the iconic King’s Road, One King’s Road Park offers a rare sense of openness and calm at the heart of the city. A residents’ club rises above the skyline, complemented by welcoming arrival spaces, set within landscaped grounds. This is One King’s Road Park – a new chapter in a story shaped by royals, rebels and romance.

Foster + Partners

At One King’s Road Park, Foster + Partners brings its world-renowned approach to parkside living, shaping architecture that responds sensitively to its landscape and sits with quiet confidence within its setting. As a global studio for architecture, urbanism and design, the practice has established an international reputation through landmark projects, including The Gherkin in London and Apple Park in California, defined by clarity of form, innovation and enduring quality.



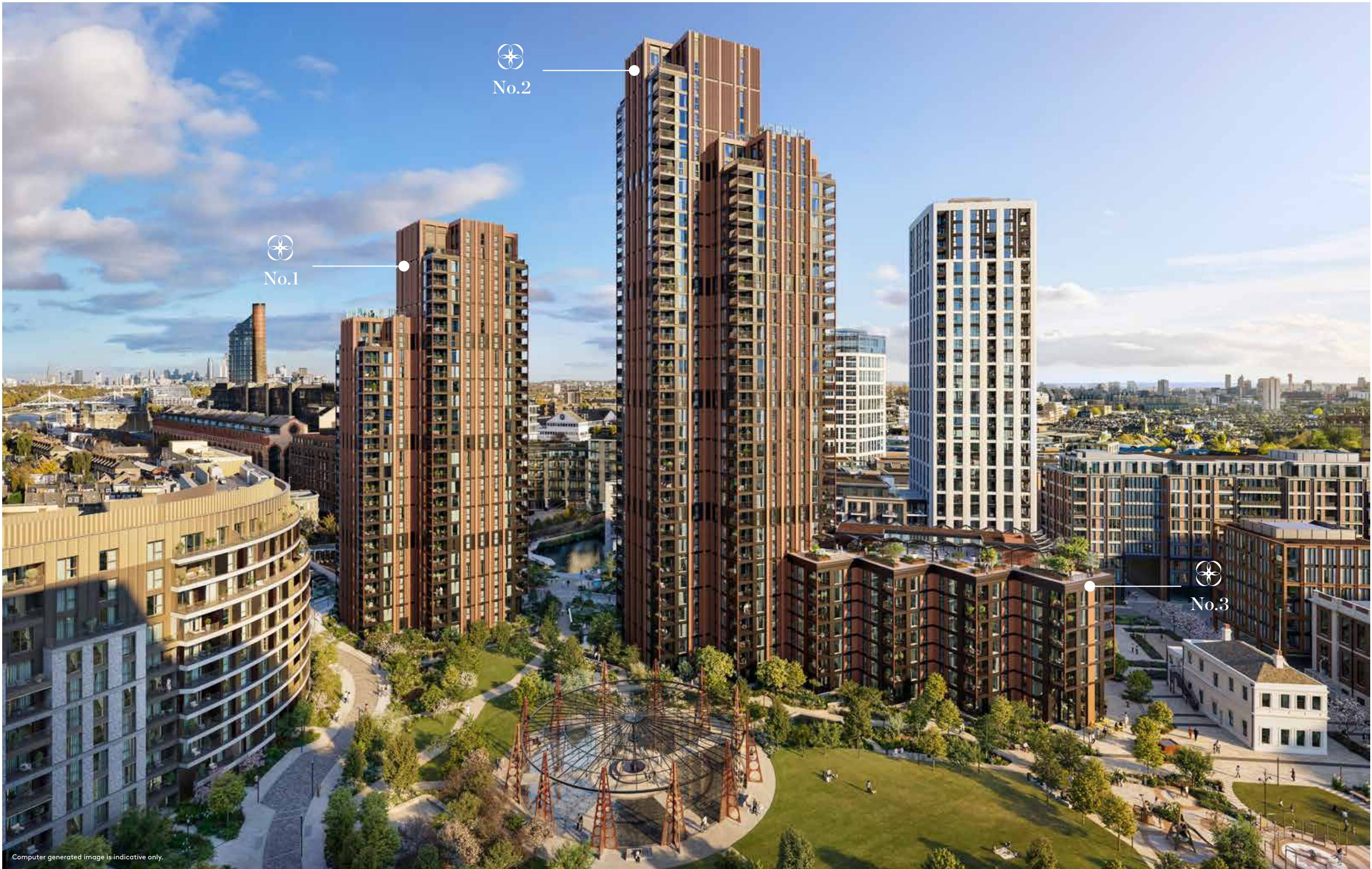


PINNACLE IN THE PARK

One King's Road Park occupies a prominent position within the central park. Flowing water moves through the gardens, introducing rhythm, reflection and a sense of ease. At its heart stands the Grade II* Listed gasholder, the world's oldest surviving example, originally built in 1829 and thoughtfully reimagined as a contemporary water feature and defining focal point.

Complimented by coffee shops, the park provides a setting to relax, pause and enjoy the gentle cadence of everyday life.





Computer generated image is indicative only.





Computer generated image is indicative only.

NATURE THOUGHTFULLY COMPOSED



At King's Road Park, the landscape is not an afterthought but the organising principle. A six-acre park unfolds across the development, shaped around the Grade II* Listed gasholder, now reimagined as a historic focal point. Lawns, water features, meandering paths and play spaces are carefully arranged to encourage movement, pause and enjoy everyday moments of connection with nature.

Gillespies

Designed by award-winning Gillespies, the landscape at King's Road Park brings clarity, calm and balance throughout the development. Water is thoughtfully woven through the gardens, guiding movement, softening spaces and creating moments of reflection at every turn. Layered planting, generous pathways and carefully framed views come together to form a setting that feels both timeless and restorative, a rare sense of nature woven seamlessly into city life.



Computer generated image is indicative only.



The Mirror Garden reveals the reimagined Grade II* listed gasholder, offering a setting to pause, reflect and savour everyday moments of connection with nature.





THE KING'S ROAD

STEP INTO A STORY OF HISTORY, CULTURE AND GLAMOUR

Once the preserve of royalty, the King's Road later became a place shaped by influential figures in music and fashion. Today, it is defined by a more measured sense of pleasure, a destination of style, character and confidence. Here lies the opportunity to become part of its continuing story.





KING'S ROAD

Lifestyle imagery is indicative only.





KING CHARLES II

THE STREET BORN FROM ROYALTY

The King's Road holds a singular place in London's cultural life. Once a private route reserved for King Charles II, it later became a public thoroughfare and, over time, a stage for ideas, movements and creative expression that travelled far beyond the capital.

By the early 20th century, innovation was already taking shape nearby. In 1913, Bamford & Martin Ltd was founded just off Fulham Road, producing its first Aston Martin two years later, an early signal of the area's enduring association with design, craft and ambition.

The decades that followed secured the King's Road's global reputation. From the 1960s onwards, it became an epicentre of modern fashion and music, where designers, artists and musicians gathered and ideas took form. Mary Quant transformed how women dressed, while The Beatles, The Rolling Stones, Jimi Hendrix and Led Zeppelin were familiar faces along this legendary road.

In the 1970s, Vivienne Westwood and Malcolm McLaren once again reshaped the cultural conversation, with punk fashion and music emerging here and resonating far beyond London.

Today, the King's Road continues to evolve without losing its edge. Its past remains visible in the architecture, institutions and stories embedded along its length, while its present is defined by thoughtful shopping, dining and culture.



Lifestyle imagery is indicative only.

WHATEVER YOUR HEART DESIRES

Along the King's Road, one of London's most enduring streets, everyday life unfolds through elegant storefronts that invite you to browse, linger and indulge. Nearby Sloane Street is home to some of the world's most established fashion houses, including Gucci, Dior and Chanel. A little further, the hallowed halls of Harrods and Harvey Nichols beckon, offering a considered mix of fashion, beauty and dining. From familiar pleasures to internationally recognised names, this is London shopping at its most exquisite.





Step out onto the iconic King's Road, where an eclectic mix of fashion, interiors and design awaits. Head to RIXO for vintage-inspired fashion with Little Lines cocktail bar in-store, timeless craftsmanship at Designers Guild and distinctive jewellery at Anoushka, all just moments from home. From independent boutiques to carefully curated luxury, this celebrated stretch of Chelsea places the very best of London style right on your doorstep.





HARRODS

Lifestyle Imagery is indicative only.





Lifestyle imagery is indicative only.

WINE DINE RECLINE

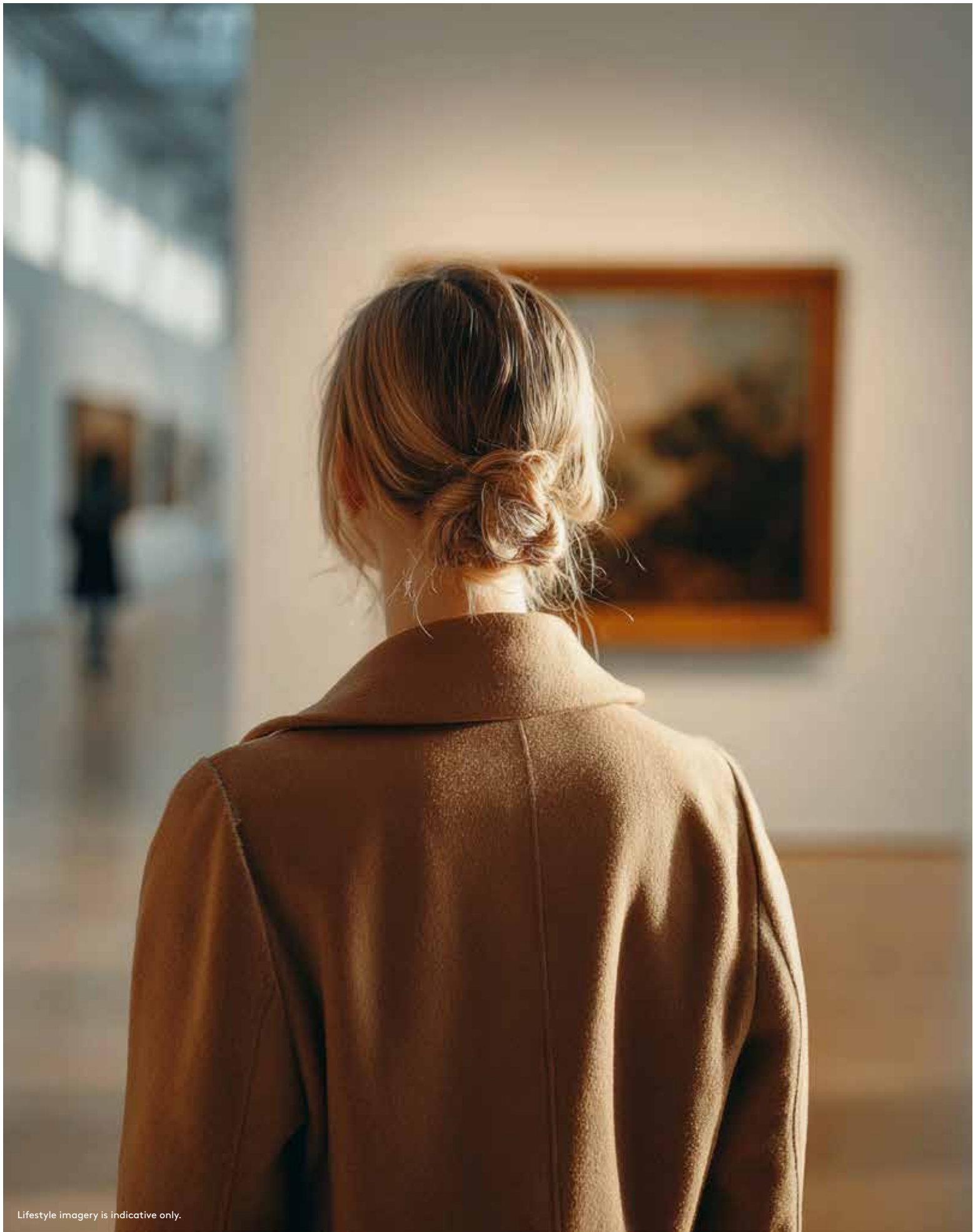
From the gentle refinement of Medlar to the Michelin-starred finesse of Elystan Street, the King's Road offers a dining scene rich in variety and character. Neighbourhood favourites sit alongside contemporary restaurants, relaxed cafés and intimate bars, creating a lively rhythm that carries easily from morning to night.

Start the day with coffee and pastries at Birley Bakery or Cafe Linea. Settle into long lunches at Josephine Bistro, Bottarga or the locally loved Bluebird Chelsea. At Albert's and Fantômas, you'll find good food, good company and unhurried nights. Dining out, as it should be.



For memorable dining moments close to home, the King's Road offers an irresistible mix of favourites. From Albert's to the Michelin starred Harwood Arms just moments away in Fulham Broadway, each restaurant invites you to linger, indulge and enjoy. And when the mood takes you further afield, Knightsbridge adds yet more culinary flair to explore.





Lifestyle imagery is indicative only.

THE STAGE IS SET

Here, culture is not an occasion, but a way of life. King's Road Park sits within effortless reach of London's most celebrated galleries, concert halls and performance spaces, setting the scene for a life enriched by the arts.



The Saatchi Gallery, Victoria and Albert Museum, Royal Albert Hall and Tate Britain are all within easy reach. Just a short stroll along the King's Road, Cadogan Hall presents a celebrated programme of classical concerts and performances, while the Rex Rooms serve up surrealist nocturnal diversions of the highest order. Nearby, the Royal Court Theatre continues its long-standing tradition of championing new writing and contemporary performance.





Lifestyle imagery is indicative only.

FIND YOURSELF OUTSIDE

Your local English village green is just a short wander away. Once the country retreat of wealthy Londoners seeking respite from the busy city, Parsons Green is now a sophisticated, affluent community with a distinctly laid-back atmosphere.





BATTERSEA PARK



Residents enjoy privileged proximity to some of the city's most beautiful green spaces, many within easy walking distance. The Hurlingham Club lends a note of riverside elegance, while Hyde Park, Kensington Gardens and Battersea Park invite long walks and unhurried afternoons outdoors. Closer to home, Eel Brook Common and Parsons Green offer relaxed settings for picnics, dog walks and tennis.





CHELSEA FOOTBALL CLUB



DUKE OF YORK SQUARE

Close by, Chelsea Football Club adds another dimension to the area’s identity. One of the Premier League’s most established teams, it is recognised worldwide for its international outlook and distinctive style of play. Match days at Stamford Bridge bring a sense of occasion to the neighbourhood, while beyond the fixtures, the club remains a defining part of local life and heritage.

Just off the King’s Road, Duke of York Square can be found. Once a historic military site, it is now a well-established destination for boutique shopping, cafés and restaurants, centred around an open public square. At weekends, a popular artisan market brings together local producers, fresh food and flowers, creating a place that feels lively yet familiar.



SHOP, DINE & DISCOVER

Since the 1960s, the King’s Road has defined cutting-edge London living – where fashion, flavour, and flair meet in effortless style. Today, you’ll find everything your heart could desire, from world-class fashion and dining, to picture-perfect parks and active outdoors, all on your doorstep.

SHOPPING

	KM
508 GALLERY	0.7
DESIGNERS GUILD	1.7
ANTHROPOLOGIE	2.2
COLE & SON	2.3
RIXO	2.6
BIMBA Y LOLA	2.6
ALO	2.9
ANOUSHKA	2.9
AESOP	2.9
ALICE + OLIVIA	2.9
PETER JONES & PARTNERS	2.9
ANINE BING	3.0
HARRODS	3.6
CHANEL	3.7
GUCCI	3.8
HARVEY NICHOLS	3.8
DIOR	3.9

BARS & RESTAURANTS

	KM
THE HARWOOD ARMS	1.2
MEDLAR	1.2
THE REX ROOMS	1.2
ALBERT’S	1.4
BLUEBIRD CHELSEA	1.5
BOTTARGA	1.6
JOSEPHINE BISTRO	1.6
FANTÔMAS	1.7
BIRLEY BAKERY	2.5
LITTLE LINES	2.6
ELYSTAN STREET	2.7
CAFE LINEA	2.9
11 CADOGAN GARDENS	3.1

ART & CULTURE

	KM
GLEBE PLACE ARTIST’S STUDIOS	1.9
MARY QUANT’S BAZAAR	2.4
THE SAATCHI GALLERY	2.8
JOHN SANDOE BOOKS	2.8
ROYAL COURT THEATRE (SLOANE SQUARE)	3.1
CADOGAN HALL	3.1
VICTORIA & ALBERT MUSEUM (V&A)	3.1
ROYAL ALBERT HALL	3.5
TATE BRITAIN	5.1

PARKS & OUTDOOR

	KM
EEL BROOK COMMON	0.35
CHELSEA FOOTBALL CLUB – STAMFORD BRIDGE	0.85
PARSONS GREEN	1.0
THE HURLINGHAM CLUB	2.0
BATTERSEA PARK	2.3
CHELSEA PHYSIC GARDEN	2.4
DUKE OF YORK SQUARE	2.9
FULHAM FOOTBALL CLUB – CRAVEN COTTAGE	2.9
SLOANE SQUARE	3.1
KENSINGTON GARDENS	3.5
HYDE PARK	3.9

Journey distances taken from Google maps.



EMBRACE THE LONDON LIFESTYLE

London stands at the centre of the world. A global financial and business capital, it is also a cultural powerhouse, celebrated for its museums, theatres, music and art. More than 300 languages shape one of the world's most diverse cities, while institutions such as Imperial College London and UCL drive innovation alongside a thriving tech scene. From Tower Bridge to Buckingham Palace, historic landmarks sit seamlessly beside bold contemporary architecture.

Lifestyle imagery is indicative only.





0.65_{km}

FULHAM BROADWAY
DISTRICT LINE



0.3_{km}

IMPERIAL WHARF
OVERGROUND



0.8_{km}

CHELSEA HARBOUR PIER
THAMES CLIPPER BOAT



ONE
KING'S
ROAD
PARK
LONDON
SW6

Map is not to scale and shows approximate locations only.
Distances taken from Google Maps.




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Computer generated image is indicative only.


GOING PLACES


Whether traversing the city for business or leisure, you’re well connected by anyone’s measure. Set within Zone 2, and ideally positioned for onward rail travel throughout the UK or flights overseas, connectivity here is effortless.

RAIL LINKS FROM IMPERIAL WHARF		0.8km	
CLAPHAM JUNCTION	1 STOP		
GATWICK AIRPORT (VIA CLAPHAM JUNCTION)	2 STOPS		
SHEPHERD’S BUSH (WESTFIELD SHOPPING CENTRE)	3 STOPS		
WILLESDEN JUNCTION	4 STOPS		
EUSTON	9 STOPS		

UNDERGROUND FROM FULHAM BROADWAY		0.65km	
EARL’S COURT	2 STOPS		
KENSINGTON	2 STOPS		
SLOANE SQUARE	4 STOPS		
VICTORIA	6 STOPS		
PADDINGTON	6 STOPS		
WATERLOO	9 STOPS		
KING’S CROSS	12 STOPS		

WALKING FROM KING’S ROAD PARK		
KING’S ROAD	2 MINS	
IMPERIAL WHARF STATION	3 MINS	
FULHAM BROADWAY	7 MINS	
CHELSEA HARBOUR PIER	8 MINS	
PARSONS GREEN	12 MINS	

DRIVING FROM KING’S ROAD PARK		
VICTORIA	4.0KM	
PADDINGTON	5.3KM	
WATERLOO	6.8KM	
CANARY WHARF	14.0KM	
HEATHROW AIRPORT	20.2KM	

RIVER BUS FROM CHELSEA HARBOUR		1.1km	
BATTERSEA	2 STOPS		
EMBANKMENT	4 STOPS		
BLACKFRIARS	5 STOPS		
LONDON BRIDGE	6 STOPS		
CANARY WHARF	7 STOPS		

Journey distances taken from Google maps.





LEARNING FOR THE DISCERNING

AN EDUCATION IN EXCELLENCE

King's Road Park is surrounded by world-class schools and universities, offering the very best teaching, facilities, and connections for London's most gifted and ambitious.



Lifestyle imagery is indicative only.





A DEGREE BEYOND

London is home to some of the most prestigious universities on the planet. Across science, tech, art, the humanities, law, business and beyond, London’s elite-level academic offering is one of the city’s most enduring draws.

PRIMARY SCHOOLS

	KM
KENSINGTON PREP SCHOOL	1.2
THOMAS’S FULHAM	1.4
FULHAM PRE-PREP SCHOOL	1.9
FULHAM PREP SCHOOL	1.9
THE LONDON ORATORY SCHOOL	2.1
THOMAS’S BATTERSEA	2.9
L’ECOLE DE BATTERSEA	3.1
NEWTON PREP SCHOOL	4.3
WESTMINSTER CATHEDRAL CHOIR SCHOOL	5.0
EATON SQUARE SCHOOL	5.6
ST PAUL’S JUNIORS	6.8

SECONDARY SCHOOLS

	KM
CHELSEA ACADEMY	0.95
LADY MARGARET SCHOOL	1.0
FULHAM PRE-PREP SCHOOL	1.9
THE LONDON ORATORY SCHOOL	2.1
EMANUEL SCHOOL	3.5
ST PAUL’S GIRLS’ SCHOOL	3.5
HARRIS ACADEMY BATTERSEA	4.4
THE GODOLPHIN & LATYMER SCHOOL	4.5
ST PAUL’S SCHOOL	6.8

UNIVERSITIES

	KM
IMPERIAL COLLEGE LONDON	3.0
KING’S COLLEGE LONDON	7.9
LONDON SCHOOL OF ECONOMICS	8.5
UNIVERSITY OF THE ARTS	8.9
UNIVERSITY COLLEGE LONDON	9.7
UNIVERSITY OF WEST LONDON	11.2
QUEEN MARY’S	12.4

Journey distances taken from Google maps.



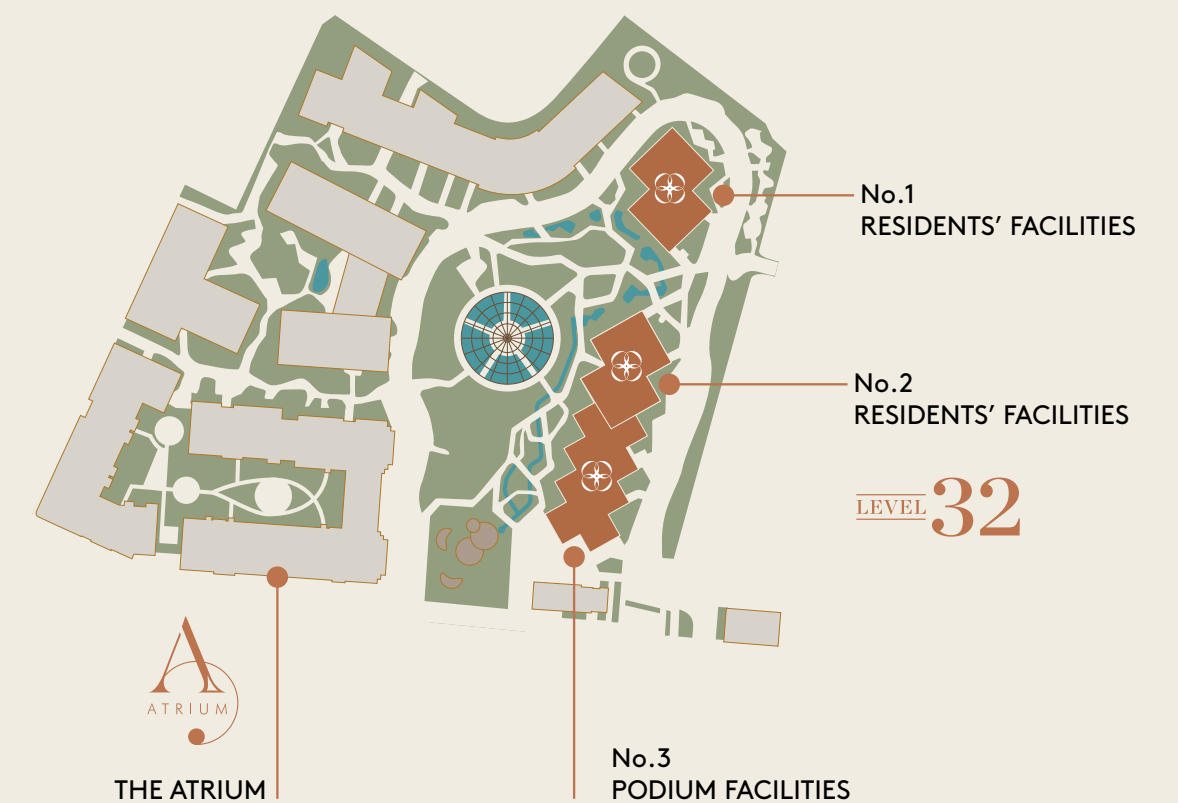


LIFE, CONSIDERED

THOUGHTFULLY PLACED SPACES FOR LIVING WELL

Across King's Road Park, a carefully planned collection of residents' facilities supports life at every pace. From spaces dedicated to wellbeing to places designed for gathering and relaxation, each setting is thoughtfully located across the development.

The Atrium brings together leisure and wellness within a light-filled, central environment. Within No.1, shared spaces are arranged around a mezzanine level, creating a natural hub for everyday use. No.2 is complemented by an elevated residents' club at Level 32, where social spaces sit high above the city. Elsewhere, at No.3, the landscaped podium roof terrace offers generous outdoor space set above the park.



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RESIDENTS' LOUNGE, THE ATRIUM, THE WINDSOR

Lifestyle imagery is indicative only.





NO LUXURIES OVERLOOKED

THE ATRIUM AWAITS

The residents-only Atrium Club is complete with pool, fitness studio, and spa. You'll also have exclusive access to two private cinemas, games rooms, and inspiring spaces for work and study.



THE SWIMMING POOL, THE ATRIUM, THE WINDSOR

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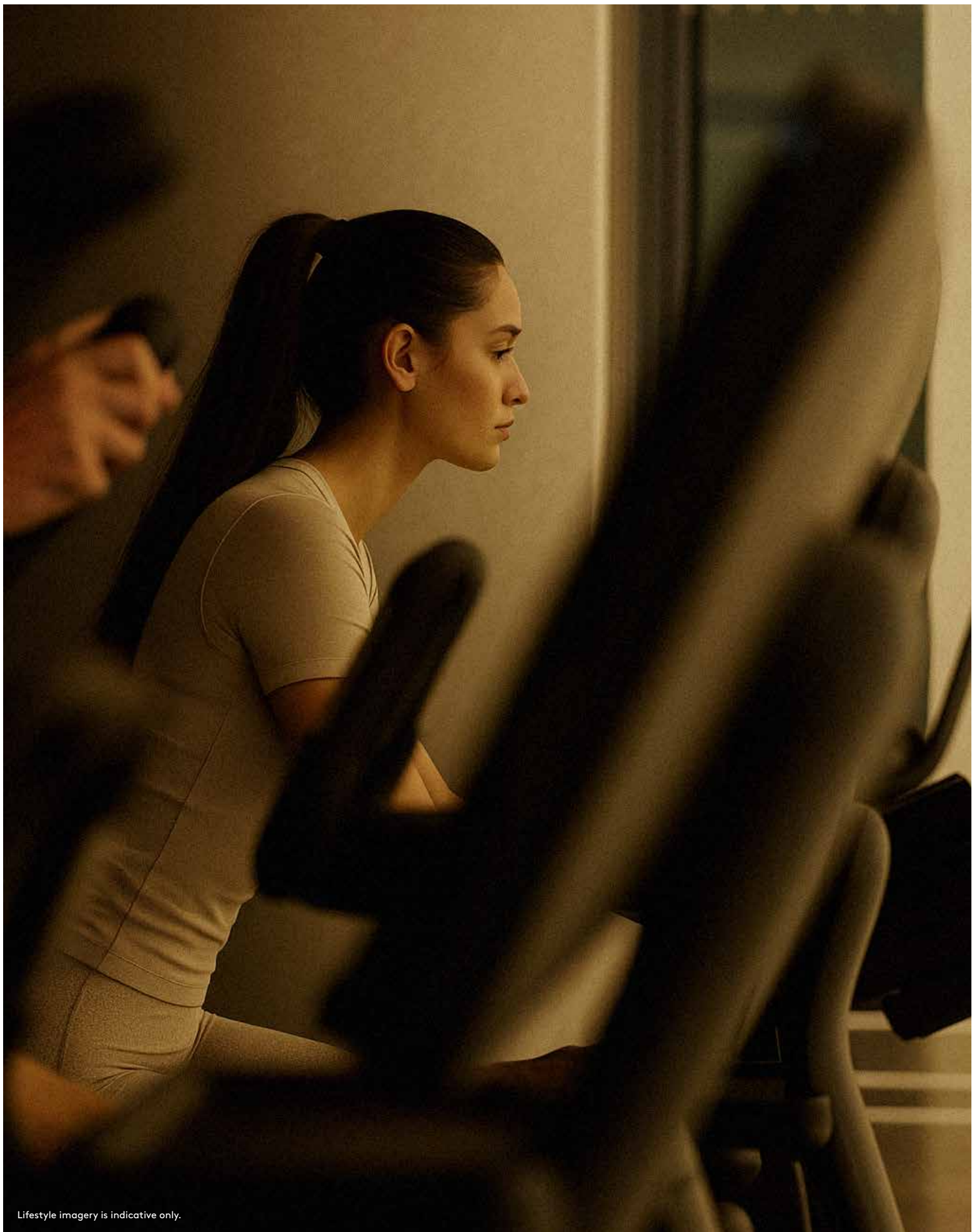


THE ATRIUM

- | | | |
|----------------------|--------------------------|--------------------------|
| 1 STEAM ROOM & SAUNA | 7 GYM | 13 VIRTUAL GOLF |
| 2 25M SWIMMING POOL | 8 SPA RECEPTION | 14 TWO CINEMAS |
| 3 VITALITY POOL | 9 CLOAKROOMS | 15 BAR |
| 4 CHANGING ROOMS | 10 GAMES ROOM | 16 ATRIUM |
| 5 FITNESS STUDIOS | 11 INFORMAL MEETING ROOM | 17 RESIDENTS' LOUNGE |
| 6 TREATMENT ROOMS | 12 DINING ROOM | 18 24-HOUR CONCIERGE |
| | | 19 PRIVATE MEETING ROOMS |

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A SPACE TO WITHDRAW

At the heart of the development sits the Atrium, a luxury spa and leisure space designed by EPR Architects. Conceived to recall the atmosphere of a refined private members' retreat, the interiors draw on botanical references and subtle Neo-Victorian detailing, creating a setting that feels both intimate and expansive.

Bathed in natural light, the Atrium forms a central destination for wellbeing and social life. A swimming pool, gym, cinemas, lounge and flexible spaces are brought together within a single, carefully composed environment, offering residents a place to restore, gather or simply spend time away from the city.

EPR ARCHITECTS

EPR Architects are internationally recognised for creating richly layered interiors and characterful public spaces, including The Ned in the City of London. At King's Road Park, their approach brings depth, warmth and a sense of occasion to a space designed for daily use.



THE SWIMMING POOL, THE ATRIUM, THE WINDSOR

Lifestyle imagery is indicative only.





THE GYM, THE ATRIUM, THE WINDSOR
Lifestyle imagery is indicative only.

WORKOUT WITHOUT STEPPING OUT

Immerse yourself in experiences that restore both body and mind. Find your flow in our fitness studios, feel your tension fade away on the massage table, or unwind in our serene relaxation lounges. Here, wellness is a way of life—we've curated every detail to help you feel your very best, so you can seize the moments that matter.





Step inside a realm shaped for restoration and renewal. From the calming hush of the treatment rooms to the gentle rhythm of the pool, each space invites you to slow down, breathe deeply, and reconnect with yourself. This is wellbeing, elevated – crafted with care, designed with intent, and ready to become part of your everyday ritual.





No.1 RESIDENTS' FACILITIES

SUBLIME BY DESIGN

Within No.1, a carefully articulated entrance lobby sets the tone on arrival, leading through to a collection of shared spaces designed for both work and relaxation. Co-working areas, a meeting room and a residents' lounge provide flexibility throughout the day, while a dedicated music room offers a more private retreat. Above, a landscaped terrace extends these spaces outdoors, creating a place to pause, meet or spend time away from the city.



LOBBY AND MEZZANINE, GROUND & FIRST FLOOR, No.1

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FIRST FLOOR

- 1 MEETING ROOM
- 2 CO-WORKING LOUNGE
- 3 MUSIC ROOM



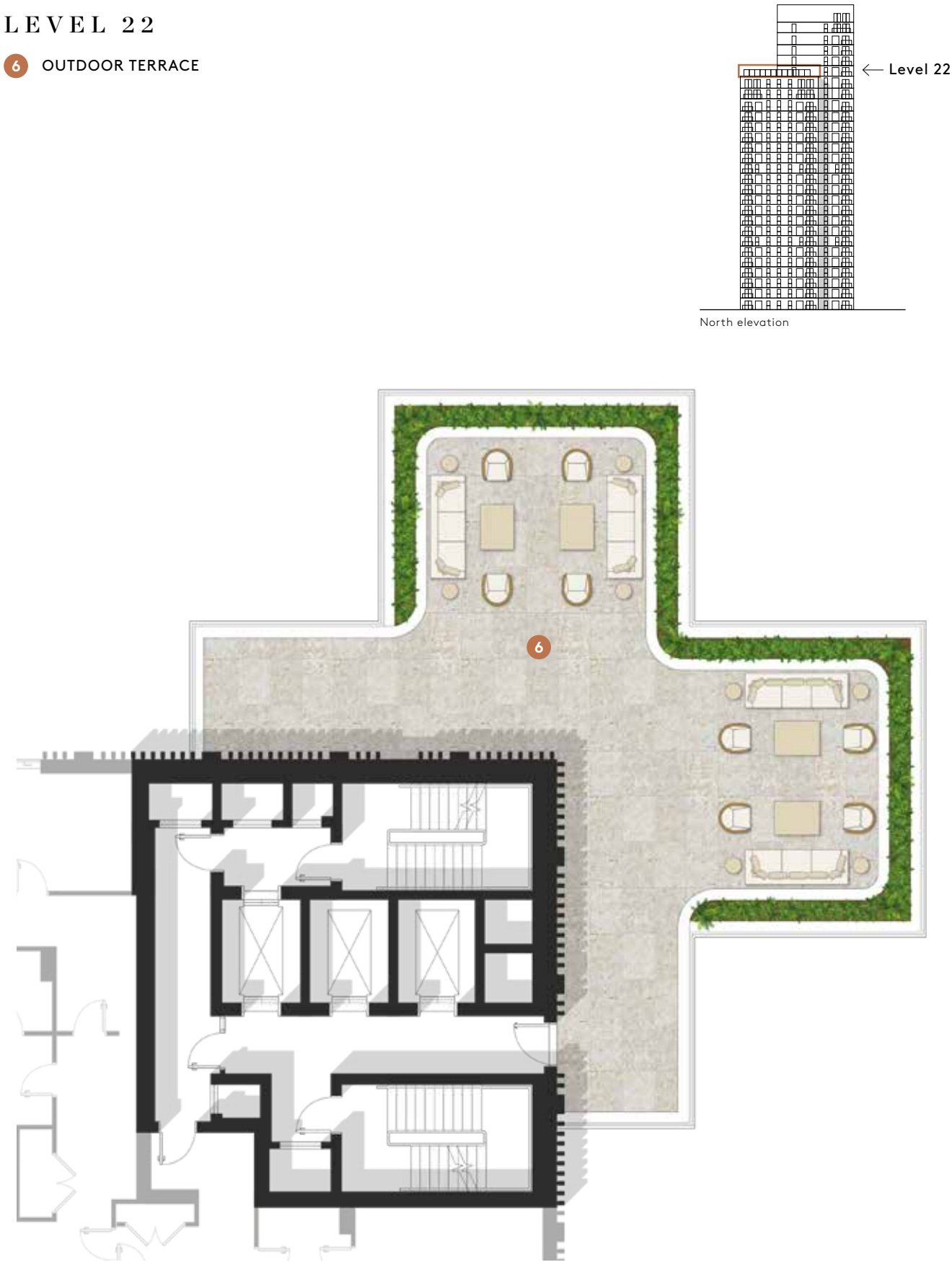
GROUND FLOOR

- 4 MEETING ROOM
- 5 LOBBY



LEVEL 22

- 6 OUTDOOR TERRACE



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RESIDENTS' TERRACE, LEVEL 22, No.1

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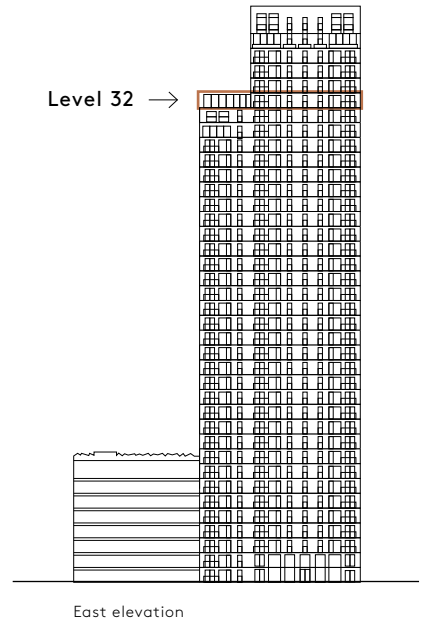


LEVEL 32

NO.2 RESIDENTS' FACILITIES AN ELEVATED ADDRESS

Distinct from No.1, No.2 is defined by its elevated residents' club at Level 32, set high above the skyline. This private destination brings together a bar, lounge and terrace, creating a place for evenings spent entertaining or unwinding with expansive city views. Alongside this, a party room and a flexible multipurpose space introduce a more playful and social dimension, designed for gatherings that extend late into the night. Whether hosting friends or enjoying quieter moments above the city, Level 32 offers a setting reserved for all residents.





LEVEL 32

- 1 TERRACE
- 2 LOUNGE 1
- 3 MULTIPURPOSE ROOM
- 4 PARTY ROOM
- 5 BAR
- 6 LOUNGE 2

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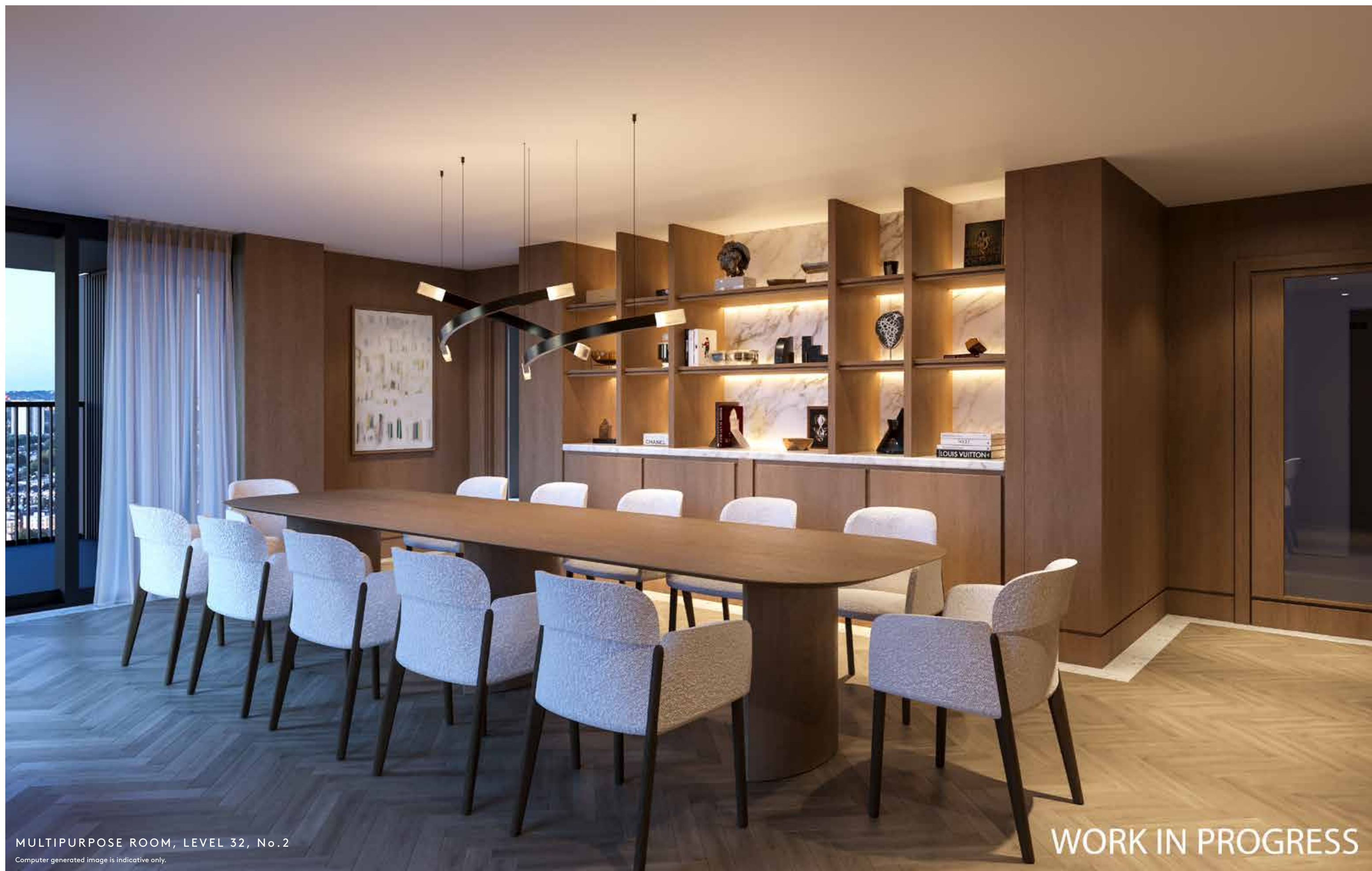




BAR, LEVEL 32, No.2

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MULTIPURPOSE ROOM, LEVEL 32, No.2

Computer generated image is indicative only.

WORK IN PROGRESS





Lifestyle imagery is indicative only.

TAKING THE HIGH GROUND

Set above the landscape below, the Podium Roof Garden at One King's Road Park extends the experience of the park into an elevated setting. Designed as a continuation of the ground-level gardens, it offers a quieter outlook with open sky and natural light throughout the day.

A glazed, sculptural canopy allows for outdoor dining in every season, while areas for light exercise make it easy to embrace the open air. Intimate garden spaces provide room to pause, read or simply enjoy the breeze.

Spanning over 9,000 sq ft, the podium garden offers views across The Mirror Garden, the park to the west and Chelsea Creek to the east, creating a rooftop retreat that feels both connected and gently removed from the city below.



LOBBY, GROUND FLOOR, No.1

Computer generated image is indicative only.



CONTEMPORARY INTERIORS

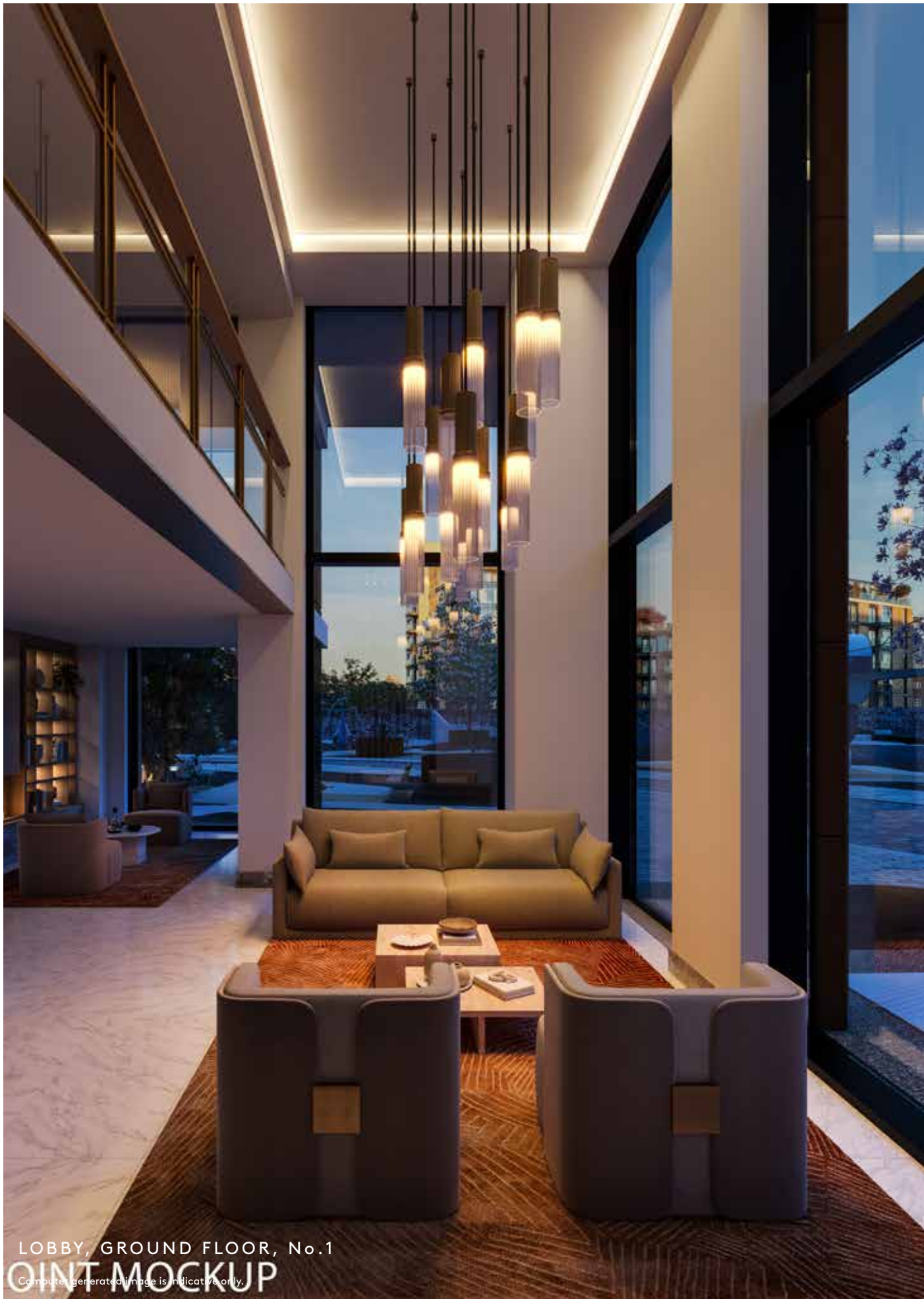
INTERIORS, DEFINED

The interiors at King's Road Park are guided by a shared approach to quality, proportion and materiality. Both the Classic and Premium specifications are rooted in the same design principles, offering a calm, balanced backdrop for everyday living, with kitchens and bathrooms available in a choice of light or dark palettes, allowing each home to reflect a personal sense of style.

Natural materials, refined finishes and integrated appliances are selected for their longevity as much as their appearance. Spaces are designed to feel comfortable and intuitive, with layouts that support modern living and interiors that feel considered, balanced and enduring rather than overtly styled.

Each home reflects a consistent standard of craftsmanship, allowing residents to choose the expression that best suits their way of living.





LOBBY, GROUND FLOOR, No.1

Computer-generated image is indicative only.
QINT MOCKUP

A STUDIO WITH REACH

M | A | W | D

Founded in 2010 by Elliot March and James White, MAWD | March and White Design is an award-winning interior design studio with offices in London, New York, Los Angeles and Dubai. The practice is recognised for interiors that combine global insight with architectural clarity, shaped by close attention to materials, proportion and spatial quality.

MAWD's portfolio spans luxury residential and hospitality projects in major global cities, including The Set in New York and The Devonshire Club in London. Across all projects, the studio brings a global perspective while responding carefully to context, creating interiors that balance atmosphere, utility and longevity. This breadth of experience informs the Classic and Premium interiors at King's Road Park, grounding them in both place and enduring design principles.

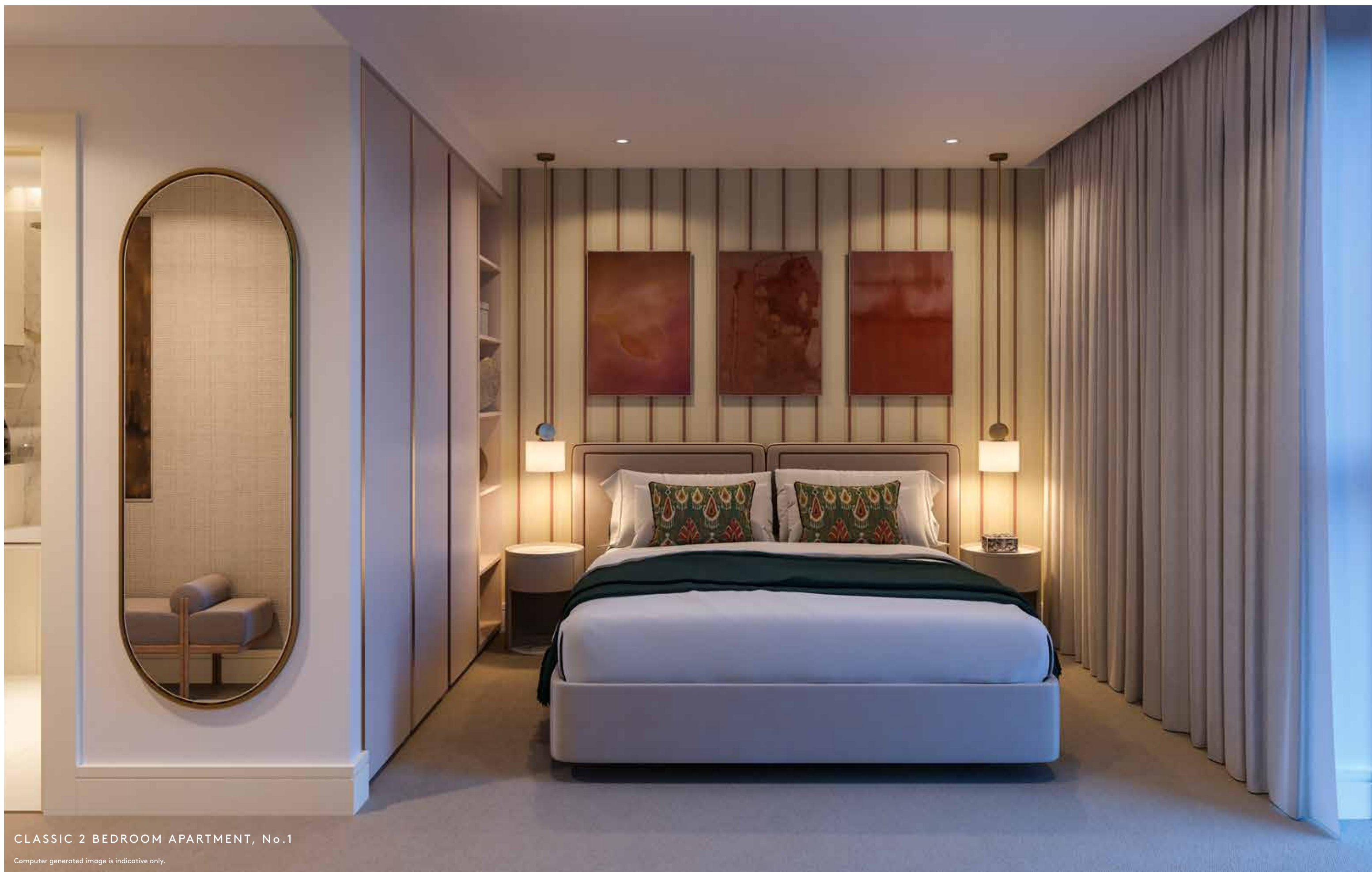


CLASSIC COLLECTION

EFFORTLESSLY REFINED

A considered specification defined by quality finishes, integrated appliances and carefully chosen materials, with a choice of light or dark palettes creating calm, well balanced interiors designed for everyday living.





CLASSIC 2 BEDROOM APARTMENT, No.1

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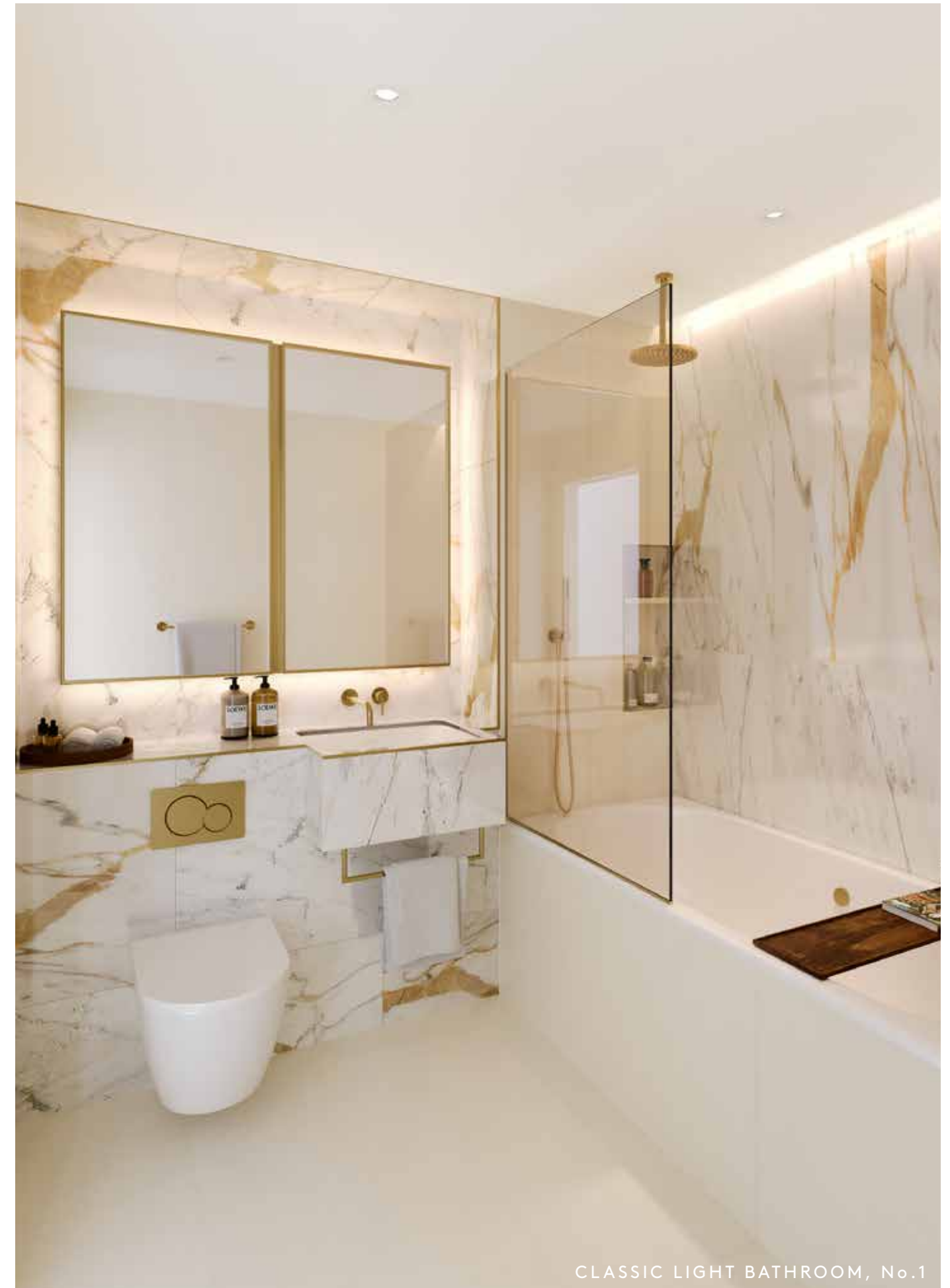


A MOMENT OF CALM, PERFECTED



Marble-effect surfaces, sleek brassware, and integrated lighting deliver a spa-like experience designed to soothe the senses.

Computer generated images are indicative only.





CLASSIC 2 BEDROOM APARTMENT LIVING SPACE, No.1

Computer generated image is indicative only.





SPACE FOR TASTE AND TEXTURE

Premium appliances, stone worktops, and meticulously crafted cabinetry create a kitchen where form and function work in perfect harmony.

CLASSIC LIGHT KITCHEN, No.1

Computer generated image is indicative only.



DARK KITCHEN TO FOLLOW



CLASSIC DARK KITCHEN, No.1

Computer generated image is indicative only.

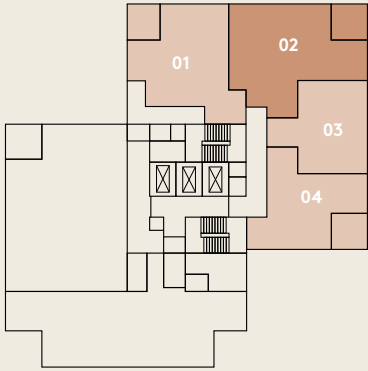


APARTMENT LOCATOR

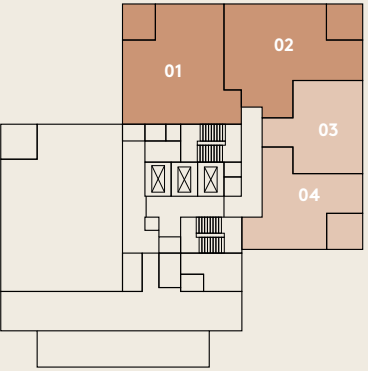
No.1 CLASSIC



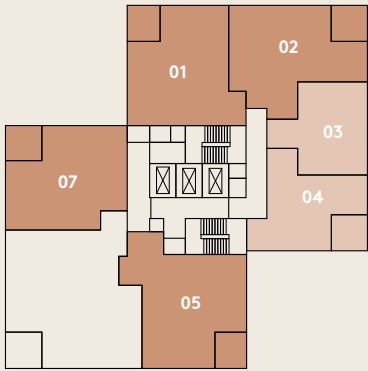
FLOOR 00



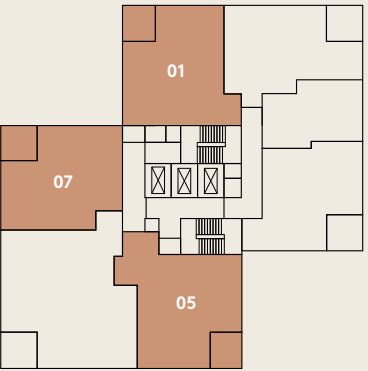
FLOOR 01



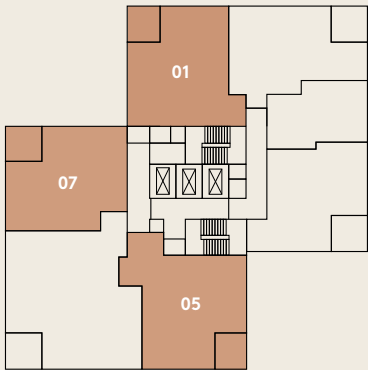
FLOORS 02 - 05



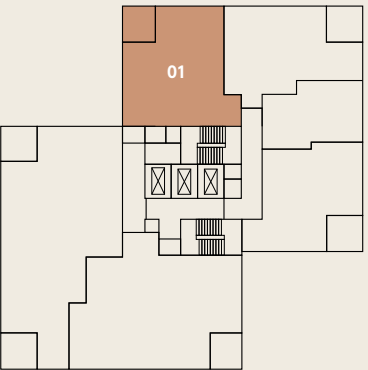
FLOORS 06 - 08



FLOORS 09 - 15



FLOORS 16 - 19



1-BEDROOM

2-BEDROOM

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1 BEDROOM APARTMENT

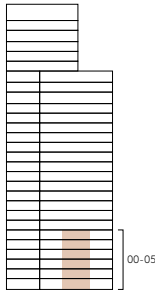
No.1 APARTMENTS: 00-03, 01-03, 02-03, 03-03, 04-03 & 05-03



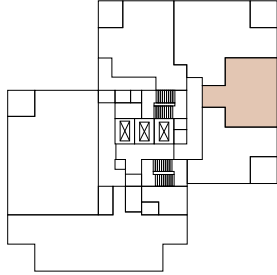
DIMENSIONS

Total Area	53.8 sq m	579.0 sq ft
Living/Dining	4.54m x 3.92m	14' 11" x 12' 11"
Kitchen	3.54m x 2.06m	11' 7" x 6' 9"
Principal Bedroom	3.35m x 3.82m	11' 0" x 12' 7"

ELEVATION
East



PLOT LOCATION
Floor 00 shown below



KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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1 BEDROOM APARTMENT

No.1 APARTMENTS: 00-04 , 01-04, 02-04, 03-04, 04-04 & 05-04

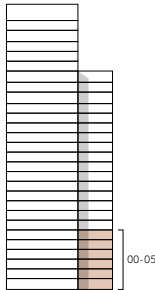


Balcony is replaced with a terrace on the ground floor

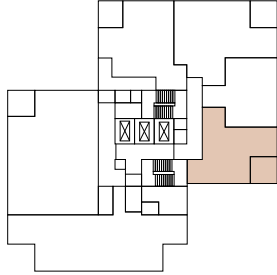
DIMENSIONS

Total Area	54.1 sq m	582.6 sq ft
Living	4.49m x 2.70m	14' 9" x 8' 10"
Kitchen/Dining	4.49m x 4.53m	14' 9" x 14' 10"
Principal Bedroom	3.29m x 5.20m	10' 10" x 17' 1"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

ELEVATION
South



PLOT LOCATION
Floor 00 shown below



KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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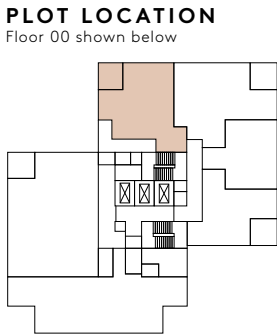
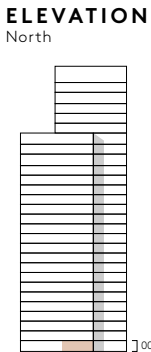


1 BEDROOM APARTMENT

No.1 APARTMENT: 00-01



DIMENSIONS		
Total Area	71.6 sq m	770.8 sq ft
Living	3.01m x 3.15m	9' 11" x 10' 4"
Kitchen/Dining	4.82m x 4.15m	15' 10" x 13' 7"
Principal Bedroom	5.55m x 4.94m	18' 3" x 16' 3"
Terrace	3.00m x 3.00m	9' 10" x 9' 10"



KEY
◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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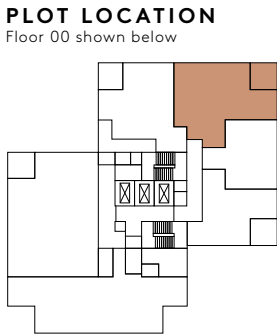
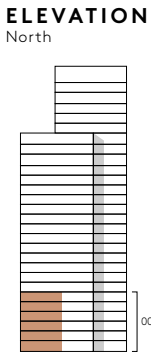
2 BEDROOM APARTMENT

No.1 APARTMENTS: 00-02, 01-02, 02-02, 03-02, 04-02 & 05-02



Balcony is replaced with a terrace on the ground floor

DIMENSIONS		
Total Area	79.0 sq m	850.3 sq ft
Living	3.30m x 3.37m	10' 10" x 11' 1"
Kitchen/Dining	6.50m x 3.11m	21' 4" x 10' 3"
Principal Bedroom	5.00m x 2.80m	16' 5" x 9' 2"
Bedroom 2	3.19m x 2.73m	10' 6" x 9' 0"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

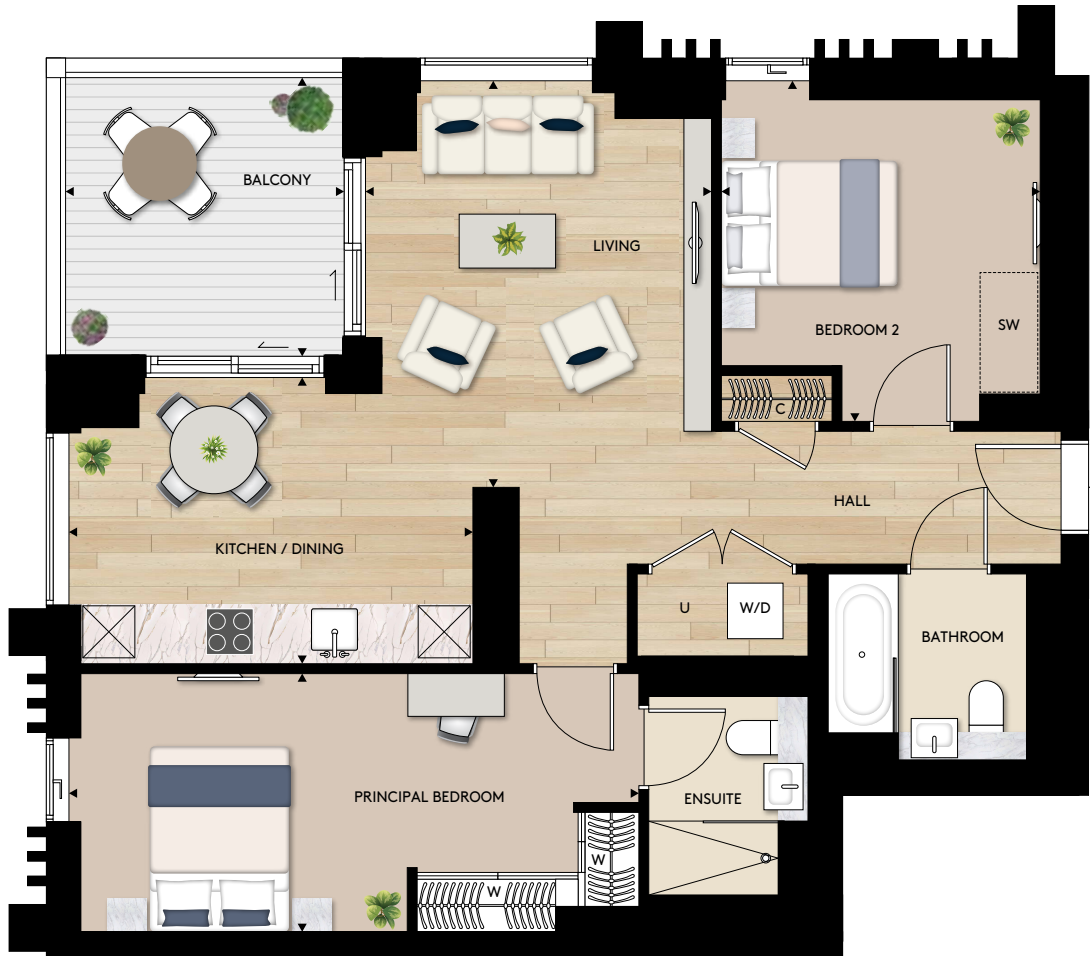


KEY
◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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2 BEDROOM APARTMENT

No.1 APARTMENTS: 02-07, 03-07, 04-07, 05-07, 07-07, 08-07, 09-07, 10-07, 11-07, 12-07, 14-07 & 15-07

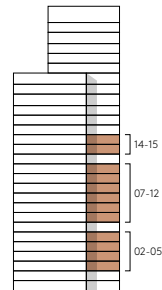


DIMENSIONS

Total Area	79.9 sq m	860.5 sq ft
Living	4.39m x 3.74m	14' 5" x 12' 4"
Kitchen/Dining	3.09m x 4.37m	10' 2" x 14' 4"
Principal Bedroom	2.80m x 6.15m	9' 2" x 20' 2"
Bedroom 2	3.67m x 3.44m	12' 1" x 11' 4"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

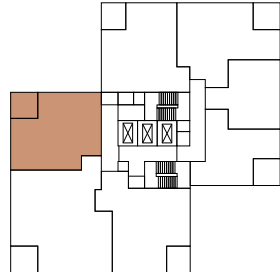
ELEVATION

North



PLOT LOCATION

Floor 02 shown below



KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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2 BEDROOM APARTMENT

No.1 APARTMENTS: 06-07 & 13-07

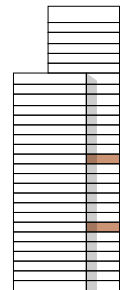


DIMENSIONS

Total Area	79.7 sq m	857.9 sq ft
Living	4.39m x 3.74m	14' 5" x 12' 4"
Kitchen/Dining	3.09m x 4.37m	10' 2" x 14' 4"
Principal Bedroom	2.80m x 6.15m	9' 2" x 20' 2"
Bedroom 2	3.67m x 3.44m	12' 1" x 11' 4"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

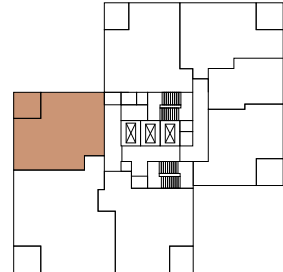
ELEVATION

North



PLOT LOCATION

Floor 06 shown below



KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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2 BEDROOM APARTMENT

No.1 APARTMENTS: 01-01, 02-01, 03-01, 04-01, 05-01, 07-01, 08-01, 09-01, 10-01, 11-01, 12-01, 14-01, 15-01, 16-01, 17-01, 18-01 & 19-01

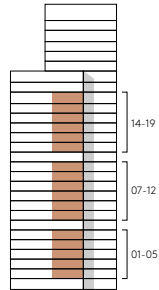


DIMENSIONS

Total Area	87.5 sq m	941.9 sq ft
Living	3.37m x 3.24m	11' 1" x 10' 8"
Kitchen/Dining	3.28m x 7.01m	10' 9" x 23' 0"
Principal Bedroom	3.85m x 5.85m	12' 8" x 19' 3"
Bedroom 2	5.87m x 2.65m	19' 3" x 8' 8"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

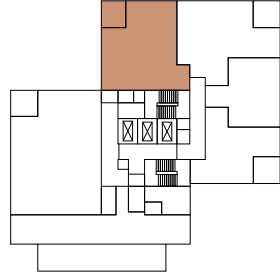
ELEVATION

North



PLOT LOCATION

Floor 01 shown below



KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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2 BEDROOM APARTMENT

No.1 APARTMENTS: 02-05, 03-05, 04-05, 05-05, 07-05, 08-05, 09-05, 10-05, 11-05, 12-05, 14-05 & 15-05

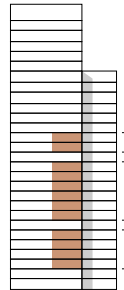


DIMENSIONS

Total Area	89.1 sq m	959.0 sq ft
Living/Dining	6.53m x 5.67m	21' 5" x 18' 8"
Kitchen	1.91m x 3.30m	6' 3" x 10' 10"
Principal Bedroom	5.17m x 2.88m	17' 0" x 9' 6"
Bedroom 2	5.75m x 3.17m	18' 10" x 10' 5"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

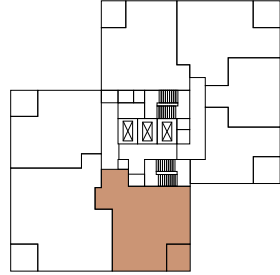
ELEVATION

South



PLOT LOCATION

Floor 02 shown below



KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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2 BEDROOM APARTMENT

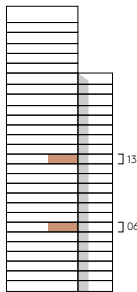
No.1 APARTMENTS: 06-05 & 13-05



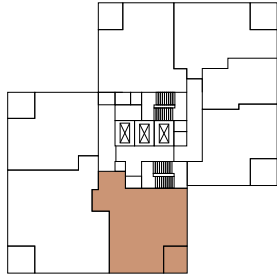
DIMENSIONS

Total Area	88.8 sq m	956.5 sq ft
Living/Dining	6.53m x 5.67m	21' 5" x 18' 8"
Kitchen	1.90m x 3.30m	6' 3" x 10' 10"
Principal Bedroom	5.17m x 2.88m	17' 0" x 9' 6"
Bedroom 2	5.75m x 3.17m	18' 10" x 10' 5"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

ELEVATION
South



PLOT LOCATION
Floor 06 shown below



KEY

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Computer generated image is indicative only.



CLASSIC SPECIFICATION



Computer generated image is indicative only.



KITCHENS

- Interior designed contemporary kitchens with bespoke feature cupboards and full-height splashback
- Under cabinet lighting
- Integrated undermount sink with 4-in-1 boiling water tap
- Integrated Miele-branded appliances, including air fry oven*, microwave oven, induction hob, dishwasher, wine fridge, fridge/freezer
- Compartmentalised under-sink waste storage
- USB-C

BATHROOMS & ENSUITES

- Interior designed bathrooms and en-suites with full-height tiling to all walls, including a bespoke feature and vanity wall
- Bespoke wall-mounted mirror cabinet with integrated lighting and internal shaver socket
- Contemporary white wall-mounted WC with soft-close seat and push-button flush
- All two-bedroom apartments benefit from smart WCs in the principal WC
- Rainfall showerhead and handheld shower with thermostatic controls
- Porcelain floor tiles into shower enclosure
- Glazed shower/bath screen
- Contemporary towel rails with heated wall area
- Robe hooks

WALL & FLOOR FINISHES

- Timber floor finish to living space and hallway
- Luxury carpet to bedrooms
- Painted internal walls, ceilings, skirting and door frames

DOORS & JOINERY

- Panel/veneered entrance door
- White internal doors with high-quality door furniture throughout
- 150mm high, single-grooved skirting
- Coat cupboard with shelf, hanging rail and a light on a motion sensor

HEATING, COOLING & HOT WATER

- The development is connected to a sitewide energy network, providing individually metered heating and hot water to each apartment
- Latest-generation mechanical ventilation with heat recovery (MVHR) providing a continuous supply of clean, filtered fresh air to living spaces and bedrooms
- The system also helps to reduce energy use in winter by using the apartment's warm air to gently pre-heat the fresh air entering the home
- Comfort cooling to living rooms and bedrooms (in line with apartment specification)
- Miele washer/dryer located in a dedicated utility cupboard

WARDROBES

- Bespoke lacquered wardrobes to principle bedroom with internal fittings to include high level shelf, hanging rail and lighting
- Optional wardrobes to second bedroom and additional drawer packs available as a customer extra

OUTDOOR SPACES

- Private balconies or terraces to selected apartments

LIGHTING

- High-efficiency LED downlights throughout
- 5-amp lighting circuit to the living room for feature lighting
- Provision for pendant lighting in key locations (layout dependent)

AV, DATA & TELEPHONE

- Fibre-ready infrastructure with Hyperoptic router pre-installed and ready for activation
- Additional BT Openreach fibre connection provided, allowing customers to choose or switch between multiple internet service providers at any time
- TV point to living room and all bedrooms (Sky Q compatible)
- USB-C charging point to the principal bedroom and data points throughout

SECURITY & SAFETY

- Secure electronic access control to all building entrances
- Video entry system to each apartment with link to concierge
- Fully protected by a residential sprinkler system covering all areas of the building, including apartments
- Each apartment includes an integrated fire alarm and evacuation alert system linked to the building
- High-security, multi-point locking entrance door with spyhole

CAR PARKING

- Car parking spaces are available to purchase by separate negotiation
- Cycle storage available
- Charging points for electric cars

GENERAL/COMMUNAL AREAS

- 10-year BLP Building Warranty
- Tiling to main entrance lobby, carpet to common corridor, artwork, wall finishes vary depending on floor
- Passenger lifts to all floors and basement car park

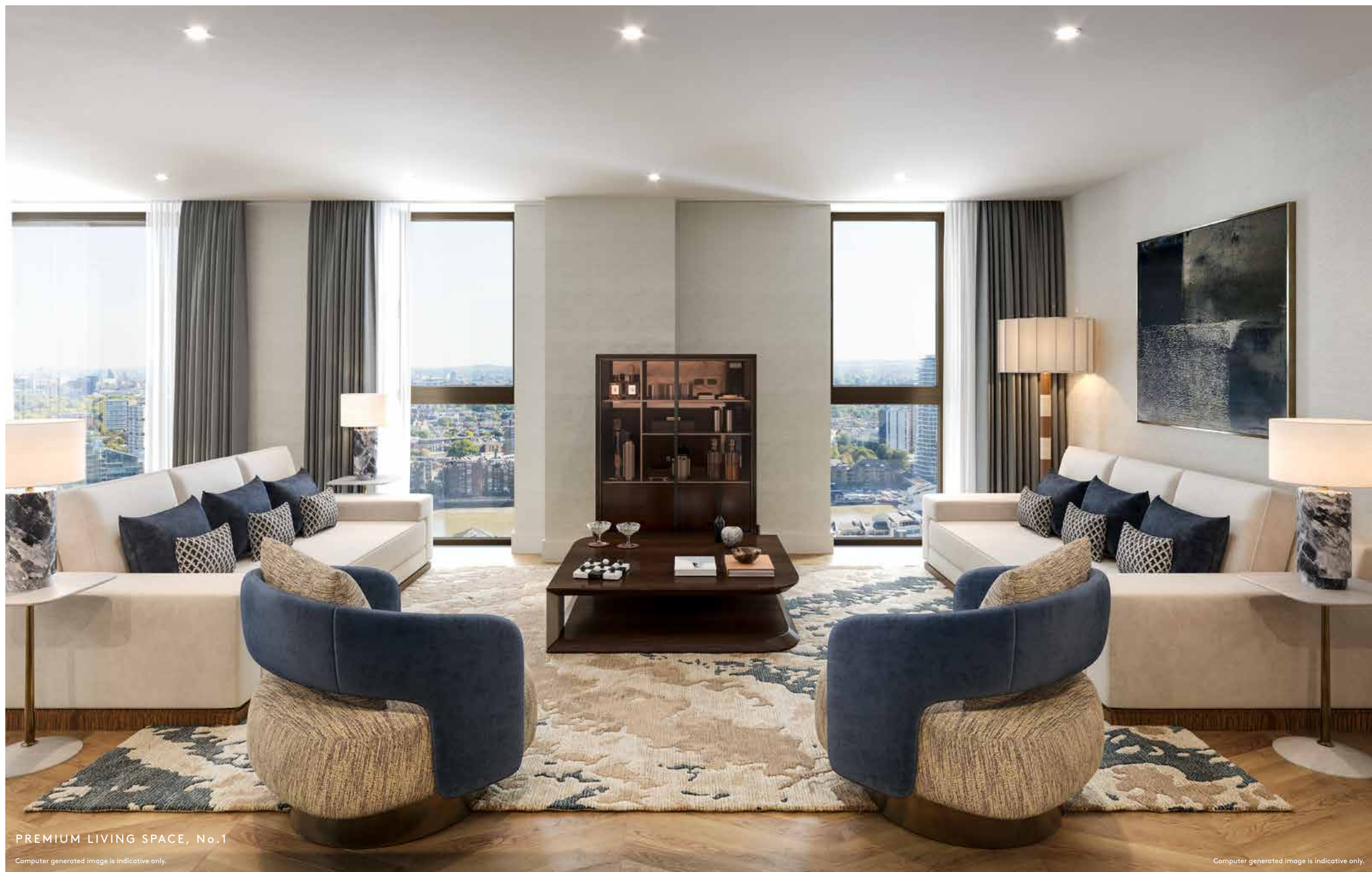


PREMIUM COLLECTION

ELEVATED BY DESIGN

The Premium Collection builds on the Classic specification with enhanced finishes and refined detailing throughout. From statement kitchens and beautifully appointed bathrooms to thoughtful lighting and joinery, every element is designed to elevate everyday living with confidence and sophistication.





PREMIUM LIVING SPACE, No.1

Computer generated image is indicative only.

Computer generated image is indicative only.





TERRACE VIEW TOWARDS THE CITY

Computer generated image is indicative only.



STYLE WITH PURPOSE

Sleek stone worktops, integrated appliances, and beautifully grained cabinetry deliver a kitchen that feels crafted, contemporary, and intuitively designed.



PREMIUM DARK KITCHEN, No.1

Computer generated image is indicative only.

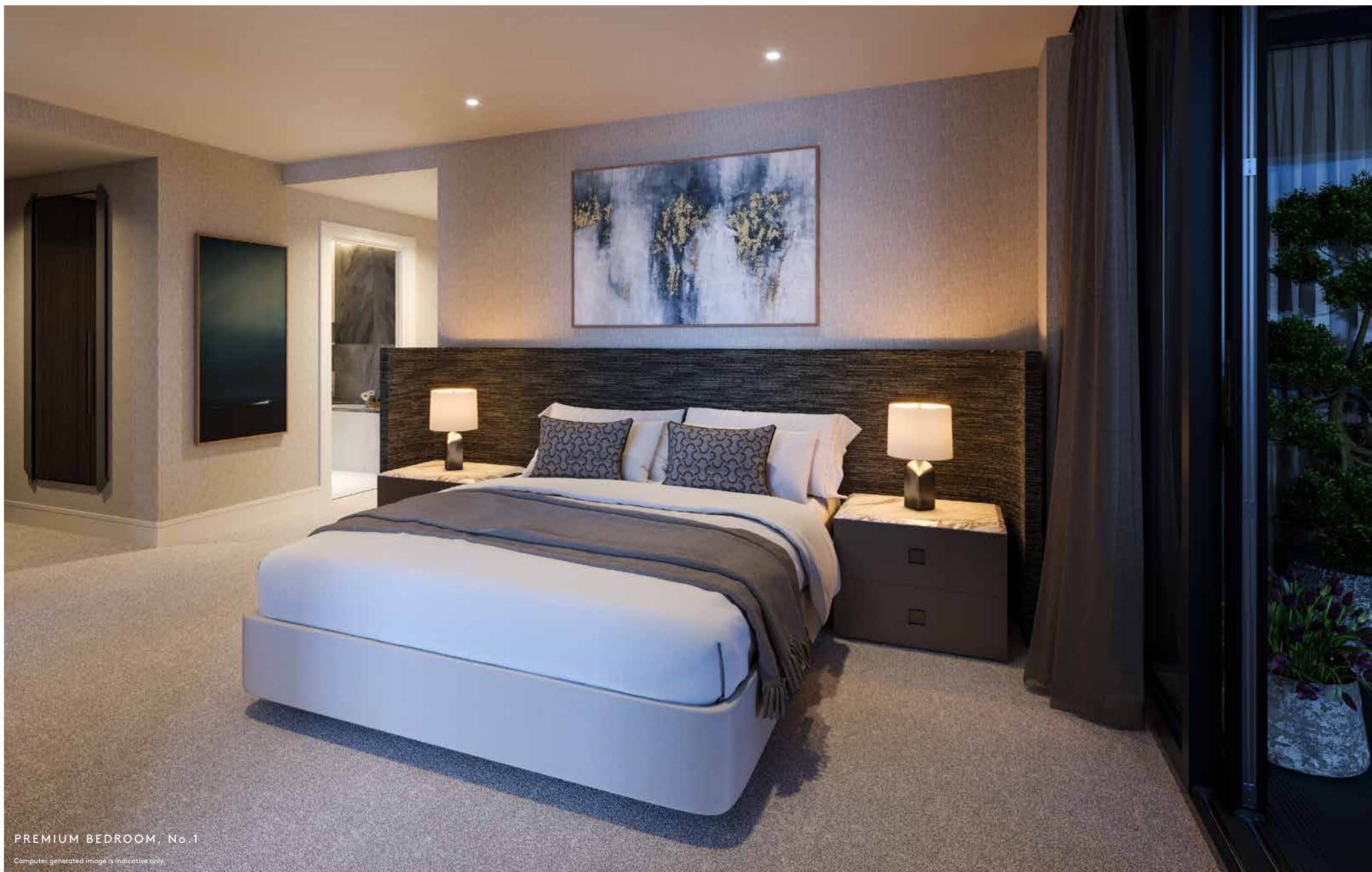
DARK KITCHEN TO FOLLOW



PREMIUM LIGHT KITCHEN, No.1

Computer generated image is indicative only.





PREMIUM BEDROOM, No. 1

Computer generated image is indicative only.



AN IMMERSION IN LUXURY

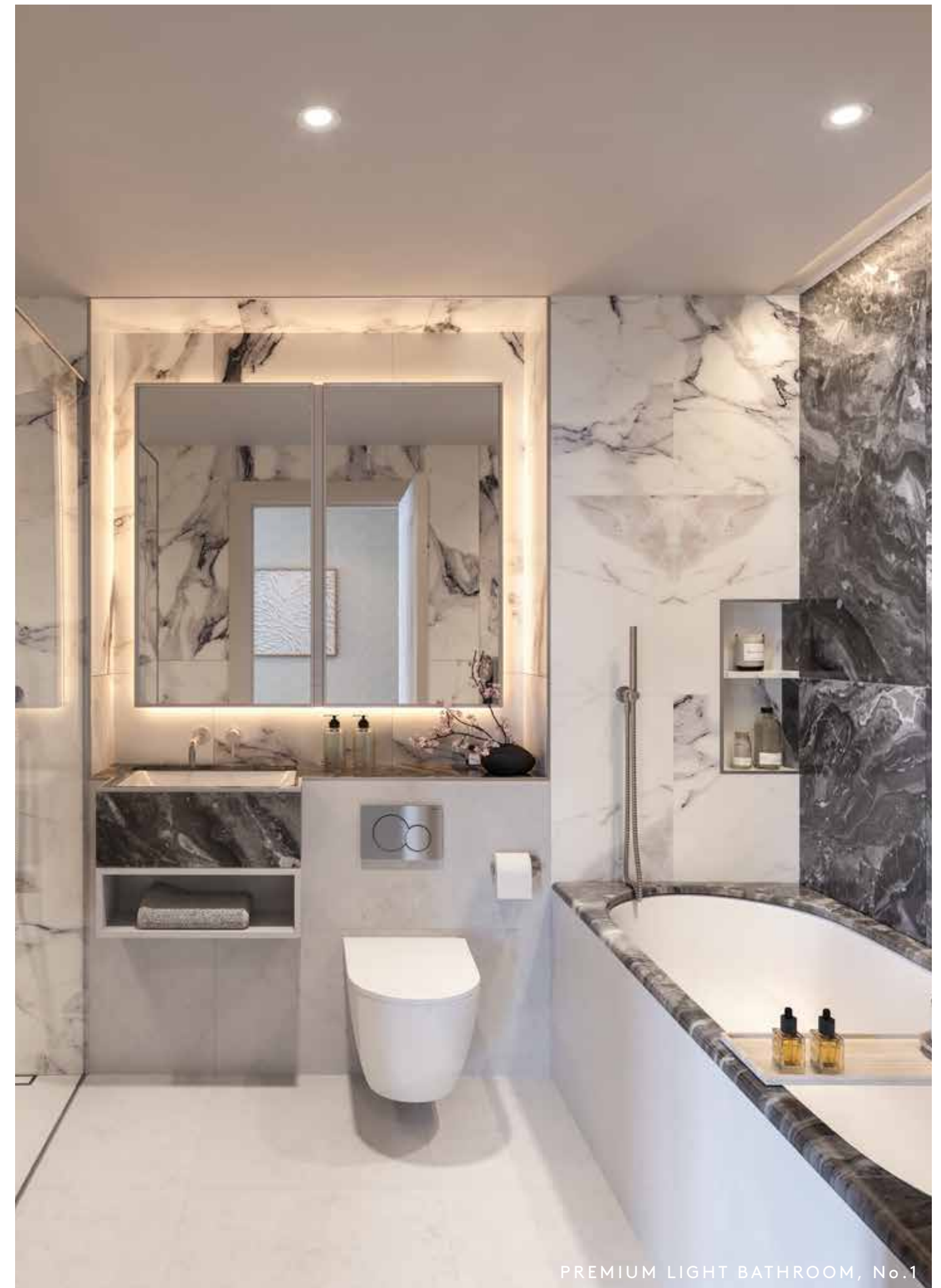
DARK BATHROOM TO FOLLOW



PREMIUM DARK BATHROOM, No.1

Marble, brushed-metal fittings, and hotel-grade lighting combined, create a bathroom that balances drama with serene indulgence.

Computer generated images are indicative only.



PREMIUM LIGHT BATHROOM, No.1

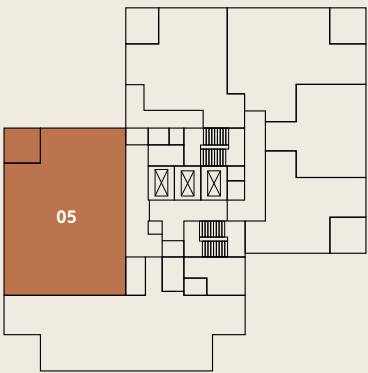


APARTMENT LOCATOR

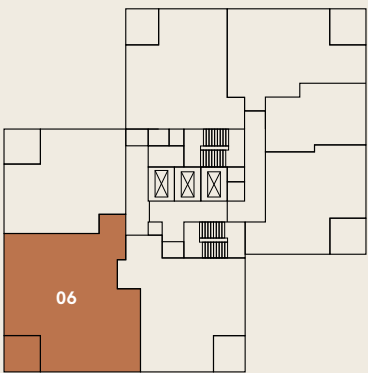
No.1 PREMIUM



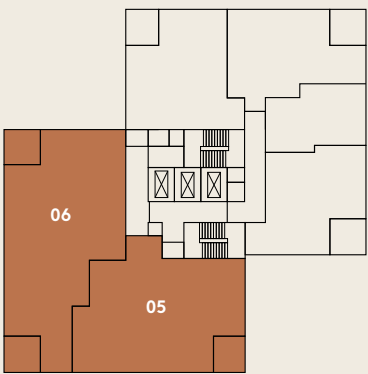
FLOOR 00



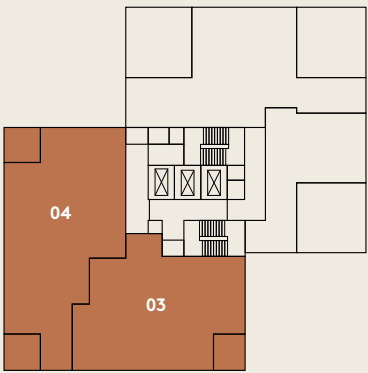
FLOORS 06 08



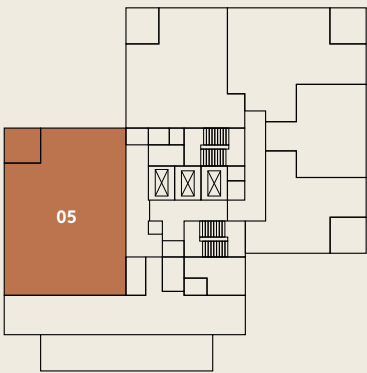
FLOORS 16 19



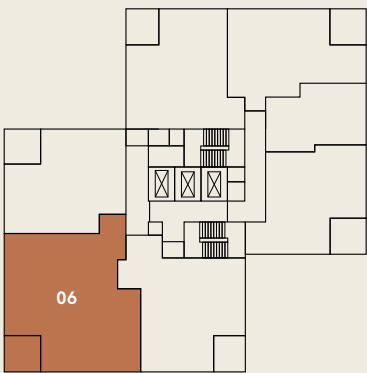
FLOOR 21



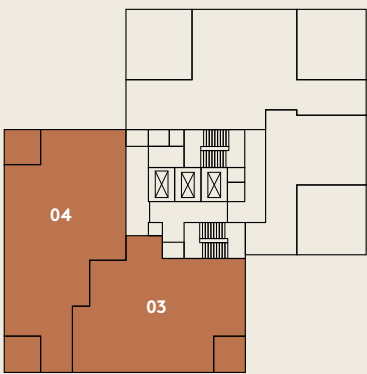
FLOOR 01



FLOORS 09 15



FLOOR 20



3-BEDROOM

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.



3 BEDROOM APARTMENT

No.1 APARTMENTS: 00-05 & 01-05



Balcony is replaced with a terrace on the ground floor

DIMENSIONS		
Total Area	141.7 sq m	1,526.0 sq ft
Living/Dining	6.12m x 10.50m	20' 1" x 34' 5"
Kitchen	2.74m x 6.59m	9' 0" x 21' 8"
Principal Bedroom	2.80m x 6.23m	9' 2" x 20' 5"
Bedroom 2	2.70m x 7.11m	8' 10" x 23' 4"
Bedroom 3	2.83m x 3.98m	9' 4" x 13' 1"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

KEY
◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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3 BEDROOM APARTMENT

No.1 APARTMENTS: 16-05, 17-05, 18-05, 19-05 & 21-03



DIMENSIONS		
Total Area	136.0 sq m	1,464.2 sq ft
Living	6.06m x 6.43m	19' 11" x 21' 1"
Kitchen/Dining	3.72m x 6.31m	12' 2" x 20' 9"
Principal Bedroom	5.17m x 4.59m	17' 0" x 15' 1"
Bedroom 2	5.06m x 2.94m	16' 7" x 9' 8"
Bedroom 3	3.75m x 2.93m	12' 4" x 9' 7"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

KEY
◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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3 BEDROOM APARTMENT

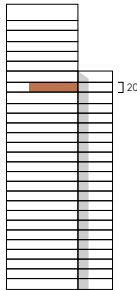
No.1 APARTMENT: 20-03



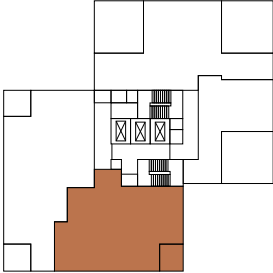
DIMENSIONS

Total Area	135.9 sq m	1,463.1 sq ft
Living	6.06m x 6.43m	19' 11" x 21' 1"
Kitchen/Dining	3.72m x 6.31m	12' 2" x 20' 9"
Principal Bedroom	5.17m x 4.59m	17' 0" x 15' 1"
Bedroom 2	5.06m x 2.94m	16' 7" x 9' 8"
Bedroom 3	3.75m x 2.93m	12' 4" x 9' 7"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

ELEVATION
South



PLOT LOCATION
Floor 20 shown below



KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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3 BEDROOM APARTMENT

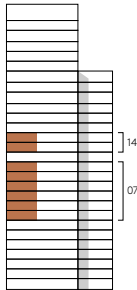
No.1 APARTMENTS: 07-06, 08-06, 09-06, 10-06, 11-06, 12-06, 14-06 & 15-06



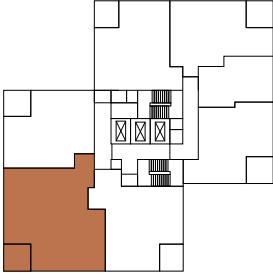
DIMENSIONS

Total Area	125.1 sq m	1,347.3 sq ft
Living	5.65m x 8.25m	18' 7" x 27' 1"
Kitchen/Dining	5.22m x 2.94m	17' 2" x 9' 8"
Principal Bedroom	3.25m x 8.25m	10' 8" x 27' 1"
Bedroom 2	4.87m x 2.65m	16' 0" x 8' 8"
Bedroom 3	5.27m x 2.89m	17' 3" x 9' 6"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

ELEVATION
South



PLOT LOCATION
Floor 07 shown below



KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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3 BEDROOM APARTMENT

No.1 APARTMENTS: 06-06 & 13-06



DIMENSIONS		
Total Area	124.9 sq m	1,344.3 sq ft
Living	5.65m x 8.25m	18' 7" x 27' 1"
Kitchen/Dining	5.22m x 2.94m	17' 2" x 9' 8"
Principal Bedroom	3.25m x 8.25m	10' 8" x 27' 1"
Bedroom 2	4.87m x 2.65m	16' 0" x 8' 8"
Bedroom 3	5.27m x 2.89m	17' 3" x 9' 6"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

KEY
◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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3 BEDROOM APARTMENT

No.1 APARTMENTS: 02-06, 03-06, 04-06 & 05-06



DIMENSIONS		
Total Area	125.1 sq m	1,346.9 sq ft
Living/Dining	5.15m x 7.71m	16' 11" x 25' 4"
Kitchen	5.76m x 2.71m	18' 11" x 8' 11"
Principal Bedroom	3.85m x 7.71m	12' 8" x 25' 4"
Bedroom 2	4.87m x 2.90m	16' 0" x 9' 6"
Bedroom 3	5.27m x 2.86m	17' 3" x 9' 5"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

KEY
◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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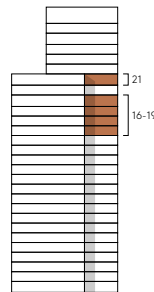


3 BEDROOM APARTMENT

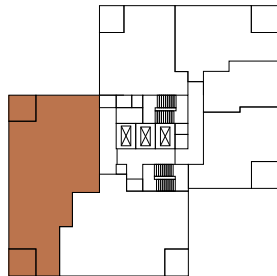
No.1 APARTMENTS: 16-06, 17-06, 18-06, 19-06 & 21-04



ELEVATION
North



PLOT LOCATION
Floor 16 shown below



DIMENSIONS

Total Area	160.8 sq m	1,731.4 sq ft
Living/Dining	8.68m x 5.76m	28' 6" x 18' 11"
Kitchen	6.01m x 2.75m	19' 9" x 9' 0"
Principal Bedroom	5.39m x 7.34m	17' 8" x 24' 1"
Bedroom 2	2.82m x 5.61m	9' 3" x 18' 5"
Bedroom 3	3.39m x 4.37m	11' 1" x 14' 4"
Study	3.37m x 2.56m	11' 1" x 8' 5"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

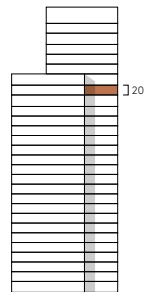
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3 BEDROOM APARTMENT

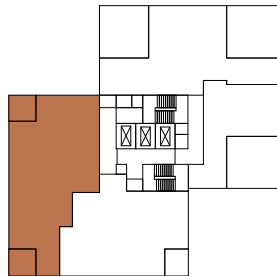
No.1 APARTMENT: 20-04



ELEVATION
North



PLOT LOCATION
Floor 20 shown below



DIMENSIONS

Total Area	160.3 sq m	1,726.3 sq ft
Living/Dining	8.68m x 5.76m	28' 6" x 18' 11"
Kitchen	6.01m x 2.75m	19' 9" x 9' 0"
Principal Bedroom	5.39m x 7.34m	17' 8" x 24' 1"
Bedroom 2	2.82m x 5.61m	9' 3" x 18' 5"
Bedroom 3	3.39m x 4.37m	11' 1" x 14' 4"
Study	3.37m x 2.56m	11' 1" x 8' 5"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"
Balcony	3.00m x 3.00m	9' 10" x 9' 10"

KEY

◀▶ Measure Points C Cupboard U Utility Cupboard W/D Washer/Dryer W Wardrobe SW Space for Wardrobe

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PREMIUM SPECIFICATION



Computer generated image is indicative only.



KITCHENS

- Interior designed contemporary kitchens with bespoke feature cupboards and full-height marble splashback
- Under cabinet lighting
- Integrated undermount sink with 4-in-1 boiling water tap
- Integrated Miele-branded appliances, including air fry oven*, microwave oven, induction hob, dishwasher, wine fridge, fridge/freezer
- Compartmentalised under-sink waste storage
- USB-C

BATHROOMS & ENSUITES

- Interior designed bathrooms and en-suites with full-height tiling to all walls, including a marble feature wall
- Bespoke marble vanity
- Marble stone top to bath
- Bespoke wall-mounted mirror cabinet with integrated lighting and internal shaver socket
- Contemporary white wall-mounted WC with soft-close seat and push-button flush
- Smart WC to principal bed en-suite
- Rainfall showerhead and handheld shower with thermostatic controls
- Porcelain tile floor finish and shower enclosure
- Glazed shower/bath screen
- Contemporary towel rails with heated wall area
- Robe hooks

WALL & FLOOR FINISHES

- Herringbone timber floor finish to living space and hallway
- Luxury carpet to bedrooms
- Painted internal walls, ceilings, skirting and door frames

DOORS & JOINERY

- Panel/veneered entrance door
- White internal doors with high-quality door furniture throughout
- 150mm high, single-grooved skirting
- Coat cupboard with shelf, hanging rail and a light on a motion sensor

HEATING, COOLING & HOT WATER

- The development is connected to a sitewide energy network, providing individually metered heating and hot water to each apartment
- Latest-generation mechanical ventilation with heat recovery (MVHR) providing a continuous supply of clean, filtered fresh air to living spaces and bedrooms
- The system also helps to reduce energy use in winter by using the apartment's warm air to gently pre-heat the fresh air entering the home
- Comfort cooling to living rooms and bedrooms (in line with apartment specification)
- Miele washer/dryer located in a dedicated utility cupboard

WARDROBES

- Bespoke veneered wardrobes to principal bedroom and bedroom 2 with internal fittings to include high level shelf, hanging rail and lighting
- Optional wardrobes to third bedroom and additional drawer packs available as a customer extra

OUTDOOR SPACES

- Private balconies or terraces to selected apartments

LIGHTING

- High-efficiency LED downlights throughout
- 5-amp lighting circuit to the living room for feature lighting
- Provision for pendant lighting in key locations (layout dependent)

AV, DATA & TELEPHONE

- Fibre-ready infrastructure with Hyperoptic router pre-installed and ready for activation
- Additional BT Openreach fibre connection provided, allowing customers to choose or switch between multiple internet service providers at any time
- TV point to living room and all bedrooms (Sky Q compatible)
- USB-C charging point to the principal bedroom and data points throughout

SECURITY & SAFETY

- Secure electronic access control to all building entrances
- Video entry system to each apartment with link to concierge
- Fully protected by a residential sprinkler system covering all areas of the building, including apartments
- Each apartment includes an integrated fire alarm and evacuation alert system linked to the building
- High-security, multi-point locking entrance door with spyhole

CAR PARKING

- Car parking spaces are available to purchase by separate negotiation
- Cycle storage available
- Charging points for electric cars

GENERAL/COMMUNAL AREAS

- 10-year BLP Building Warranty
- Tiling to main entrance lobby, carpet to common corridor, artwork, wall finishes vary depending on floor
- Passenger lifts to all floors and basement car park



Computer generated image is indicative only.

