



CLASSICAL LONDON LIVING



Discover classical London living at Royal Warwick Square, with a prestigious collection of 1, 2 and 3 bedroom apartments and penthouses. Continuing a time-honoured London tradition of a tranquil garden square, Royal Warwick Square is designed for an enviable lifestyle in the Royal Borough of Kensington and Chelsea.

CLASSICAL LONDON LIVING



Photography is indicative only

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Computer Generated Image of Royal Warwick Square and locations are indicative only

IN LONDON'S ROYAL BOROUGH

Royal Warwick Square occupies a superb position in the heart of the Royal Borough of Kensington and Chelsea, close to the illustrious neighbourhoods of Holland Park, Knightsbridge and Chelsea. These are amongst the most sought after parts of the capital, transcending fashion to always be considered prime residential areas.

PERFECTLY POSITIONED

FINE DINING

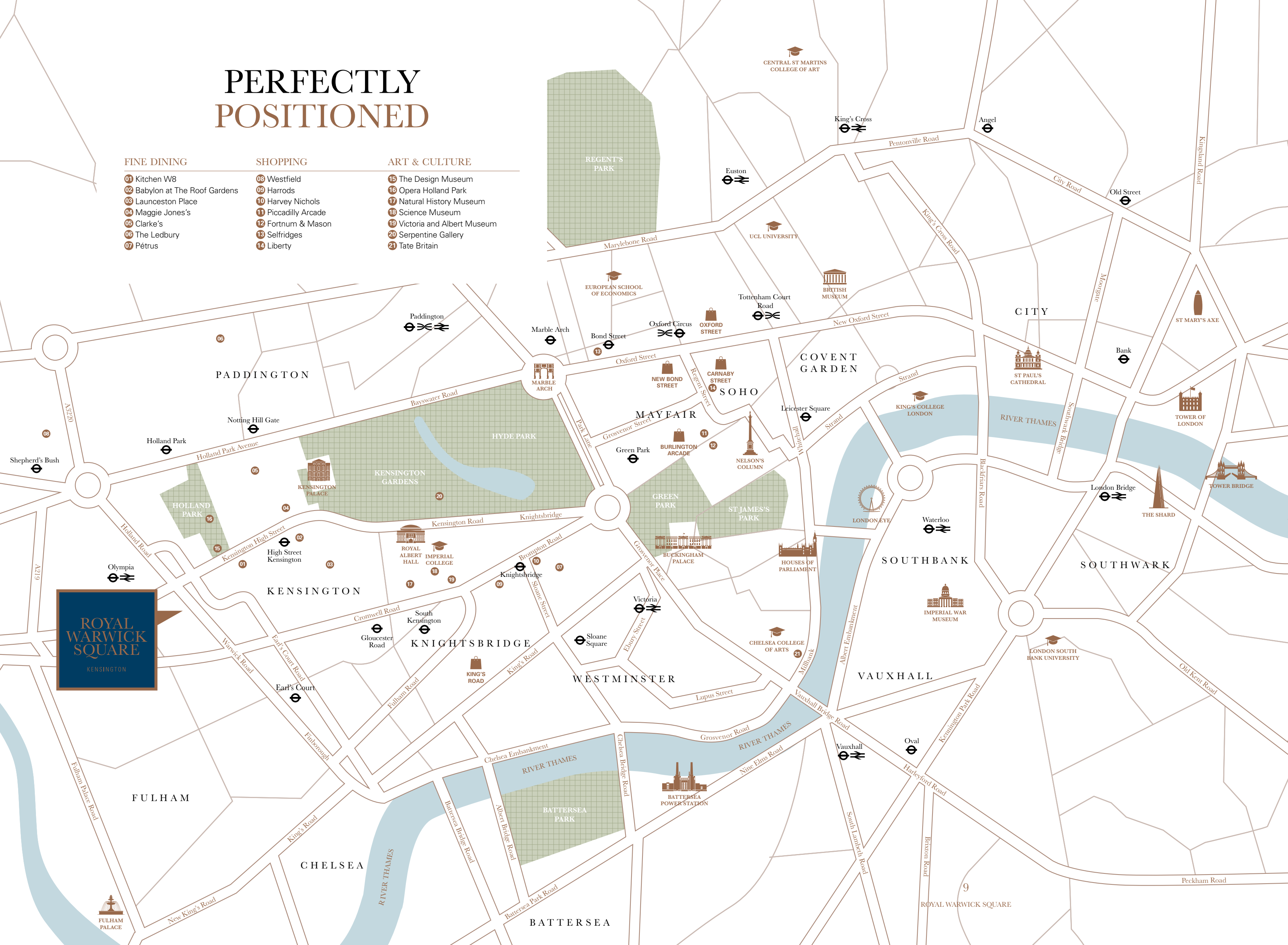
- 01 Kitchen W8
- 02 Babylon at The Roof Gardens
- 03 Launceston Place
- 04 Maggie Jones's
- 05 Clarke's
- 06 The Ledbury
- 07 Pétrus

SHOPPING

- 08 Westfield
- 09 Harrods
- 10 Harvey Nichols
- 11 Piccadilly Arcade
- 12 Fortnum & Mason
- 13 Selfridges
- 14 Liberty

ART & CULTURE

- 15 The Design Museum
- 16 Opera Holland Park
- 17 Natural History Museum
- 18 Science Museum
- 19 Victoria and Albert Museum
- 20 Serpentine Gallery
- 21 Tate Britain



ROYAL
WARWICK
SQUARE
KENSINGTON



FULHAM
PALACE



WORLD LEADING CAPITAL

London's status as a leading city is undisputed. With its cosmopolitan lifestyle, international outlook, dynamic economy and first-class universities, it continues to prosper and become ever more inspiring.

LONDON BY NUMBERS



















Visitors arrive in London in their millions; year upon year its popularity as a holiday destination increases. Five hundred major global organisations and businesses have offices here, and over one hundred thousand overseas students study at London's world-class universities. Its history and culture combine prestigious Royal connections; first class theatre, museums and galleries; and four UNESCO World Heritage Sites. Quite simply, London is world class.









CAPITAL CONNECTIONS

London's success as a world city is due partly to its superb connections to Europe and the rest of the world. From Royal Warwick Square it is easy to reach Heathrow Airport and Gatwick Airport, or St Pancras International for Eurostar services. From 2018, Crossrail will make travelling across the city even faster, connecting Paddington station to Heathrow Airport in 24 minutes and Canary Wharf in 17 minutes*.

-  *Kensington Palace*
25 MINUTES
 -  *Kensington Gardens*
23 MINUTES
 -  *High Street Kensington Station*
15 MINUTES
 -  *Design Museum*
11 MINUTES
 -  *Holland Park*
10 MINUTES
 -  *Earl's Court Station*
9 MINUTES
 -  *Kensington Olympia Station*
9 MINUTES
-  **WALK**

-  *Heathrow Airport*
29 MINUTES
 -  *West End*
24 MINUTES
 -  *Sloane Square*
22 MINUTES
 -  *Paddington (Crossrail)*
19 MINUTES
 -  *Harrods*
16 MINUTES
 -  *Royal Albert Hall*
13 MINUTES
 -  *Westfield London*
11 MINUTES
-  **ROAD**

-  *Heathrow Airport*
30 MINUTES
 -  *King's Cross St Pancras International*
20 MINUTES
 -  *Covent Garden*
19 MINUTES
 -  *Hyde Park Corner*
18 MINUTES
 -  *Bond Street*
14 MINUTES
 -  *Knightsbridge*
11 MINUTES
 -  *Sloane Square*
6 MINUTES
-  **TUBE** FROM HIGH STREET KENSINGTON STATION

*Source: www.crossrail.co.uk/route
Timeline sources: www.google.co.uk/maps and tfl.gov.uk



KENSINGTON: A CLASSIC LOCATION

With its Royal connections,
Kensington has been the residential
location of choice for centuries.



KENSINGTON'S CULTURE



The Royal Borough of Kensington and Chelsea has a wealth of choice to inspire anyone interested in culture. Three of London's leading museums are located in South Kensington: the Victoria and Albert Museum, the Science Museum and the Natural History Museum. The Royal Albert Hall, one of the city's most iconic buildings, stages every kind of live music from rock to the Proms.

The Serpentine Galleries showcase exciting contemporary art, and in the summer there is open air opera in Holland Park.

Elsewhere across London, there is an endless and eclectic mix of cultural treats: blockbuster exhibitions at the national art galleries; drama and musicals in the West End theatres; and ancient treasures in the city's museums.

AN INTERNATIONAL DINING EXPERIENCE



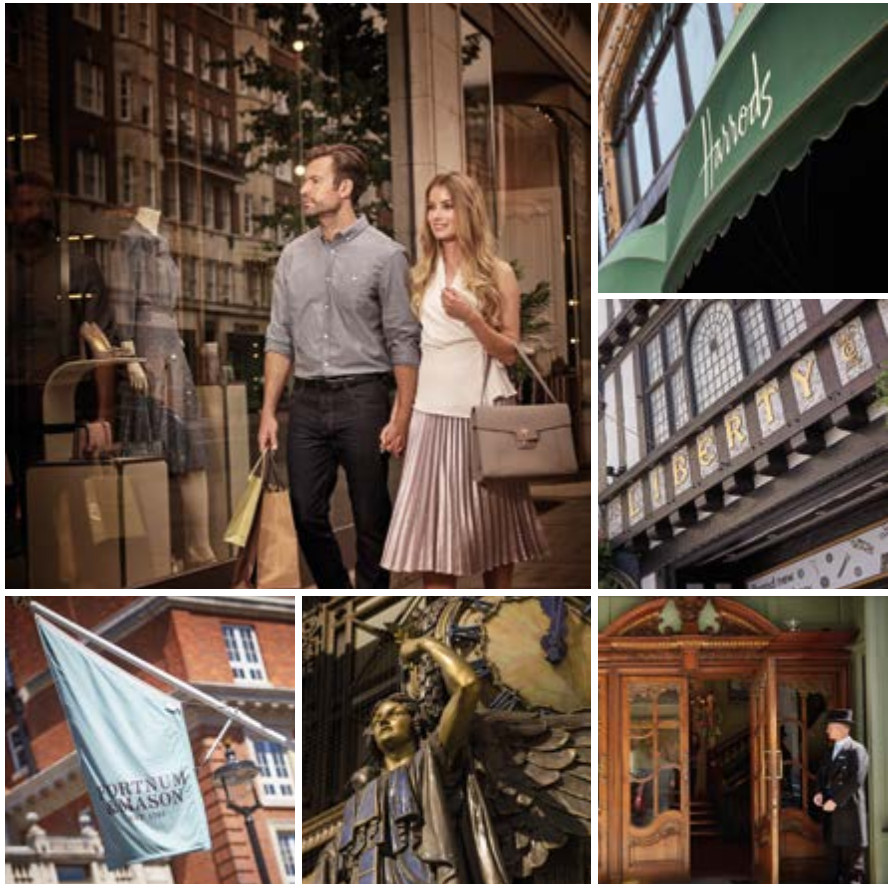
For the dedicated gourmet, eating out in London is a constant adventure, with countless restaurants to choose from. The Michelin Guide has awarded sixty-four of them their coveted stars, and many of the world's most revered chefs have establishments in the capital: Michel Roux Jr, Giorgio Locatelli, Marcus Wareing and Angela Hartnett amongst them.

Kensington and Chelsea itself is blessed by many fine eateries, some of the most notable being Kitchen W8, The Ledbury and Pétrus, all with Michelin stars. Other favourites in the area include Clarke's, Babylon at The Roof Gardens, Launceston Place and Maggie Jones's.





EXCLUSIVE SHOPPING



One of the capital's attractions is the diversity of its retail scene. Department stores Harrods, Liberty, Harvey Nichols and Selfridges offer 'shopping as theatre', each with its own special ambience. Every international brand can be found

in London, with some of the most exclusive in Sloane Street, Knightsbridge and Chelsea, all within close reach of Royal Warwick Square. Everywhere, there are boutiques and specialist shops to discover. London is a city where retail temptation is almost irresistible.

GLORIOUS GREEN SPACE



Nearly half of London is green, proportionately more than any city in the world. It encompasses the grand Royal Parks, wild heaths, secret garden squares and neighbourhood pockets of green. Royal Warwick Square is a short distance from Kensington Gardens, famous for the Peter Pan statue and the Serpentine

Galleries. Holland Park, smaller but no less delightful, is within walking distance. Royal Warwick Square has its own green space too: a contemporary garden square and a linear park give it a feeling of an urban oasis and provide a restful outlook from the apartments.





EDUCATING THE WORLD



With two universities, UCL and Imperial College, in the QS World University Rankings top ten, and King's College London and the London School of Economics and Political Science also ranking highly in the same league table, London can justly claim to be a leader in academic excellence.

In total, the capital has twenty-three universities, as well as many colleges offering undergraduate and postgraduate courses. They attract almost 103,000 overseas students, who not only receive a world class education but enjoy the privilege of living in one of the world's most exciting cities.

A PEACEFUL OASIS



The first London garden squares were built in the early 17th century. Today there are over one hundred garden squares in Kensington and Chelsea, mostly accessible only to the residents of the square. As well as providing a private oasis to relax in, garden squares play an important role in London's ecology, welcoming birds, bees, butterflies,

wild flowers and other flora as well as regulating climate. Royal Warwick Square is London's newest addition to the garden square tradition. The apartment buildings stand elegantly around a landscaped courtyard garden offering a contemporary interpretation of this charming London feature.





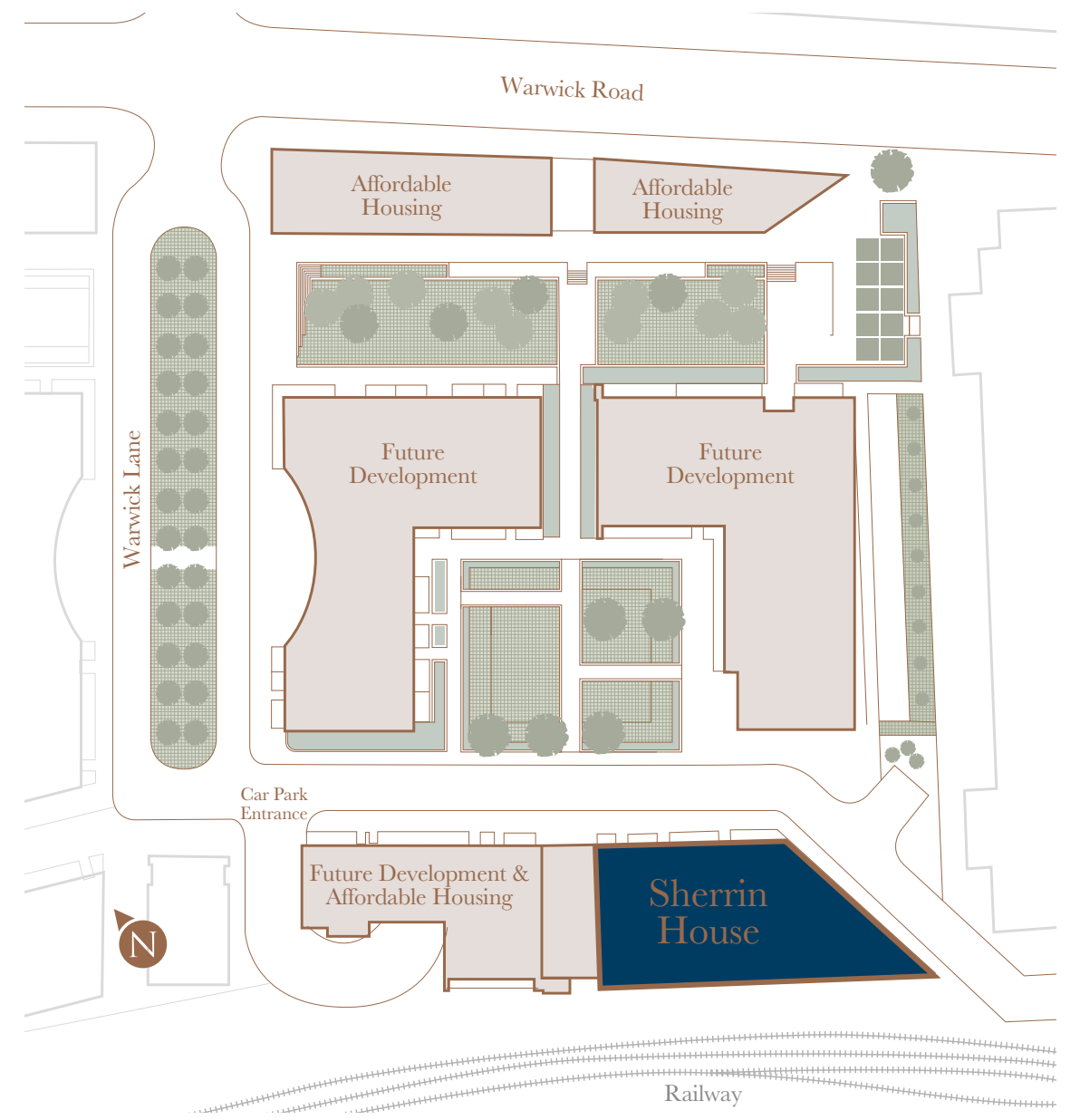
ELEVATED LONDON LIVING

Kensington transcends fashion
and will always be considered a
prime residential area.



Computer Generated Image is indicative only

SITE PLAN



Site plan is not to scale and is indicative only. The site plan depicts a section of the Warwick Road Master Plan (Adopted January 2008) and acts as a guide only as to the finished product. Accordingly, the Plan may be subject to change subject to final planning permission.

THE GARDEN SQUARE REDISCOVERED



The central garden square is the focal point of Royal Warwick Square, providing residents with their own natural oasis in the heart of the city. With immaculate lawns, beautiful

planting schemes and architectural seating, it is a delightful place to relax in. The linear park towards the front of the development provides further green space to enjoy.







House

Maclaren

ROYAL WARWICK SQUARE



Photography is representative of facilities at a similar St Edward development

LEISURE AND PRIVACY



Royal Warwick Square residents benefit from Harrods Estates Concierge and a superb leisure suite. Within the suite is a gym and fitness studio with facilities for personal training, as well as an inviting swimming pool of bespoke design, and a vitality pool. After exercise, residents can

relax and unwind with personal pampering in the spa or some quiet relaxation in the sauna and steam room. The ultra luxurious private cinema room is perfect for screening a favourite movie or television programme, with enough space to invite friends to watch too.

CLASSIC INTERIORS IMPECCABLE FINISH



The interior design and specification at Royal Warwick Square is of the highest order throughout. Solid doors with polished chrome and leather door handles make a sophisticated first impression, which continues as you glide through the effortlessly elegant interiors.

Smart timber finishes in the living spaces and beautiful carpet in the bedrooms combine with architraves and painted skirtings for a classic look. The latest technology, such as underfloor heating, and pre-wiring for integrated media systems, keeps your home as comfortable as it is stylish.







Computer Generated Image is indicative only

BESPOKE KITCHEN DESIGN

The kitchens at Royal Warwick Square are a masterclass of detail and design. Superior appliances from Küppersbusch include an integrated fridge/freezer, multi-function oven, warming drawer and touch control induction hob. The individually designed kitchen layouts follow an open plan style, creating a sociable and enjoyable space for cooking and dining. All are finished in chic style with handleless cabinets, composite stone work surfaces and porcelain stone effect splashbacks.



Computer Generated Image is indicative only

A PRIVATE RETREAT

Spacious and beautiful, the bedrooms at Royal Warwick Square are havens of relaxation. Floor to ceiling windows bathe the rooms in light and frame spectacular views. Master bedrooms feature bespoke fitted or walk-in wardrobes, complete with rails, shelves and lighting to keep everything in order. Soft carpet underfoot adds to the sense of calm and restfulness.



Computer Generated Image is indicative only

BEAUTIFUL BATHROOMS



Computer Generated Image is indicative only

Bathing becomes a truly indulgent experience at Royal Warwick Square with designer bath and shower rooms. White sanitary ware is set off by polished chrome Hansgrohe taps and accessories, while elegant wall tiles create an impeccable finish.

Bespoke composite stone and veneer vanity units provide stylish storage for toiletries and towels. Recessed lighting enhances this luxurious environment, creating a tranquil and relaxing atmosphere.



THE FINE DETAIL

From the exquisite finishes you can see, to the technology you can't, the specification throughout Royal Warwick Square is of an exceptionally high standard. Every detail has been carefully considered to create a supremely comfortable and elegant home.

DETAILED SPECIFICATION



KITCHENS

- Individually designed layouts
- Composite stone work surfaces with porcelain stone effect splashbacks, veneered or gloss lacquer finishes to island/peninsula unit back panels where applicable (options available - subject to cut-off dates)
- Stainless steel 1 ½ bowl undermount sink and polished chrome mixer tap
- Combination of high gloss lacquer and veneered finishes to cabinets with handleless design (options available - subject to cut-off dates)
- Pull-out pan units where appropriate
- Recessed LED ceiling downlighters and recessed LED lights to wall cabinets
- Concealed multi-gang appliance panel, brushed stainless steel socket outlets above work surfaces and pop-up sockets to island/peninsula units where appropriate
- Küppersbusch inset touch control induction hob
- Re-circulating integrated extractor or island extractor to suit situation
- Küppersbusch stainless steel multi-function oven with Ökotherm system
- Küppersbusch stainless steel combination microwave oven
- Küppersbusch built-in stainless steel warming drawer
- Küppersbusch integrated fridge/freezer
- Küppersbusch built-in wine cooler to selected 3 bedroom apartments
- Integrated multi-function dishwasher
- Free-standing washer/dryer within vented utility cupboard/room
- Space saving recycling bins

BATHROOMS

- White bath with bath filler and removable tiled bath panel
- Polished chrome concealed thermostatic mixer/diverter with pull-out handshower to selected baths
- Polished chrome concealed thermostatic mixer/diverter, ceiling mounted showerhead and frameless glass bath screen to selected baths
- Polished chrome concealed thermostatic mixer/diverter, ceiling mounted showerhead and complete handshower set to shower areas of bathrooms/shower rooms
- Walk-in shower area to bathrooms/shower rooms with frameless glass shower panels or doors to suit situation
- Bespoke composite stone and veneer vanity units with surface mounted basin, storage drawers and polished chrome deck or wall mounted mixer taps to suit situation
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting
- Villeroy & Boch white wall mounted WC pan with soft close seat/cover, concealed cistern and dual flush plate
- Shelved niche to bath/shower areas with recessed downlighters where appropriate
- Polished chrome ladder style thermostatically controlled heated towel rail to bathrooms/shower rooms/cloakrooms
- Large format porcelain tile wall finishes to selected walls (options available to feature wall - subject to cut-off dates)
- Large format porcelain tile floor finishes
- Extract ventilation to outside
- Recessed LED downlights to bathrooms/shower rooms/cloakrooms
- Accessories include toilet roll holder and robe hook

ELECTRICAL FITTINGS

- Ceiling coffers to selected principal reception rooms
- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to reception rooms
- Recessed LED downlighters throughout
- Blind boxes to selected reception rooms and bedrooms
- Automatic lighting to utility/services/coats cupboards
- 5 amp lighting circuit to reception rooms and bedrooms
- Television (terrestrial and Sky Q) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for an integrated media system incorporating IT, audio/visual, lighting and speakers to principal rooms
- Pre-wired for future automated curtains/blinds
- Polished chrome power sockets and light switches
- Dimmer light controls where applicable

HEATING / COOLING

- Heating and hot water from a communal system with metered water/electric supply to all apartments
- Underfloor heating to cloakrooms/bathrooms/shower rooms
- Comfort cooling/heating to all reception rooms and bedrooms

INTERIOR FINISHES

- Feature engineered veneer entrance doors
- Engineered veneer internal doors
- Veneered architraves and painted skirtings, porcelain tile skirtings to wet areas where applicable
- Interior fittings to utility/services/coats cupboards to suit situation
- Bespoke polished chrome and leather door handles throughout
- Staircases with glass balustrades, timber handrails and lighting to duplex apartments
- Bespoke fitted or walk-in wardrobes to master bedrooms, internal fittings include rails, shelves and integrated lighting
- Engineered timber floor finishes to hallways, stairs to duplex apartments, kitchen and reception rooms (options available – subject to cut-off date)
- Carpet floor finishes to bedrooms (options available – subject to cut-off date)

TERRACES

- Well proportioned glass fronted terraces with handrails to apartments where indicated
- Timber decking to terraces with external lighting where indicated
- Paving to lightwell and penthouse terraces with external lighting where indicated

SECURITY

- Independent 'bridge link' access to apartments where indicated
- Video entry system viewed by individual apartment handset/screen
- Power and telephone points provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- All apartments provided with mains supply smoke detectors and fitted with domestic sprinkler systems (and hob extractor fire suppression where applicable)
- Multi-point locking, door restrictor and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- Harrods Estates Concierge service and monitored CCTV

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10 year build warranty

CAR PARKING

- A general right to park within the managed CCTV monitored parking area is available by separate negotiation

LIFTS

- Passenger lifts serve all levels (except mezzanine levels of selected individual apartments) with access to underground parking levels

INTERIOR DESIGNED ENTRANCE LOBBY

- Spacious reception lobby with bespoke feature floor and wall finishes
- Comfortable waiting area for guests
- Bespoke concierge desk
- Feature lighting
- Glass doors to main entrance

LIFT LOBBIES / COMMUNAL HALLWAYS

- Bespoke carpet floor finishes and painted walls
- Tiled floors and painted walls to car park levels

RESIDENTS' LEISURE SUITE

- Bespoke swimming pool and vitality pool
- Fitness studio with facilities for personal training
- Treatment rooms, sauna and steam room facilities
- Changing rooms with shower facilities
- Cinema room

MANAGEMENT AGENT

- A managing agent will be appointed to administer the effective operation and maintenance of the communal facilities for which a service charge will be levied and apportioned to the benefit offered

Typical specification for 2 and 3 bedroom apartments only. Specification will vary in 1 bedroom apartments. Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes if required. Speak to a Sales Consultant for more details. Computer Generated Images are indicative only.

SHERRIN HOUSE

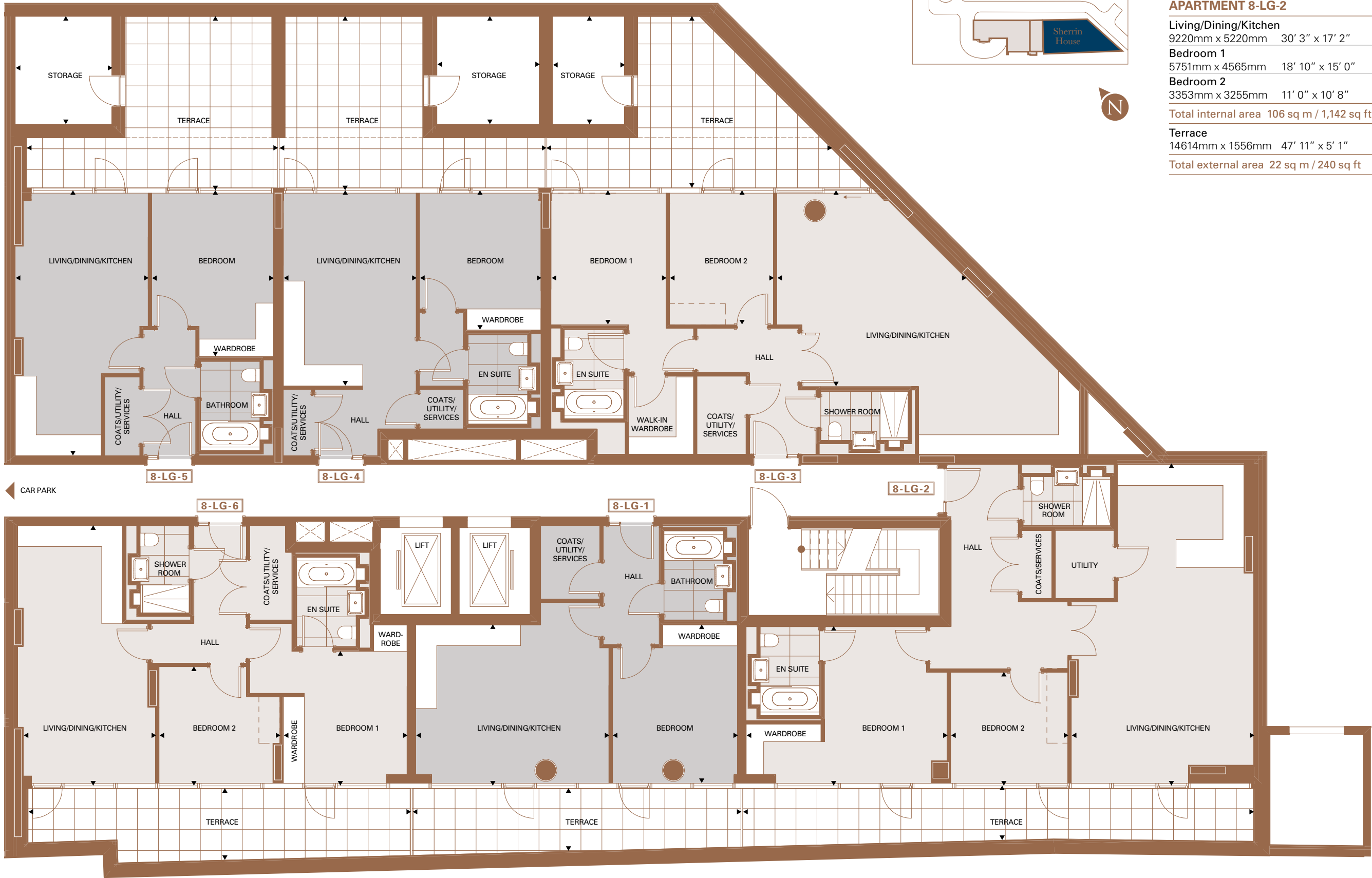
APARTMENT LOCATOR

Page Numbers	Apartment Number	Level	Number of Bedrooms	TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA	
				Sq m	Sq ft	Sq m	Sq ft
60/61	8-LG-1	LG	1	58	627	17	182
60/61	8-LG-2	LG	2	106	1,142	22	240
60/61	8-LG-3	LG	2	98	1,052	25	264
60/61	8-LG-4	LG	1	52	562	25	266
60/61	8-LG-5	LG	1	56	601	25	268
60/61	8-LG-6	LG	2	78	836	21	222
62/63	8-0-1	G	1	55	590	-	-
62/63	8-0-2	G	1	59	639	-	-
62/63	8-0-3	G	2	82	886	-	-
62/63	8-0-4	G	1	52	562	-	-
62/63	8-0-5	G	1	56	600	-	-
62/63	8-0-6	G	2	78	834	-	-
64/65	8-1-1	1	2	91	975	18	196
64/65	8-1-2	1	2	104	1,116	19	206
64/65	8-1-3	1	2	102	1,098	10	109
64/65	8-1-4	1	1	54	576	9	98
64/65	8-1-5	1	1	57	610	9	93
64/65	8-1-6	1	2	92	987	13	141
66/67	8-2-1	2	1	64	690	8	88
66/67	8-2-2	2	1	59	639	6	69
66/67	8-2-3	2	1	78	842	6	61
66/67	8-2-4	2	2	106	1,141	6	65
66/67	8-2-5	2	1	59	630	3	32
66/67	8-2-6	2	1	61	656	4	46
66/67	8-2-7	2	2	97	1,039	8	82
68/69	8-3-1	3	1	64	688	9	95
68/69	8-3-2	3	1	62	666	4	44
68/69	8-3-3	3	1	78	835	7	74
68/69	8-3-4	3	2	108	1,162	5	48
68/69	8-3-5	3	1	58	628	4	40
68/69	8-3-6	3	1	61	660	4	40
68/69	8-3-7	3	2	96	1,038	8	83
70/71	8-4-1	4	1	66	710	6	66

Page Numbers	Apartment Number	Level	Number of Bedrooms	TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA	
				Sq m	Sq ft	Sq m	Sq ft
70/71	8-4-2	4	1	57	618	9	92
70/71	8-4-3	4	1	79	845	6	61
70/71	8-4-4	4	2	107	1,154	6	62
70/71	8-4-5	4	1	58	623	4	43
70/71	8-4-6	4	1	61	659	4	42
70/71	8-4-7	4	2	99	1,067	6	61
72/73	8-5-1	5	2	101	1,092	7	72
72/73	8-5-2	5	2	115	1,239	7	71
72/73	8-5-3	5	2	108	1,163	4	47
72/73	8-5-4	5	1	59	631	4	38
72/73	8-5-5	5	1	61	658	4	43
72/73	8-5-6	5	2	96	1,037	8	81
74/75	8-6-1	6	2	100	1,072	9	93
74/75	8-6-2	6	2	113	1,214	9	99
74/75	8-6-3	6	2	107	1,149	6	62
74/75	8-6-4	6	1	58	624	4	42
74/75	8-6-5	6	1	62	662	4	40
74/75	8-6-6	6	2	96	1,031	8	84
76/77	8-7-1	7	2	103	1,108	5	58
76/77	8-7-2	7	2	113	1,211	10	110
76/77	8-7-3	7	2	108	1,159	5	48
76/77	8-7-4	7	1	58	625	4	40
76/77	8-7-5	7	1	61	659	4	38
76/77	8-7-6	7	2	99	1,060	6	64
78/79	8-8-1	8	2	91	976	18	196
78/79	8-8-2	8	2	104	1,116	19	206
78/79	8-8-3	8	2	102	1,101	9	94
78/79	8-8-4	8	3	112	1,208	15	160
78/79	8-8-5	8	2	95	1,019	13	141
80/81/82/83	8-9-1	9/10	3	227	2,441	99	1,065
80/81/82/83	8-9-2	9/10	3	137	1,479	47	501
80/81/82/83	8-9-3	9/10	2	166	1,791	68	728
80/81/82/83	8-9-4	9/10	2	144	1,545	46	498

SHERRIN HOUSE

LOWER GROUND FLOOR



APARTMENT 8-LG-1		
Living/Dining/Kitchen	5524mm x 4615mm	18' 1" x 15' 2"
Bedroom	4535mm x 3580mm	14' 11" x 11' 9"
Total internal area 58 sq m / 627 sq ft		
Terrace	9404 x 1792mm	30' 10" x 5' 11"
Total external area 17 sq m / 182 sq ft		
APARTMENT 8-LG-2		
Living/Dining/Kitchen	9220mm x 5220mm	30' 3" x 17' 2"
Bedroom 1	5751mm x 4565mm	18' 10" x 15' 0"
Bedroom 2	3353mm x 3255mm	11' 0" x 10' 8"
Total internal area 106 sq m / 1,142 sq ft		
Terrace	14614mm x 1556mm	47' 11" x 5' 1"
Total external area 22 sq m / 240 sq ft		
APARTMENT 8-LG-3		
Living/Dining/Kitchen	5610mm x 5411mm	18' 5" x 17' 9"
Bedroom 1	3841mm x 3285mm	12' 7" x 10' 9"
Bedroom 2	3841mm x 2972mm	12' 7" x 9' 9"
Total internal area 98 sq m / 1,052 sq ft		
Terrace	8169mm x 4909mm	26' 10" x 16' 1"
Total external area 25 sq m / 264 sq ft		
Storage	3090mm x 2056mm	10' 2" x 6' 9"
Storage area 6 sq m / 69 sq ft		
APARTMENT 8-LG-4		
Living/Dining/Kitchen	5591mm x 3798mm	18' 4" x 12' 6"
Bedroom	3991mm x 3479mm	13' 1" x 11' 5"
Total internal area 52 sq m / 562 sq ft		
Terrace	7634mm x 4983mm	25' 1" x 16' 4"
Total external area 25 sq m / 266 sq ft		
Storage	3090mm x 2929mm	10' 2" x 9' 7"
Storage area 9 sq m / 97 sq ft		
APARTMENT 8-LG-5		
Living/Dining/Kitchen	7590mm x 3801mm	24' 11" x 12' 6"
Bedroom	4750mm x 3470mm	15' 7" x 11' 5"
Total internal area 56 sq m / 601 sq ft		
Terrace	7181mm x 4984mm	23' 7" x 16' 4"
Total external area 25 sq m / 268 sq ft		
Storage	3090mm x 2765mm	10' 2" x 9' 1"
Storage area 9 sq m / 92 sq ft		
APARTMENT 8-LG-6		
Living/Dining/Kitchen	7450mm x 3785mm	24' 5" x 12' 5"
Bedroom 1	3850mm x 3539mm	12' 8" x 11' 7"
Bedroom 2	3455mm x 3410mm	11' 4" x 11' 2"
Total internal area 78 sq m / 836 sq ft		
Terrace	10942mm x 2050mm	35' 11" x 6' 9"
Total external area 21 sq m / 222 sq ft		

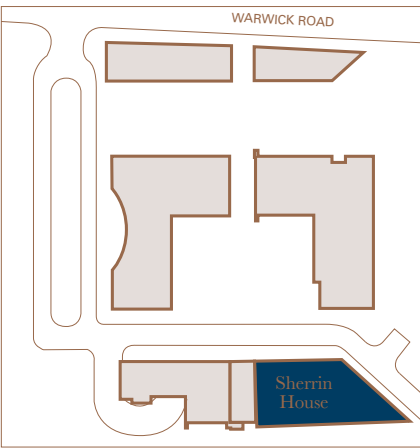
- 1 Bedroom apartments
- 2 Bedroom apartments
- 3 Bedroom apartments

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.
Sherrin House apartment floor plans are for approximate measurements only. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

SHERRIN HOUSE

GROUND FLOOR



APARTMENT 8-0-1		
Living/Dining/Kitchen	4860mm x 4540mm	15' 11" x 14' 11"
Bedroom	4490mm x 4040mm	14' 9" x 13' 3"
Total internal area 55 sq m / 590 sq ft		

APARTMENT 8-0-2		
Living/Dining/Kitchen	6660mm x 4570mm	21' 10" x 15' 0"
Bedroom	4650mm x 3130mm	15' 3" x 10' 3"
Total internal area 59 sq m / 639 sq ft		

APARTMENT 8-0-3		
Living/Dining/Kitchen	7550mm x 4260mm	24' 9" x 14' 0"
Bedroom 1	5540mm x 3530mm	18' 2" x 11' 7"
Bedroom 2	3570mm x 3220mm	11' 9" x 10' 7"
Total internal area 82 sq m / 886 sq ft		

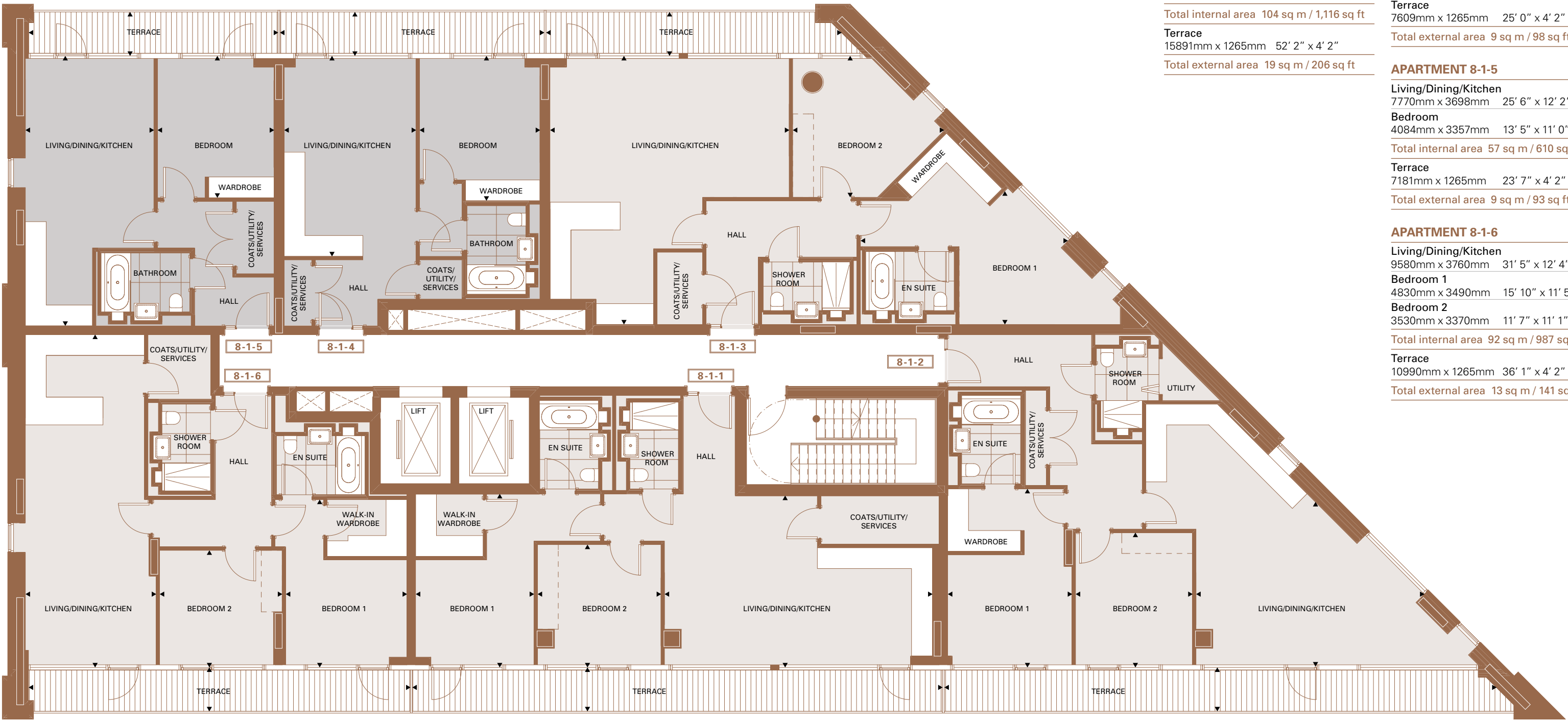
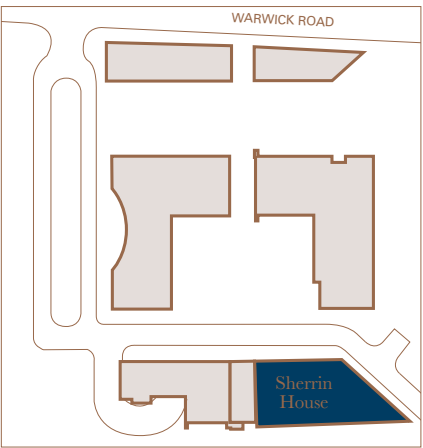
APARTMENT 8-0-4		
Living/Dining/Kitchen	5590mm x 3790mm	18' 4" x 12' 5"
Bedroom	3990mm x 3470mm	13' 1" x 11' 5"
Total internal area 52 sq m / 562 sq ft		

APARTMENT 8-0-5		
Living/Dining/Kitchen	7590mm x 3800mm	24' 11" x 12' 6"
Bedroom	4750mm x 3480mm	15' 7" x 11' 5"
Total internal area 56 sq m / 600 sq ft		

APARTMENT 8-0-6		
Living/Dining/Kitchen	7450mm x 3790mm	24' 5" x 12' 5"
Bedroom 1	3770mm x 3540mm	12' 4" x 11' 7"
Bedroom 2	3460mm x 3410mm	11' 4" x 11' 2"
Total internal area 78 sq m / 834 sq ft		

SHERRIN HOUSE

FIRST FLOOR



APARTMENT 8-1-1			
Living/Dining/Kitchen	7710mm x 4945mm	25' 4" x 16' 3"	
Bedroom 1	4995mm x 3406mm	16' 5" x 11' 2"	
Bedroom 2	3555mm x 3535mm	11' 8" x 11' 7"	
Total internal area 91 sq m / 975 sq ft			
Terrace	15261mm x 1265mm	50' 1" x 4' 2"	
Total external area 18 sq m / 196 sq ft			

APARTMENT 8-1-2			
Living/Dining/Kitchen	6570mm x 4738mm	21' 7" x 15' 7"	
Bedroom 1	5140mm x 3579mm	16' 10" x 11' 9"	
Bedroom 2	3880mm x 3366mm	12' 9" x 11' 1"	
Total internal area 104 sq m / 1,116 sq ft			
Terrace	15891mm x 1265mm	52' 2" x 4' 2"	
Total external area 19 sq m / 206 sq ft			

APARTMENT 8-1-3			
Living/Dining/Kitchen	7730mm x 6884mm	25' 4" x 22' 7"	
Bedroom 1	5967mm x 3835mm	19' 7" x 12' 7"	
Bedroom 2	4357mm x 4070mm	14' 4" x 13' 4"	
Total internal area 102 sq m / 1,098 sq ft			
Terrace	8507mm x 1265mm	27' 11" x 4' 2"	
Total external area 10 sq m / 109 sq ft			

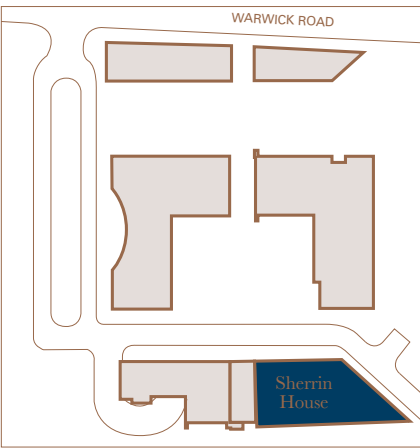
APARTMENT 8-1-4			
Living/Dining/Kitchen	5770mm x 3794mm	18' 11" x 12' 5"	
Bedroom	4170mm x 3470mm	13' 8" x 11' 5"	
Total internal area 54 sq m / 576 sq ft			
Terrace	7609mm x 1265mm	25' 0" x 4' 2"	
Total external area 9 sq m / 98 sq ft			

APARTMENT 8-1-5			
Living/Dining/Kitchen	7770mm x 3698mm	25' 6" x 12' 2"	
Bedroom	4084mm x 3357mm	13' 5" x 11' 0"	
Total internal area 57 sq m / 610 sq ft			
Terrace	7181mm x 1265mm	23' 7" x 4' 2"	
Total external area 9 sq m / 93 sq ft			

APARTMENT 8-1-6			
Living/Dining/Kitchen	9580mm x 3760mm	31' 5" x 12' 4"	
Bedroom 1	4830mm x 3490mm	15' 10" x 11' 5"	
Bedroom 2	3530mm x 3370mm	11' 7" x 11' 1"	
Total internal area 92 sq m / 987 sq ft			
Terrace	10990mm x 1265mm	36' 1" x 4' 2"	
Total external area 13 sq m / 141 sq ft			

SHERRIN HOUSE

SECOND FLOOR



APARTMENT 8-2-1		
Living/Dining/Kitchen	5830mm x 5000mm	19' 2" x 16' 5"
Bedroom	5940mm x 3280mm	19' 6" x 10' 9"
Total internal area 64 sq m / 690 sq ft		
Terrace	7040mm x 1260mm	23' 1" x 4' 2"
Total external area 8 sq m / 88 sq ft		

APARTMENT 8-2-2		
Living/Dining/Kitchen	5380mm x 4950mm	17' 8" x 16' 3"
Bedroom	4530mm x 3720mm	14' 10" x 12' 2"
Total internal area 59 sq m / 639 sq ft		
Terrace	5400mm x 1260mm	17' 9" x 4' 2"
Total external area 6 sq m / 69 sq ft		

APARTMENT 8-2-3		
Living/Dining/Kitchen	6580mm x 5810mm	21' 7" x 19' 1"
Bedroom	4890mm x 3330mm	16' 1" x 10' 11"
Total internal area 78 sq m / 842 sq ft		
Terrace	4800mm x 1260mm	15' 9" x 4' 2"
Total external area 6 sq m / 61 sq ft		

APARTMENT 8-2-4		
Living/Dining/Kitchen	7730mm x 6980mm	25' 4" x 22' 11"
Bedroom 1	4170mm x 3360mm	13' 8" x 11' 0"
Bedroom 2	4850mm x 4140mm	15' 11" x 13' 7"
Total internal area 106 sq m / 1,141 sq ft		
Terrace	5040mm x 1260mm	16' 6" x 4' 2"
Total external area 6 sq m / 65 sq ft		

APARTMENT 8-2-5		
Living/Dining/Kitchen	7000mm x 3770mm	23' 0" x 12' 4"
Bedroom	4170mm x 3490mm	13' 8" x 11' 5"
Total internal area 59 sq m / 630 sq ft		
Terrace	2800mm x 1260mm	9' 2" x 4' 2"
Total external area 3 sq m / 32 sq ft		

APARTMENT 8-2-6		
Living/Dining/Kitchen	9010mm x 3700mm	29' 7" x 12' 2"
Bedroom	4080mm x 3360mm	13' 5" x 11' 0"
Total internal area 61 sq m / 656 sq ft		
Terrace	3600mm x 1260mm	11' 10" x 4' 2"
Total external area 4 sq m / 46 sq ft		

APARTMENT 8-2-7		
Living/Dining/Kitchen	10820mm x 4050mm	35' 6" x 13' 3"
Bedroom 1	4830mm x 3490mm	15' 10" x 11' 5"
Bedroom 2	3370mm x 3240mm	11' 1" x 10' 8"
Total internal area 97 sq m / 1,039 sq ft		
Terrace	6540mm x 1260mm	21' 5" x 4' 2"
Total external area 8 sq m / 82 sq ft		

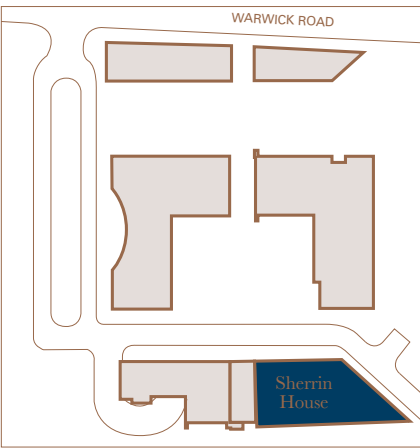
- 1 Bedroom apartments
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1.1.1
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SHERRIN HOUSE

THIRD FLOOR



APARTMENT 8-3-1		
Living/Dining/Kitchen	5770mm x 5000mm	18' 11" x 16' 5"
Bedroom	5610mm x 3280mm	18' 5" x 10' 9"
Total internal area 63 sq m / 687 sq ft		
Terrace	7410mm x 1260mm	24' 4" x 4' 2"
Total external area 9 sq m / 95 sq ft		

APARTMENT 8-3-2		
Living/Dining/Kitchen	6180mm x 5380mm	20' 3" x 17' 8"
Bedroom	3720mm x 3290mm	12' 2" x 10' 10"
Total internal area 61 sq m / 666 sq ft		
Terrace	3450mm x 1260mm	11' 4" x 4' 2"
Total external area 4 sq m / 44 sq ft		

APARTMENT 8-3-3		
Living/Dining/Kitchen	8390mm x 6060mm	27' 6" x 19' 11"
Bedroom	4570mm x 3300mm	15' 0" x 10' 10"
Total internal area 77 sq m / 835 sq ft		
Terrace	6030mm x 1260mm	19' 9" x 4' 2"
Total external area 7 sq m / 74 sq ft		

APARTMENT 8-3-4		
Living/Dining/Kitchen	7730mm x 6980mm	25' 4" x 22' 11"
Bedroom 1	4670mm x 4300mm	15' 4" x 14' 1"
Bedroom 2	4890mm x 4210mm	16' 1" x 13' 10"
Total internal area 108 sq m / 1,162 sq ft		
Terrace	3860mm x 1260mm	12' 8" x 4' 2"
Total external area 5 sq m / 48 sq ft		

APARTMENT 8-3-5		
Living/Dining/Kitchen	7010mm x 3790mm	23' 0" x 12' 5"
Bedroom	4170mm x 3470mm	13' 8" x 11' 5"
Total internal area 58 sq m / 627 sq ft		
Terrace	3580mm x 1260mm	11' 9" x 4' 2"
Total external area 4 sq m / 40 sq ft		

APARTMENT 8-3-6		
Living/Dining/Kitchen	9010mm x 3700mm	29' 7" x 12' 2"
Bedroom	4080mm x 3360mm	13' 5" x 11' 0"
Total internal area 61 sq m / 659 sq ft		
Terrace	3300mm x 1260mm	10' 10" x 4' 2"
Total external area 4 sq m / 40 sq ft		

APARTMENT 8-3-7		
Living/Dining/Kitchen	10820mm x 3760mm	35' 6" x 12' 4"
Bedroom 1	4830mm x 3490mm	15' 10" x 11' 5"
Bedroom 2	3530mm x 3370mm	11' 7" x 11' 1"
Total internal area 96 sq m / 1,037 sq ft		
Terrace	7100mm x 1260mm	23' 4" x 4' 2"
Total external area 8 sq m / 83 sq ft		

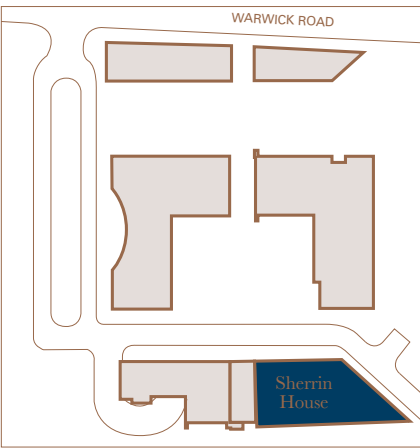
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SHERRIN HOUSE

FOURTH FLOOR



APARTMENT 8-4-1		
Living/Dining/Kitchen	5826mm x 4995mm	19' 1" x 16' 5"
Bedroom	6230mm x 3279mm	20' 5" x 10' 9"
Total internal area 66 sq m / 710 sq ft		
Terrace	5700mm x 1265mm	18' 8" x 4' 2"
Total external area 6 sq m / 66 sq ft		

APARTMENT 8-4-2		
Living/Dining/Kitchen	5381mm x 4945mm	17' 8" x 16' 3"
Bedroom	3917mm x 3725mm	12' 10" x 12' 3"
Total internal area 57 sq m / 618 sq ft		
Terrace	7218mm x 1265mm	23' 8" x 4' 2"
Total external area 9 sq m / 92 sq ft		

APARTMENT 8-4-3		
Living/Dining/Kitchen	6501mm x 6109mm	21' 4" x 20' 1"
Bedroom	4895mm x 3296mm	16' 1" x 10' 10"
Total internal area 79 sq m / 845 sq ft		
Terrace	4800mm x 1265mm	15' 9" x 4' 2"
Total external area 6 sq m / 61 sq ft		

APARTMENT 8-4-4		
Living/Dining/Kitchen	7770mm x 6984mm	25' 6" x 22' 11"
Bedroom 1	3916mm x 3875mm	12' 10" x 12' 9"
Bedroom 2	4050mm x 3900mm	13' 3" x 12' 10"
Total internal area 107 sq m / 1,154 sq ft		
Terrace	5138mm x 1265mm	16' 10" x 4' 2"
Total external area 6 sq m / 62 sq ft		

APARTMENT 8-4-5		
Living/Dining/Kitchen	7010mm x 3769mm	23' 0" x 12' 4"
Bedroom	4170mm x 3490mm	13' 8" x 11' 5"
Total internal area 58 sq m / 623 sq ft		
Terrace	3589mm x 1265mm	11' 9" x 4' 2"
Total external area 4 sq m / 43 sq ft		

APARTMENT 8-4-6		
Living/Dining/Kitchen	9010mm x 3698mm	29' 7" x 12' 2"
Bedroom	4084mm x 3358mm	13' 5" x 11' 0"
Total internal area 61 sq m / 659 sq ft		
Terrace	3300 x 1265mm	10' 10" x 4' 2"
Total external area 4 sq m / 42 sq ft		

APARTMENT 8-4-7		
Living/Dining/Kitchen	10821mm x 3761mm	35' 6" x 12' 4"
Bedroom 1	5245mm x 3490mm	17' 2" x 11' 5"
Bedroom 2	3528mm x 3370mm	11' 7" x 11' 1"
Total internal area 99 sq m / 1,067 sq ft		
Terrace	4882mm x 1265mm	16' 0" x 4' 2"
Total external area 6 sq m / 61 sq ft		

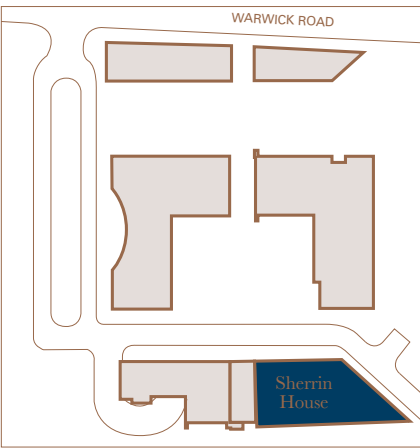
- 1 Bedroom apartments
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SHERRIN HOUSE

FIFTH FLOOR



APARTMENT 8-5-1			
Living/Dining/Kitchen	7350mm x 6185mm	24' 1" x 20' 4"	
Bedroom 1	5518mm x 4061mm	18' 1" x 13' 4"	
Bedroom 2	3535mm x 3450mm	11' 7" x 11' 4"	
Total internal area 101 sq m / 1,092 sq ft			
Terrace	5712mm x 1265mm	18' 9" x 4' 2"	
Total external area 7 sq m / 72 sq ft			

APARTMENT 8-5-2			
Living/Dining/Kitchen	6170mm x 5349mm	20' 3" x 17' 7"	
Bedroom 1	5556mm x 3579mm	18' 3" x 11' 9"	
Bedroom 2	3880mm x 3366mm	12' 9" x 11' 1"	
Total internal area 115 sq m / 1,239 sq ft			
Terrace	5616mm x 1265mm	18' 5" x 4' 2"	
Total external area 7 sq m / 71 sq ft			

APARTMENT 8-5-3			
Living/Dining/Kitchen	7030mm x 6984mm	23' 1" x 22' 11"	
Bedroom 1	4187mm x 4096mm	13' 9" x 13' 5"	
Bedroom 2	4845mm x 4131mm	15' 11" x 13' 7"	
Total internal area 108 sq m / 1,163 sq ft			
Terrace	3910mm x 1265mm	12' 10" x 4' 2"	
Total external area 4 sq m / 47 sq ft			

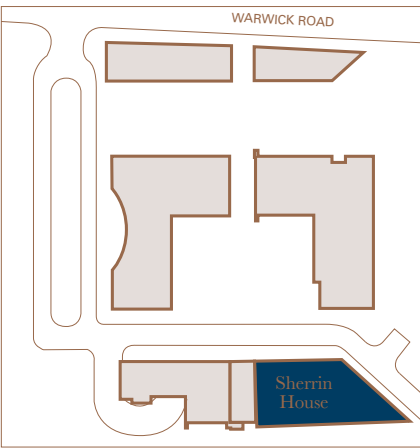
APARTMENT 8-5-4			
Living/Dining/Kitchen	7010mm x 3771mm	23' 0" x 12' 4"	
Bedroom	4170mm x 3490mm	13' 8" x 11' 5"	
Total internal area 59 sq m / 631 sq ft			
Terrace	3041mm x 1265mm	10' 0" x 4' 2"	
Total external area 4 sq m / 38 sq ft			

APARTMENT 8-5-5			
Living/Dining/Kitchen	9010mm x 3698mm	29' 7" x 12' 2"	
Bedroom	4084mm x 3356mm	13' 5" x 11' 0"	
Total internal area 61 sq m / 658 sq ft			
Terrace	3413mm x 1265mm	11' 2" x 4' 2"	
Total external area 4 sq m / 43 sq ft			

APARTMENT 8-5-6			
Living/Dining/Kitchen	10820mm x 3761mm	35' 6" x 12' 4"	
Bedroom 1	4831mm x 3490mm	15' 10" x 11' 5"	
Bedroom 2	3528mm x 3370mm	11' 7" x 11' 1"	
Total internal area 96 sq m / 1,037 sq ft			
Terrace	6750mm x 1265mm	22' 2" x 4' 2"	
Total external area 8 sq m / 81 sq ft			

SHERRIN HOUSE

SIXTH FLOOR



APARTMENT 8-6-1			
Living/Dining/Kitchen	7515mm x 6185mm	24' 8" x 20' 4"	
Bedroom 1	4995mm x 3406mm	16' 5" x 11' 2"	
Bedroom 2	3750mm x 3535mm	12' 4" x 11' 7"	
Total internal area	100 sq m	/ 1,072 sq ft	
Terrace	7300mm x 1265mm	23' 11" x 4' 2"	
Total external area	9 sq m	/ 93 sq ft	

APARTMENT 8-6-2			
Living/Dining/Kitchen	7675mm x 7580mm	25' 2" x 24' 10"	
Bedroom 1	5703mm x 3579mm	18' 9" x 11' 9"	
Bedroom 2	3880mm x 3366mm	12' 9" x 11' 1"	
Total internal area	113 sq m	/ 1,214 sq ft	
Terrace	7997mm x 1265mm	26' 3" x 4' 2"	
Total external area	9 sq m	/ 99 sq ft	

APARTMENT 8-6-3			
Living/Dining/Kitchen	7730mm x 6984mm	25' 4" x 22' 11"	
Bedroom 1	4442mm x 3698mm	14' 7" x 12' 2"	
Bedroom 2	4885mm x 4212mm	16' 0" x 13' 10"	
Total internal area	107 sq m	/ 1,149 sq ft	
Terrace	4887mm x 1265mm	16' 0" x 4' 2"	
Total external area	6 sq m	/ 62 sq ft	

APARTMENT 8-6-4			
Living/Dining/Kitchen	7010mm x 3818mm	23' 0" x 12' 6"	
Bedroom	4170mm x 3466mm	13' 8" x 11' 4"	
Total internal area	58 sq m	/ 624 sq ft	
Terrace	3591mm x 1265mm	11' 9" x 4' 2"	
Total external area	4 sq m	/ 42 sq ft	

APARTMENT 8-6-5			
Living/Dining/Kitchen	9010mm x 3698mm	29' 7" x 12' 2"	
Bedroom	4084mm x 3373mm	13' 5" x 11' 1"	
Total internal area	62 sq m	/ 662 sq ft	
Terrace	3150mm x 1265mm	10' 4" x 4' 2"	
Total external area	4 sq m	/ 40 sq ft	

APARTMENT 8-6-6			
Living/Dining/Kitchen	10820mm x 3985mm	35' 6" x 13' 1"	
Bedroom 1	4830mm x 3490mm	15' 10" x 11' 5"	
Bedroom 2	3370mm x 3304mm	11' 1" x 10' 10"	
Total internal area	96 sq m	/ 1,031 sq ft	
Terrace	6600mm x 1265mm	21' 8" x 4' 2"	
Total external area	8 sq m	/ 84 sq ft	

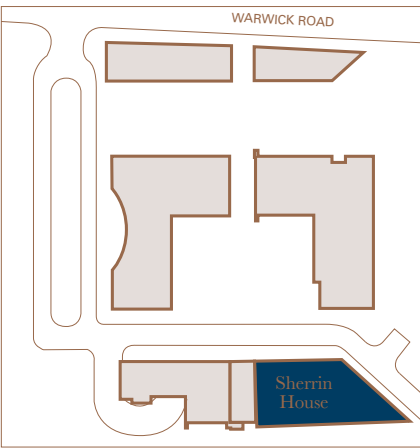
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SEVENTH FLOOR



APARTMENT 8-7-1			
Living/Dining/Kitchen	7350mm x 6185mm	24' 1" x 20' 4"	
Bedroom 1	4335mm x 4061mm	14' 3" x 13' 4"	
Bedroom 2	3510mm x 3450mm	11' 6" x 11' 4"	
Total internal area 103 sq m / 1,108 sq ft			
Terrace	4550mm x 1265mm	14' 11" x 4' 2"	
Total external area 5 sq m / 58 sq ft			

APARTMENT 8-7-2			
Living/Dining/Kitchen	5348mm x 4547mm	17' 7" x 14' 11"	
Bedroom 1	5514mm x 3579mm	18' 1" x 11' 9"	
Bedroom 2	3880mm x 3366mm	12' 9" x 11' 1"	
Total internal area 113 sq m / 1,211 sq ft			
Terrace	8812mm x 1265mm	28' 11" x 4' 2"	
Total external area 10 sq m / 110 sq ft			

APARTMENT 8-7-3			
Living/Dining/Kitchen	7729mm x 6984mm	25' 4" x 22' 11"	
Bedroom 1	4278mm x 3876mm	14' 0" x 12' 9"	
Bedroom 2	4845mm x 4229mm	15' 11" x 13' 10"	
Total internal area 108 sq m / 1,159 sq ft			
Terrace	3859mm x 1265mm	12' 8" x 4' 2"	
Total external area 5 sq m / 48 sq ft			

APARTMENT 8-7-4			
Living/Dining/Kitchen	7010mm x 3770mm	23' 0" x 12' 4"	
Bedroom	4170mm x 3490mm	13' 8" x 11' 5"	
Total internal area 58 sq m / 625 sq ft			
Terrace	3291mm x 1265mm	10' 10" x 4' 2"	
Total external area 4 sq m / 40 sq ft			

APARTMENT 8-7-5			
Living/Dining/Kitchen	9010mm x 3698mm	29' 7" x 12' 2"	
Bedroom	4084mm x 3358mm	13' 5" x 11' 0"	
Total internal area 61 sq m / 659 sq ft			
Terrace	2800mm x 1265mm	9' 2" x 4' 2"	
Total external area 4 sq m / 38 sq ft			

APARTMENT 8-7-6			
Living/Dining/Kitchen	10820mm x 3761mm	35' 6" x 12' 4"	
Bedroom 1	5185mm x 3490mm	17' 0" x 11' 5"	
Bedroom 2	3528mm x 3370mm	11' 7" x 11' 1"	
Total internal area 99 sq m / 1,060 sq ft			
Terrace	4294mm x 1265mm	14' 1" x 4' 2"	
Total external area 6 sq m / 64 sq ft			

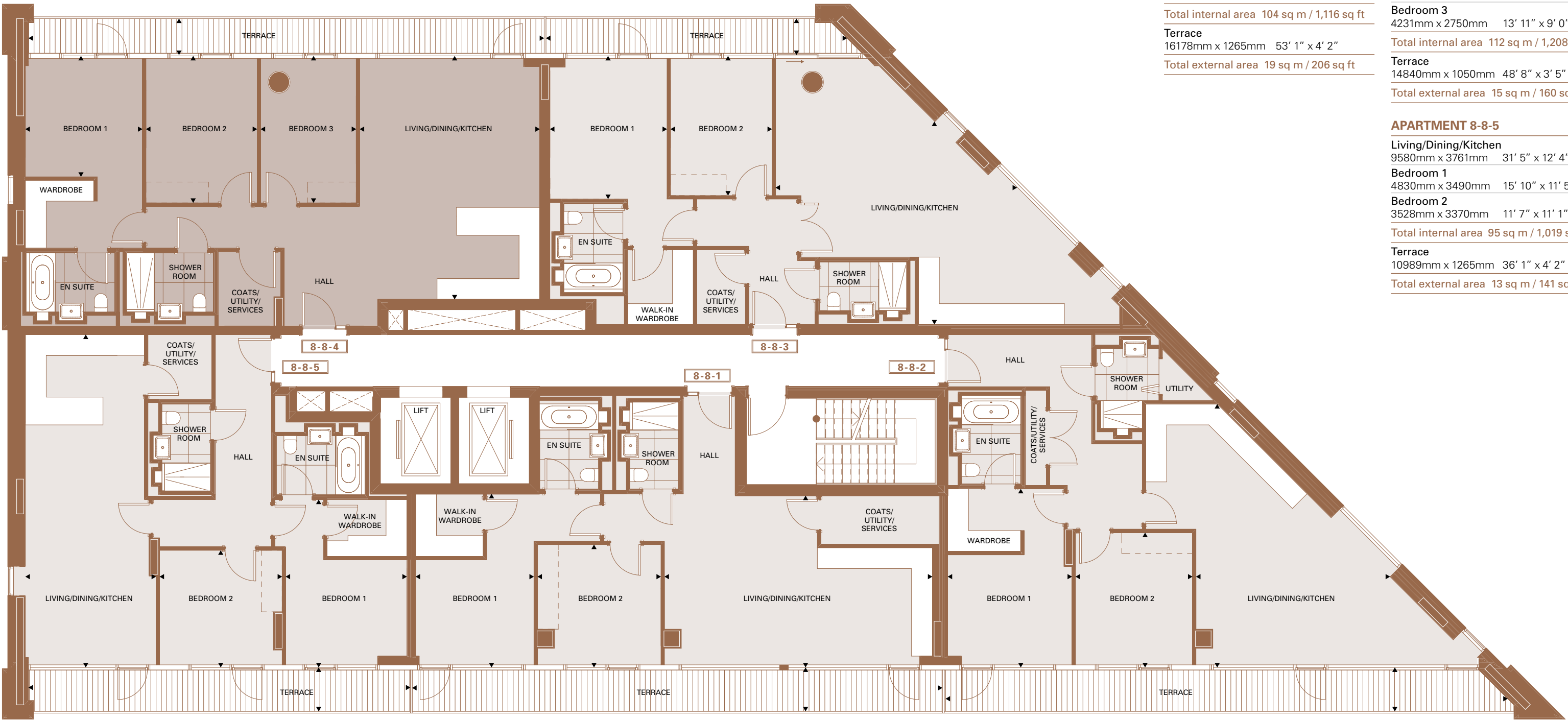
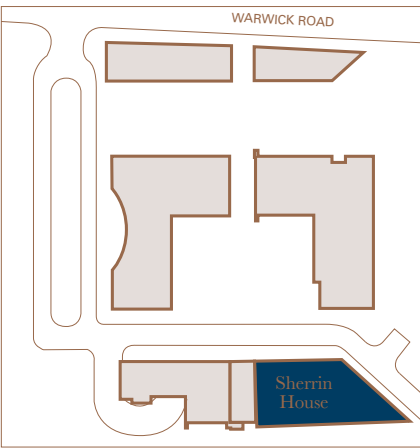
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EIGHTH FLOOR



APARTMENT 8-8-1			
Living/Dining/Kitchen	7710mm x 4945mm	25' 4" x 16' 3"	
Bedroom 1	4995mm x 3406mm	16' 5" x 11' 2"	
Bedroom 2	3555mm x 3535mm	11' 8" x 11' 7"	
Total internal area 91 sq m / 976 sq ft			
Terrace	15261mm x 1265mm	50' 1" x 4' 2"	
Total external area 18 sq m / 196 sq ft			

APARTMENT 8-8-2			
Living/Dining/Kitchen	7580mm x 5586mm	24' 10" x 18' 4"	
Bedroom 1	5140mm x 3579mm	16' 10" x 11' 9"	
Bedroom 2	3880mm x 3366mm	12' 9" x 11' 1"	
Total internal area 104 sq m / 1,116 sq ft			
Terrace	16178mm x 1265mm	53' 1" x 4' 2"	
Total external area 19 sq m / 206 sq ft			

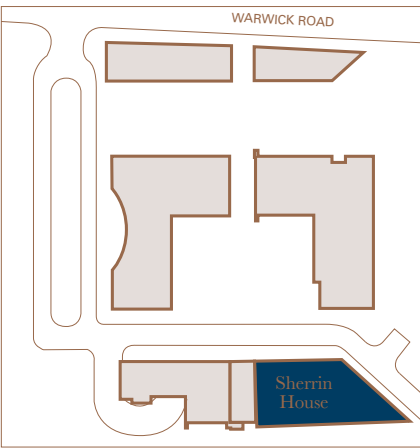
APARTMENT 8-8-3			
Living/Dining/Kitchen	6952mm x 5841mm	22' 10" x 19' 2"	
Bedroom 1	4120mm x 3370mm	13' 6" x 11' 1"	
Bedroom 2	4020mm x 2921mm	13' 2" x 9' 7"	
Total internal area 102 sq m / 1,101 sq ft			
Terrace	8667mm x 1050mm	28' 5" x 3' 5"	
Total external area 9 sq m / 94 sq ft			

APARTMENT 8-8-4			
Living/Dining/Kitchen	7010mm x 5184mm	23' 0" x 17' 0"	
Bedroom 1	3481mm x 3371mm	11' 5" x 11' 1"	
Bedroom 2	4231mm x 3200mm	13' 11" x 10' 6"	
Bedroom 3	4231mm x 2750mm	13' 11" x 9' 0"	
Total internal area 112 sq m / 1,208 sq ft			
Terrace	14840mm x 1050mm	48' 8" x 3' 5"	
Total external area 15 sq m / 160 sq ft			

APARTMENT 8-8-5			
Living/Dining/Kitchen	9580mm x 3761mm	31' 5" x 12' 4"	
Bedroom 1	4830mm x 3490mm	15' 10" x 11' 5"	
Bedroom 2	3528mm x 3370mm	11' 7" x 11' 1"	
Total internal area 95 sq m / 1,019 sq ft			
Terrace	10989mm x 1265mm	36' 1" x 4' 2"	
Total external area 13 sq m / 141 sq ft			

SHERRIN HOUSE

NINTH FLOOR



APARTMENT 8-9-1 (LOWER)

Living/Dining		
11734mm	x 6536mm	38' 6" x 21' 5"
Kitchen/Dining		
7315mm	x 2921mm	24' 0" x 9' 7"
Lower internal area		
120 sq m	/	1,292 sq ft
Terrace		
8096mm	x 6553mm	26' 7" x 21' 6"
Lower external area		
74 sq m	/	793 sq ft

APARTMENT 8-9-2 (LOWER)

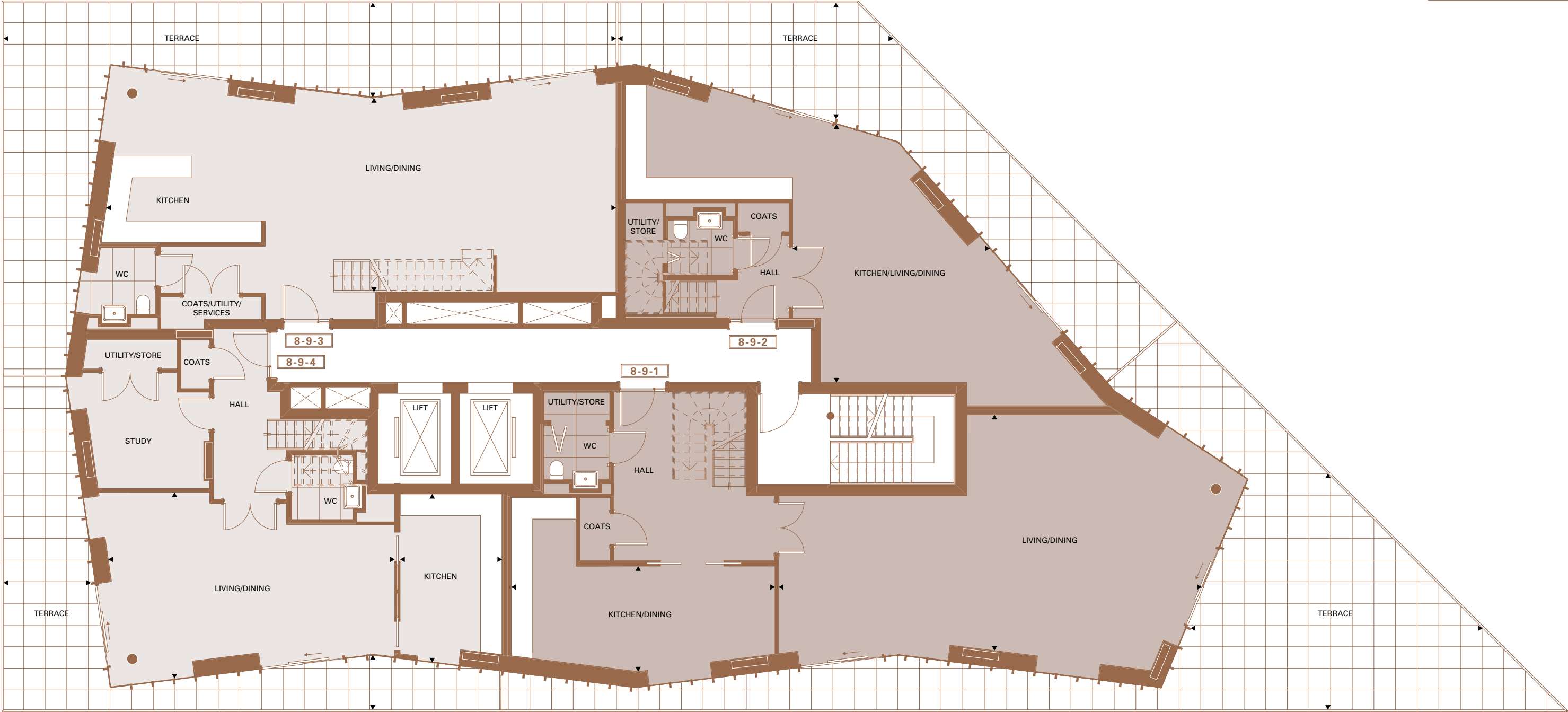
Living/Dining/Kitchen		
7161mm	x 5470mm	23' 6" x 17' 11"
Lower internal area		
68 sq m	/	731 sq ft
Terrace		
7633mm	x 3223mm	25' 1" x 10' 7"
Lower external area		
42 sq m	/	453 sq ft

APARTMENT 8-9-3 (LOWER)

Living/Dining/Kitchen		
14138mm	x 5378mm	46' 5" x 17' 8"
Total internal area		
88 sq m	/	946 sq ft
Terrace		
16981mm	x 2620mm	55' 9" x 8' 7"
Lower external area		
68 sq m	/	728 sq ft

APARTMENT 8-9-4 (LOWER)

Living/Dining		
7942mm	x 5161mm	26' 1" x 16' 11"
Kitchen		
4675mm	x 2827mm	15' 4" x 9' 3"
Study		
3419mm	x 3222mm	11' 3" x 10' 7"
Lower internal area		
81 sq m	/	866 sq ft
Terrace		
2418mm	x 1517mm	7' 11" x 5' 0"
Lower external area		
34 sq m	/	367 sq ft



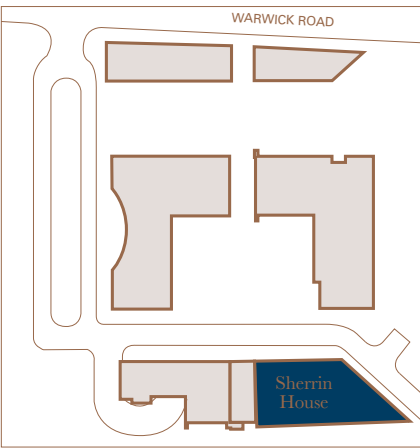
- 1 Bedroom apartments
- 2 Bedroom apartments
- 3 Bedroom apartments

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.
Sherrin House apartment floor plans are for approximate measurements only. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

SHERRIN HOUSE

TENTH FLOOR



APARTMENT 8-9-1 (UPPER)		
Bedroom 1	4060mm x 3770mm	13' 4" x 12' 4"
Bedroom 2	4600mm x 3340mm	15' 1" x 10' 11"
Bedroom 3	4100mm x 3200mm	13' 5" x 10' 6"
Upper internal area 107 sq m / 1,150 sq ft		
Terrace 1	13480mm x 1800mm	44' 3" x 5' 11"
Terrace 2	7270mm x 1520mm	23' 10" x 5' 0"
Terrace 3	4620mm x 2010mm	15' 2" x 6' 7"
Upper external area 25 sq m / 271 sq ft		

APARTMENT 8-9-2 (UPPER)		
Bedroom 1	3720mm x 3520mm	12' 2" x 11' 7"
Bedroom 2	4050mm x 2990mm	13' 3" x 9' 10"
Bedroom 3	3840mm x 3310mm	12' 7" x 10' 10"
Upper internal area 70 sq m / 748 sq ft		
Terrace	4590 x 1200mm	15' 1" x 3' 11"
Upper external area 4 sq m / 47 sq ft		

APARTMENT 8-9-3 (UPPER)		
Bedroom 1	5910mm x 3490mm	19' 5" x 11' 5"
Bedroom 2	4770mm x 3300mm	15' 8" x 10' 10"
Upper internal area 79 sq m / 845 sq ft		
Terrace 1	6540mm x 1270mm	21' 5" x 4' 2"
Terrace 2	6940mm x 1140mm	22' 9" x 3' 9"
Upper external area 12 sq m / 128 sq ft		

APARTMENT 8-9-4 (UPPER)		
Bedroom 1	5620mm x 3820mm	18' 5" x 12' 6"
Bedroom 2	4260mm x 4170mm	14' 0" x 13' 8"
Upper internal area 63 sq m / 678 sq ft		
Terrace 1	6210mm x 1180mm	20' 4" x 3' 10"
Terrace 2	6570mm x 1340mm	21' 7" x 4' 5"
Upper external area 12 sq m / 131 sq ft		

- 1 Bedroom apartments
- 2 Bedroom apartments
- 3 Bedroom apartments

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.
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DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St Edward different mean that you can choose a new home from us with complete confidence. When you buy a home from St Edward you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St Edward.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

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

QUALITY IS AT THE HEART OF EVERYTHING WE DO

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

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

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

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

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



Proud to be members of the Berkeley Group of companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

SUSTAINABILITY AT ROYAL WARWICK SQUARE



ENERGY EFFICIENCY

The homes at Royal Warwick Square are designed to be very efficient in their use of energy, with features including:

- Thermal insulation
- Thermostatically controlled heating
- 100% energy efficient lighting
- A+ rated white goods (where supplied)

The energy efficiency of the homes will help lower fuel bills and reduce overall contribution to climate change. Each home comes with an Energy Performance Certificate which rates the energy efficiency and expected running costs.

LOW CARBON

Energy for hot water and heating in the homes will come from a combined heating and power (CHP) plant. Providing energy for both services at the same time, rather than separately, saves a significant amount of energy. This reduces the overall level of carbon released into the atmosphere.

SAVING WATER

The water consuming fixtures and fittings in the homes are selected to make sure that they use less water than the average household in the UK. This includes low consumption kitchen taps, washing machine, dishwasher, shower heads and WVC. A rain water harvesting system feeds the landscaping irrigation system; reusing rainwater helps to preserve natural water resources.

REDUCING WASTE

In order to reduce the amount of waste sent to landfill, recycling bins are provided in every home. This has several benefits including reducing pollution and saving resources.

ENHANCING ECOLOGY

St Edward is committed to protecting and enhancing the ecology around its sites. Royal Warwick Square is built on brownfield land, therefore, producing low negative impact on surrounding natural habitats. The landscape planting includes new evergreen planting as well as herbaceous and perennial species, introducing seasonal colour and variation throughout the year. It will help to provide habitats for insects and invertebrates whilst new tree planting will provide shelter for birds.

CLIMATE CHANGE ADAPTATION

Royal Warwick Square is designed to adapt to extreme weather events and changes in temperature. Sustainable Urban Drainage System (SUDS) will be incorporated within the development through the implementation of green roofs, which help to store rainwater during extreme weather. Green roofs will also provide biodiversity benefits and help improve local air quality.

SUSTAINABLE TRAVEL

The development encourages residents to use more environmentally friendly modes of transport with the provision of secure cycle storage and nearby public transport links.

High Street Kensington Underground station and Kensington Olympia Overground station are both a short walk away, offering connections to key London locations via low carbon alternatives to driving.

Space is provided for a desk close to sockets and telephone points so that a home office can be set up, reducing the need to commute.

RESPONSIBLY RESOURCED TIMBER

The timber used to build the homes is responsibly sourced, either certified by the Forest Stewardship Council (FSC) or the Programme for Endorsement of Forest Certification (PEFC). This ensures that timber comes from a renewable source where the local community and habitats are preserved.

COMMUNITY FACILITIES

Private residents of Royal Warwick Square have the use of an exclusive leisure suite which includes a state of the art gymnasium, bespoke swimming pool, luxury treatment rooms, a private cinema and Harrods Estates Concierge services.

A COMMITMENT TO THE FUTURE

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

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

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

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



Our
vision

OUR VISION

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

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE

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

HIGH QUALITY HOMES

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

GREAT PLACES

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

EFFICIENT AND CONSIDERATE OPERATIONS

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

A COMMITMENT TO PEOPLE AND SAFETY

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

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



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

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today,

including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

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

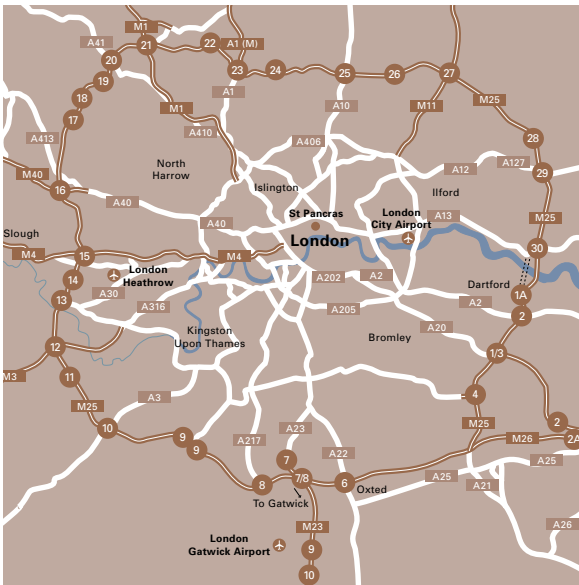
www.berkeleygroup.co.uk

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Email: royalwarwicksquare@stedward.co.uk

www.RoyalWarwickSquare.co.uk



DIRECTIONS BY ROAD

(From M4 Junction 4b, M25 Junction 15)
Follow M4 and then A4 into central London. Go over the Hammersmith flyover onto A4 Talgarth Road/West Cromwell Road, merging left at the traffic lights into Warwick Road. Royal Warwick Square is on the left-hand side before Kensington High Street.



DIRECTIONS BY PUBLIC TRANSPORT

If arriving at Heathrow Airport, take the Piccadilly Line and change at Earl's Court for the District Line to High Street Kensington. Turn left when you leave the station and walk along Kensington High Street as far as the junction with Warwick Road. Turn left onto Warwick Road and Royal Warwick Square is on the right-hand side.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Sherrin House is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by; up-stands, plinths, protrusions, ceiling bulkheads, glazing mullions for full height glazing; (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full height glazing and other external walling structure, dimensions are taken to the surface of both structures.

M115/02CA/1017



St Edward
Designed for life



Photography is indicative only

