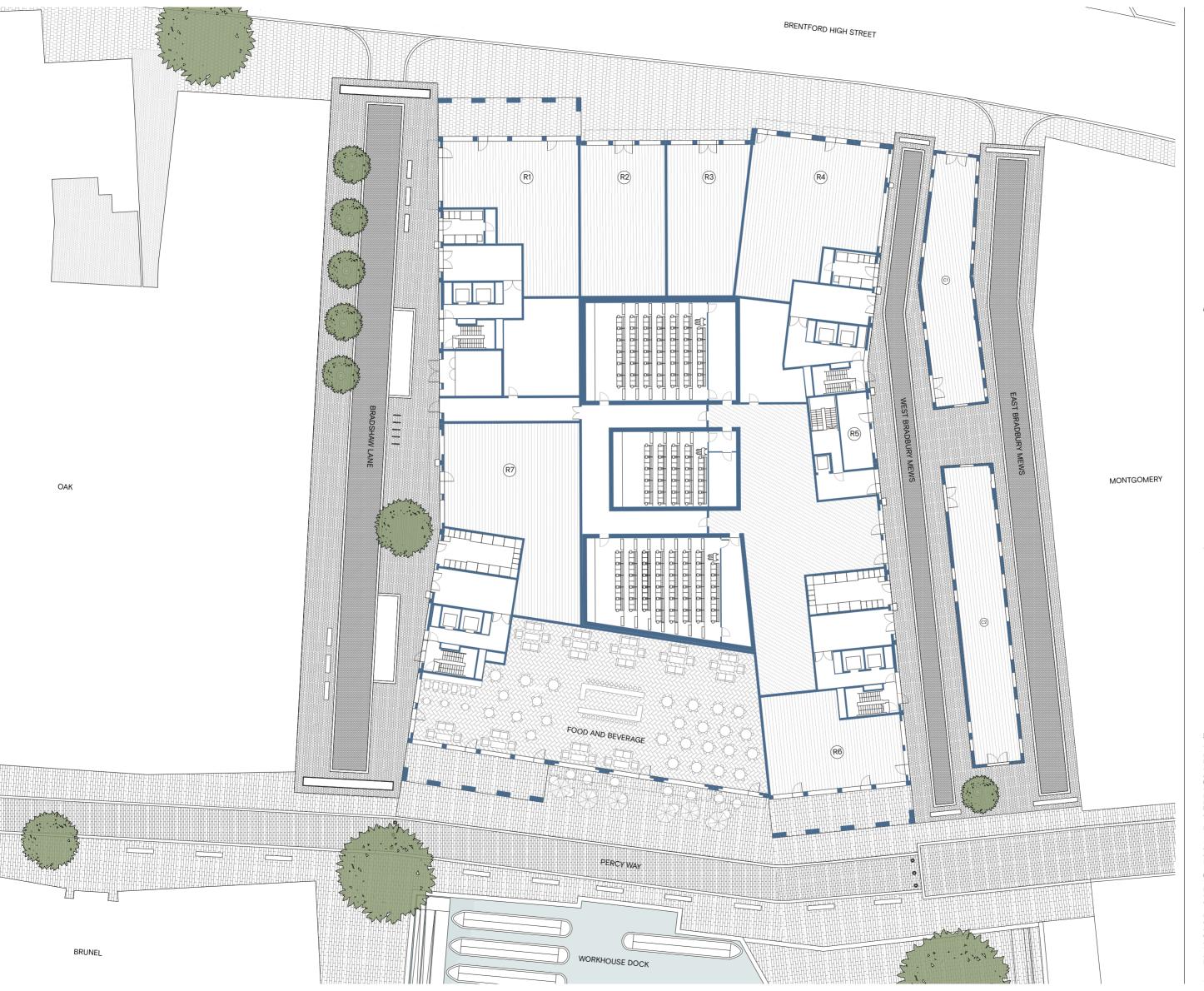


THE BRENTFORD PROJECT

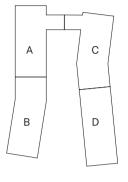


Steps the water's endless changing COlOUI





Ground Floor





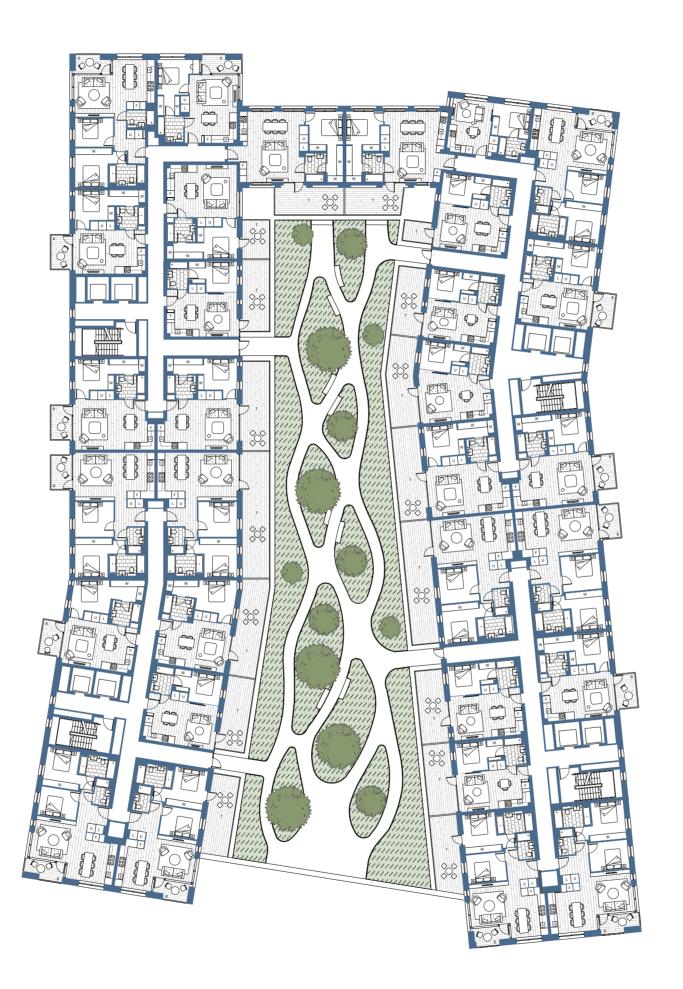
LEGEND

C Commercial R Retail

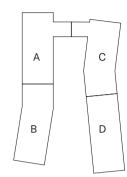


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Level 01 Podium



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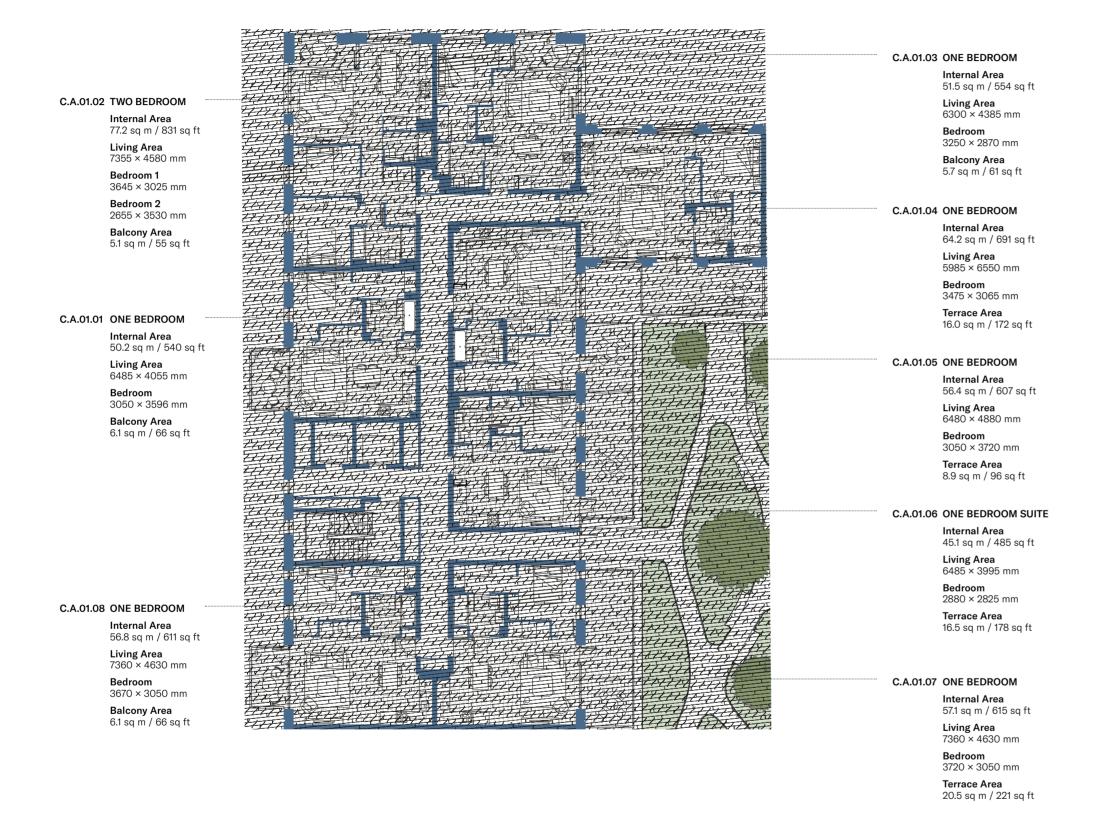
LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace

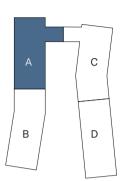


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Level 01 Core A





LEGEND

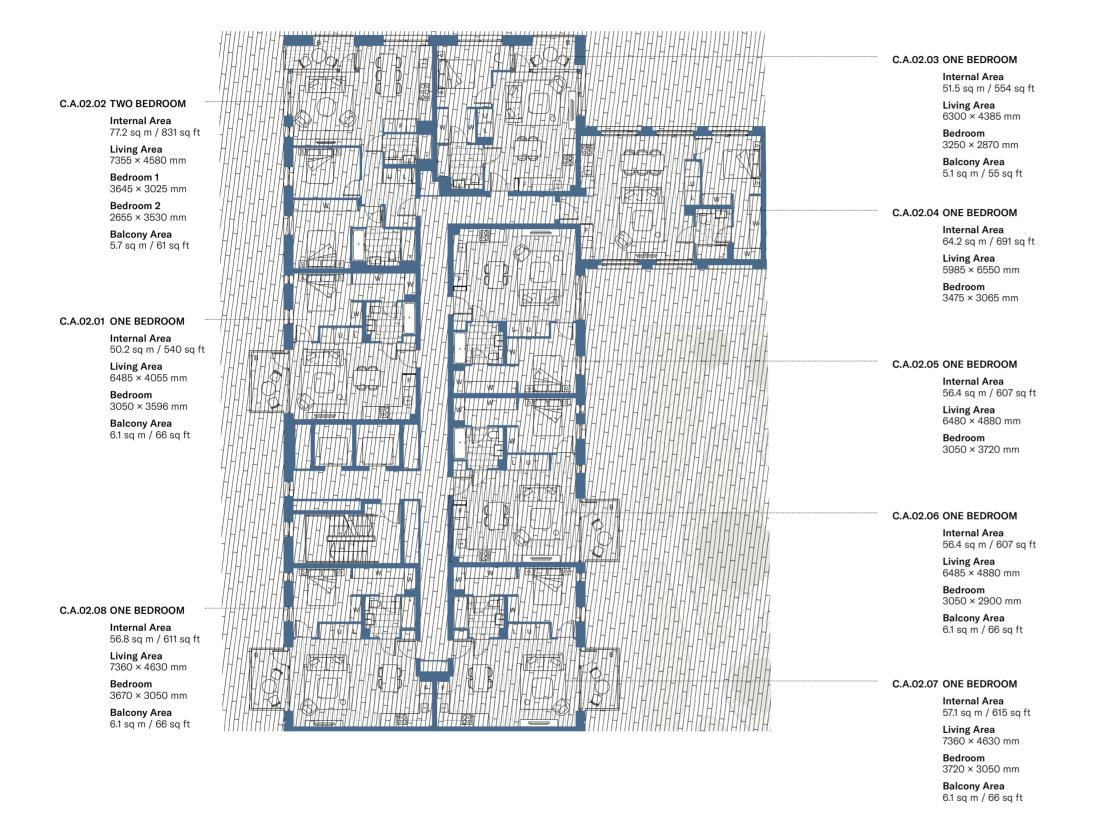
LaundryUtility CupboardFridgeWardrobe

W Wardrob
B Balcony
T Terrace

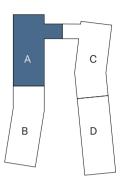


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Level O2 Core A



5 th
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LEGEND

Laundry
Utility Cupboard
Fridge

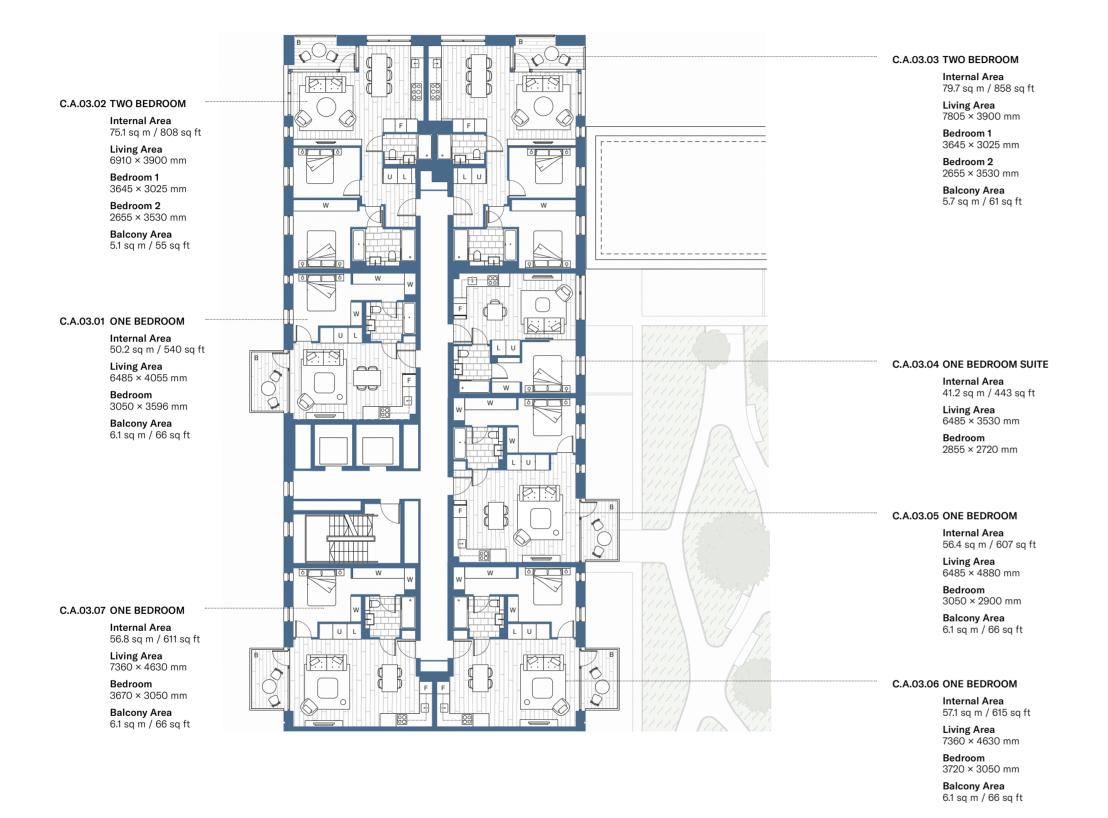
Wardrobe

W Wardrob
B Balcony
T Terrace

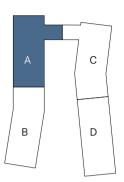


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Level 03 Core A



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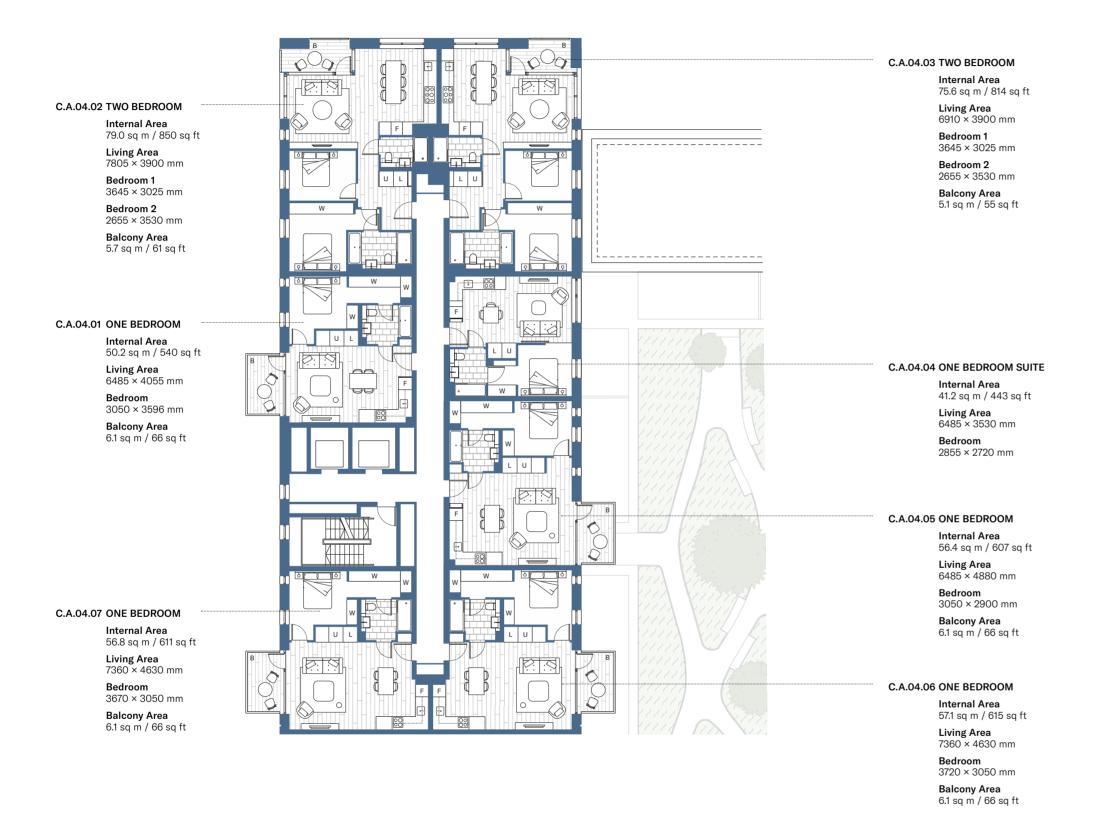
LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace

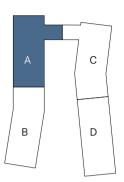


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Level 04 Core A



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2 nd

GF

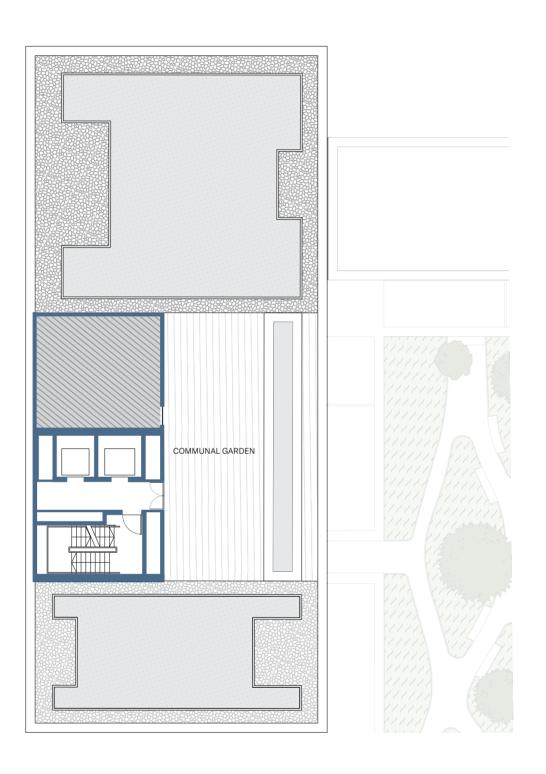
LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace

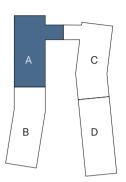


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Level 05 Core A

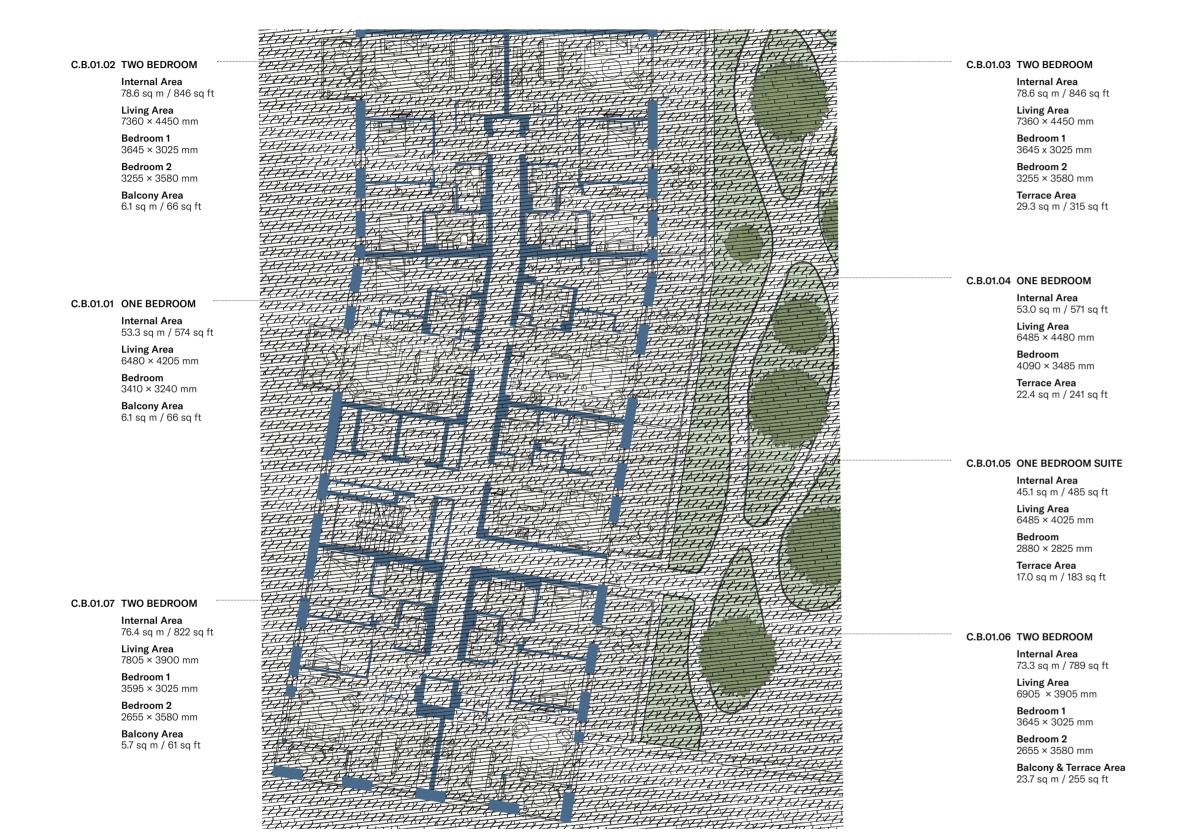


5 th
4 th
3 rd
2^{nd}
 1 st

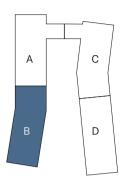
LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace





Level 01 Core B





LEGEND

Laundry
Utility Cupboard
Fridge
Wardrobe
Balcony

THE HIGH STREET

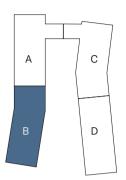


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Level 02 Core B



7 th
6 th
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4 th

3rd 2nd 1st

U Utility Cupboard F Fridge W Wardrobe B Balcony T Terrace

Laundry

LEGEND



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C.B.03.02 TWO BEDROOM

Internal Area 78.6 sq m / 846 sq ft

Living Area 7360 × 4450 mm

Bedroom 1 3645 × 3025 mm

Bedroom 2 3255 × 3580 mm

Balcony Area 6.1 sq m / 66 sq ft

C.B.03.01 ONE BEDROOM

Internal Area 53.3 sq m / 574 sq ft

Living Area 6480 × 4205 mm

Bedroom 3410 × 3240 mm

Balcony Area 6.1 sq m / 66 sq ft

C.B.03.07 TWO BEDROOM

Internal Area 76.4 sq m / 822 sq ft

Living Area 7805 × 3900 mm

Bedroom 1 3595 × 3025 mm

Bedroom 2 2655 × 3580 mm

Balcony Area 5.7 sq m / 61 sq ft



C.B.03.03 TWO BEDROOM

Internal Area 78.6 sq m / 846 sq ft

Living Area 7360 × 4450 mm

Bedroom 1 3645 x 3025 mm

Bedroom 2 3255 × 3580 mm

Balcony Area 6.1 sq m / 66 sq ft

C.B.03.04 ONE BEDROOM

Internal Area 53.0 sq m / 571 sq ft

Living Area 6485 × 4480 mm

Bedroom 4090 × 3485 mm

Balcony Area 5.9 sq m / 64 sq ft

C.B.03.05 ONE BEDROOM

Internal Area 56.4 sq m / 607 sq ft

Living Area 6485 × 4880 mm

Bedroom 3050 × 2900 mm

Balcony Area 6.1 sq m / 66 sq ft

C.B.03.06 TWO BEDROOM

Internal Area

73.3 sq m / 789 sq ft

Living Area 6905 × 3905 mm

Bedroom 1

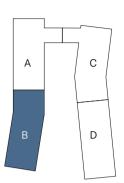
 $3645\times3025~\text{mm}$

Bedroom 2 2655 × 3580 mm

Balcony Area 5.1 sq m / 55 sq ft

Willow

Level 03 Core B



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5 th
4 th
3rd

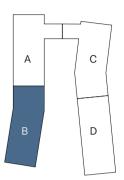
LEGEND

Laundry Utility Cupboard Fridge Wardrobe Balcony Terrace





Level 04 Core B



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6 th
5 th
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Ord

4th 3rd 2nd

L LaundryU Utility CupboardF Fridge

LEGEND

W Wardrobe
B Balcony
T Terrace



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C.B.05.02 TWO BEDROOM

Internal Area 75.7 sq m / 815 sq ft

Living Area 6910 × 4440 mm

Bedroom 1 3645 × 3025 mm

Bedroom 2 3255 × 3580 mm

Balcony Area 6.1 sq m / 66 sq ft

C.B.05.01 ONE BEDROOM

Internal Area

53.3 sq m / 574 sq ft

Living Area 6480 × 4205 mm

Bedroom 3410 × 3240 mm

Balcony Area 6.1 sq m / 66 sq ft

C.B.05.07 TWO BEDROOM

Internal Area 76.4 sq m / 822 sq ft

Living Area 7805 × 3900 mm

Bedroom 1 3595 × 3025 mm

Bedroom 2 2655 × 3580 mm

Balcony Area 5.7 sq m / 61 sq ft



C.B.05.03 TWO BEDROOM

Internal Area 79.4 sq m / 855 sq ft

Living Area 7810 × 4440 mm

Bedroom 1 3645 × 3025 mm

Bedroom 2 3255 × 3580 mm

Balcony Area 6.1 sq m / 66 sq ft

C.B.05.04 ONE BEDROOM

Internal Area 53.0 sq m / 571 sq ft

Living Area 6485 × 4480 mm

Bedroom 4090 × 3485 mm

Balcony Area 5.9 sq m / 64 sq ft

C.B.05.05 ONE BEDROOM

Internal Area 56.4 sq m / 607 sq ft

Living Area 6485 × 4880 mm

Bedroom 3050 × 2900 mm

Balcony Area 6.1 sq m / 66 sq ft

C.B.05.06 TWO BEDROOM

Internal Area

73.3 sq m / 789 sq ft

Living Area 6905 × 3905 mm

Bedroom 1

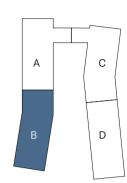
 $3645\times3025~\text{mm}$

Bedroom 2 2655 × 3580 mm

Balcony Area 5.1 sq m / 55 sq ft

Willow

Level 05 Core B



7 th
6 th
5 th
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LEGEND

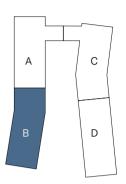
Laundry Utility Cupboard Fridge

Wardrobe Balcony Terrace





Level 06 Core B



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4 th
3 rd

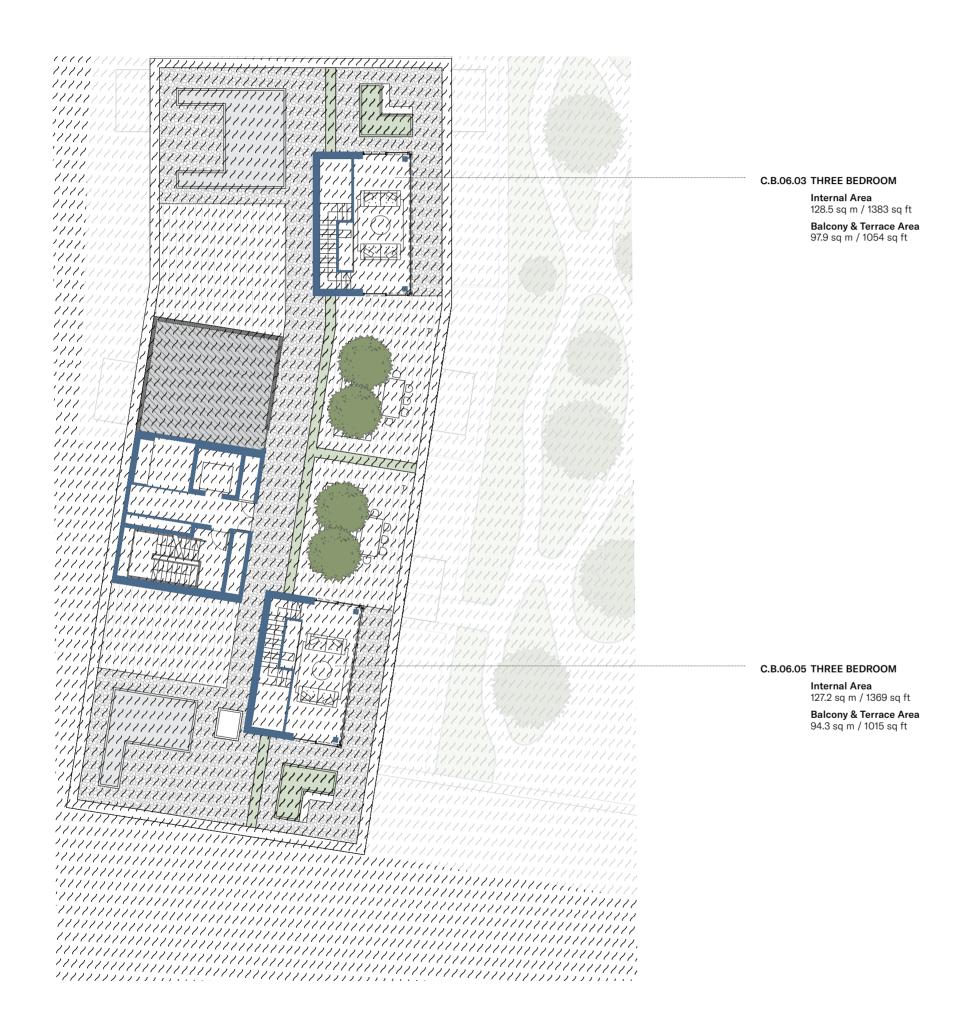
LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace

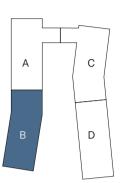


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Level 07 Core B



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LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace

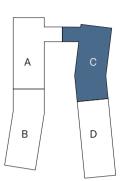


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Level O1 Core C





LEGEND

LaundryUtility CupboardFridgeWardrobe

Wardrobe
Balcony
Terrace

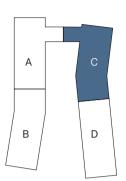


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Level O2 Core C



5 th
4 th
3 rd
2 nd

LEGEND

Laundry
Utility Cupboard
Fridge
Wardrobe

W Wardrob
B Balcony
T Terrace

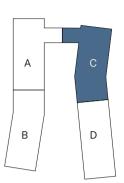


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Level 03 Core C





LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace

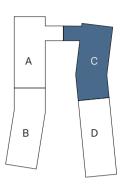


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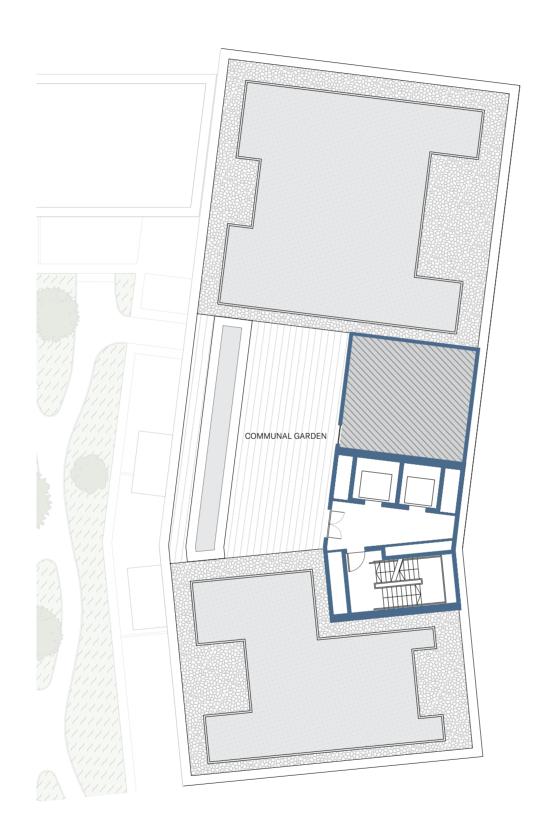
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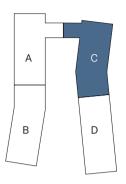


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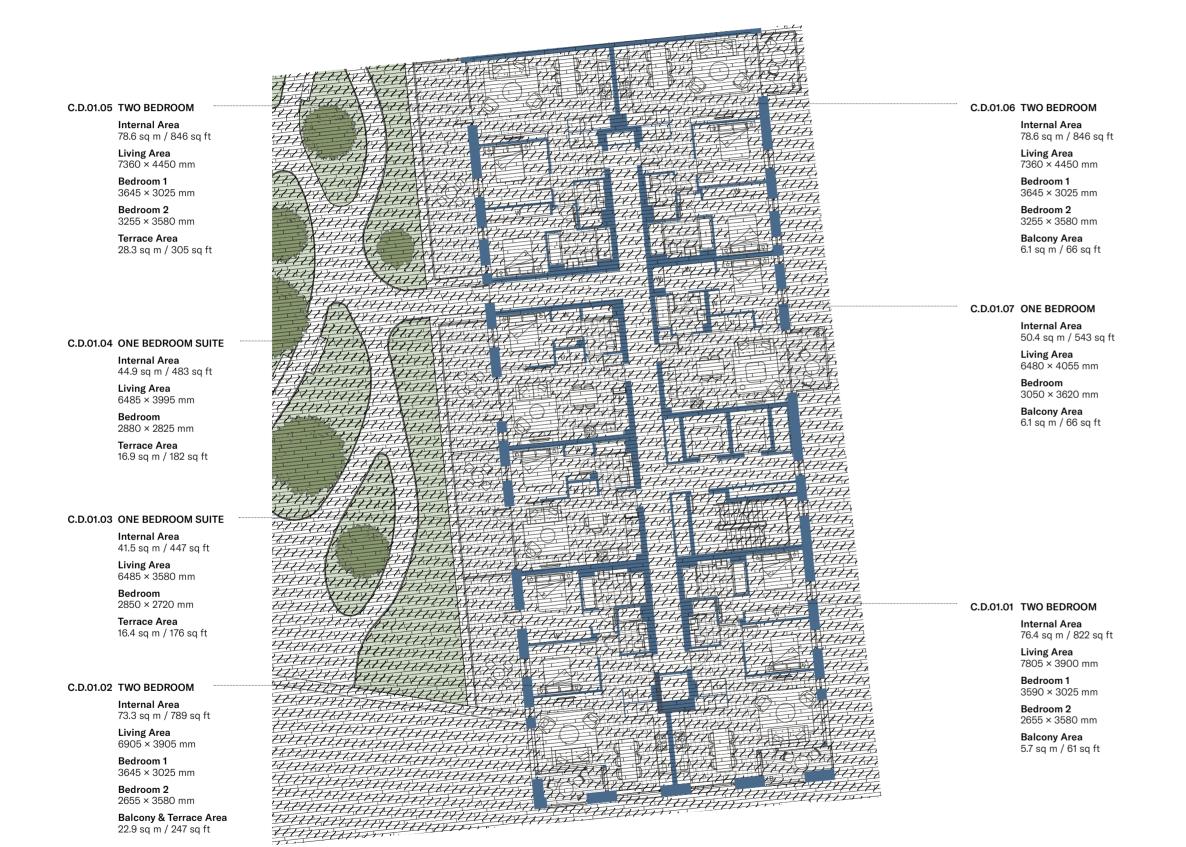
LEGEND

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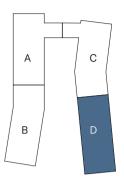


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Level 01 Core D





LEGEND

L LaundryU Utility CupboardF FridgeW WardrobeB Balcony

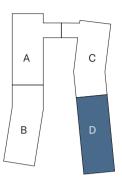


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Level 02 Core D



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L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace

LEGEND

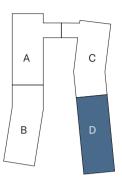


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Level 03 Core D



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L LaundryU Utility CupboardF Fridge

LEGEND

F Fridge W Wardrobe B Balcony T Terrace

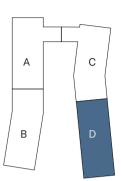


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Level 04 Core D



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LEGEND
L Laundry

U Utility Cupboard
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W Wardrobe
B Balcony
T Terrace

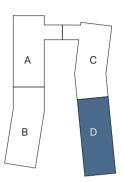


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Level 05 Core D



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LEGEND

Laundry Utility Cupboard Fridge Wardrobe Balcony Terrace



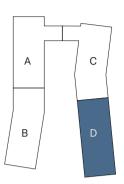
Disclaimer



Balcony & Terrace Area 94.8 sq m / 1020 sq ft

Willow

Level 06 Core D



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LEGEND

L LaundryU Utility CupboardF Fridge

Wardrobe
Balcony
Terrace

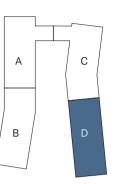


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Level 07 Core D



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LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace



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Specifications

MAIN STRUCTURE

Reinforced concrete or structural frame and/or load bearing masonry on reinforced concrete piled foundations.

BUILDING ENVELOPE

External wall consisting of quality brick finish, metal panelling, pre-cast concrete cladding and aluminium glazing system, dependent on location.

FLOOR

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

ROOF

High-performance water-proof membrane roofing overlaid with pre-cast paving and/or soft landscaping where applicable.

WINDOW

Double-glazed aluminium windows including opening lights. Double-glazed aluminium doors to balconies and terraces where appropriate.

STAIRS

Pre-cast concrete or metal stairs with steel balustrades in common areas.

WALL

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

BALCONIES

Painted metal balconies constructed with painted steel vertical rails, handrails and metal decking, where applicable.

CEILING

Suspended plasterboard painted with white washable emulsion. Ceiling height approximately 2.55 m in main living areas and bedrooms in Oak (Building B). Ceiling height approx. 2.70 m in main living areas and bedrooms in Willow (Building C) and Brunel (Building K).

FLOORING

Textured European oak engineered floorboards to hall, living area and kitchen. Fitted steel grey carpets to bedrooms. Marble floor tiles to bathrooms, en-suites and shower room floors.

DECORATION

All internal walls painted with white washable emulsion. Skirting and doors and frames painted with a white eggshell paint finish.

KITCHEN

Integrated European appliances comprising of a black Bertazzoni 5 ring range cooker and black extractor range hood to 2 and 3-bedroom apartments. 4 ring range cooker and black extractor range hood to selected studios, 1-bedroom suites and 1-bedroom apartments. Integrated fridge freezer and dishwasher. Combined washing machine/tumble dryer located in separate utility cupboard where appropriate.

Studios, 1-bedroom suites, 1, 2 and 3-bedroom apartments fitted with custom designed kitchen with modular base and wall cabinets with lacquer paint finish and contrasting interior colour. Black metal pull handle with diamond cut pattern to tall cabinets and base cabinets. Concealed LED lighting to underside of overhead cupboards. Cloudburst concrete worktops fitted with undermounted stainless steel sink and contemporary deck mounted matt black tap. Feature timber wall panelling above worktop.

BATHROOMS

Fitted white bath with brushed brass finish mixer with a contemporary wall mounted hand shower in brushed brass finish and glass screen, or a separate white shower tray with thermostatic wall mounted shower in brushed brass finish with glass shower screen, as defined on plans. White ceramic WC with concealed cistern.

White ceramic hand basin, with brushed brass mixer tap. Bespoke wall mounted mirror finished cabinet, natural oak open shelving and recessed LED lighting. Brushed stainless steel wall mounted heated towel rail. Bathroom walls finished in winch artisan ceramic tiles and painted finish where applicable.

SHOWER ROOM & ENSUITE BATHROOMS

Fitted white shower tray with thermostatic wall mounted shower in brushed brass finish with glass shower screen. Where applicable, fitted white bath with brushed brass finished mixer with wall mounted hand shower in brushed brass finish. White ceramic WC with concealed cistern. White ceramic hand basin, with brushed brass mixer tap. Bespoke wall mounted mirror finished cabinet, open shelving and recessed LED lighting. Winch artisan ceramic tiles or painted finish, to walls in en-suite bathrooms and shower rooms, where applicable.

WARDROBE

Integrated wardrobes fitted in master bedroom with custom designed painted feature doors.

HEATING, COOLING & HOT WATER

Individually metered system provides heating via radiators and hot water from the development's central plant. In apartments where cooling is provided, the cooling system will be metered and will serve bedrooms and living rooms. Centralised wet heating system throughout.

FI FCTRICS

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

MANAGEMENT & SECURITY

Management located in the central estate management office. Video entry phone system connected to main entrance door. CCTV system provided to cover the whole estate.

PARKING

Limited car parking at extra cost and subject to availability.

ELEVATORS

Flevators serve all floors.

EXTERNAL

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

LEISURE FACILITIES

Health club with heated outdoor swimming pool, steam room, sauna, gymnasium and exercise areas.

NOTE

Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to properties in retailed structures may vary due to the existing building fabric and construction methodology adopted.

Votes

Notes Notes

Fragrant barbeque

SMOKE tickles the appetite awake

