

# SKYLARK HOUSE



KEW  
BRIDGE  
RISE



High quality, high spec, high up.  
Your beautiful new home is  
elevated in every way.

Skylark House sits on the eastern edge of Kew Bridge Rise, scenically perched by the Eastern Courtyard. Inside you'll find the ideal, comfortable living space and outside, without even needing to put on shoes, you've got lovely views of the courtyards and beyond, right from your balcony or winter garden.



KEW BRIDGE RISE

Skylark  
House

Computer generated image is indicative only







# Kew Bridge Rise from the sky.

You'll find Skylark House right by the Eastern Courtyard, with garden views spanning from private balconies or winter gardens.



# On-site parking



Site plan is indicative only

- Resident Space
- Visitor Space
- Car Club Space
- Disabled spaces
- Electric points







# Floor 9

PLOT 383  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 384, 385 & 386  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

PLOT 387  
TYPE 8\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 388  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

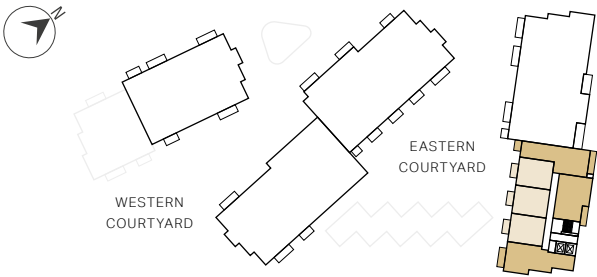
 Wardrobe
- C

 Cupboard
- Indicative Wardrobe Position
- U

 Utility Store
- WD

 Washer Dryer

## SKYLARK HOUSE



APARTMENT 386

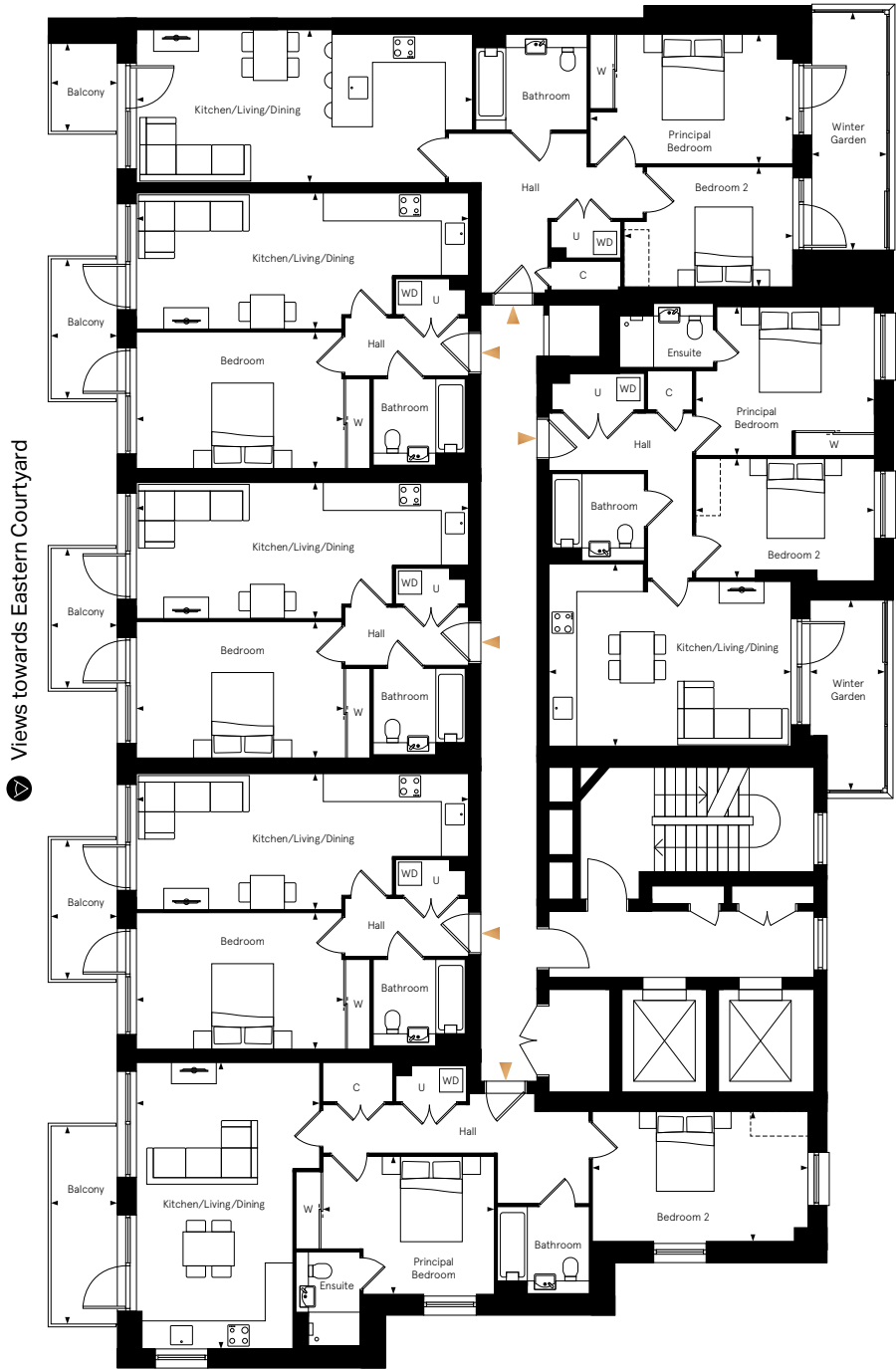
APARTMENT 385

APARTMENT 384

APARTMENT 383

APARTMENT 387\*

APARTMENT 388



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\*This is a wheelchair adaptable unit, please speak to a sales consultant for more information.

# Floor 10

PLOT 389  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 390, 391 & 392  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

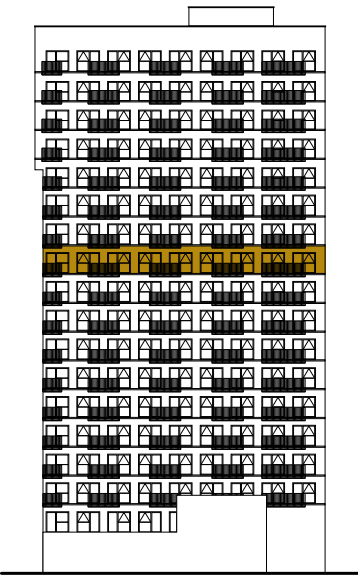
PLOT 393  
TYPE 8\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 394  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

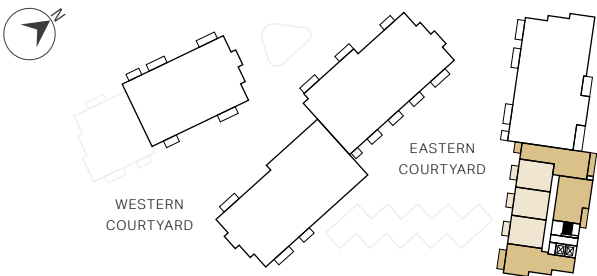
Wardrobe
- C

Cupboard
- Indicative Wardrobe Position
- U

Utility Store
- WD

Washer Dryer

## SKYLARK HOUSE



APARTMENT 392

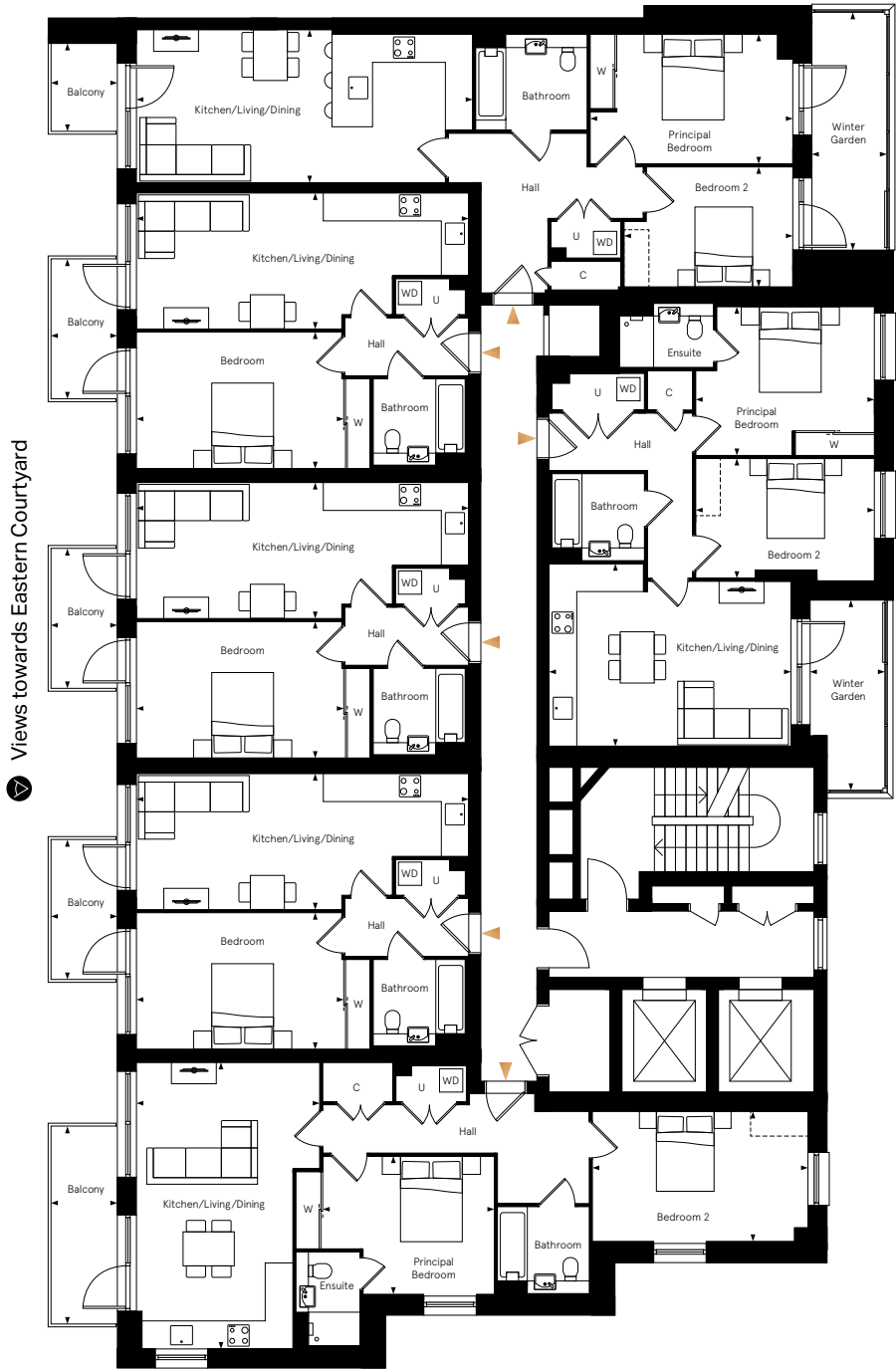
APARTMENT 391

APARTMENT 390

APARTMENT 389

APARTMENT 393\*

APARTMENT 394



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# Floor 11

PLOT 395  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 396, 397 & 398  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

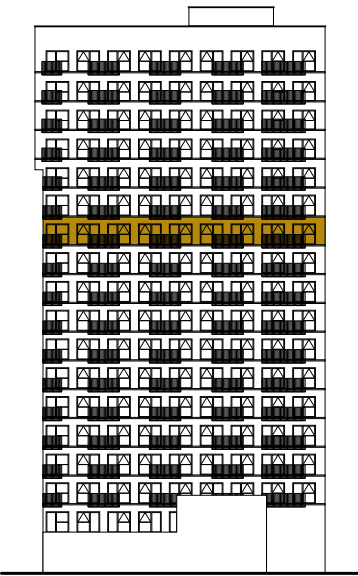
PLOT 399  
TYPE 8\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 400  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

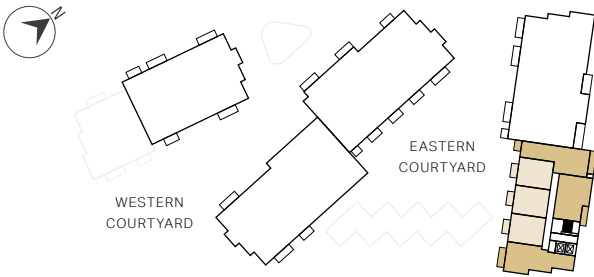
Wardrobe
- C

Cupboard
- Indicative Wardrobe Position
- U

Utility Store
- WD

Washer Dryer

## SKYLARK HOUSE



APARTMENT 398

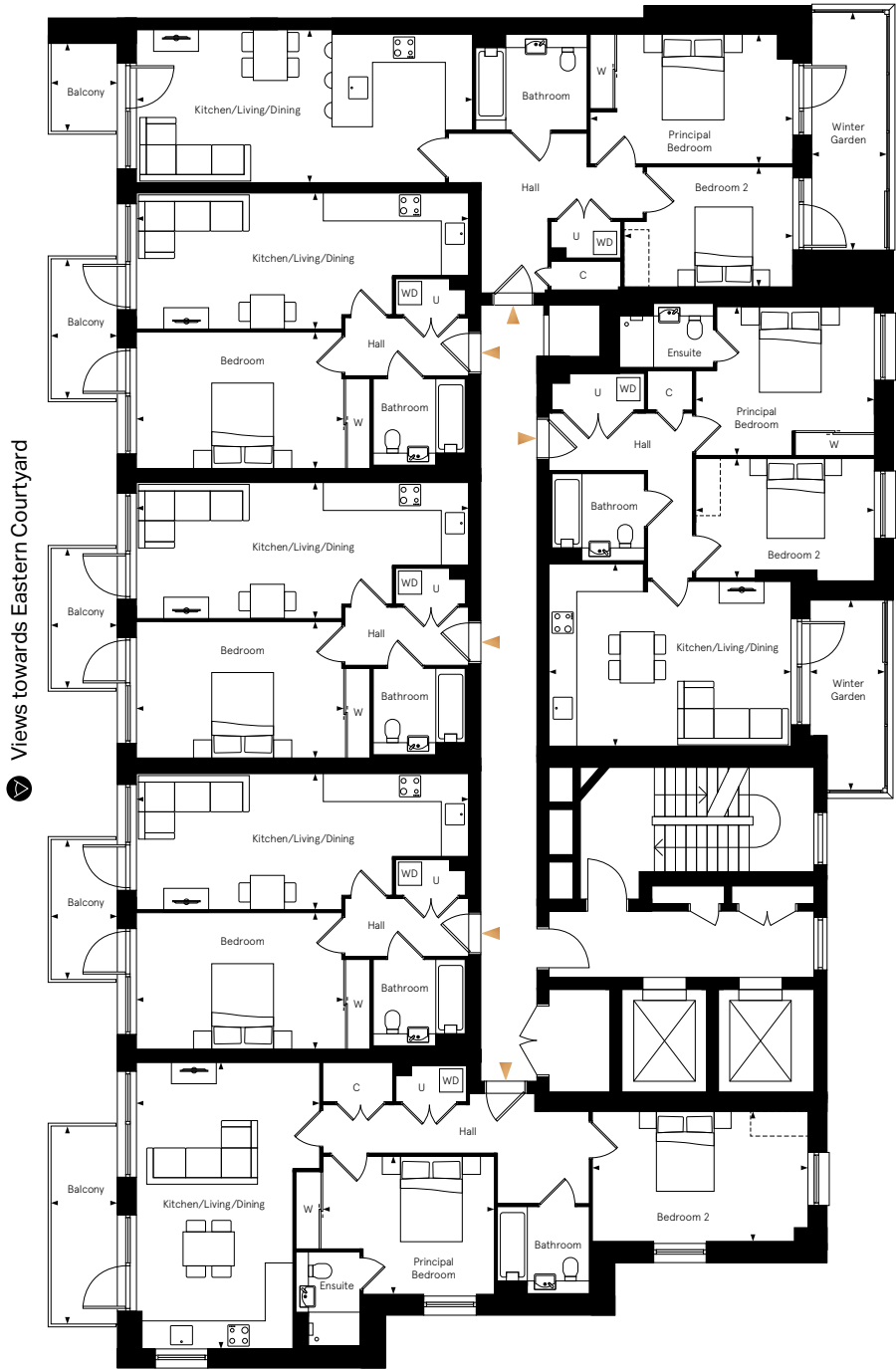
APARTMENT 397

APARTMENT 396

APARTMENT 395

APARTMENT 399\*

APARTMENT 400



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# Floor 12

PLOT 401  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 402, 403 & 404  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

PLOT 405  
TYPE 30\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 406  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

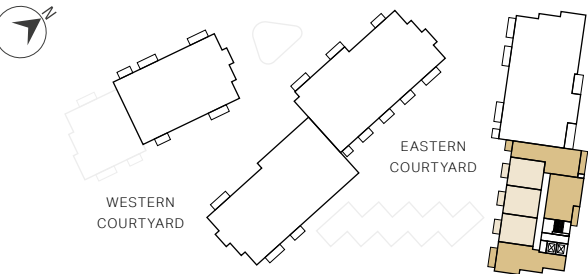
Wardrobe
- C

Cupboard
- Indicative Wardrobe Position
- U

Utility Store
- WD

Washer Dryer

## SKYLARK HOUSE



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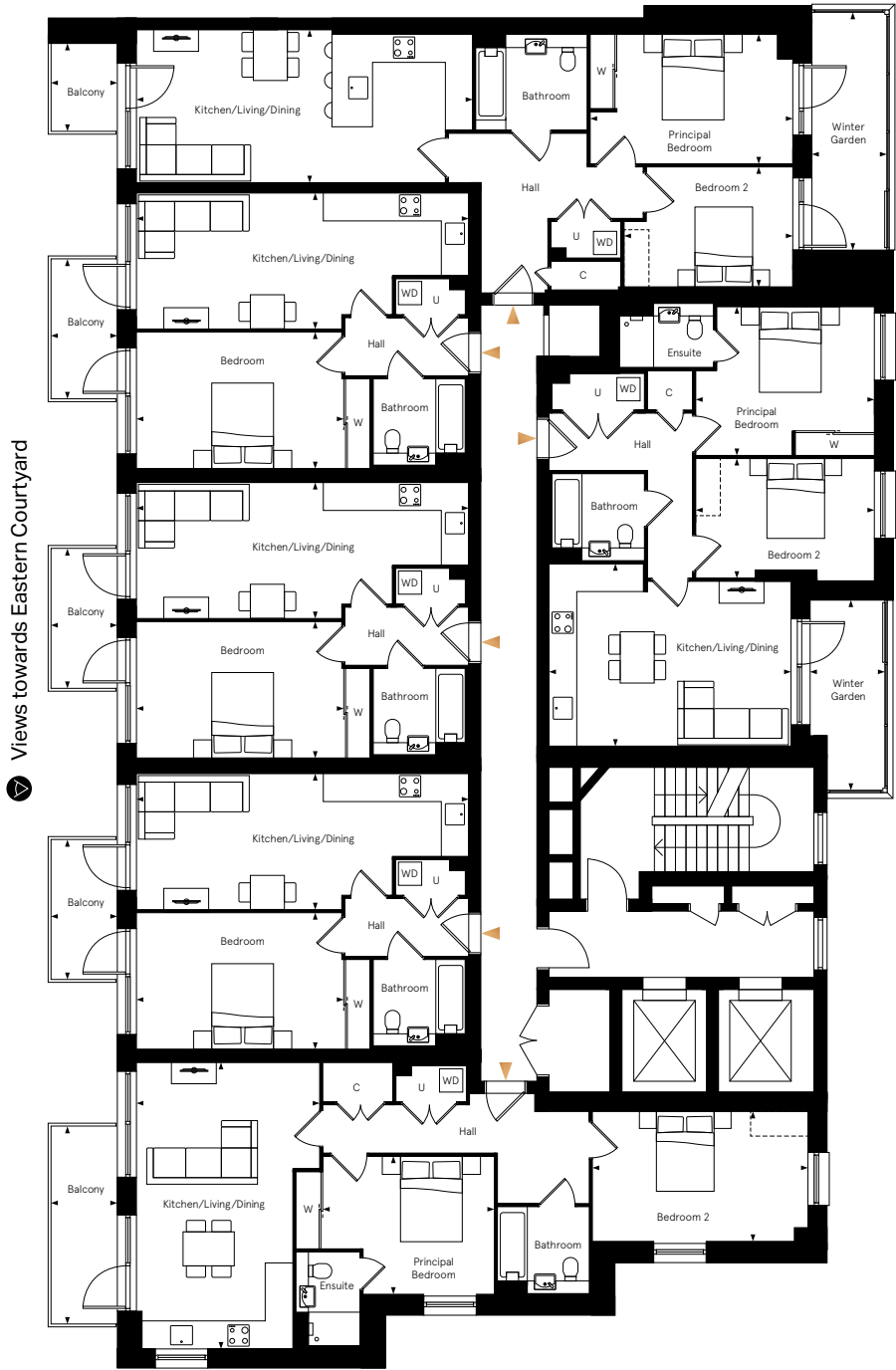


APARTMENT 404

APARTMENT 403

APARTMENT 402

APARTMENT 401



APARTMENT 405\*

APARTMENT 406

\*This is a wheelchair adaptable unit, please speak to a sales consultant for more information.



# Floor 13

PLOT 407  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 408, 409 & 410  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

PLOT 411  
TYPE 40\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 412  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

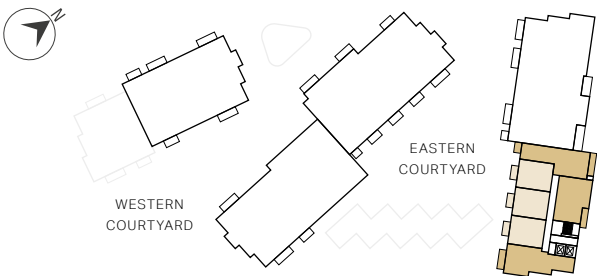
 Wardrobe
- C

 Cupboard
- Indicative Wardrobe Position
- U

 Utility Store
- WD

 Washer Dryer

## SKYLARK HOUSE



APARTMENT 410

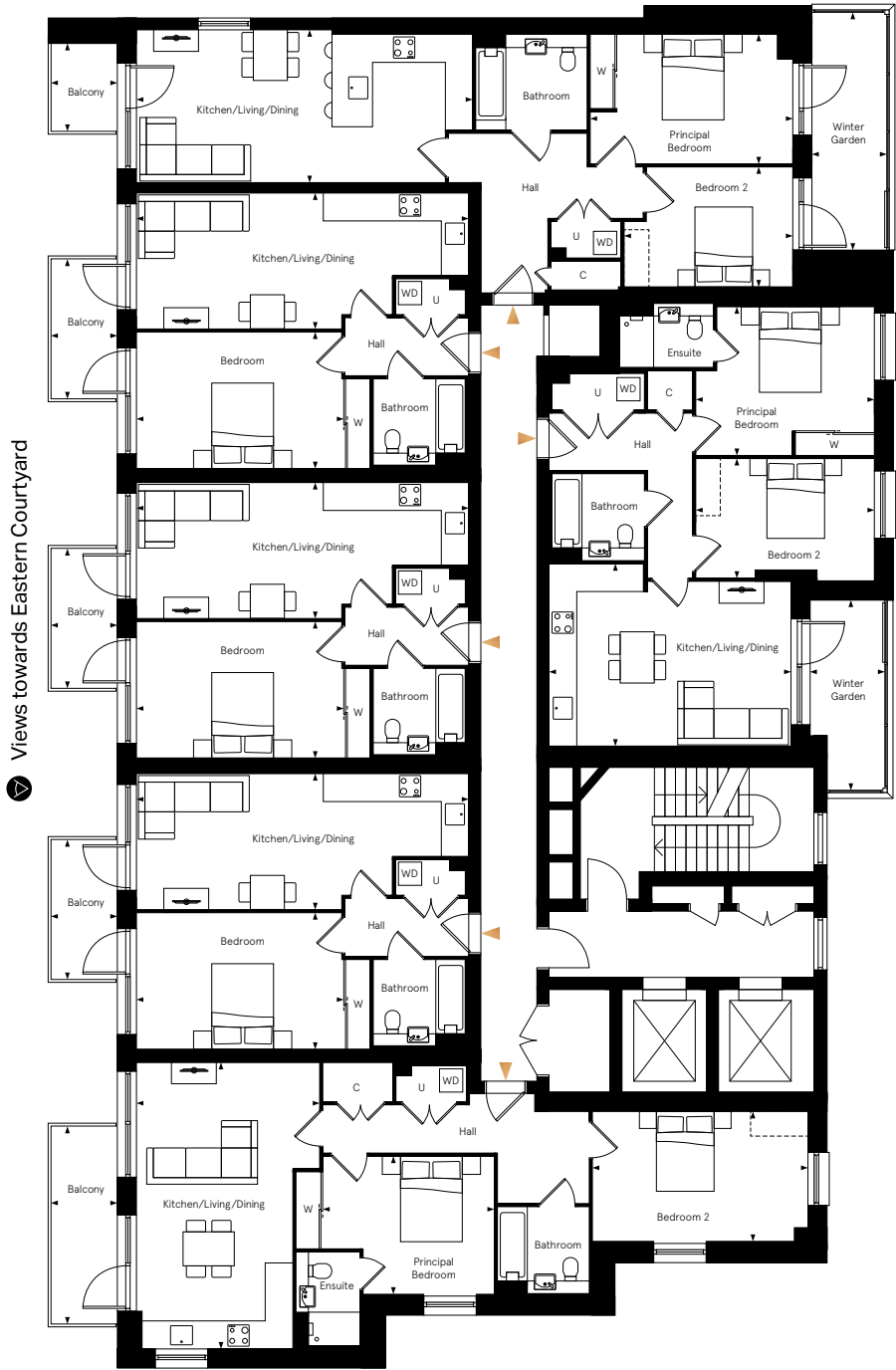
APARTMENT 409

APARTMENT 408

APARTMENT 407

APARTMENT 411\*

APARTMENT 412



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# Floor 14

PLOT 413  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 414, 415 & 416  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

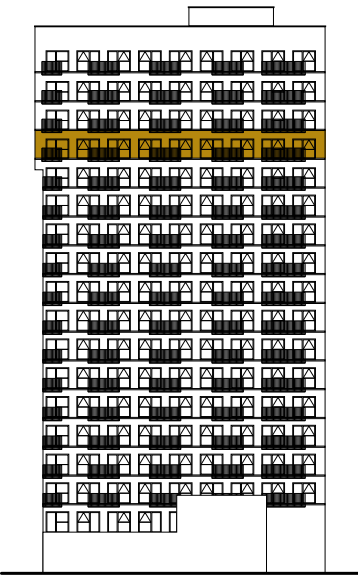
PLOT 417  
TYPE 40\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 418  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

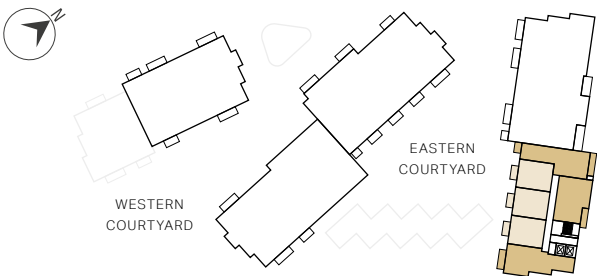
Wardrobe
- C

Cupboard
- Indicative Wardrobe Position
- U

Utility Store
- WD

Washer Dryer

## SKYLARK HOUSE



APARTMENT 416

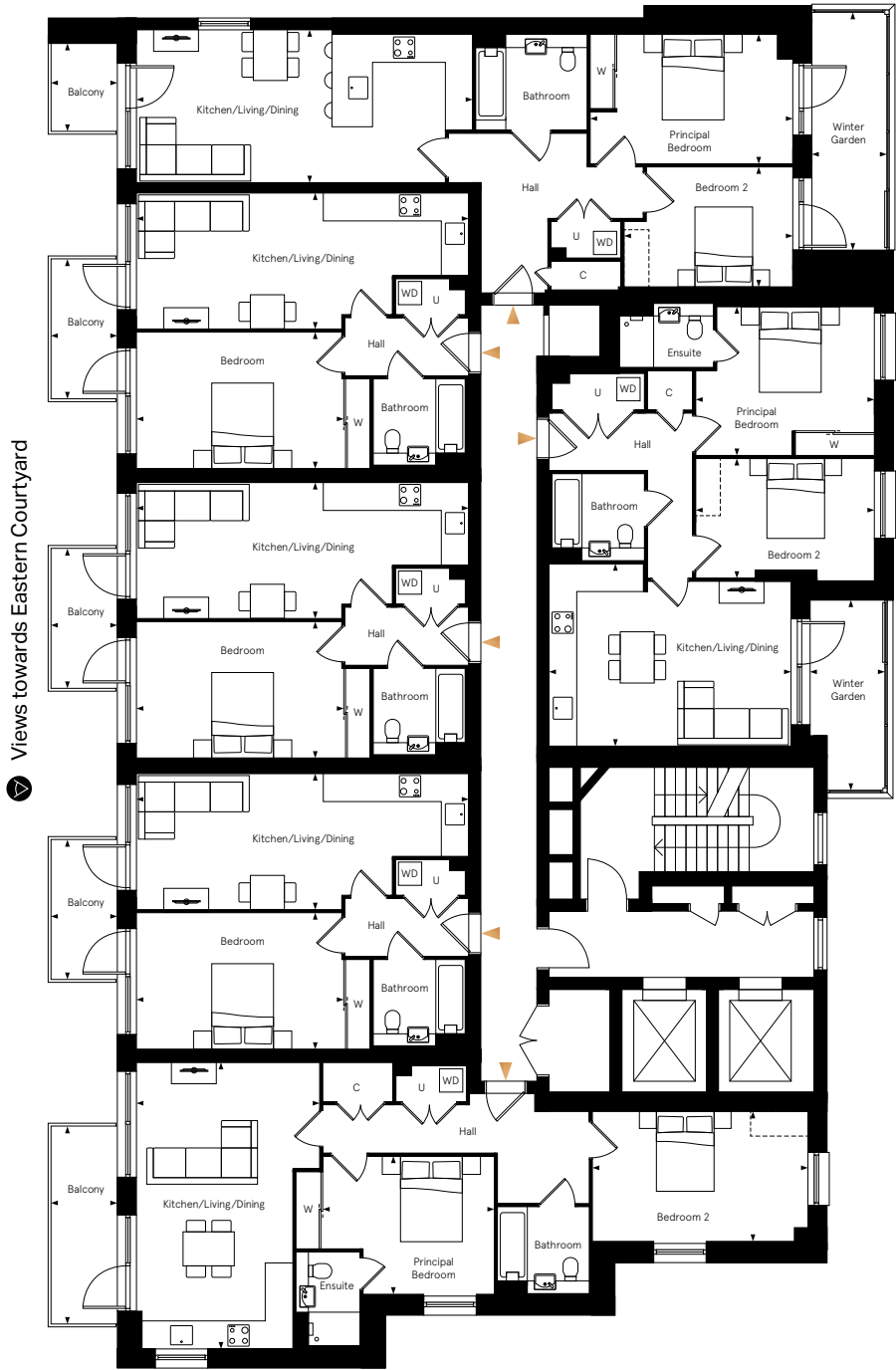
APARTMENT 415

APARTMENT 414

APARTMENT 413

APARTMENT 417\*

APARTMENT 418



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# Floor 15

PLOT 419  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 420, 421 & 422  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

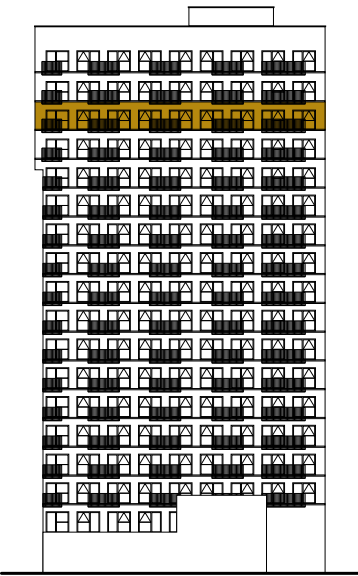
PLOT 423  
TYPE 40\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 424  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

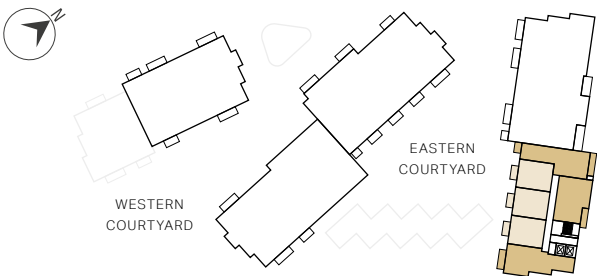
Wardrobe
- C

Cupboard
- Indicative Wardrobe Position
- U

Utility Store
- WD

Washer Dryer

## SKYLARK HOUSE



APARTMENT 422

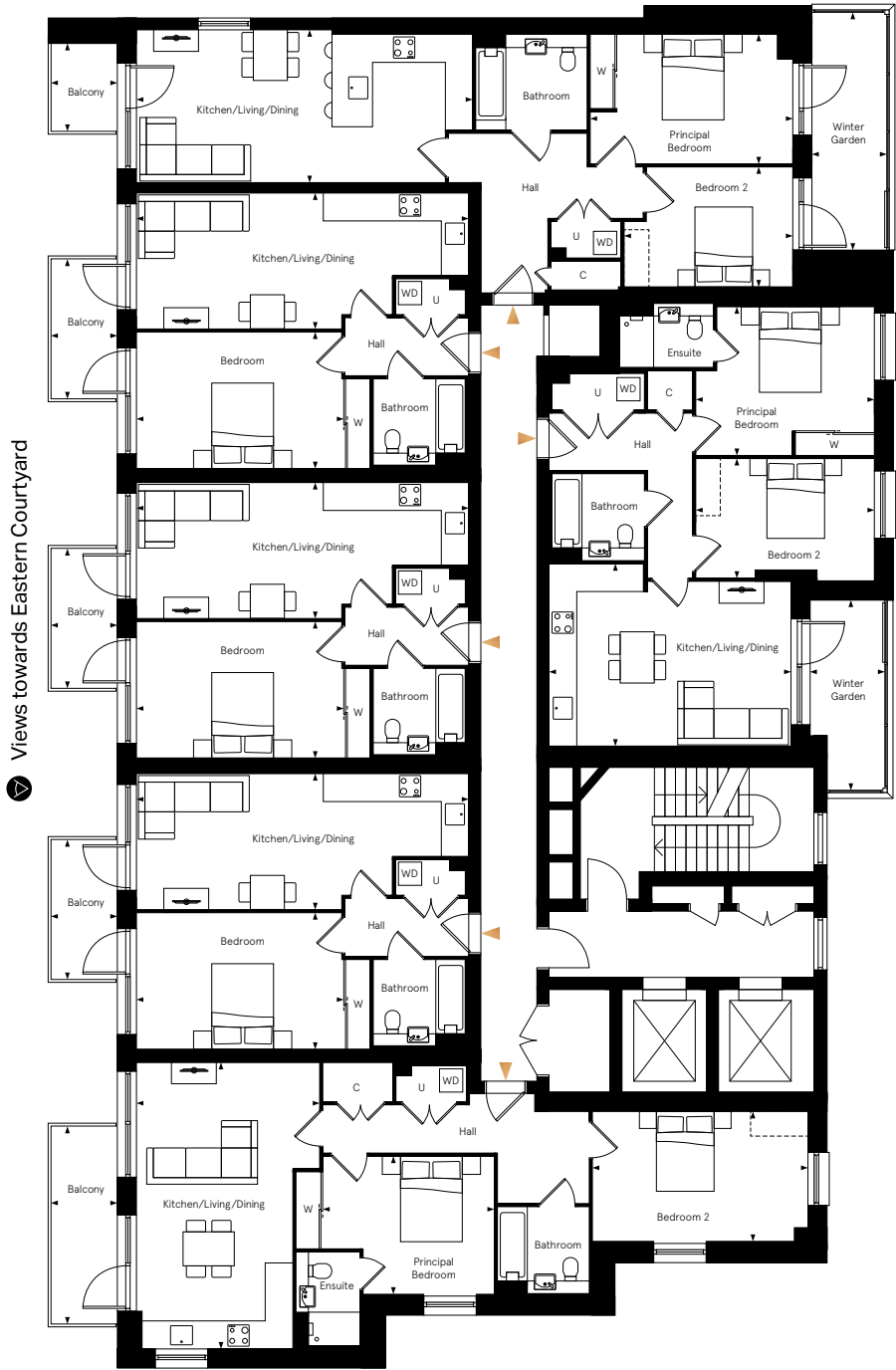
APARTMENT 421

APARTMENT 420

APARTMENT 419

APARTMENT 423\*

APARTMENT 424



Apartment layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

\*This is a wheelchair adaptable unit, please speak to a sales consultant for more information.



# Floor 16

PLOT 425  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 426, 427 & 428  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

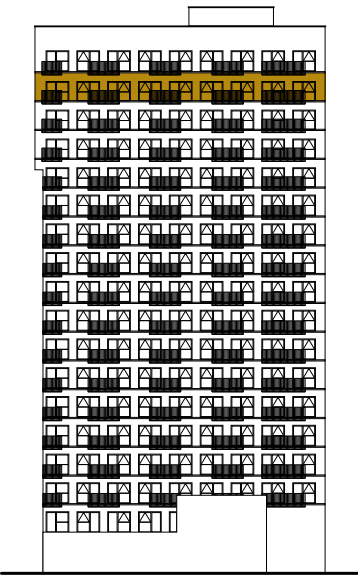
PLOT 429  
TYPE 40\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 430  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

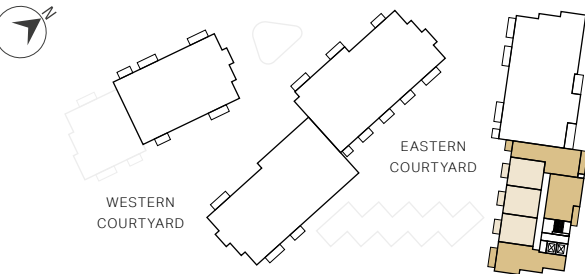
Wardrobe
- C

Cupboard
- Indicative Wardrobe Position
- U

Utility Store
- WD

Washer Dryer

## SKYLARK HOUSE



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APARTMENT 428

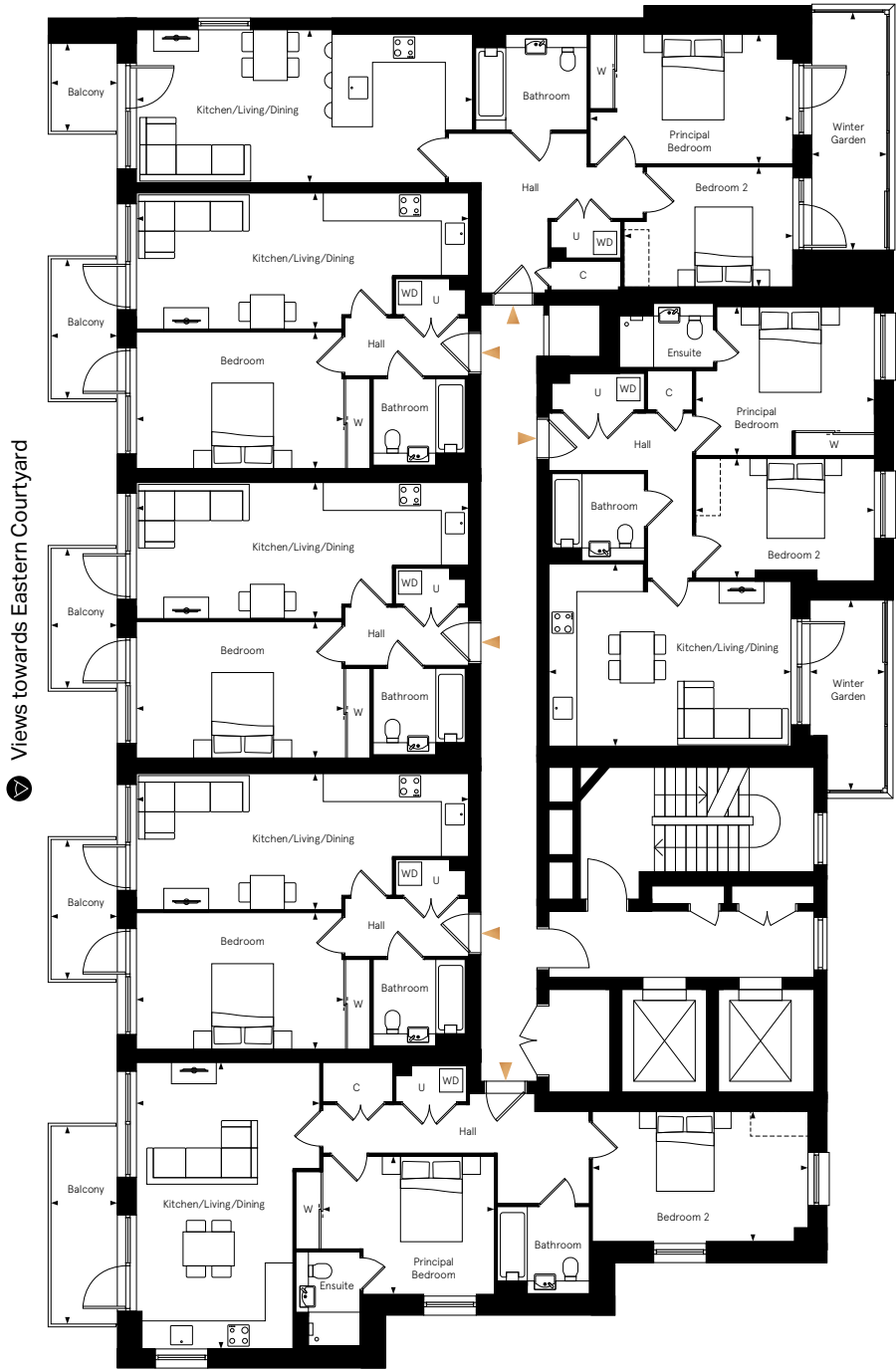
APARTMENT 427

APARTMENT 426

APARTMENT 425

APARTMENT 429\*

APARTMENT 430



\*This is a wheelchair adaptable unit, please speak to a sales consultant for more information.



# Floor 17

PLOT 431  
TYPE 16  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 78.9 sq m     | 849 sq ft      |
| Kitchen / Living / Dining | 6.75m x 4.30m | 22'1" x 14'1"  |
| Principal Bedroom         | 3.20m x 4.00m | 10'7" x 13'2"  |
| Bedroom 2                 | 3.05m x 5.15m | 10'0" x 16'10" |
| Balcony                   | 4.65m x 1.55m | 15'4" x 5'1"   |

PLOTS 432, 433 & 434  
TYPE 27  
ONE BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 50.7 sq m     | 546 sq ft     |
| Kitchen / Living / Dining | 3.20m x 7.80m | 10'5" x 25'7" |
| Bedroom                   | 3.20m x 4.85m | 10'6" x 16'0" |
| Balcony                   | 3.30m x 1.55m | 10'9" x 5'1"  |

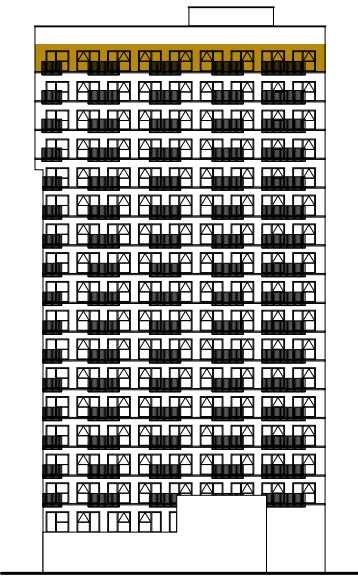
PLOT 435  
TYPE 40\*  
TWO BEDROOM APARTMENTS

|                           |               |                |
|---------------------------|---------------|----------------|
| Total Area                | 72.5 sq m     | 781 sq ft      |
| Kitchen / Living / Dining | 3.60m x 7.90m | 11'9" x 25'10" |
| Principal Bedroom         | 3.05m x 4.75m | 10'1" x 15'7"  |
| Bedroom 2                 | 2.80m x 3.95m | 9'3" x 13'0"   |
| Balcony                   | 2.05m x 1.55m | 6'9" x 5'1"    |
| Winter Garden             | 5.60m x 1.75m | 18'4" x 5'9"   |

PLOT 436  
TYPE 14  
TWO BEDROOM APARTMENTS

|                           |               |               |
|---------------------------|---------------|---------------|
| Total Area                | 70.4 sq m     | 758 sq ft     |
| Kitchen / Living / Dining | 5.85m x 4.25m | 19'2" x 14'0" |
| Principal Bedroom         | 4.15m x 3.50m | 13'7" x 11'5" |
| Bedroom 2                 | 4.15m x 2.80m | 13'7" x 9'2"  |
| Winter Garden             | 1.75m x 4.45m | 5'9" x 14'8"  |

## EAST ELEVATION



## KEY

- One bedroom
- Two bedroom
- Measurements
- W

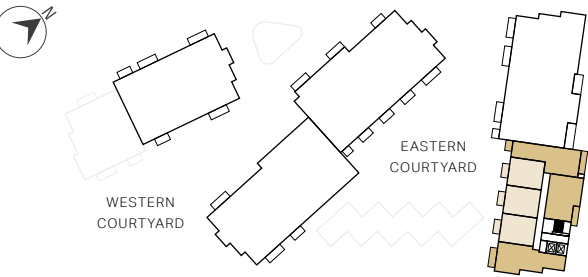
Wardrobe
- C

Cupboard
- Indicative Wardrobe Position
- U

Utility Store
- WD

Washer Dryer

## SKYLARK HOUSE



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APARTMENT 434

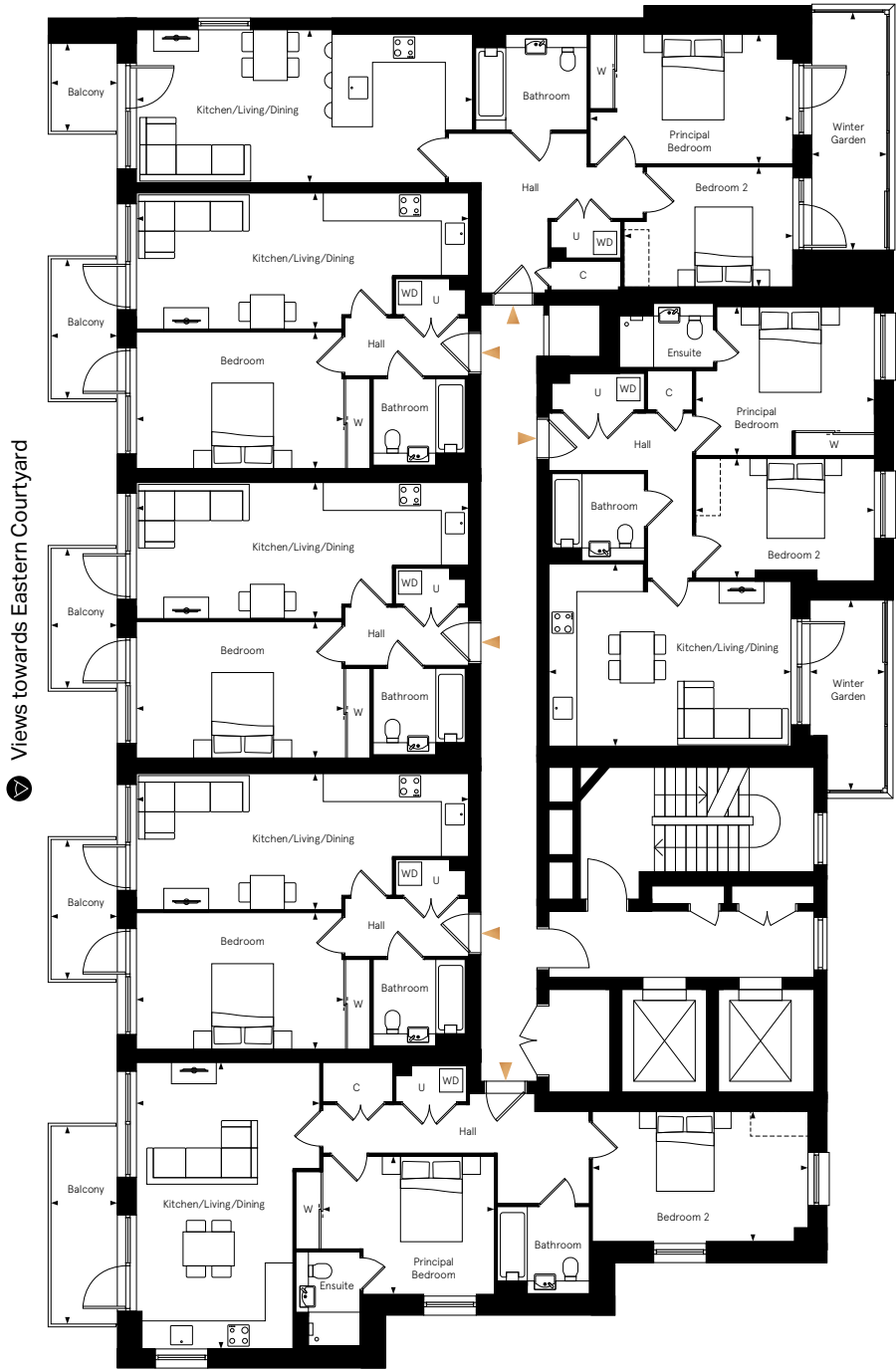
APARTMENT 433

APARTMENT 432

APARTMENT 431

APARTMENT 435\*

APARTMENT 436



\*This is a wheelchair adaptable unit, please speak to a sales consultant for more information.



# Internal Specification

You can feel the meticulous attention to detail in every inch of your home. From the sleek stone worktops to the contemporary appliances, the space has been crafted with a passion for design.



Show home imagery is indicative only



Show home imagery is indicative only



Show home imagery is indicative only

## KITCHEN\*

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

## EN-SUITE

- White sanitaryware with contemporary matt black brassware
- Low profile shower tray with glass shower door
- Feature mirror cabinet and shelf with LED lighting
- Large format wall tiles
- Heated black towel rail

## BATHROOM

- White sanitaryware with contemporary matt black brassware
- Bath with shower over and glass screen
- Feature mirror cabinet and shelf with LED lighting
- Bath panel to match vanity tops
- Large format wall tiles
- Heated black towel rail

## DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency aluminium timber composite windows
- White painted flush internal doors with contemporary matt black ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Amtico flooring to entrance hall, kitchen/living/dining room, bathroom and en-suite
- Carpet to bedrooms

## HEATING AND WATER

- Underfloor heating throughout each apartment
- Electric heated towel rails to bathroom and en-suite
- Heating and hot water via communal air source heat pump and metered to individual properties

## ELECTRICAL

- Downlights to entrance hall, kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to all bedrooms
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Virgin fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

\* Kitchen designs and layouts vary; please speak to our Sales Executives for further information.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the exact products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.





# External Specification

## EXTERNAL FINISHES

- Aluminium decking to balcony

## COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

## AMENITIES

- Residents podium gardens
- Gym
- Co-working space
- Concierge
- Nursery

## PARKING

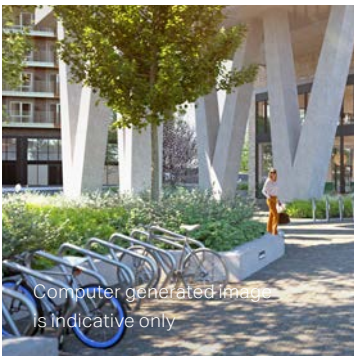
- Limited parking available at an additional cost
- Provision for electric charging points available to parking space owners

## CONSTRUCTION

- Reinforced concrete frame with outer brickwork, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of grey, natural and green facing bricks
- PV panels

## GENERAL

- 10 year NHBC warranty
- 990 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas



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# Contact us.



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