

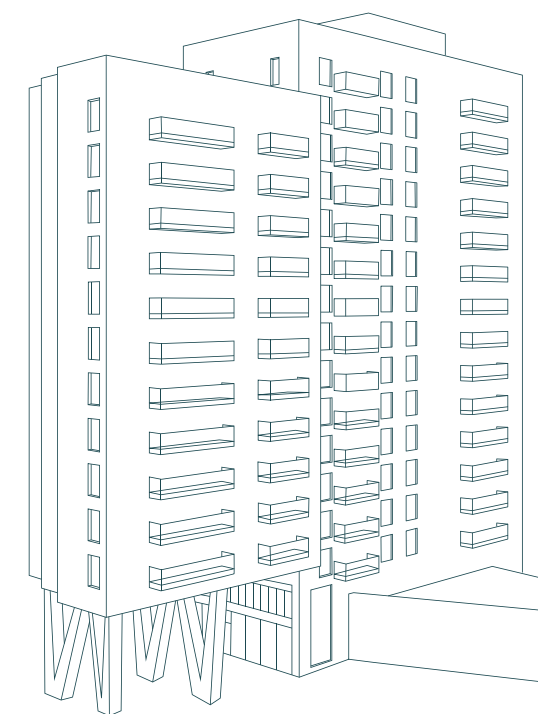
STARLING HOUSE



KEW
BRIDGE
RISE



Computer generated image is indicative only



With its distinct personality,
Starling House naturally draws the eye.

Set to become a landmark in West London with its distinctive red brick elevation and striking columns, Starling House is unmistakable on the skyline. But it's what lies within Starling House – the pinnacle of Kew Bridge Rise – that truly impresses.

This centrepiece features exceptional design elements, an exclusive roof terrace, and commanding views that elevate it above all else. Inside, spacious, timeless, and thoughtfully laid out apartments blend sleek aesthetics with practical functionality. From major features to intricate details, every aspect has been carefully considered to create the perfect homes for modern living.

Starling
House





Site plan is indicative only

Kew Bridge Rise from the sky.

Located at the western most side of Kew Bridge Rise, Starling House has beautiful views of the River Thames and the Western Courtyard. Venture further and you'll discover even more greenery: a charming rooftop garden reserved for residents only.

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 the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, paths, and patios plus trees and landscaping are indicative only and may vary.

Ground Floor



First Floor



THE COURTYARDS

Green in every direction, Starling House has been designed to offer brilliant views across the Eastern and Western Courtyards. From the concierge and on-site nursery to the multiple open spaces; every home has easy access to facilities and its own private balcony or terrace.



Floor 02

APARTMENT 01
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 02
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.40m	25'5" x 11'3"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 03
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

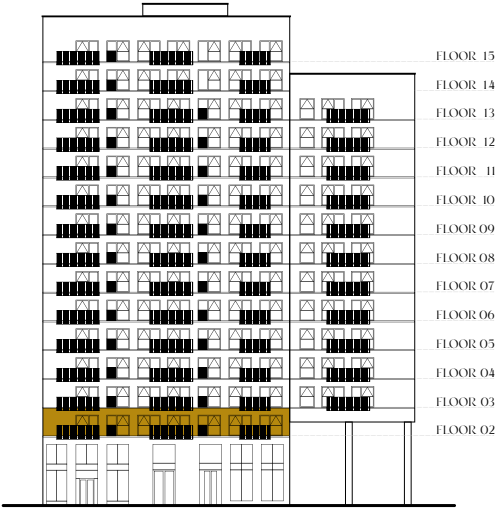
APARTMENT 04
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" 1 x 4'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 05
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m ix 4.65m	5'1" x 15'3"

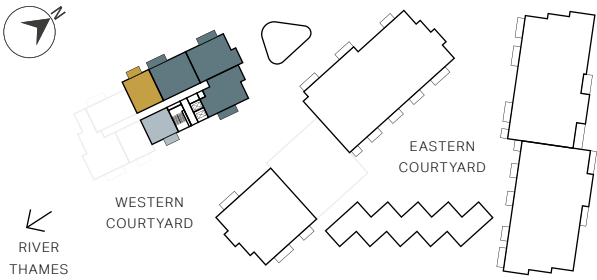
NORTH WEST ELEVATION



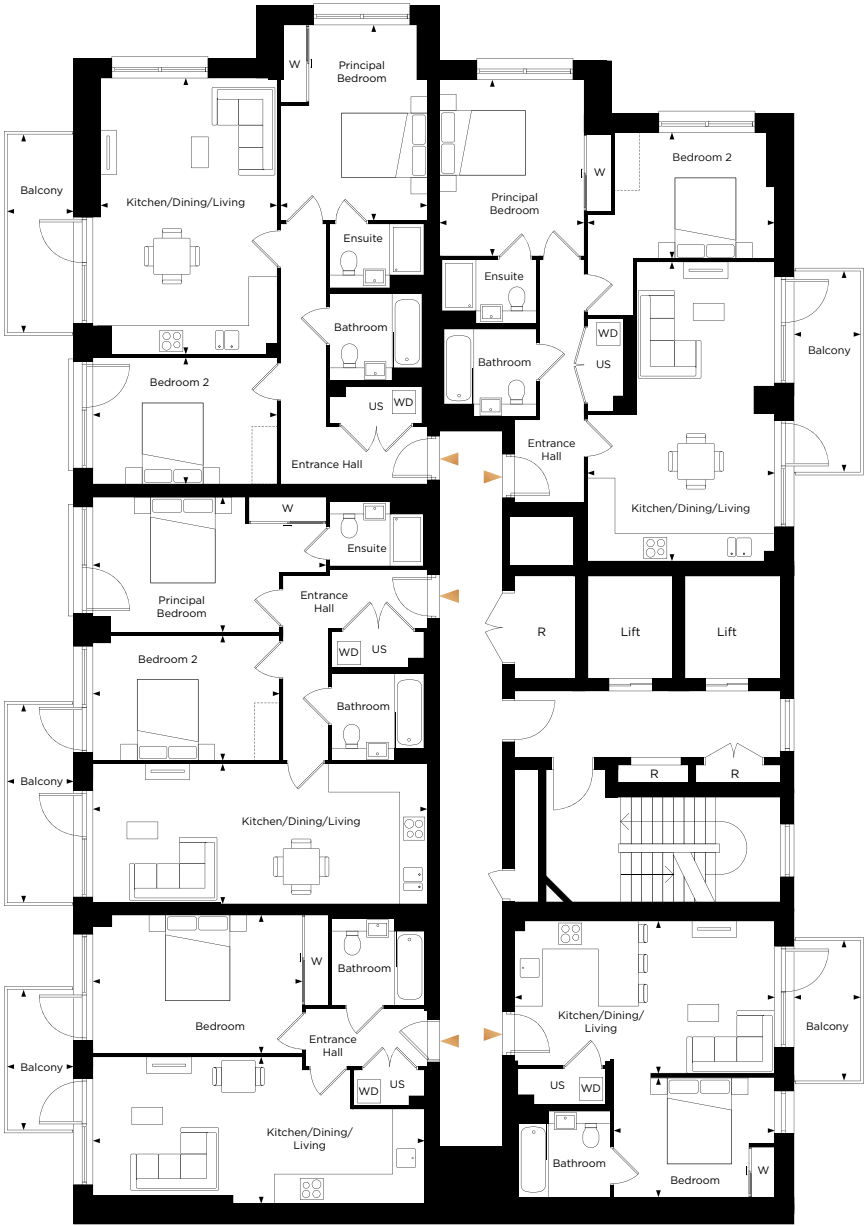
KEY

- Studio
- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- Indicative Wardrobe Position
- US Utility Store
- WD Washer Dryer
- R Riser Cupboard

STARLING HOUSE



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.



Views towards Western Courtyard

Floor 03

APARTMENT 06
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 07
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 08
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 09
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 10
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 11
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

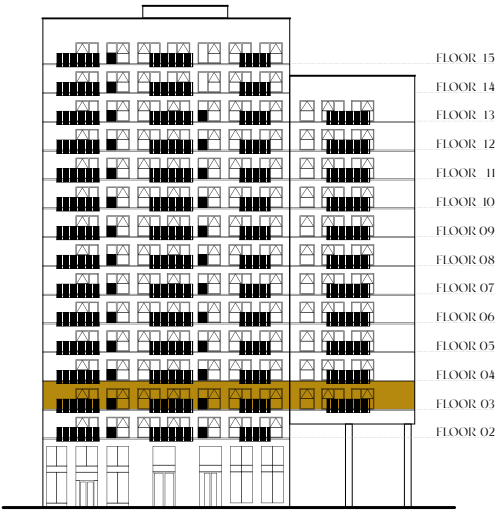
APARTMENT 12
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 13
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio
- One bedroom
- Two bedroom
- Three bedroom
- ↔ Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- US Utility Store
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- R Riser Cupboard

STARLING HOUSE



APARTMENT 12

APARTMENT 11

APARTMENT 10

APARTMENT 09

APARTMENT 13

APARTMENT 06

APARTMENT 07

APARTMENT 08

Views towards Western Courtyard

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Floor 04

APARTMENT 14
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 15
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 16
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 17
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 18
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 19
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

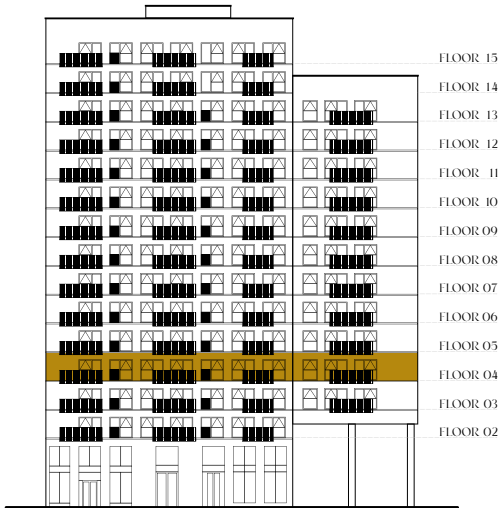
APARTMENT 20
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 21
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom

● Three bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

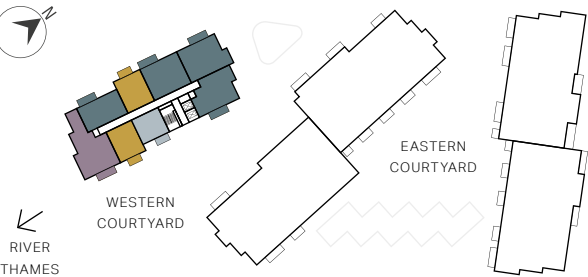
⬜ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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APARTMENT 20

APARTMENT 19

APARTMENT 18

APARTMENT 17

APARTMENT 21

APARTMENT 14

APARTMENT 15

APARTMENT 16

Views towards Western Courtyard



Floor 05

APARTMENT 22
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 23
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 24
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 25
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 26
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 27
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

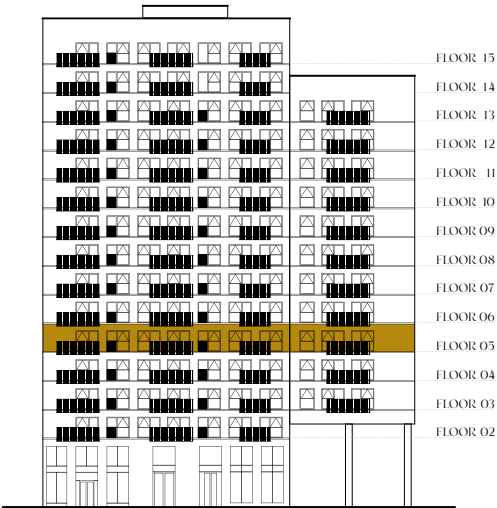
APARTMENT 28
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 29
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom

● Three bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

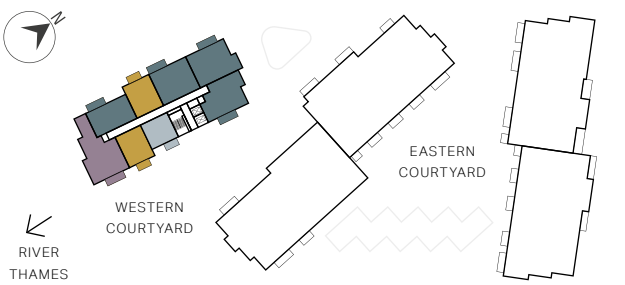
⋮ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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APARTMENT 28

APARTMENT 27

APARTMENT 26

APARTMENT 25

APARTMENT 29

APARTMENT 22

APARTMENT 23

APARTMENT 24

Views towards Western Courtyard



Floor 06

APARTMENT 30
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 31
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 32
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 33
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 34
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 35
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

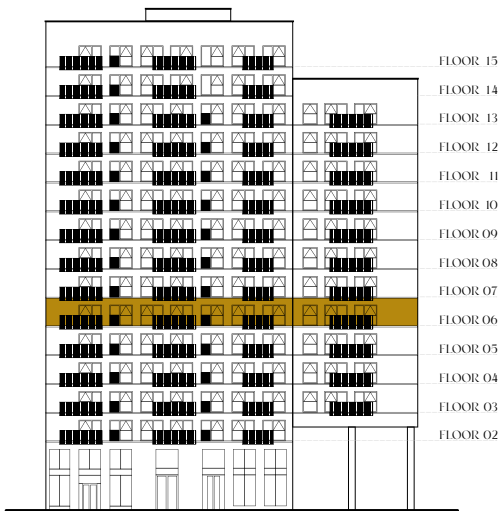
APARTMENT 36
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 37
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio
- One bedroom
- Two bedroom
- Three bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ◻ Indicative Wardrobe Position
- US Utility Store
- WD Washer Dryer
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STARLING HOUSE



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APARTMENT 36

APARTMENT 35

APARTMENT 34

APARTMENT 33

APARTMENT 37

APARTMENT 30

APARTMENT 31

APARTMENT 32



Views towards Western Courtyard

Views towards River Thames

Floor 07

APARTMENT 38
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 39
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 40
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 41
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 42
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 43
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

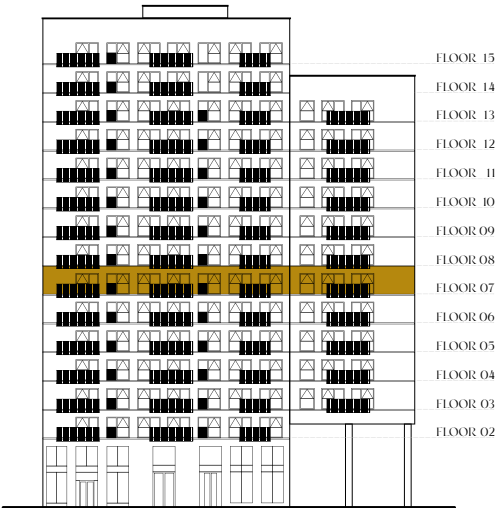
APARTMENT 44
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 45
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom

● Three bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

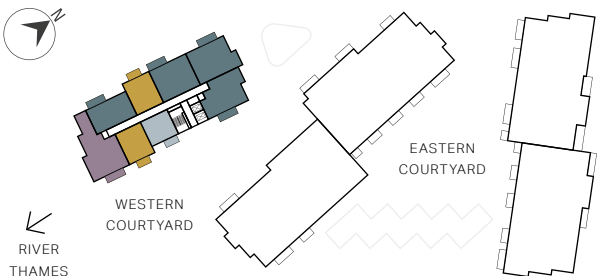
⋮ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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Views towards River Thames

Floor 08

APARTMENT 46
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 47
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 48
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 49
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 50
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 51
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

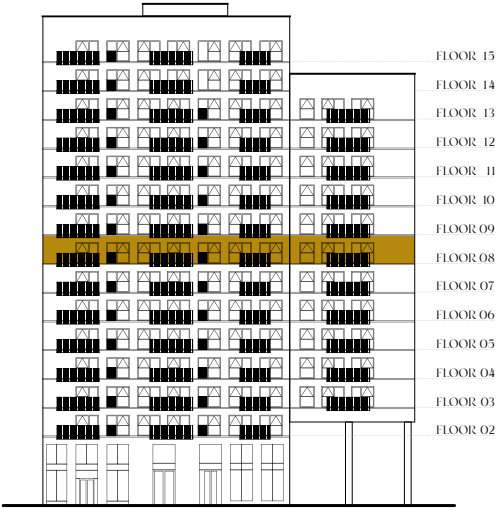
APARTMENT 52
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 53
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom

● Three bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

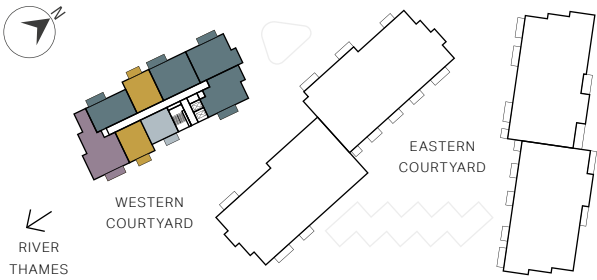
⋮ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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APARTMENT 52

APARTMENT 51

APARTMENT 50

APARTMENT 49

APARTMENT 53

APARTMENT 46

APARTMENT 47

APARTMENT 48

Views towards Western Courtyard

Views towards River Thames

Floor 09

APARTMENT 54
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 55
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 56
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 57
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 58
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 59
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

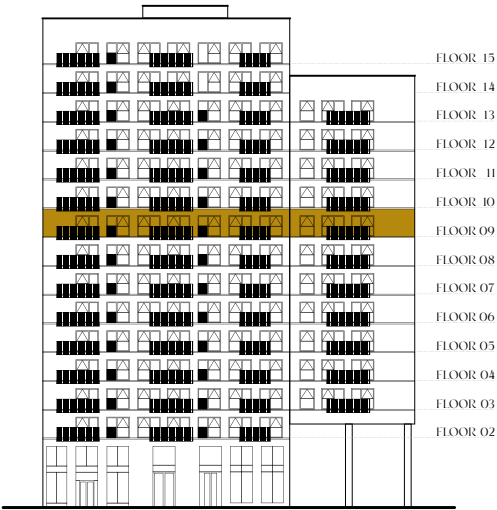
APARTMENT 60
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 61
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom

● Three bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

⋮ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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Views towards River Thames

Floor 10

APARTMENT 62
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 63
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 64
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 65
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 66
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 67
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

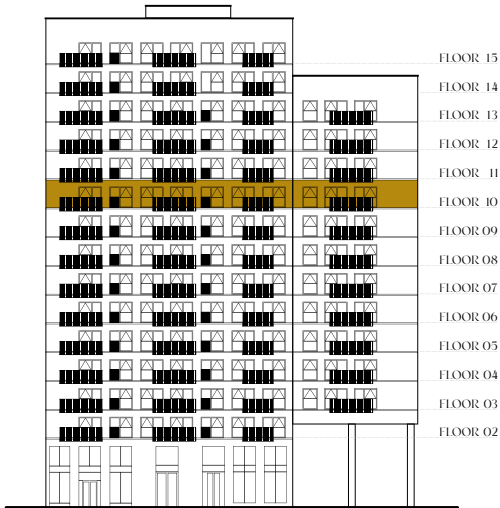
APARTMENT 68
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 69
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom

● Three bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

⋮ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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APARTMENT 68

APARTMENT 67

APARTMENT 66

APARTMENT 65

APARTMENT 69

APARTMENT 62

APARTMENT 63

APARTMENT 64



Views towards River Thames

Floor 11

APARTMENT 70
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 71
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 72
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 73
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 74
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 75
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

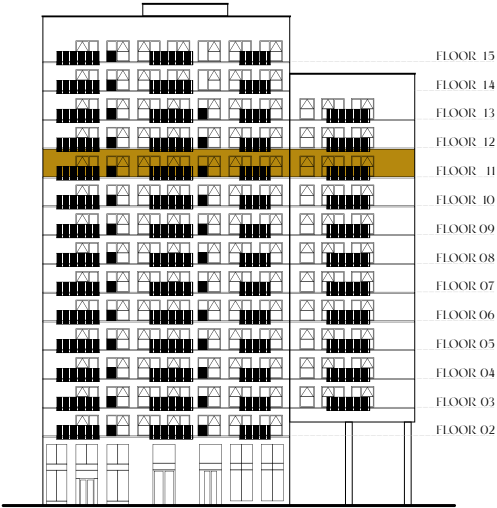
APARTMENT 76
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 77
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio
- One bedroom
- Two bedroom
- Three bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ◻ Indicative Wardrobe Position
- US Utility Store
- WD Washer Dryer
- R Riser Cupboard

STARLING HOUSE



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APARTMENT 76

APARTMENT 75

APARTMENT 74

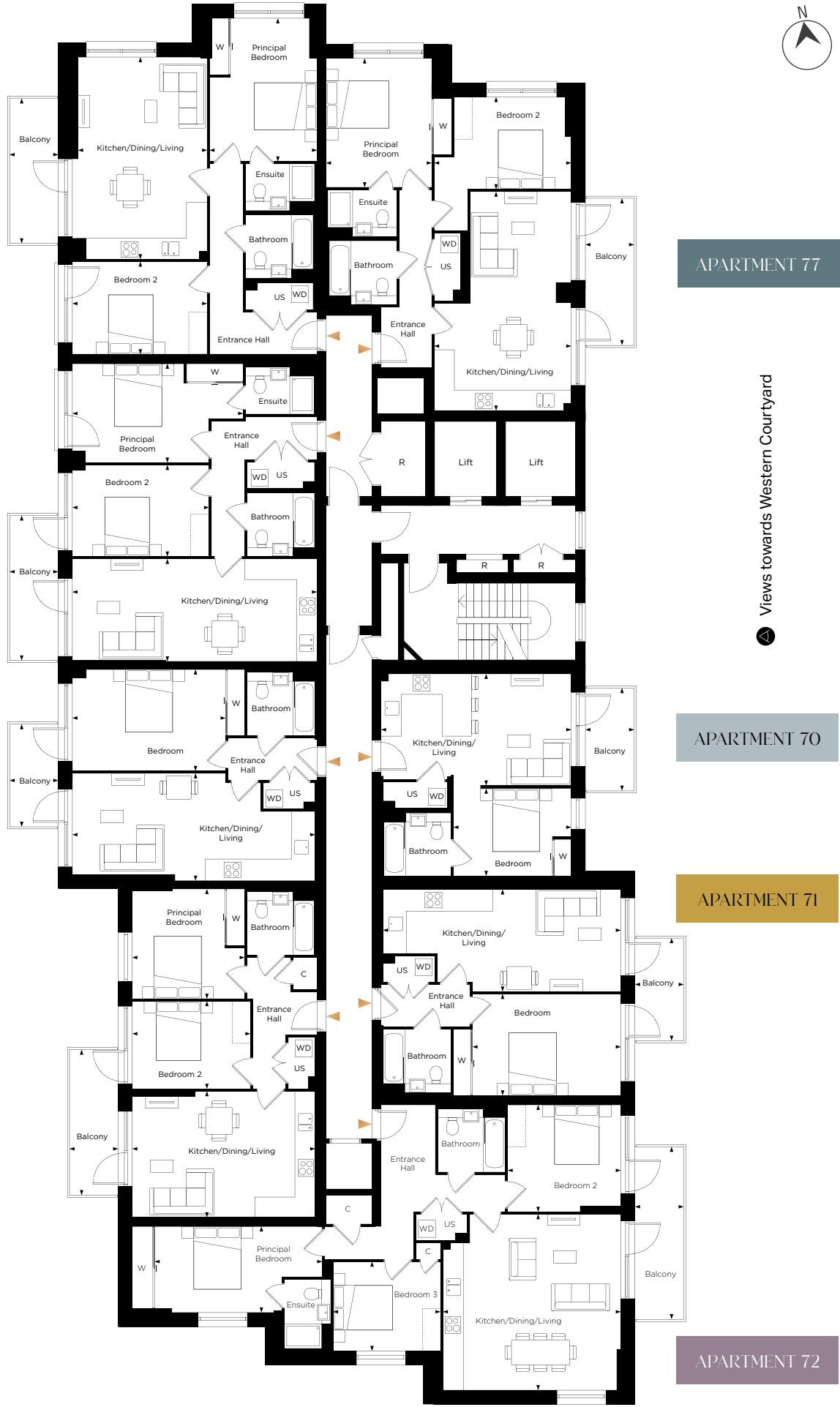
APARTMENT 73

APARTMENT 77

APARTMENT 70

APARTMENT 71

APARTMENT 72



Floor 12

APARTMENT 78
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 79
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 80
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 81
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 82
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 83
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

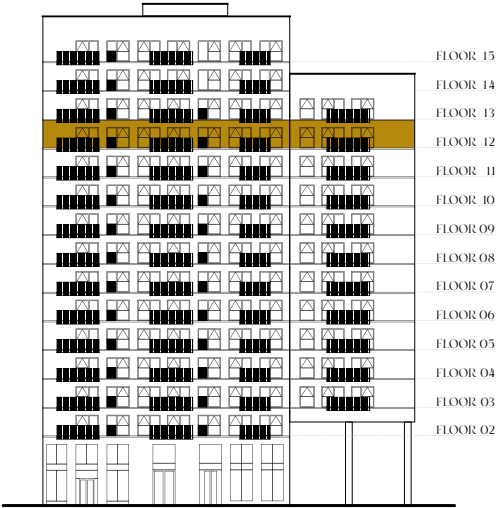
APARTMENT 84
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 85
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom

● Three bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

⋮ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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Views towards River Thames

Floor 13

APARTMENT 86
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.55m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 87
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 88
THREE BEDROOM APARTMENT

Kitchen / Dining / Living	5.65m x 5.60m	18'7" x 18'4"
Principal Bedroom	5.45m x 2.75m	17'11" x 9'1"
Bedroom 2	3.60m x 3.40m	11'10" x 11'2"
Bedroom 3	3.45m x 2.85m	11'3" x 9'4"
Balcony	1.55m x 5.40m	5'1" x 17'9"

APARTMENT 89
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	5.85m x 4.05m	19'2" x 13'3"
Principal Bedroom	3.60m x 3.45m	11'9" x 11'5"
Bedroom 2	3.75m x 2.75m	12'4" x 9'1"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 90
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.20m	25'5" x 10'7"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 91
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

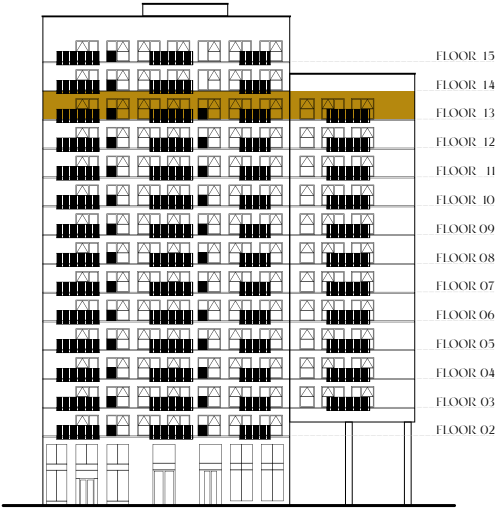
APARTMENT 92
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 93
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom

● Three bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

⋮ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



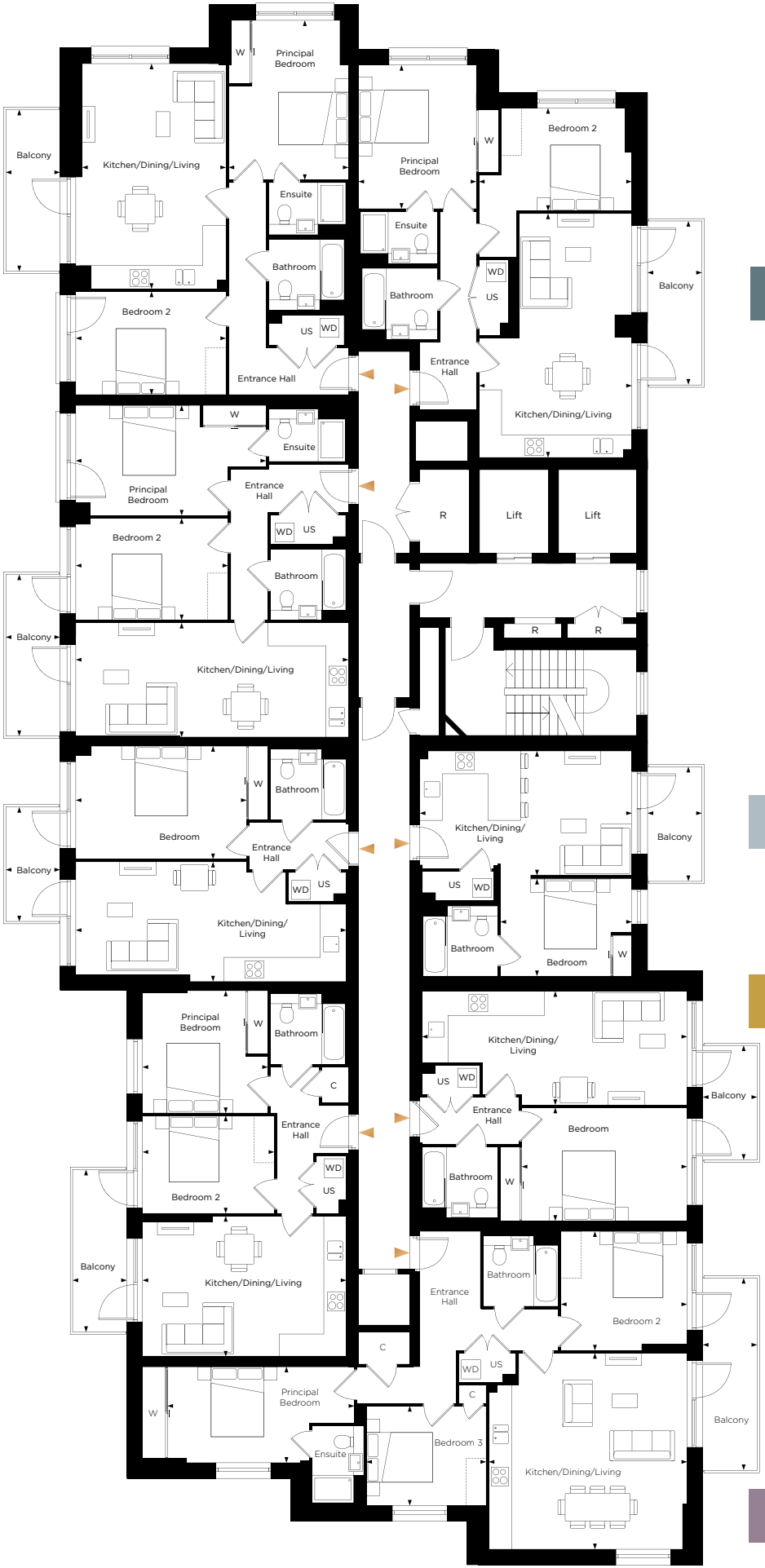
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APARTMENT 92

APARTMENT 91

APARTMENT 90

APARTMENT 89



APARTMENT 93

APARTMENT 86

APARTMENT 87

APARTMENT 88

Views towards Western Courtyard

Views towards River Thames

Floor 14

APARTMENT 94
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.65m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 95
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.40m	25'5" x 11'3"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 96
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

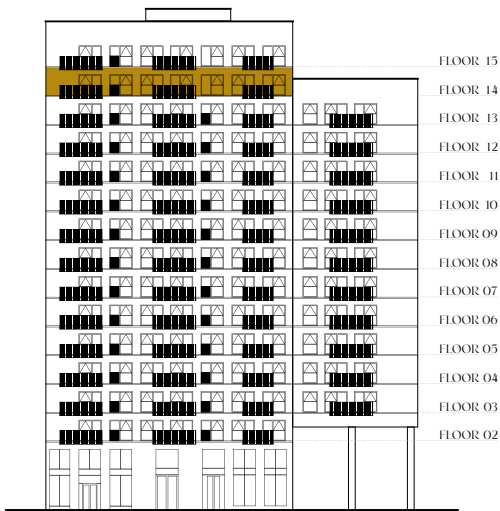
APARTMENT 97
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 98
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

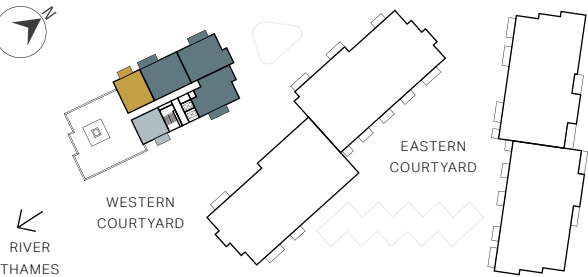
⬜ Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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.

APARTMENT 97

APARTMENT 96

APARTMENT 95

APARTMENT 98

APARTMENT 94



Views towards Western Courtyard

Views towards River Thames

Floor 15

APARTMENT 99
STUDIO APARTMENT

Kitchen / Dining / Living	6.10m x 3.65m	19'11" x 11'8"
Bedroom	3.75m x 2.85m	12'4" x 9'4"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 100
ONE BEDROOM APARTMENT

Kitchen / Dining / Living	7.75m x 3.40m	25'5" x 11'3"
Bedroom	4.90m x 3.25m	16'0" x 10'7"
Balcony	1.55m x 3.30m	5'1" x 10'9"

APARTMENT 101
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	7.80m x 3.25m	25'8" x 10'9"
Principal Bedroom	5.45m x 3.15m	17'11" x 10'4"
Bedroom 2	4.35m x 2.90m	14'4" x 9'6"
Balcony	1.55m x 4.65m	5'1" x 15'3"

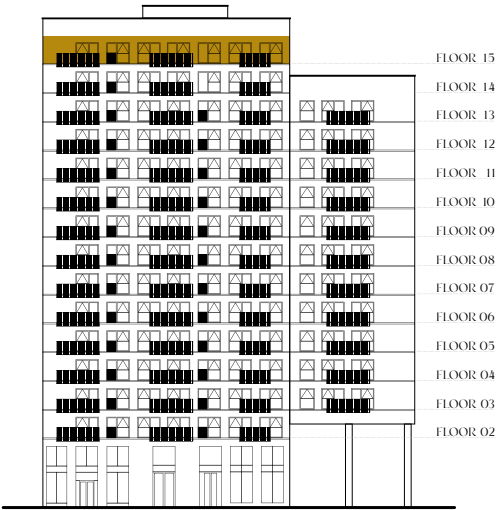
APARTMENT 102
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.10m x 6.40m	13'6" x 21'0"
Principal Bedroom	3.45m x 4.55m	11'3" x 14'11"
Bedroom 2	4.30m x 2.95m	14'1" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

APARTMENT 103
TWO BEDROOM APARTMENT

Kitchen / Dining / Living	4.35m x 7.00m	14'4" x 22'11"
Principal Bedroom	3.40m x 4.15m	11'2" x 13'7"
Bedroom 2	4.35m x 2.95m	14'4" x 9'8"
Balcony	1.55m x 4.65m	5'1" x 15'3"

NORTH WEST ELEVATION



KEY

- Studio

● One bedroom

● Two bedroom
- ↔ Measurements

W Wardrobe

C Cupboard

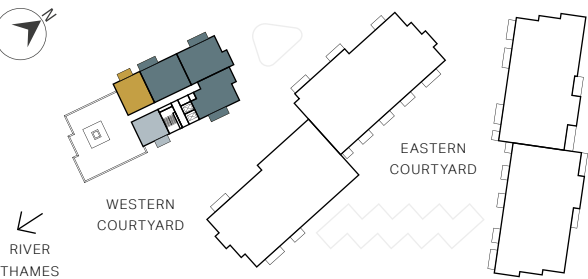
Indicative Wardrobe Position

US Utility Store

WD Washer Dryer

R Riser Cupboard

STARLING HOUSE



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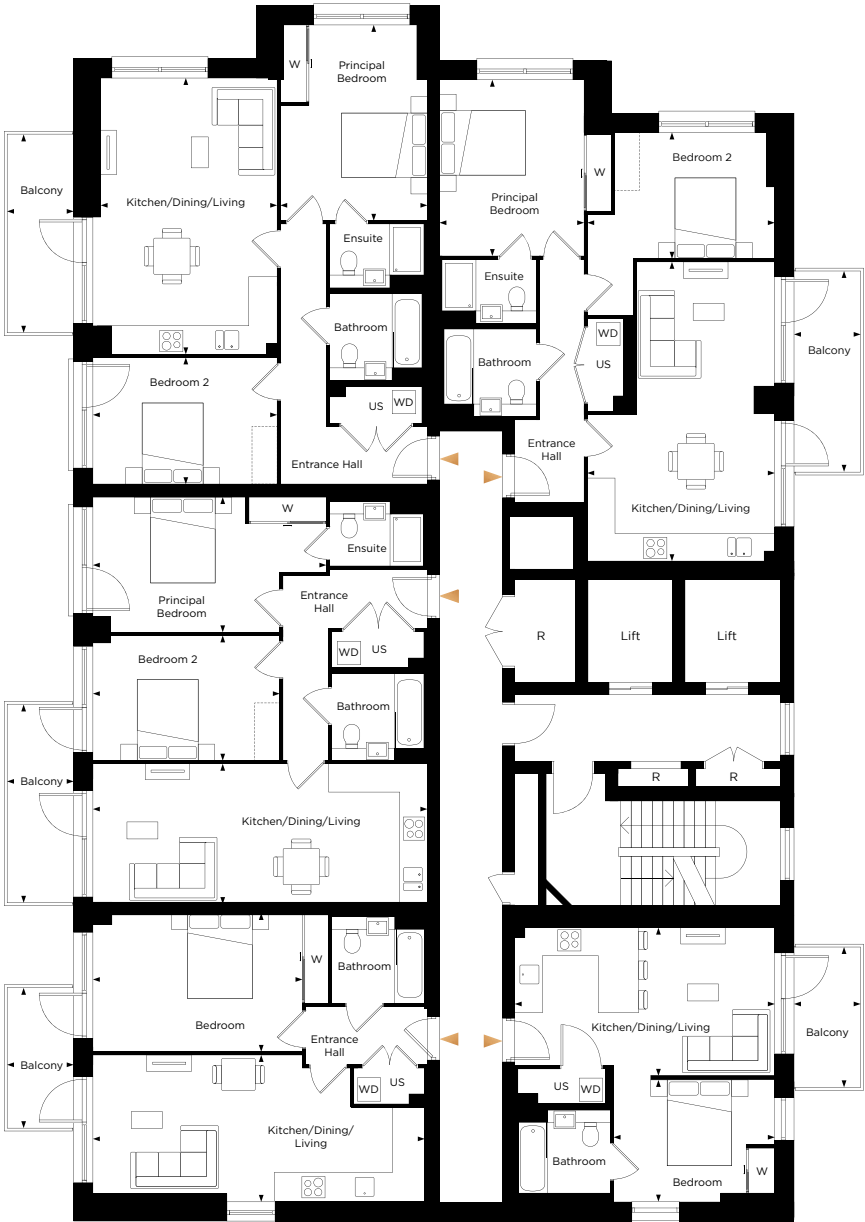
APARTMENT 102

APARTMENT 101

APARTMENT 100

APARTMENT 103

APARTMENT 99



Views towards River Thames

Views towards Western Courtyard



Internal Specification

You can feel the meticulous attention to detail in every inch of your home. From the stunning stone worktops to the top-of-the-line 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
- AEG induction hob
- AEG integrated single oven
- AEG integrated microwave
- AEG integrated compact combi oven/microwave to studio apartments
- Electrolux integrated dishwasher
- Electrolux integrated fridge/freezer or undercounter fridge with freezer compartment to studio apartments
- Electrolux integrated cooker hood
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Electrolux 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/dining/living room, bathroom and en-suite, plus bedroom area to studio apartments
- Carpet to bedrooms (except studio apartments)

HEATING AND WATER

- Underfloor heating throughout each apartment
- Electric heated towel rails to bathroom and en-suite
- Heating and hot water is provided via a communal air source heat pump/ electric boiler system and metered to individual properties

ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- 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
- 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 and undercroft car park area
- Lift access to all floors
- Secure bin and cycle storage space with additional external cycle stands
- Letterboxes provided for all apartments within communal entrance lobby

AMENITIES

- Residents' podium gardens and roof terrace
- Residents' Gym
- Residents' Co-working space
- Residents' Concierge
- On-site nursery
- Play area/equipment
- 9,467 sqft of commercial space

PARKING

- Parking is provided on a right to park basis at additional cost, as such none of the spaces will be allocated (other than the disabled bays)
- All residents who have purchased a parking space will have access to EV charging points
- Zip car available on-site

CONSTRUCTION

- Reinforced concrete frame with outer brickwork, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff and red facing bricks
- Green roof with PV panels

GENERAL

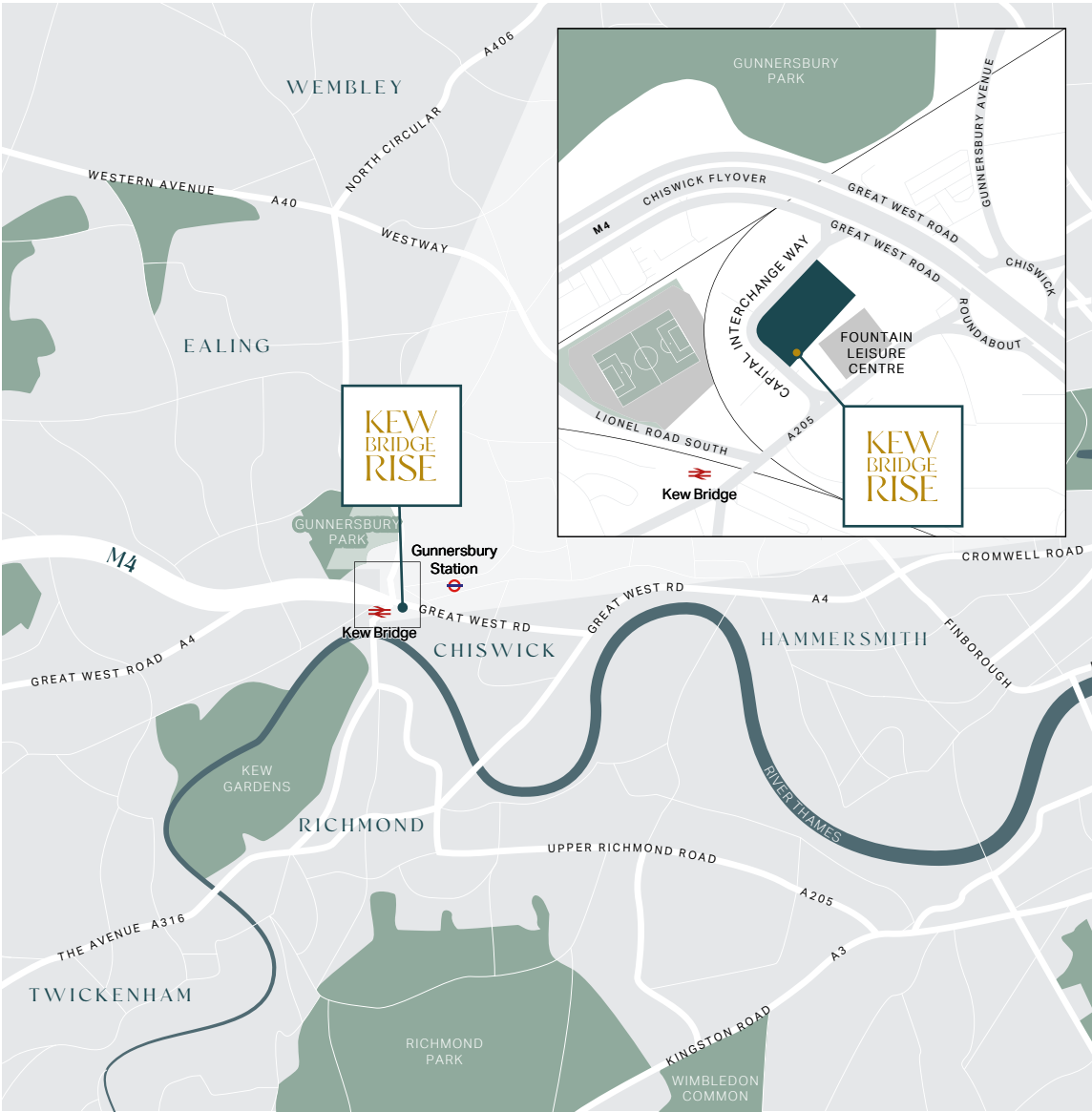
- 10 year NHBC warranty
- 999 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas



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Computer generated images are indicative only

Contact us.



SALES SUITE

Capital Interchange Way
(opposite Kew House School)
Brentford
TW8 0EX

T 020 3906 1952
W kewbridgerise.co.uk
E hello@kewbridgerise.co.uk



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