

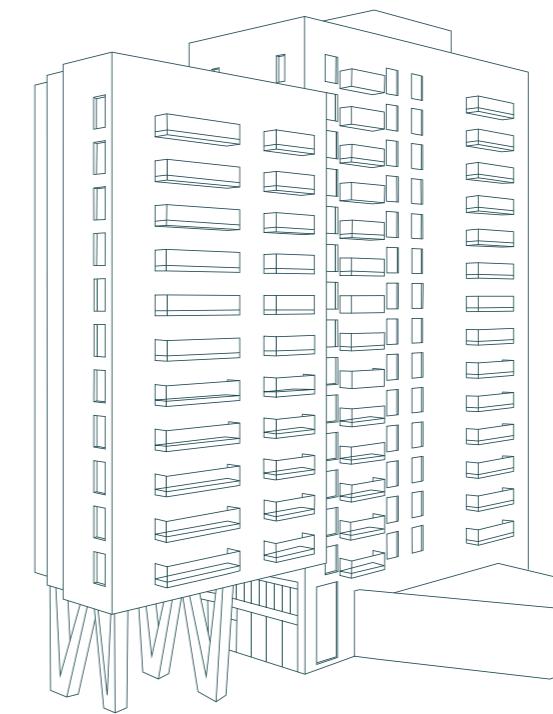
STARLING HOUSE



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





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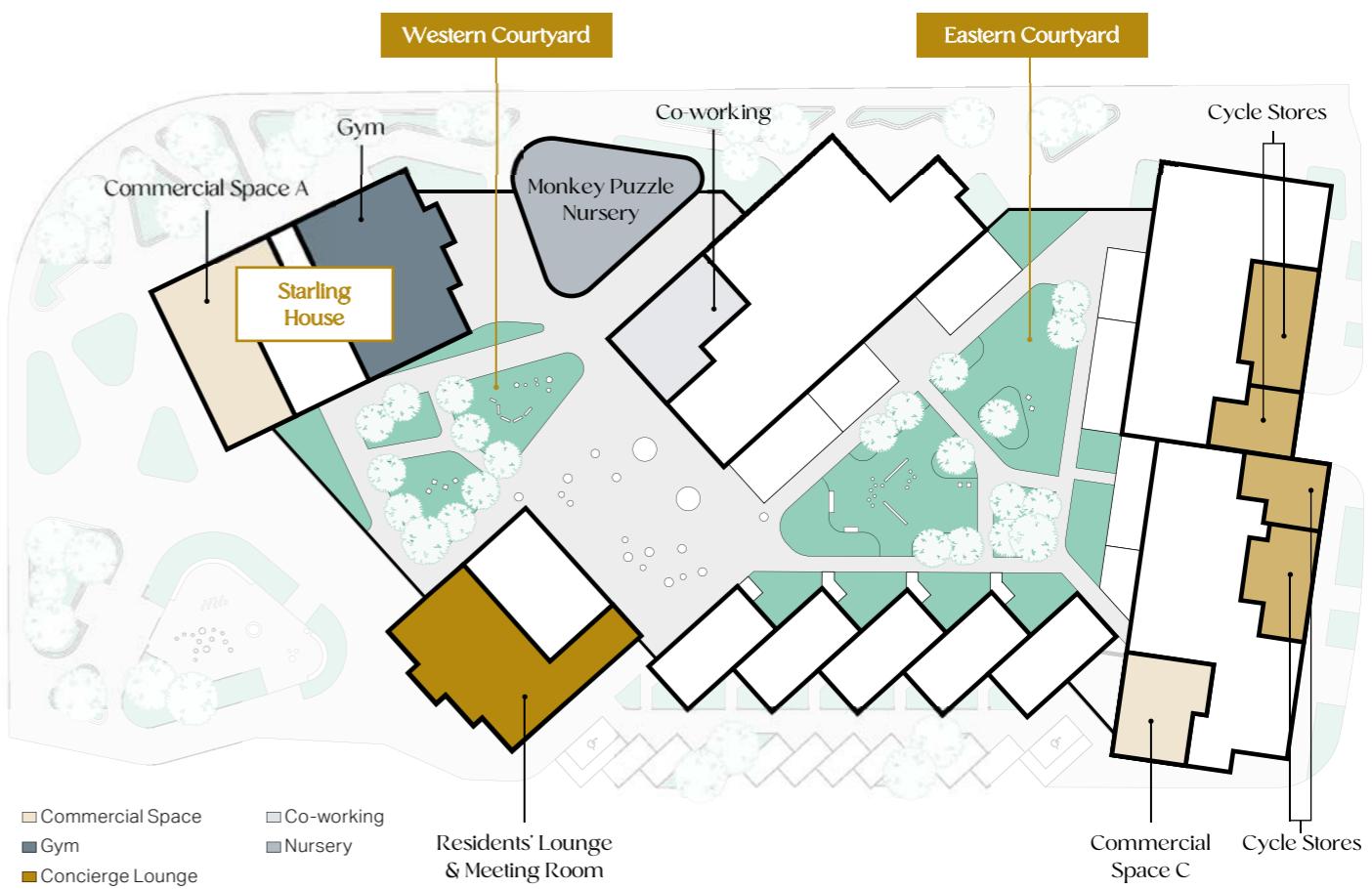
Kew Bridge Rise from the sky.

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.

Ground Floor

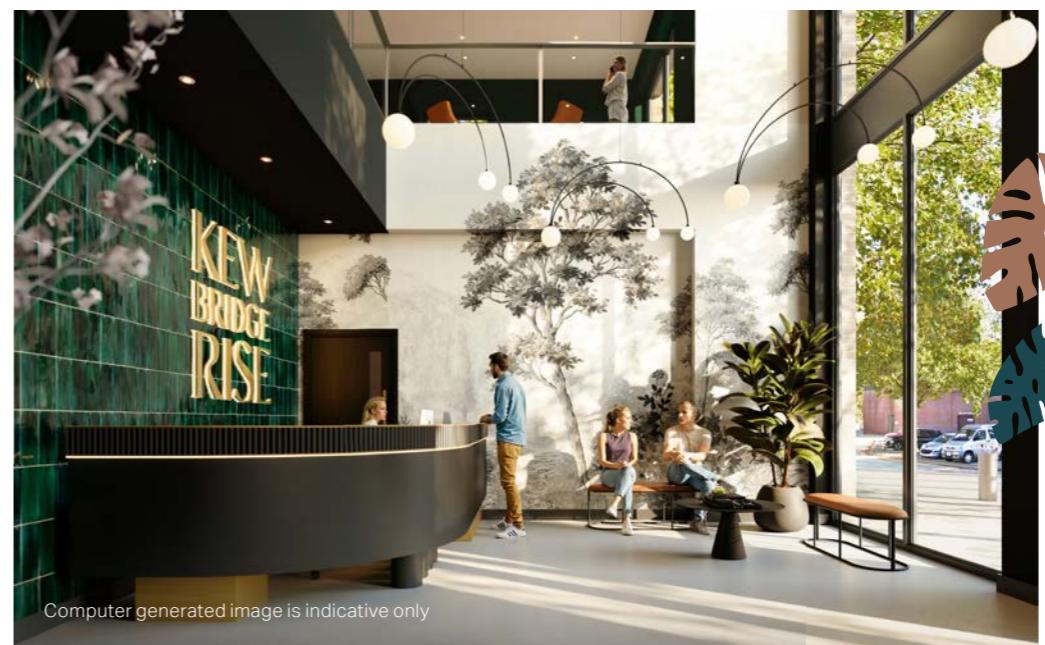


First Floor



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 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"

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 x 4.65m 5'1" x 15'3"

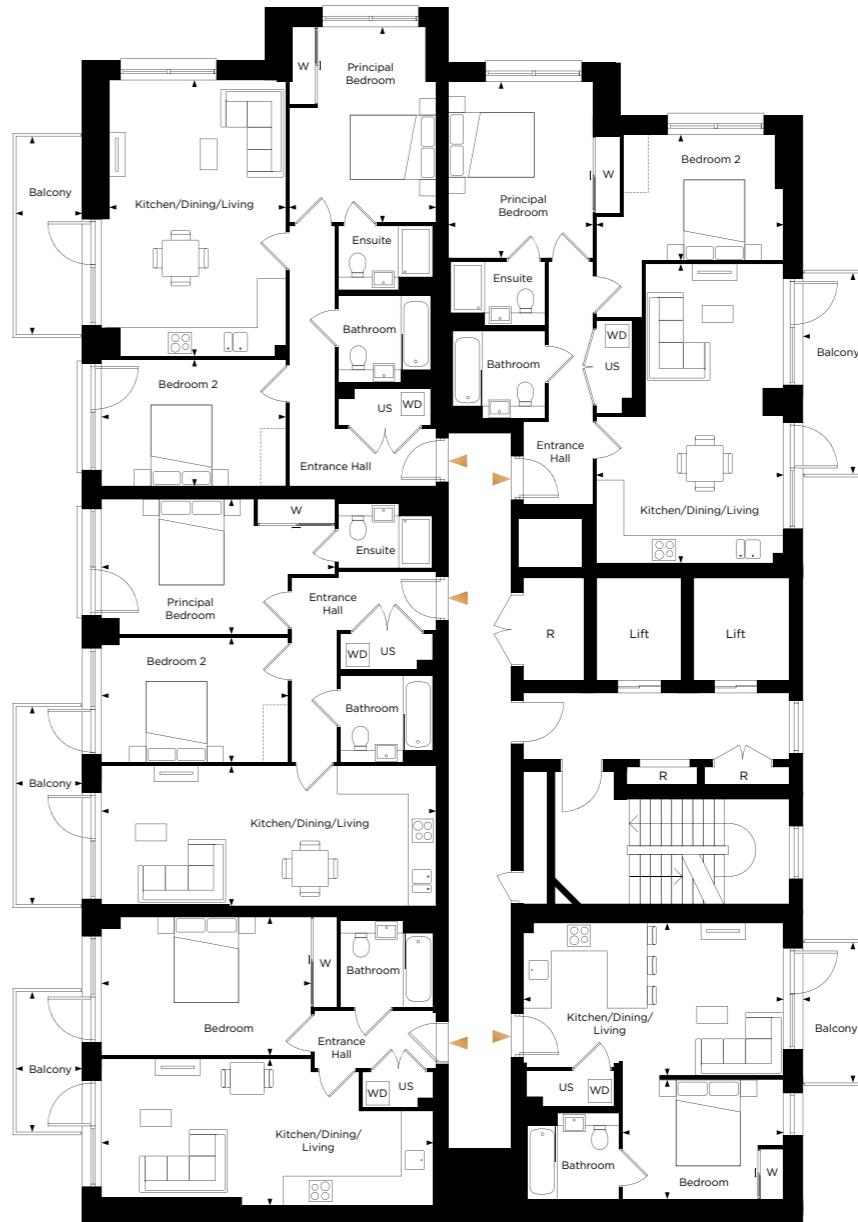
APARTMENT 02 ONE BEDROOM APARTMENT

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



APARTMENT 05

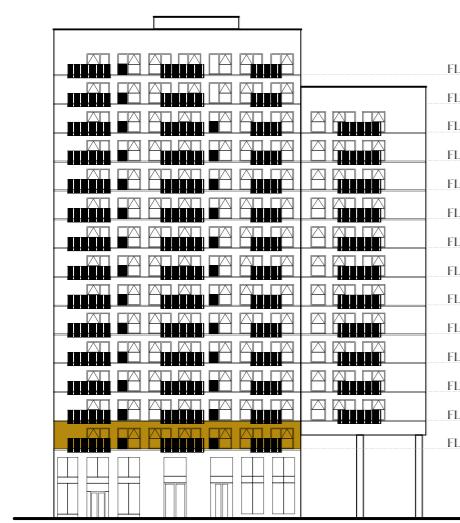
APARTMENT 03

APARTMENT 02

APARTMENT 01

Views towards Western Courtyard

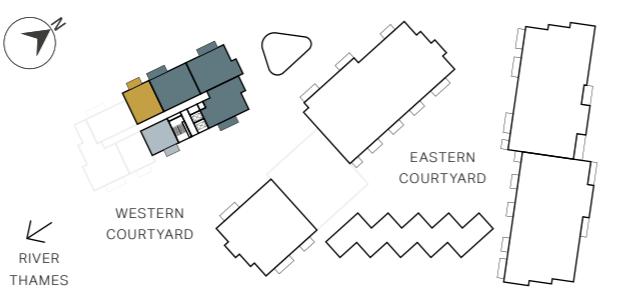
NORTH WEST ELEVATION



KEY

Studio	Measurements
One bedroom	W Wardrobe
Two bedroom	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.

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 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 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"

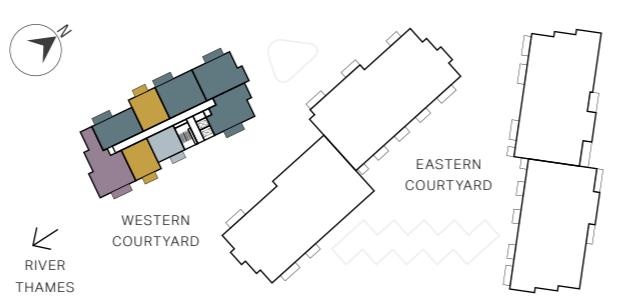
APARTMENT 11 TWO BEDROOM APARTMENT

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"

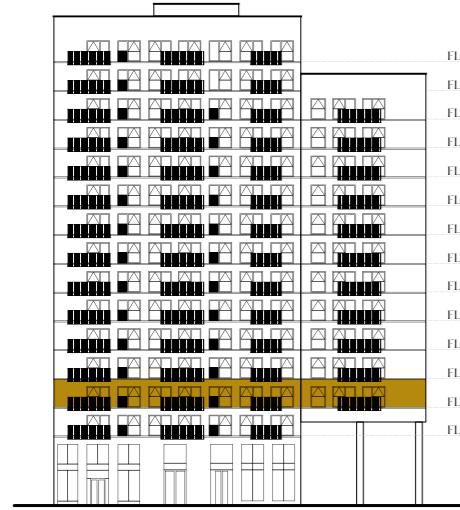
KEY

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

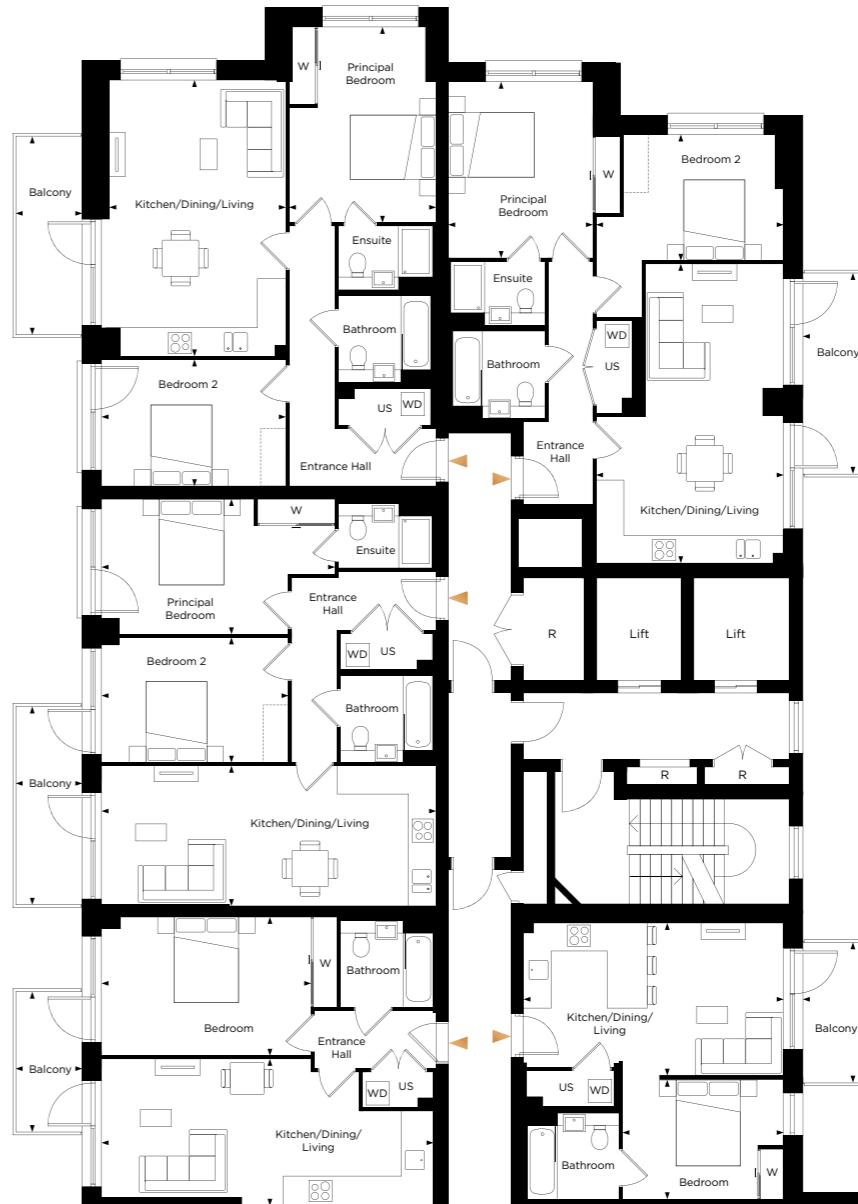
STARLING HOUSE



NORTH WEST ELEVATION



APARTMENT 12



APARTMENT 11



APARTMENT 10



Views towards Western Courtyard

APARTMENT 13

APARTMENT 06

APARTMENT 07

APARTMENT 08

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"

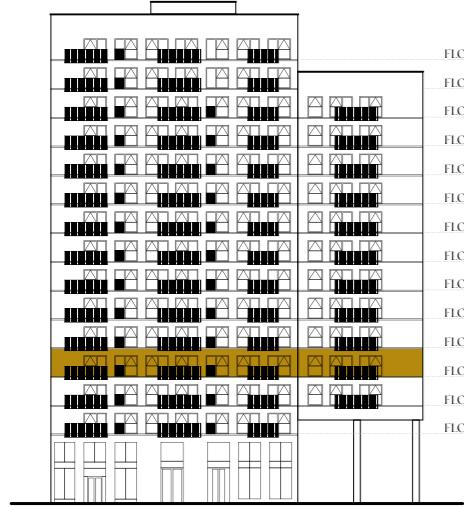
APARTMENT 20 TWO BEDROOM APARTMENT

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"

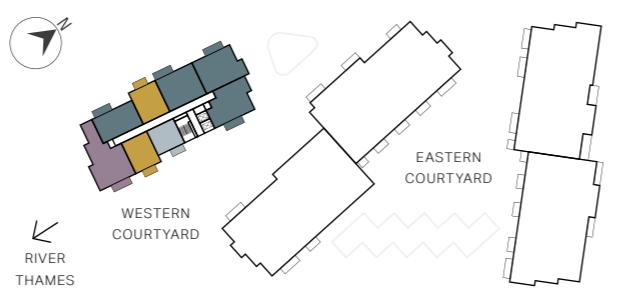
NORTH WEST ELEVATION



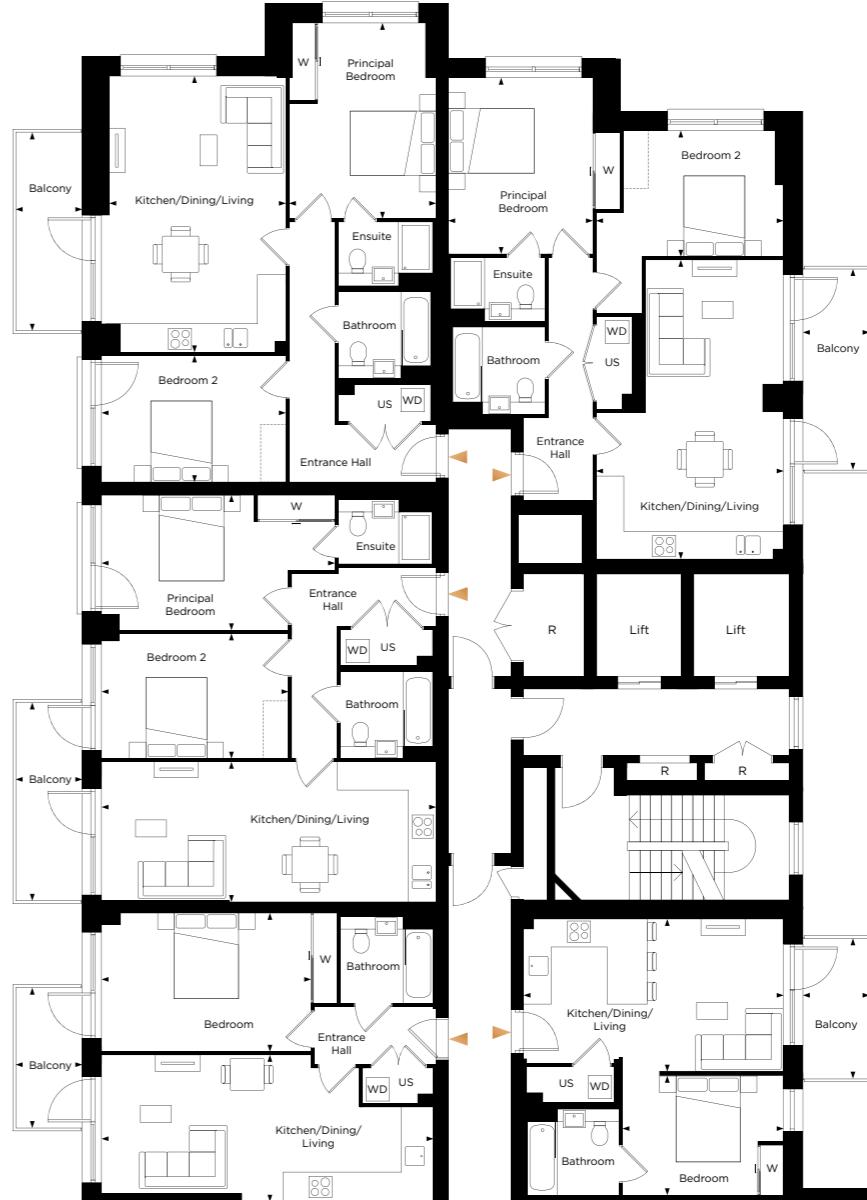
KEY

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

STARLING HOUSE



APARTMENT 20



APARTMENT 19



Views towards Western Courtyard

APARTMENT 15

APARTMENT 16

APARTMENT 21

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"

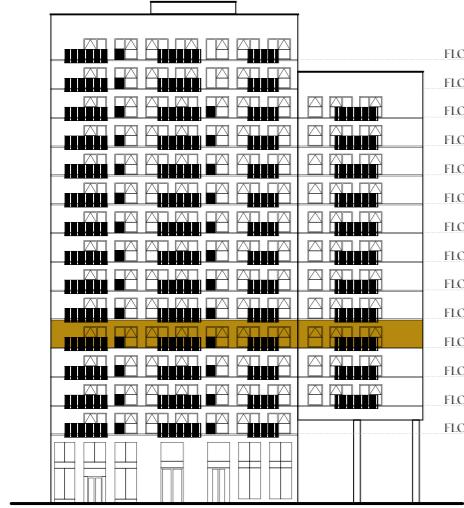
APARTMENT 28 TWO BEDROOM APARTMENT

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"

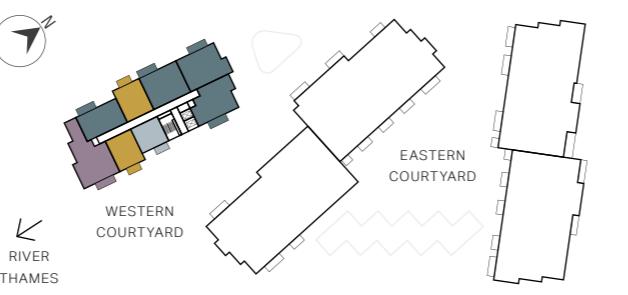
NORTH WEST ELEVATION



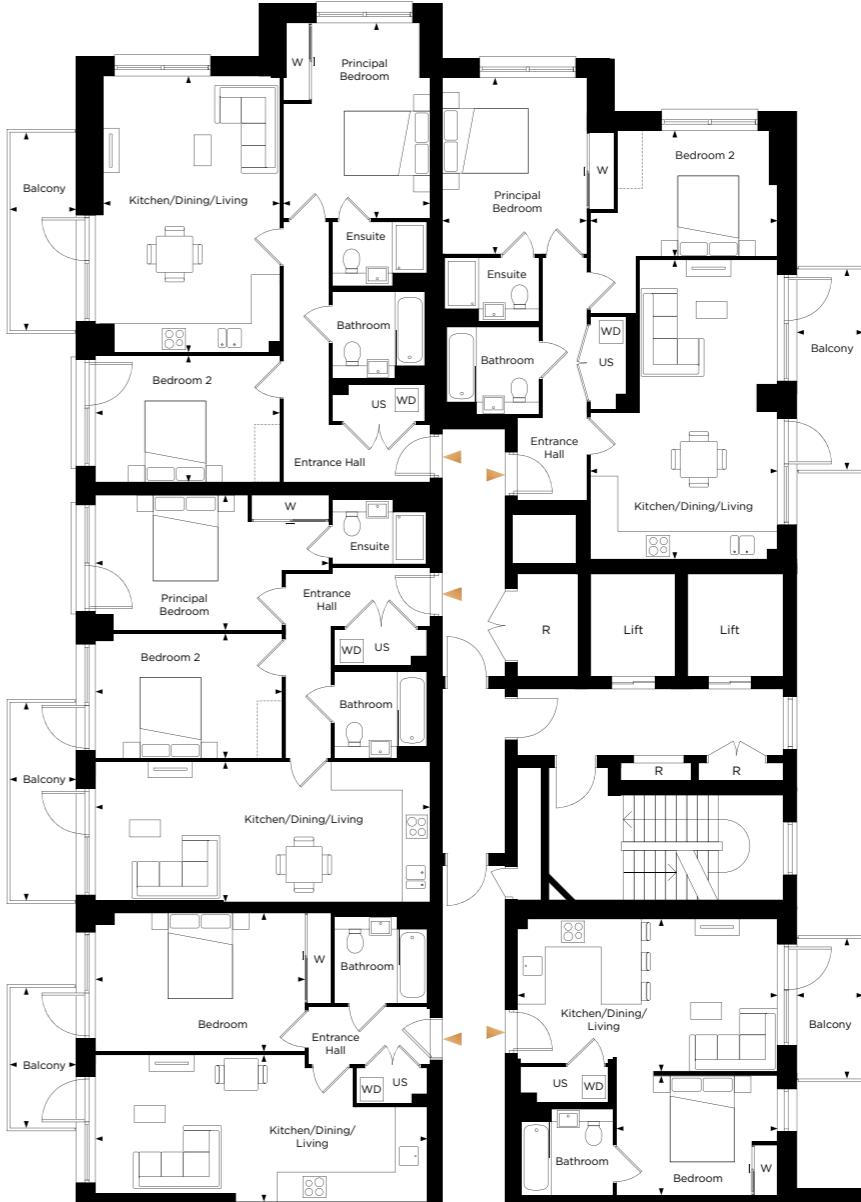
KEY

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

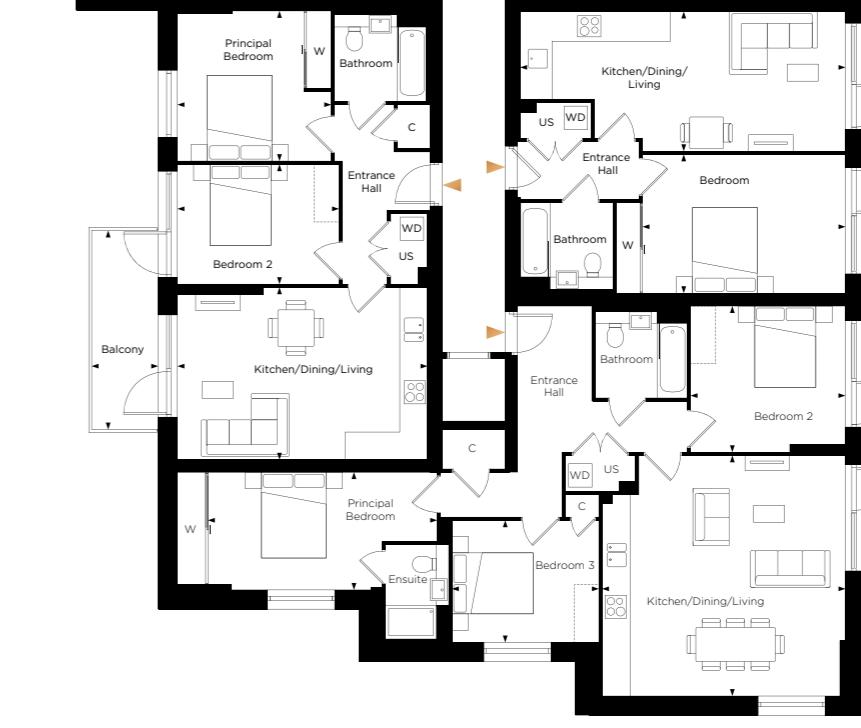
STARLING HOUSE



APARTMENT 28



APARTMENT 27



Views towards Western Courtyard

APARTMENT 29

APARTMENT 22

APARTMENT 23

APARTMENT 24

Floor 06



APARTMENT 30 STUDIO APARTMENT

**APARTMENT 34
ONE BEDROOM APARTMENT**

APARTMENT 31 ONE BEDROOM APARTMENT

APARTMENT 35 TWO BEDROOM APARTMENT

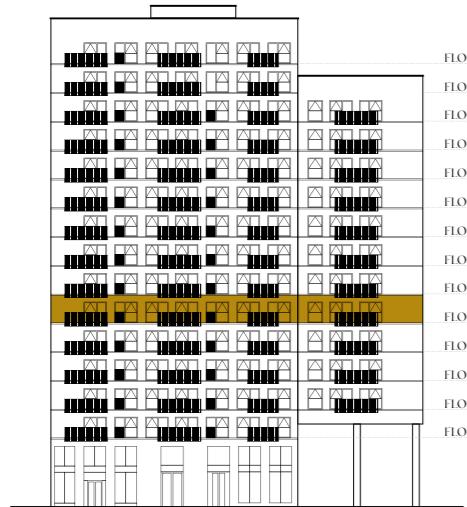
APARTMENT 32 THREE BEDROOM APARTMENT

Balcony	1.55m x 4.65m	5'1" x 15'3"
APARTMENT 36		

APARTMENT 33 TWO BEDROOM APARTMENT

APARTMENT 37 TWO BEDROOM APARTMENT

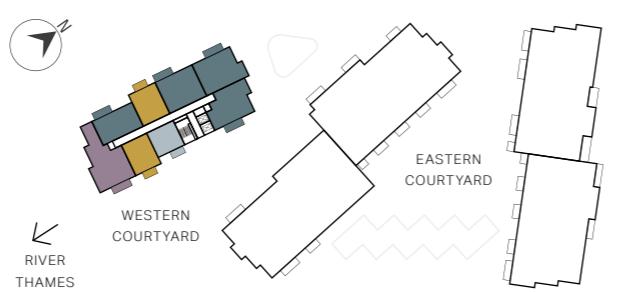
NORTH WEST ELEVATION



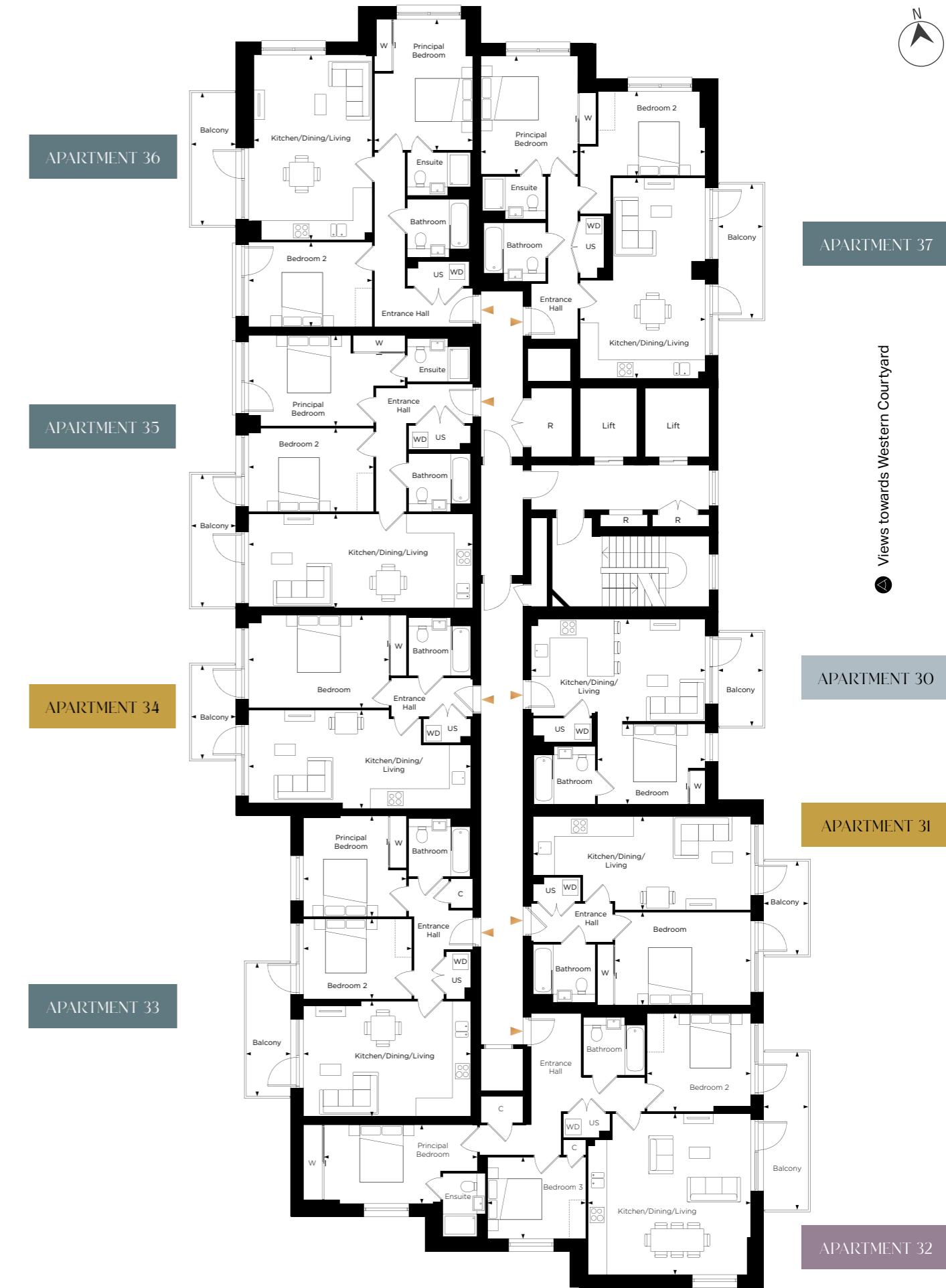
KEY

- Studio
- One bedroom
- Two bedroom
- Three bedroom
- Measurements
- Wardrobe
- Cupboard
- Indicative Wardrobe Position
- Utility Store
- Washer Dryer
- Riser Cupboard

STARLING HOUSE



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A 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 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 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"

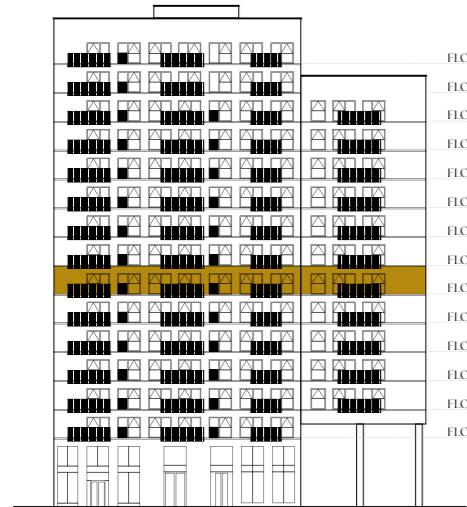
APARTMENT 41 TWO BEDROOM APARTMENT

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 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

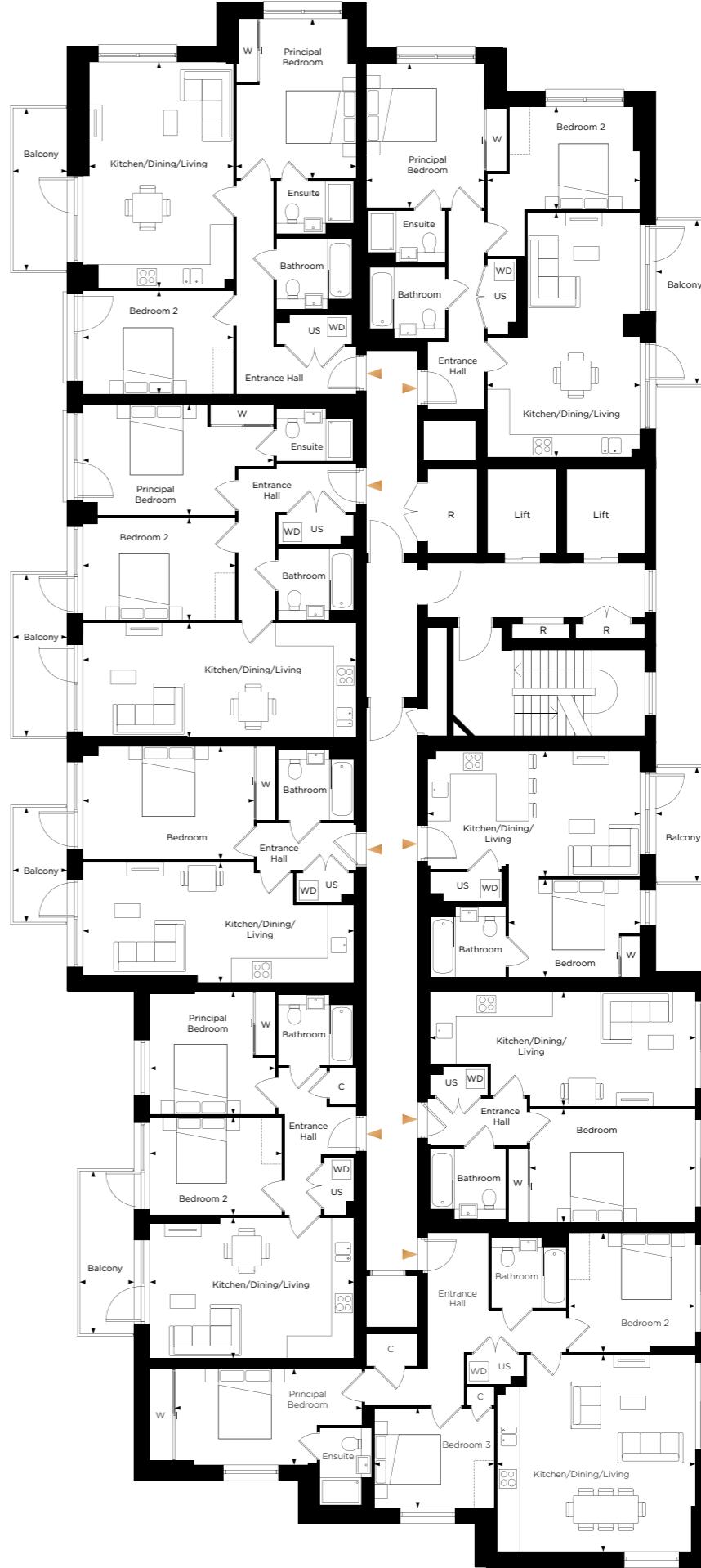
- Studio
- One bedroom
- Two bedroom
- Three bedroom
- ↔ Measurements
- W Wardrobe
- C Cupboard
- Indicative Wardrobe Position
- US Utility Store
- WD Washer Dryer
- R Riser Cupboard

STARLING HOUSE

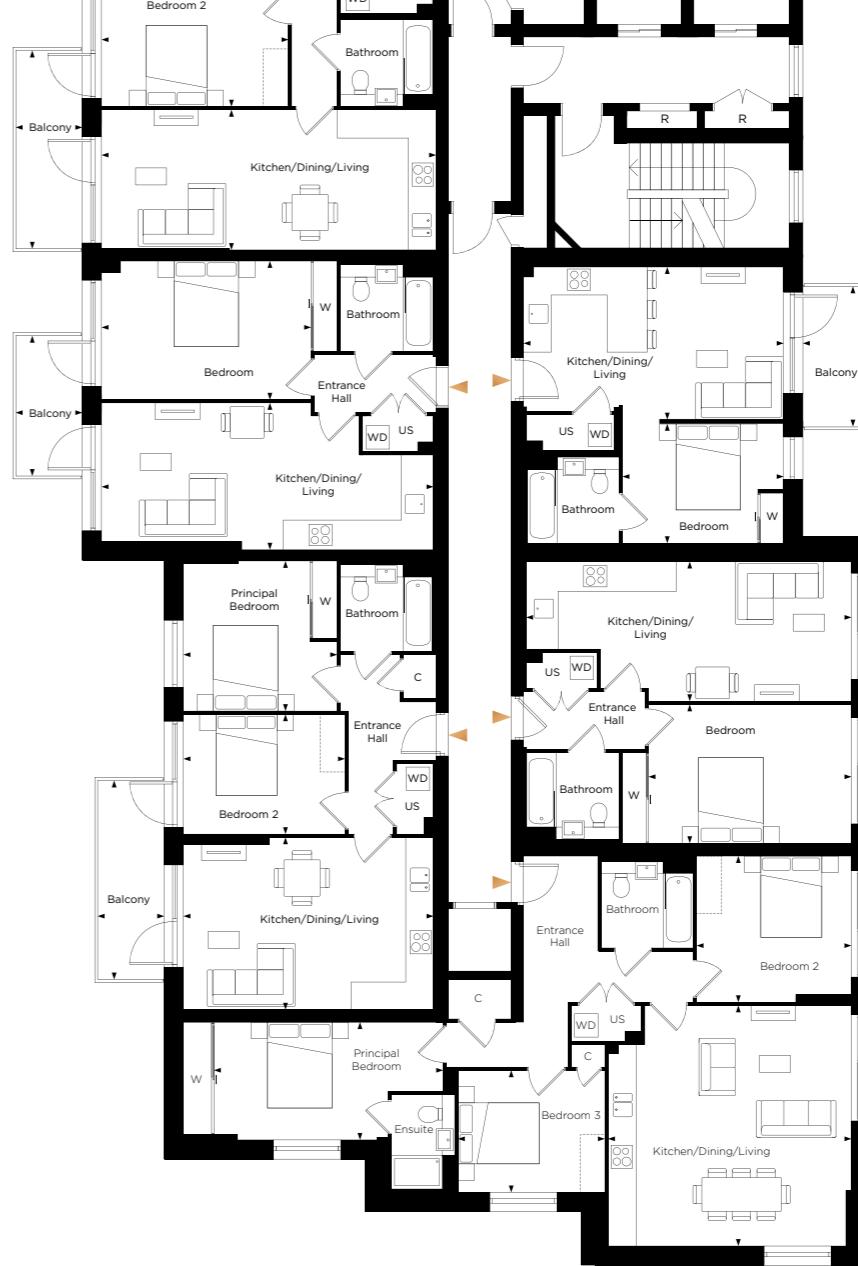


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APARTMENT 44



APARTMENT 43



APARTMENT 42



APARTMENT 41



Views towards Western Courtyard

APARTMENT 39

APARTMENT 45

APARTMENT 40

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"

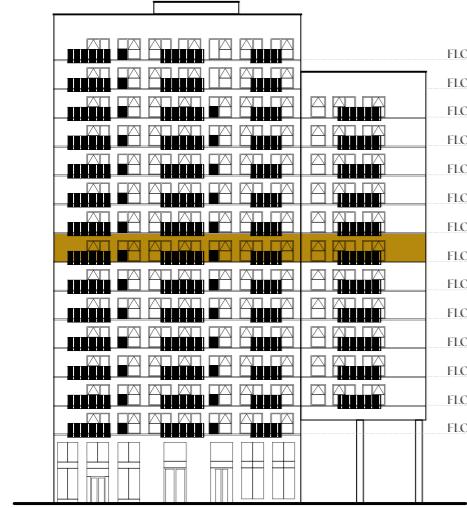
APARTMENT 52 TWO BEDROOM APARTMENT

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"

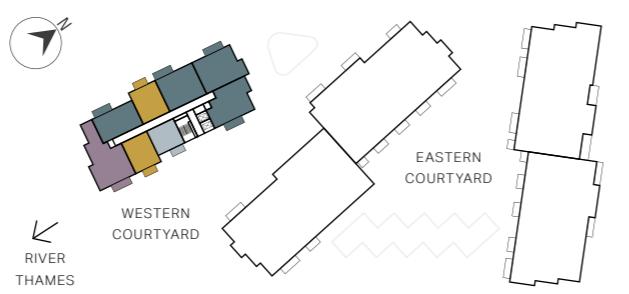
NORTH WEST ELEVATION



KEY

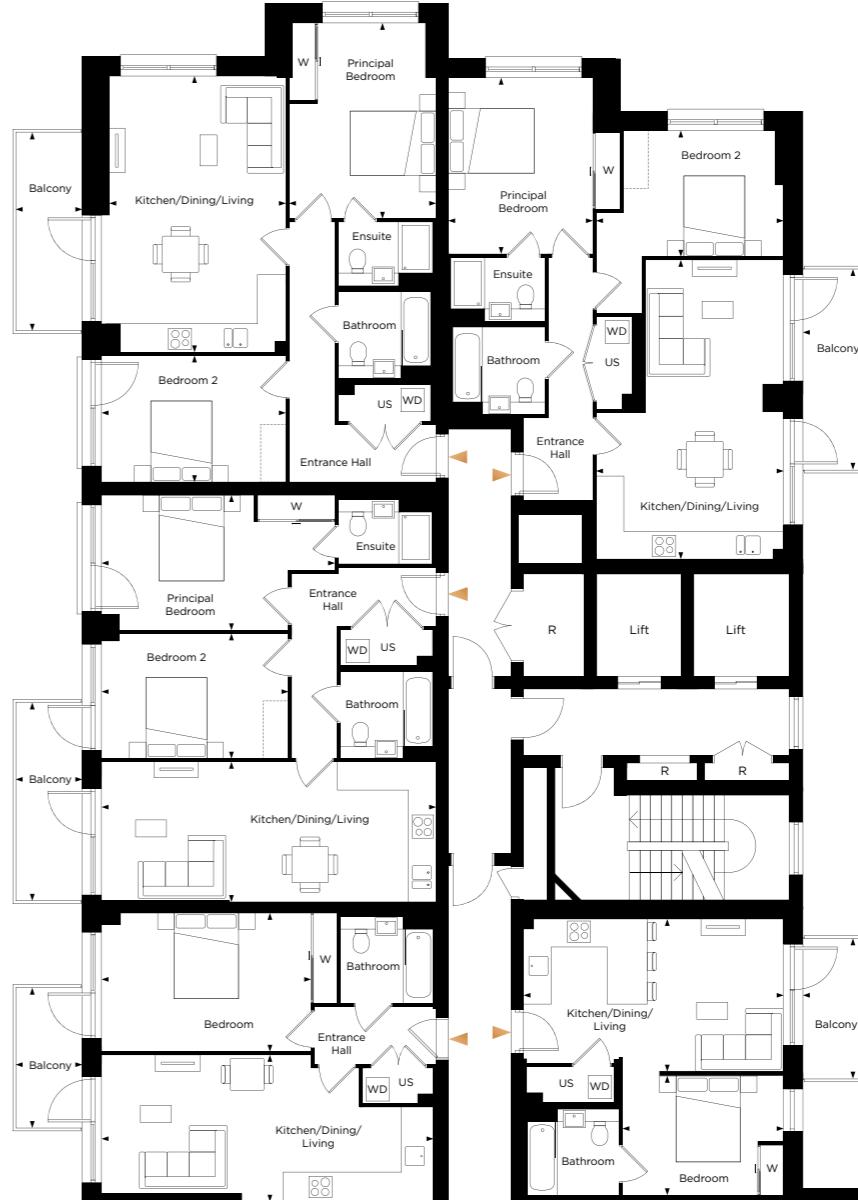
- Studio
- One bedroom
- Two bedroom
- Three bedroom
- Measurements
- W Wardrobe
- C Cupboard
- Indicative Wardrobe Position
- US Utility Store
- WD Washer Dryer
- R Riser Cupboard

STARLING HOUSE



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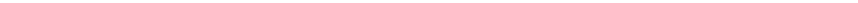
APARTMENT 52



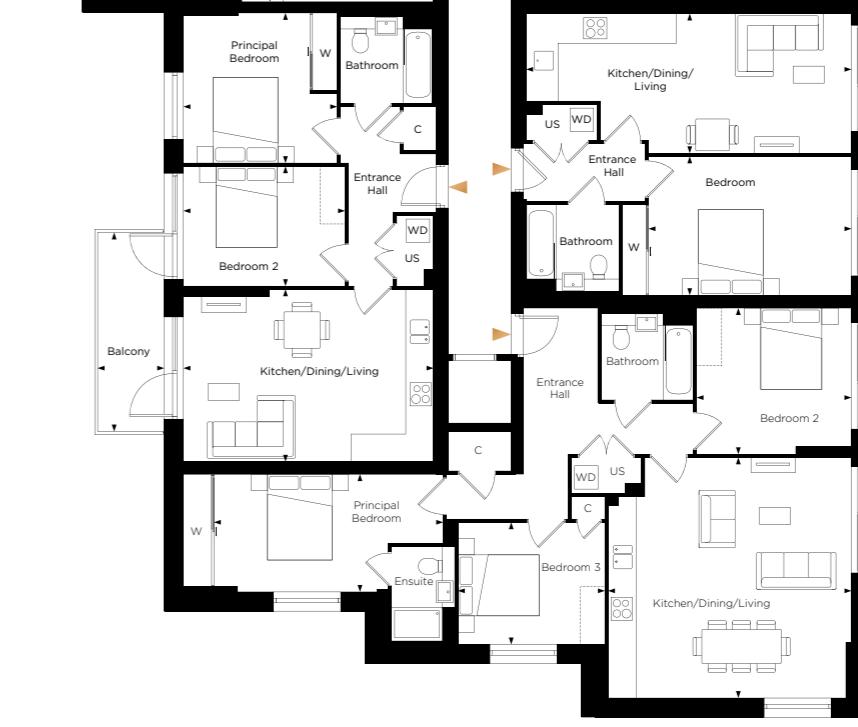
APARTMENT 51



APARTMENT 49



APARTMENT 50



Views towards Western Courtyard

APARTMENT 47

APARTMENT 48

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"

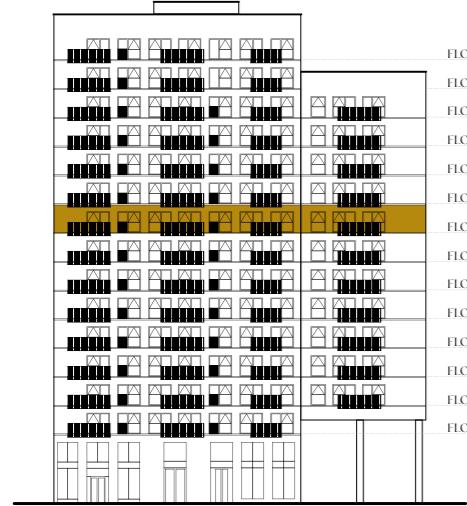
APARTMENT 60 TWO BEDROOM APARTMENT

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"

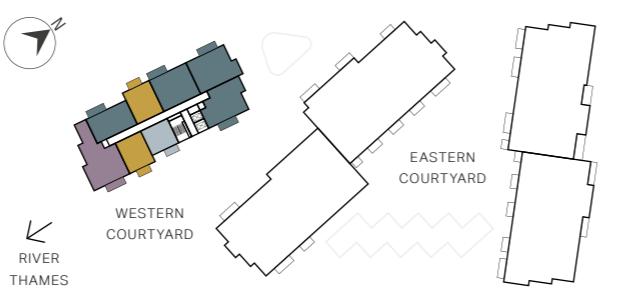
NORTH WEST ELEVATION



KEY

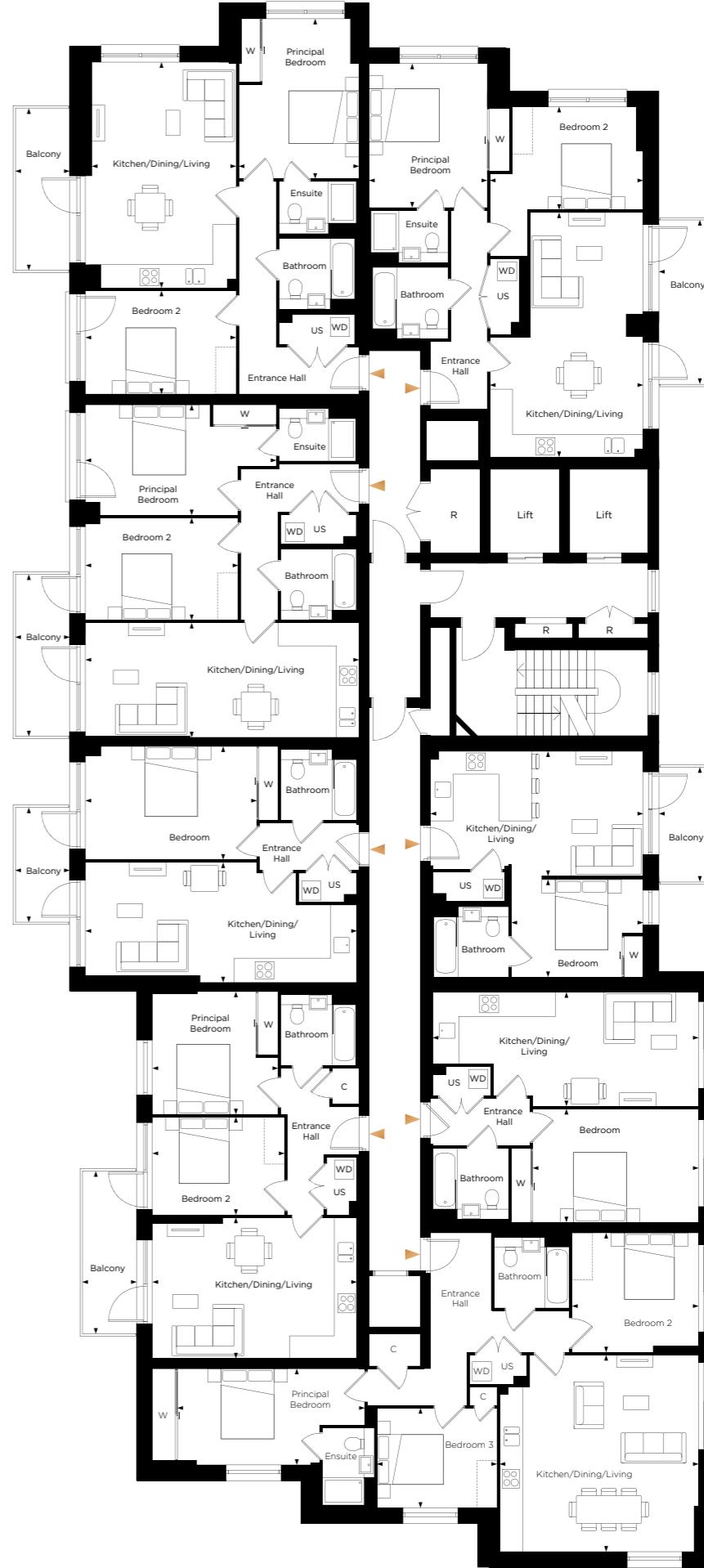
- Studio
- One bedroom
- Two bedroom
- Three bedroom
- Measurements
- W Wardrobe
- C Cupboard
- Indicative Wardrobe Position
- US Utility Store
- WD Washer Dryer
- R Riser Cupboard

STARLING HOUSE



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APARTMENT 60



APARTMENT 59



APARTMENT 58



APARTMENT 57



Views towards Western Courtyard

APARTMENT 55

APARTMENT 56

Views towards Western Courtyard

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 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 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"

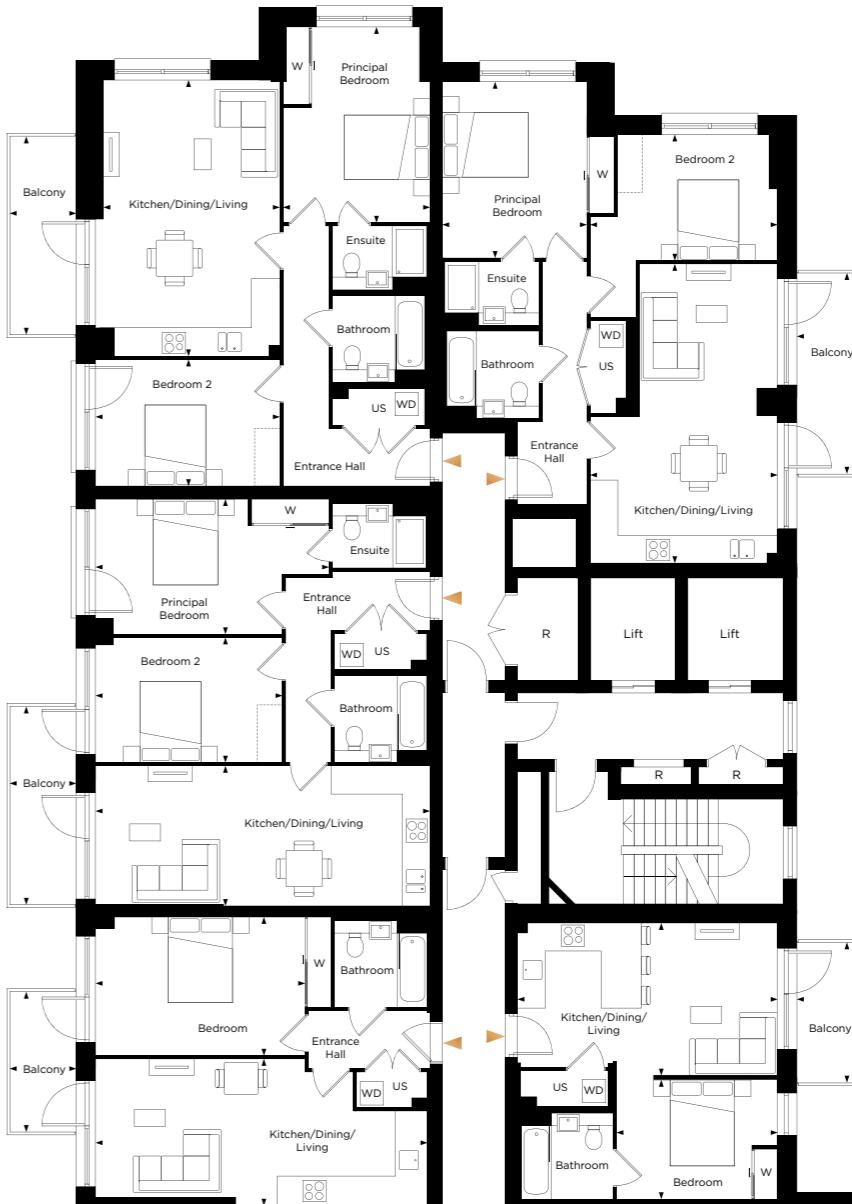
APARTMENT 65 TWO BEDROOM APARTMENT

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 68 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"

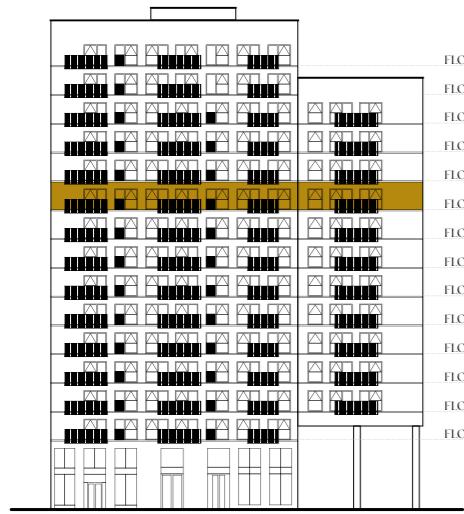
APARTMENT 68



APARTMENT 69

Views towards Western Courtyard

NORTH WEST ELEVATION



KEY

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

STARLING HOUSE



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APARTMENT 65



APARTMENT 63

Views towards River Thames

APARTMENT 67



APARTMENT 62

APARTMENT 66



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"

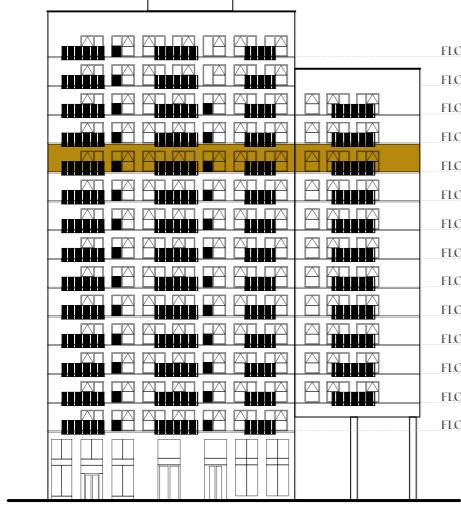
APARTMENT 76 TWO BEDROOM APARTMENT

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

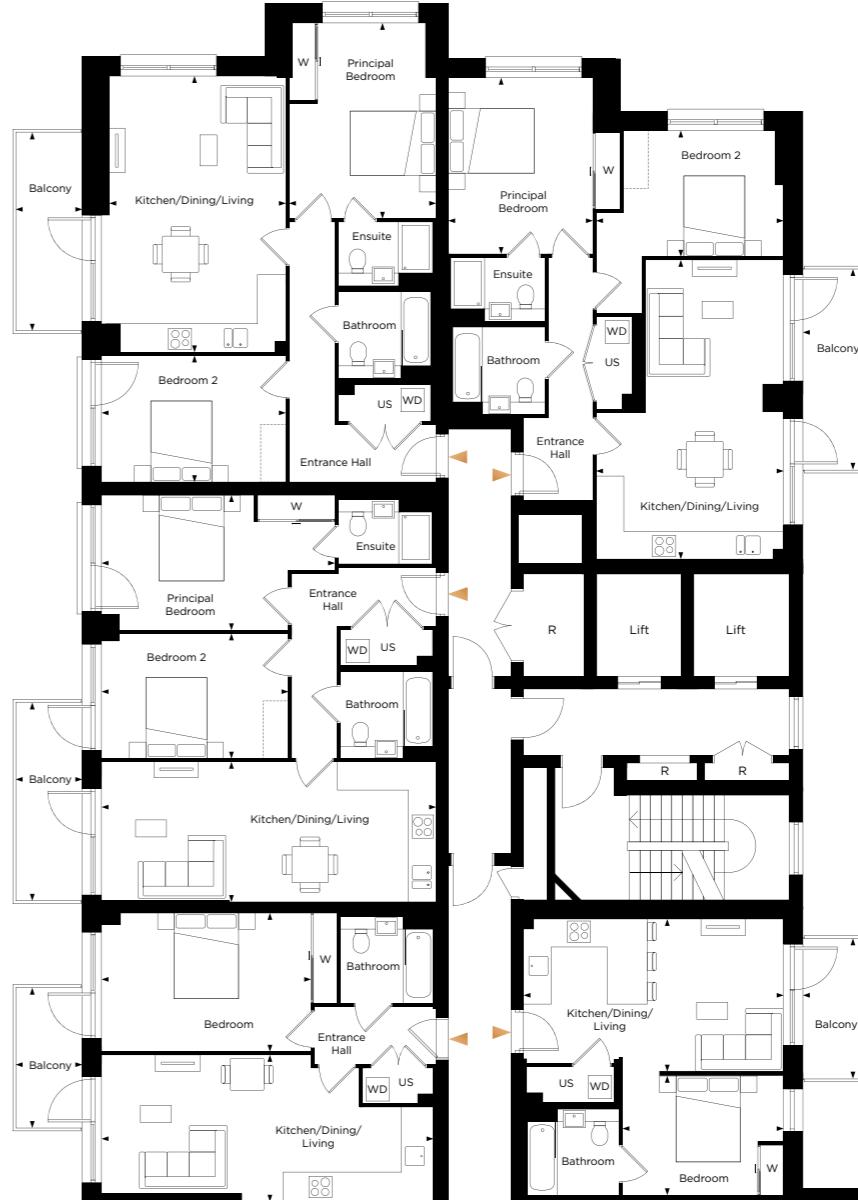
- Studio
- One bedroom
- Two bedroom
- Three bedroom
- Measurements
- W Wardrobe
- C Cupboard
- Indicative Wardrobe Position
- US Utility Store
- WD Washer Dryer
- R Riser Cupboard

STARLING HOUSE



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APARTMENT 76



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 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 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 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"

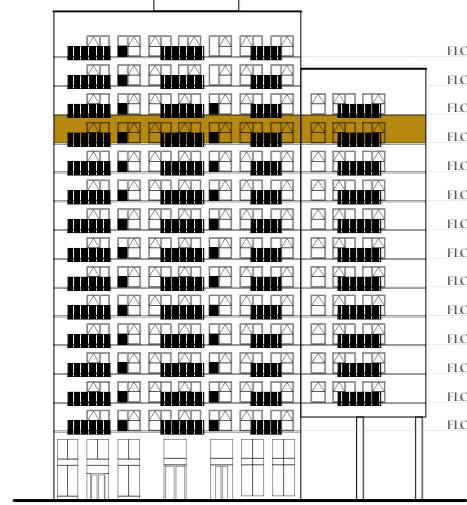
APARTMENT 84 TWO BEDROOM APARTMENT

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"

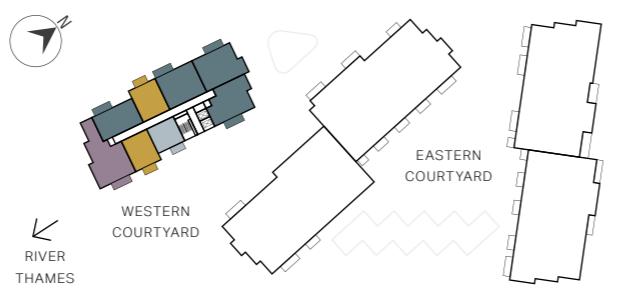
NORTH WEST ELEVATION



KEY

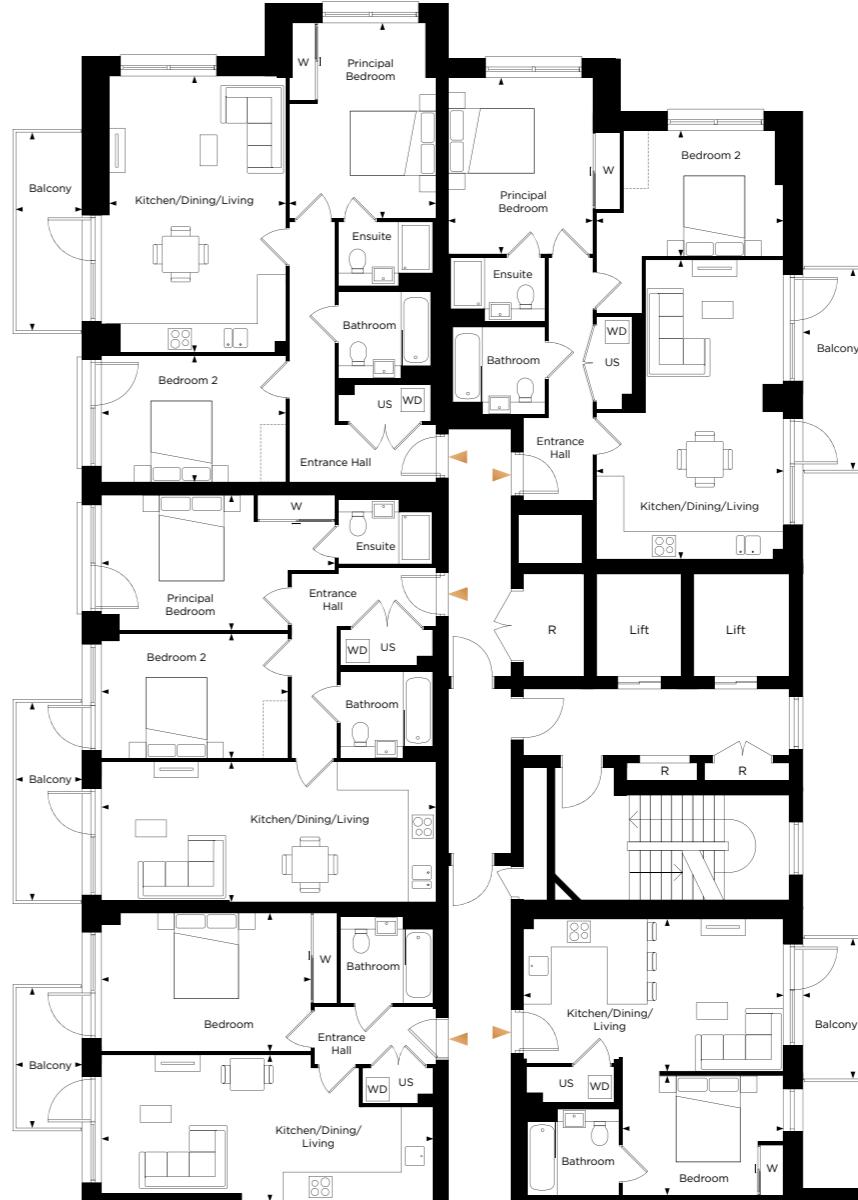
- Studio
- One bedroom
- Two bedroom
- Three bedroom
- Measurements
- W Wardrobe
- C Cupboard
- Indicative Wardrobe Position
- US Utility Store
- WD Washer Dryer
- R Riser Cupboard

STARLING HOUSE



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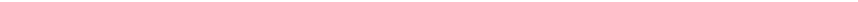
APARTMENT 84



APARTMENT 83



APARTMENT 81



APARTMENT 82



Views towards Western Courtyard

APARTMENT 79

APARTMENT 80

Views towards Western Courtyard

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 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 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 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"

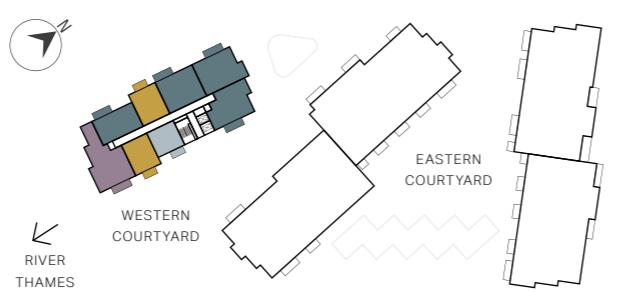
APARTMENT 93 TWO BEDROOM APARTMENT

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"

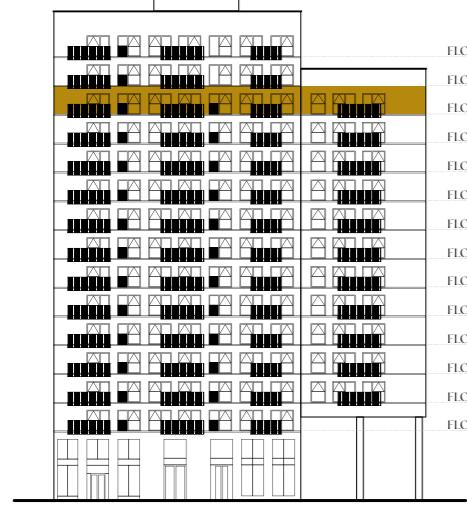
KEY

- 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

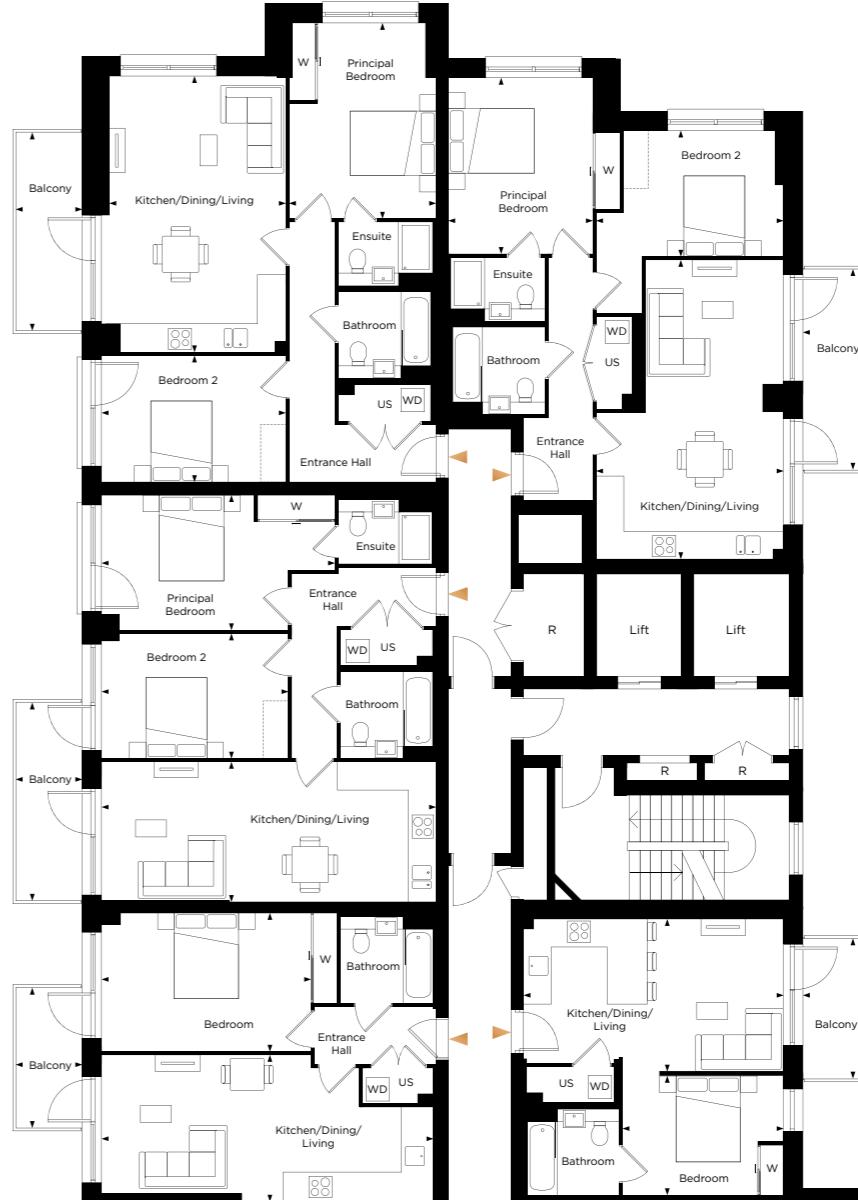


NORTH WEST ELEVATION



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APARTMENT 92



APARTMENT 91



APARTMENT 89

APARTMENT 90



Views towards Western Courtyard

APARTMENT 87

APARTMENT 88

Views towards Western Courtyard

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"

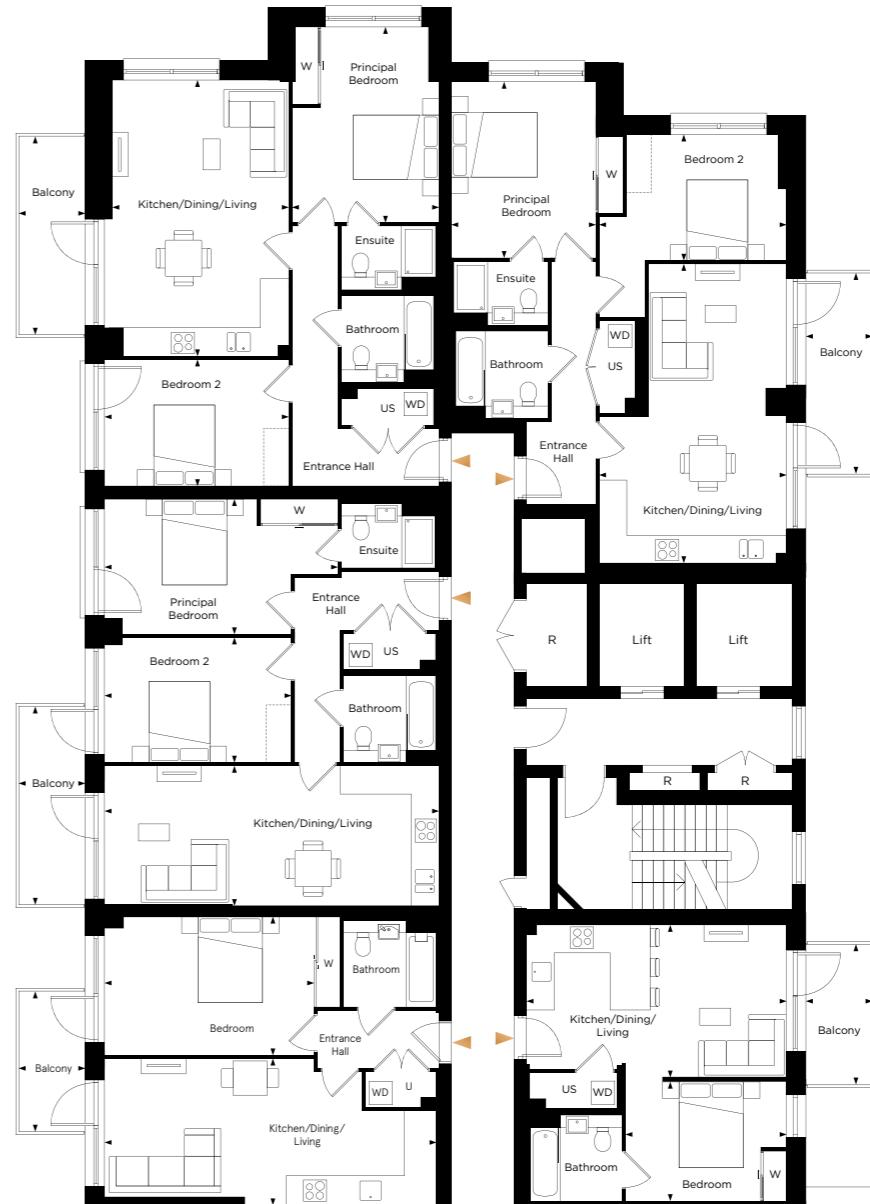
APARTMENT 97 TWO BEDROOM APARTMENT

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"

APARTMENT 97



APARTMENT 98

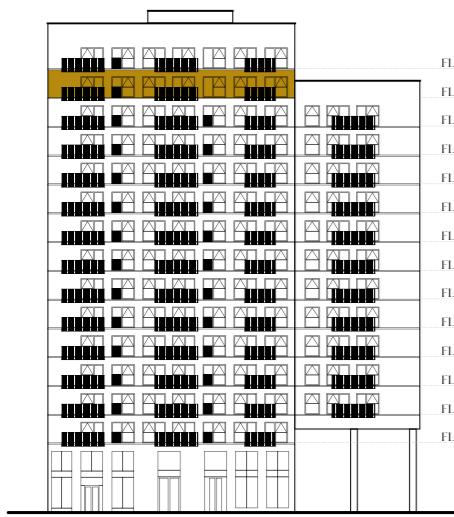
APARTMENT 96

APARTMENT 95

APARTMENT 94

Views towards Western Courtyard

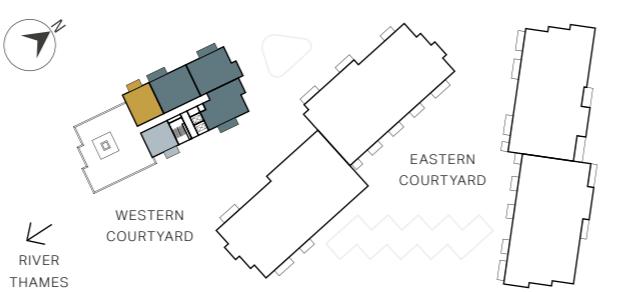
NORTH WEST ELEVATION



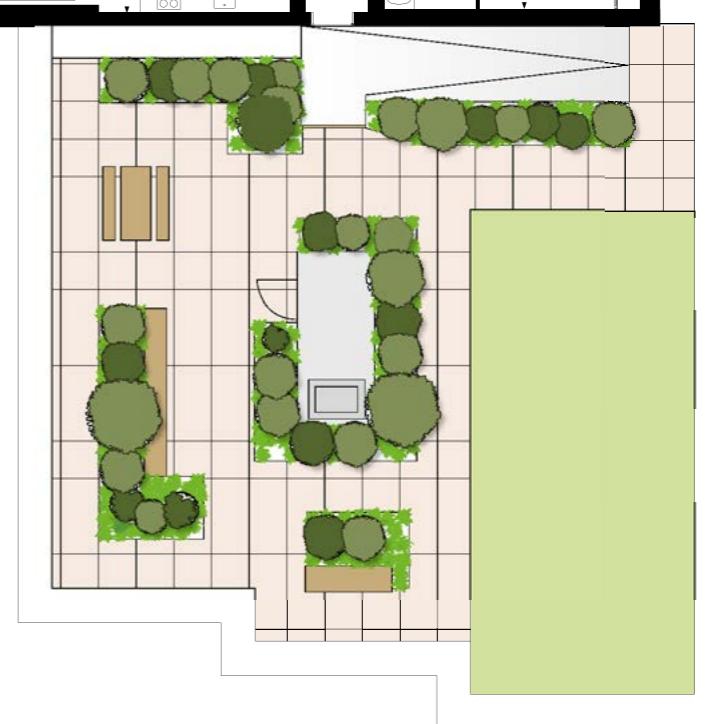
KEY

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

STARLING HOUSE



Roof terrace exclusively for use by residents of 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 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"

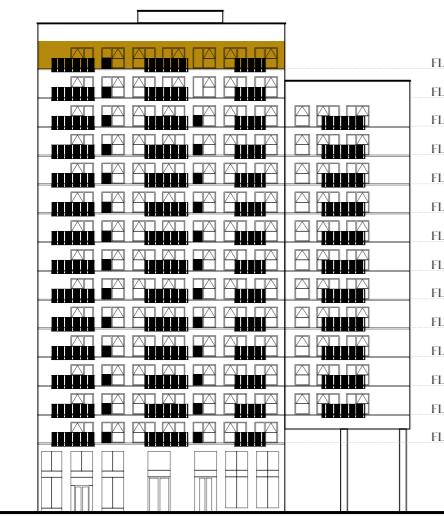
APARTMENT 102 TWO BEDROOM APARTMENT

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

Views towards River Thames

STARLING HOUSE



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APARTMENT 102

APARTMENT 101

APARTMENT 100

Views towards Western Courtyard



APARTMENT 99

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.



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

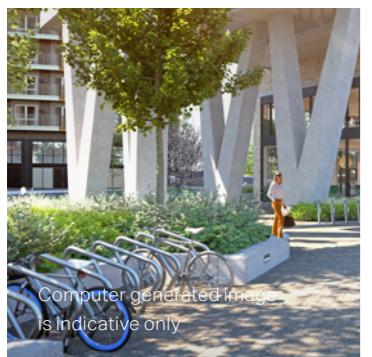
- Aluminium decking to balcony

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



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PARKING

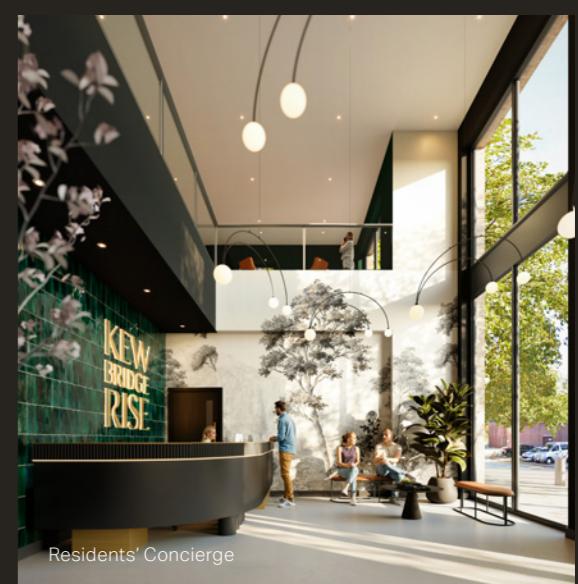
- Parking is provided on a right to park basis at additional cost, as such none of the spaces will be allocated (other than the disabled bays)
- All residents who have purchased a parking space will have access to EV charging points
- Zip car available on-site

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

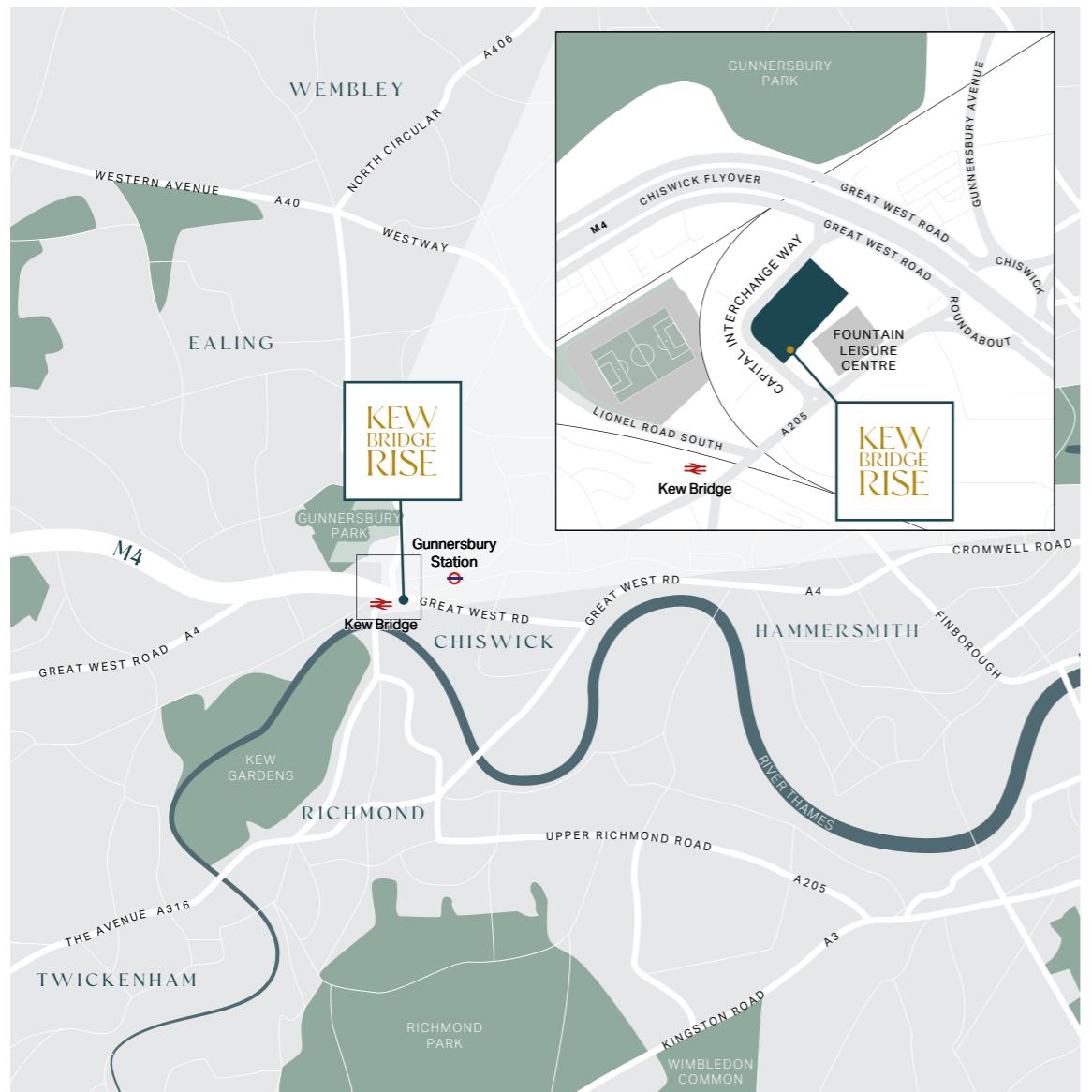
GENERAL

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



Computer generated images are indicative only

Contact us.



SALES SUITE

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E hello@kewbridgerise.co.uk



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