


# Folio Gardens

POSTMARK  
LONDON





Introducing Folio Gardens, the latest chapter of Postmark, the capital's most exciting new destination in which to live, work and meet. This location, spanning two iconic Zone 1 postcodes, WC1 & EC1, creates a unique combination of local neighbourhood charm, diverse community and vibrant city energy.

**POSTMARK**  
LONDON



OVER **650** CONTEMPORARY & STYLISH APARTMENTS

**FOUR** INTERNATIONALLY RENOWNED ARCHITECTS

**23,000** SQ FT COMMUNITY & RETAIL SPACES

ACROSS **TWO** ICONIC POSTCODES WC1 & EC1

**50%** DEDICATED TO GREEN SPACE & PUBLIC REALM



In the true centre of London, the transformation continues of the former Royal Mail Mount Pleasant sorting office site into over 650 bespoke apartments, a new public realm, and unique retail spaces. Following the successful launches of WC1 and Signature Place, with its luxury wellness centre, residents have started moving in and Postmark is blossoming into life. Folio Gardens will bring a new expansive public realm and Postmark's final chapter will be delivered in 2025.







Folio Gardens

# Where east meets west

Computer-enhanced aerial view of Postmark

With an address at Postmark, you're only moments away from the world-class restaurants, famous shopping streets and acclaimed cultural and educational institutions of central London. And, with four major underground stations within a 15-minute walk, you're easily connected to the rest of the city and beyond.

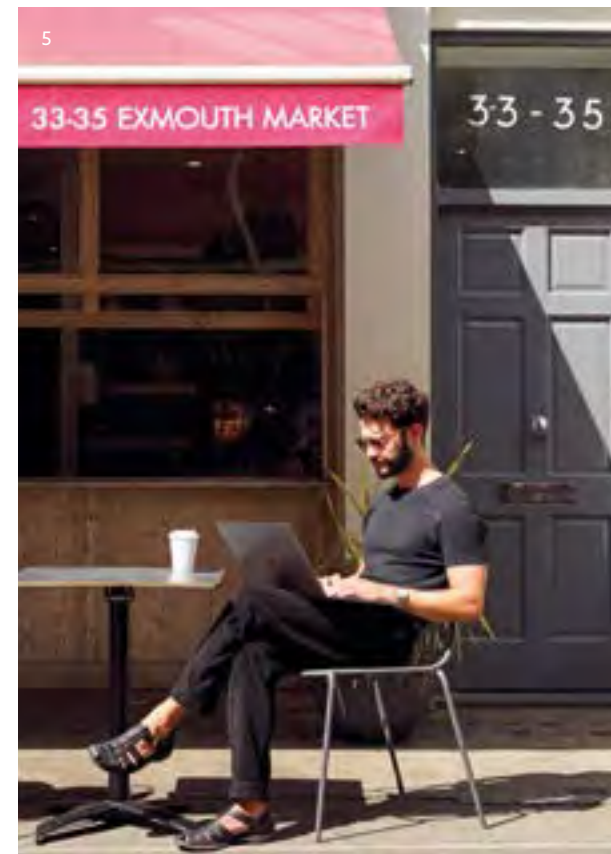
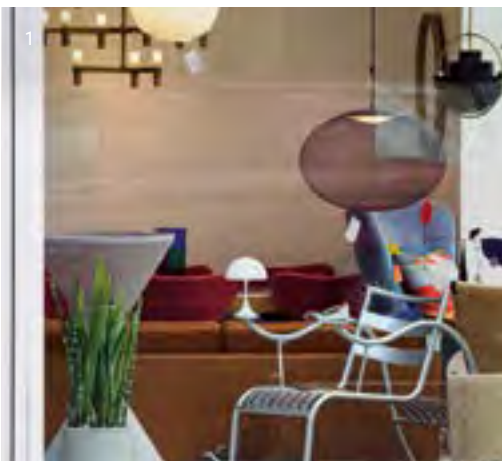
▽ KING'S CROSS ST PANCRAS  
≡ ⊕

REGENT'S PARK ▽

WEST END ▸







# The best of London

- 1 Islington
- 2 Barbican Centre
- 3 Exmouth Market
- 4 Spa Fields
- 5 Exmouth Market
- 6 Coal Drops Yard
- 7 Covent Garden



Postmark has all the buzz of a central London destination, yet with a distinctly local feel. Here you'll find a community of people from all walks of life, each bringing something different to a neighbourhood that's cultured, creative and connected.

Spanning WC1 and EC1, Postmark melds the high-end heritage of west London with the pulsing creative energy of the east. Explore the literary streets of Bloomsbury or the acclaimed design shops and family-run restaurants of Clerkenwell. Choose from local independent boutiques or famous shopping destinations like Bond Street and Covent Garden. Not forgetting an arts and cultural scene that's the envy of the world, all within reach on foot, by bike, or just a short ride away on public transport. And to relax, Postmark's new public square is the perfect place to meet with friends, or you can head to the neighbourhood's many green parks.



# Culinary adventures

Feast your senses on the neighbourhood's fine array of international cuisine.

Start your day with a flat white at Mousetail Coffee or a weekend brunch at Caravan. For after-work dinner with friends, try the stand-out tapas at Moro or classic British fare at St. John. To round off your night, head to The Zetter Townhouse hotel for cocktails, just around the corner from home.



- 1 The Exmouth Arms
- 2 Smiths of Smithfield
- 3 Morty & Bob's
- 4 Moro
- 5 The York
- 6 The Zetter Townhouse Clerkenwell
- 7 The Quality Chop House



- 8 Exmouth Market
- 9 Coal Drops Yard
- 10 Covent Garden
- 11 Farringdon
- 12 Oxford Street
- 13 Bond Street
- 14 Regent Street



From notable flagships to high-end hidden boutiques, there's nowhere else in the world like London for shopping.

For unusual gifts and accessories, browse the independent stores on Exmouth Market. Continue on to Coal Drops Yard for an eclectic mix of new and established brands and an al fresco lunch, or head south to Covent Garden's charming pedestrianised streets for the latest designer boutiques and high-street names.

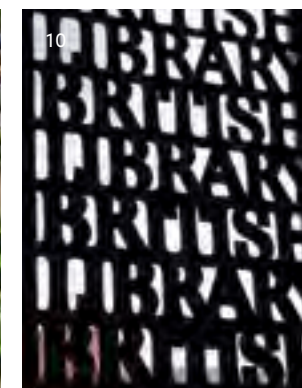


**Eclectic**  
retail





- 1 Regent's Canal
- 2 St James Clerkenwell
- 3 Royal Opera House
- 4 Postal Museum
- 5 Barbican Centre
- 6 Charles Dickens Museum
- 7 The British Museum
- 8 Sadler's Wells Theatre
- 9 Granary Square
- 10 British Library
- 11 Royal Academy of Arts
- 12 Lincoln's Inn Fields

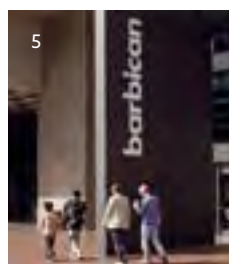


# Captivating culture



Many top cultural and educational institutions are just minutes from Postmark.

Be inspired by a groundbreaking exhibition at the Barbican Centre followed by a lunchtime lecture at SOAS or Central Saint Martins. Head over to Bloomsbury to brush up on your human history at the British Museum, and finish with a spellbinding performance at Covent Garden's stunning Royal Opera House.



“  
 At the cutting edge of art, fashion and design, London has a deserving reputation as the cultural capital of the world.  
 ”



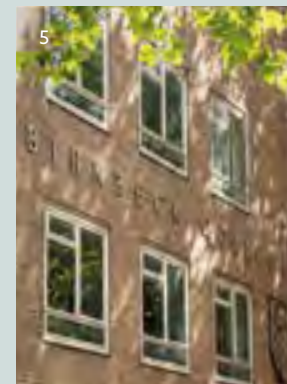


# Exceptional education

London's esteemed educational institutions have been producing the world's most talented minds for centuries.

Postmark's central location puts you within easy reach of some of the most outstanding colleges and universities, including two Royal Academies, the London School of Economics, SOAS and Central Saint Martins.

Prestigious primary and secondary schools such as the Lyceum Preparatory School, Westminster School and the City of London School for Girls are all a short drive away.



#1 INTERNATIONAL STUDENT CITY

NINE UNIVERSITIES WITHIN ONE MILE

45 LONDON UNIVERSITIES WITH OVER 30,000 COURSES

Four TOP 100 WORLD RANKED UNIVERSITIES

## Universities

- City, University of London  
5 MINS | EC1V
- SOAS University of London  
5 MINS | WC1H
- London College of Contemporary Arts  
5 MINS | EC1N
- UAL – University of the Arts London  
6 MINS | WC1V
- UCL – University College London  
6 MINS | WC1E
- LSE – London School of Economics and Political Science  
8 MINS | WC2A
- Birkbeck, University of London  
8 MINS | WC1E
- Cass Business School  
9 MINS | EC1Y
- King's College London  
12 MINS | WC2R
- Royal College of Arts  
12 MINS | WC1B
- Central Saint Martins (UAL)  
13 MINS | N1C
- Royal Academy of Music  
16 MINS | NW1
- London College of Fashion (UAL)  
19 MINS | W1G
- Imperial College London  
31 MINS | SW7

## Schools

### SECONDARY

- Southbank International School  
10 MINS | W1T
- City of London School for Girls  
11 MINS | EC2Y
- Queen's College  
15 MINS | W1G
- Wetherby Senior School  
15 MINS | W1U
- Westminster School  
20 MINS | SW1P
- Stoke Newington School + Sixth Form  
20 MINS | N16

### PRIMARY

- Christopher Hatton Primary School  
4 MINS | EC1R
- Dallington School  
7 MINS | EC1V
- Hugh Myddelton Primary School  
11 MINS | EC1R
- The Lyceum Preparatory School  
13 MINS | EC2A
- Queen's College Preparatory School  
13 MINS | W1B
- International Community School  
20 MINS | W1H

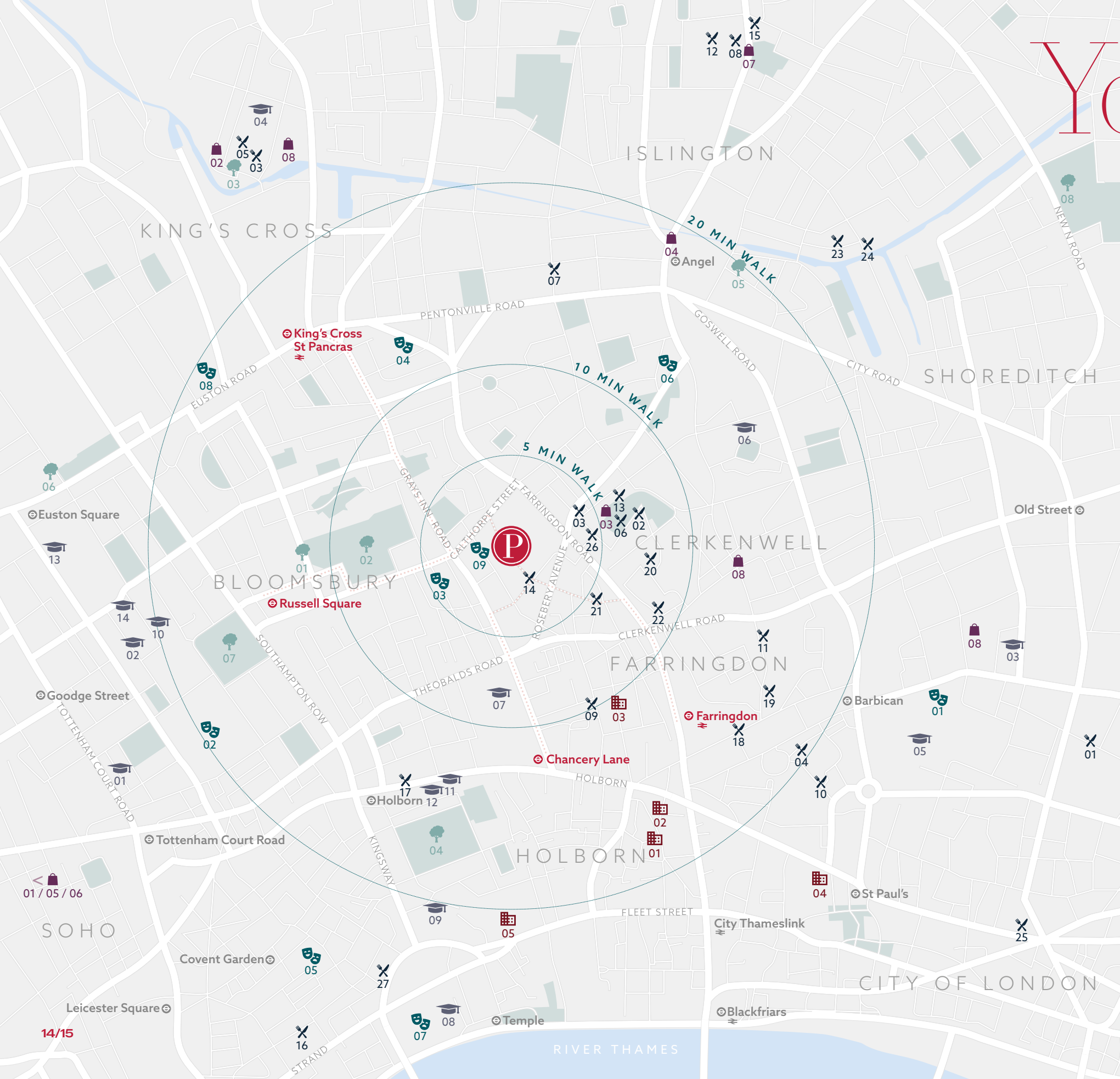
1 Central Saint Martins  
2 Kings College  
3 LSE  
4 UCL  
5 Birkbeck College

All travel times from Postmark (via car) to nearest landmark unless otherwise stated. Source: Google Maps. All information correct at time of print.





# Your city awaits



**EAT & DRINK**

- 01 Angler
- 02 B&H Buildings
- 03 Caravan
- 04 Club Gascon
- 05 Coal Drops Yard
- 06 Exmouth Market
- 07 Frederick's
- 08 Gallipoli
- 09 Leather Lane Market
- 10 Lino
- 11 Luca
- 12 Megan's
- 13 Moro
- 14 Mousetail Coffee
- 15 Ottolenghi Islington
- 16 Polpo (Covent Garden)
- 17 Rosewood London
- 18 Smiths of Smithfield
- 19 St John
- 20 The Clerkenwell Kitchen
- 21 The Coach
- 22 The Green
- 23 The Island Queen
- 24 The Narrowboat
- 25 The Ned
- 26 The Quality Chop House
- 27 The Waldorf Hilton



**SHOPPING**

- 01 Bond Street
- 02 Coal Drops Yard
- 03 Exmouth Market
- 04 Islington High Street
- 05 Oxford Circus/Regent Street
- 06 Selfridges
- 07 Upper Street Angel
- 08 Waitrose & Partners



**PARKS & GREEN SPACES**

- 01 Brunswick Square
- 02 Coram's Fields
- 03 Granary Square
- 04 Lincoln's Inn Gardens
- 05 Regent's Canal
- 06 Regent's Park
- 07 Russell Square
- 08 Shoreditch Park



**ART & CULTURE**

- 01 Barbican Centre
- 02 British Museum
- 03 Charles Dickens Museum
- 04 Gagosian Gallery
- 05 Royal Opera House
- 06 Sadler's Wells Theatre
- 07 Somerset House
- 08 The British Library
- 09 The Postal Museum



**EDUCATION**

- 01 AA School of Architecture
- 02 Birkbeck University of London
- 03 Bayes Business School (formerly Cass)
- 04 Central Saint Martins College of Art and Design
- 05 City of London School for Girls
- 06 City, University of London
- 07 Hult International Business School
- 08 Kings College London
- 09 London School of Economics and Political Science
- 10 SOAS University of London
- 11 University of Arts
- 12 University of Arts: London College of Fashion
- 13 University College London
- 14 University of London



**BUSINESSES**

- 01 Deloitte LLP
- 02 Goldman Sachs International
- 03 Hatton Garden
- 04 London Stock Exchange
- 05 The Royal Courts of Justice

All walking times and distances are approximate only. Source: Google Maps. All information correct at time of print.

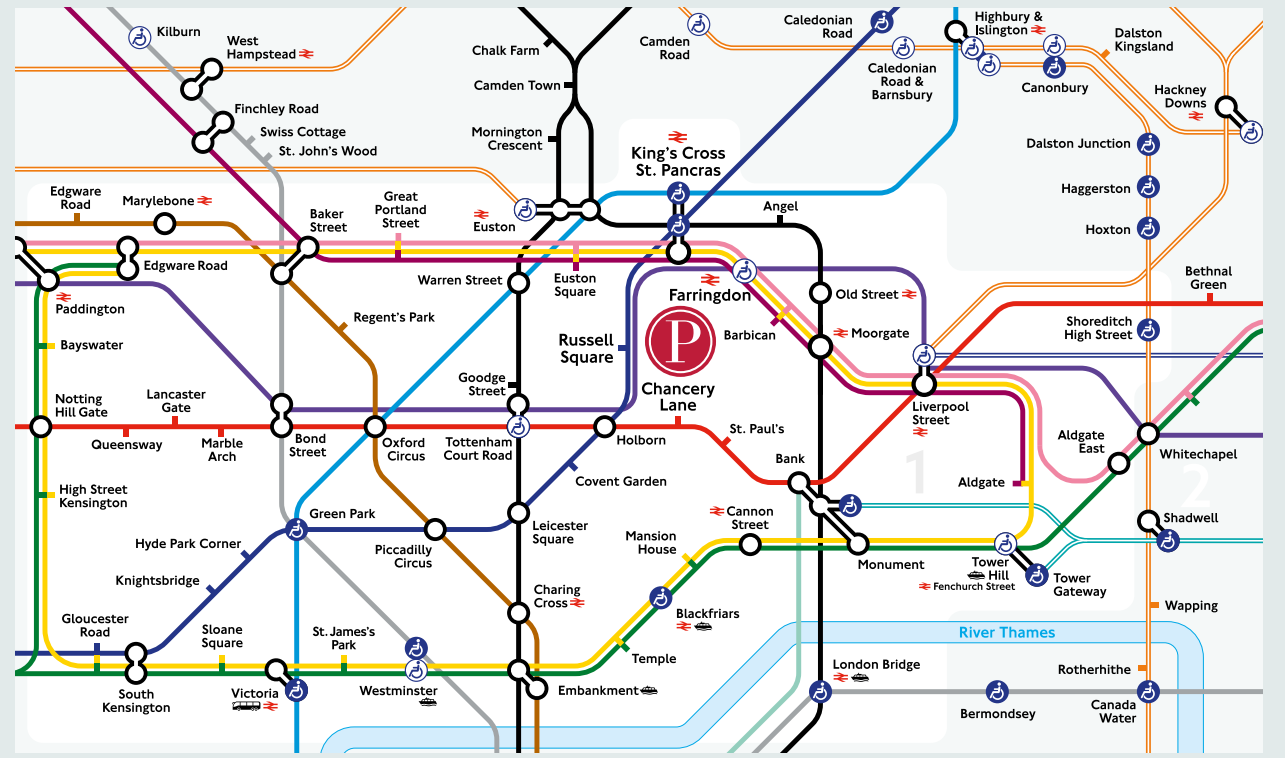




# Endless ways to get around town

Postmark couldn't be better connected, however you like to get around.

The whole of central London is easily accessible on foot, by bike or a short taxi ride, or a tube journey from one of the four underground stations within a 15-minute walk. Plus, the arrival of London's new Elizabeth line (formerly Crossrail) at Farringdon makes it even easier to get across town.



## Take the tube...

Chancery Lane	Farringdon	Russell Square	King's Cross St Pancras
St Paul's 2	Bond Street 4	Covent Garden 3	Shoreditch 9
Bank 4	Liverpool Street 5	Piccadilly Circus 5	Camden 10
Oxford Circus 5	Canary Wharf 8	Hyde Park 9	London Bridge 11
Marylebone 11	Stratford 10	Knightsbridge 9	Chinatown 17
Kensington Palace 21	Tower Bridge 17	Sloane Square 18	Soho 17

All travel times are in minutes and are quickest route from nearest landmark station. All distances are approximate only. Source: TfL and Google Maps. All information correct at time of print.

### Walk

Exmouth Market	5 MIN
Chancery Lane	8 MIN
Farringdon	10 MIN
Russell Square	15 MIN
King's Cross	15 MIN
St Paul's Cathedral	20 MIN

### Cycle

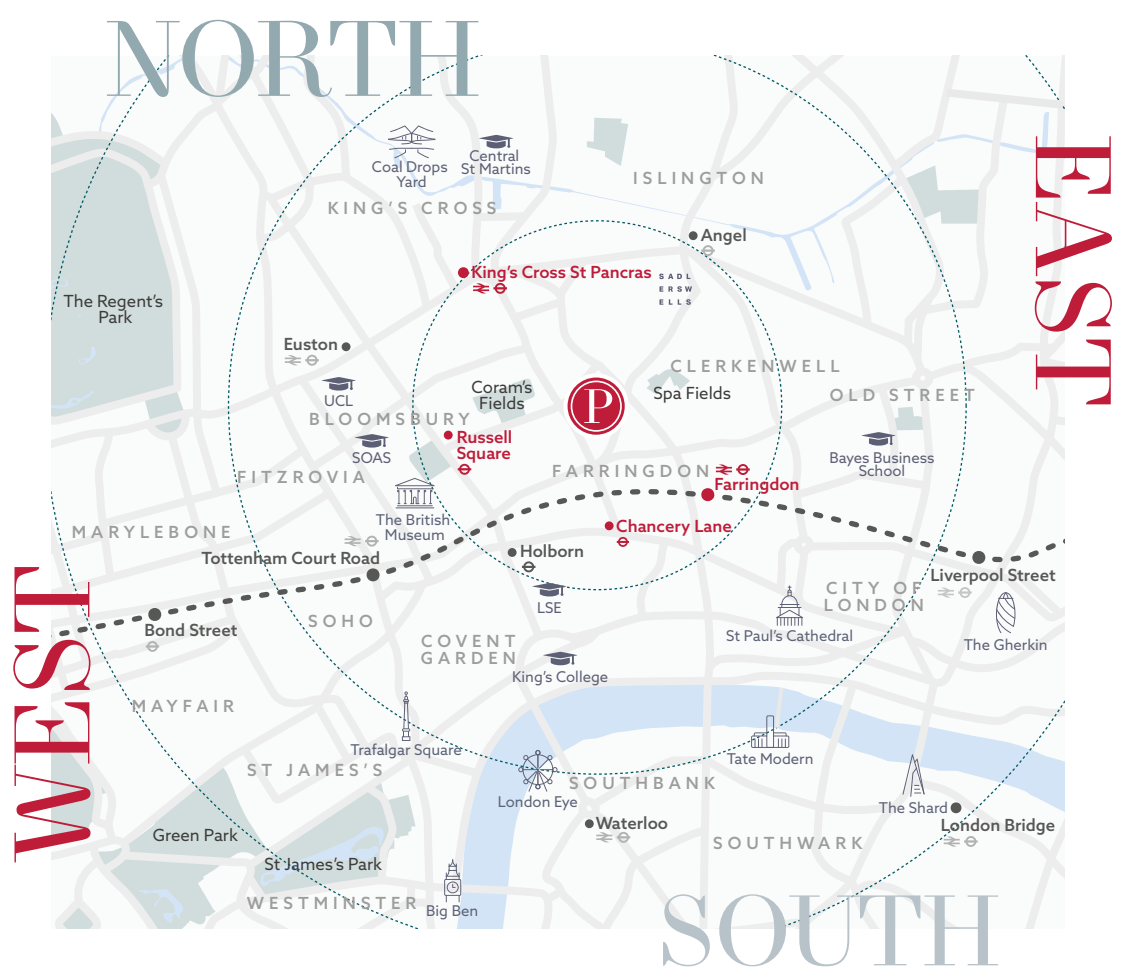
St Paul's Cathedral	7 MIN
Tate Modern	10 MIN
Shoreditch High Street	12 MIN
London Bridge	12 MIN
Covent Garden	14 MIN
Hyde Park	17 MIN

### Elizabeth Line

Bond Street	4 MIN
Paddington	8 MIN
Canary Wharf	8 MIN
Stratford (Westfield)	10 MIN
Heathrow Airport	31 MIN

### Train

From Farringdon via Thameslink	
Luton Airport	35 MIN
Gatwick Airport	40 MIN
From St Pancras International via Eurostar	
Paris	2 HR 16 MIN





Introducing

# Folio Gardens

Folio Gardens is the exciting third chapter of Postmark, enhancing the already established phases with a brand new bustling public square at the heart of Farringdon, complete with landscaped gardens and a lively mix of shops, workspaces and cafés for the whole community to enjoy.



Computer-generated image of Folio Gardens public realm





Computer-generated image of kitchen / dining area with views towards the city

140 new private homes across three buildings with architecture by White Ink, and two exclusive interior palettes by WISH Interior Architecture.





Computer-generated image of kitchen / dining / living area



Computer-generated image of kitchen area

Carefully crafted studio, one-, two- and three-bedroom residences with balcony, winter garden or terrace spaces.



Computer-generated image of bathroom



Computer-generated image of principal bedroom





Computer-generated image of Manuscript Court entrance lobby

A warm  
welcome

Resident amenities include 24/7 concierge, access to a state-of-the-art wellness centre and secure cycle storage.



For moments of

# Serenity

Looking after body and mind is easy at Folio Gardens, with exclusive access to a state-of-the-art Wellness Centre.





Computer-generated image of the Wellness Centre

6,000<sup>SQ FT</sup>  
WELLNESS CENTRE  
18 x 5  
METRE POOL  
2,000<sup>SQ FT</sup>  
GYM & STUDIO



Computer-generated image of Signature Place looking towards St Paul's Cathedral



Computer-generated image of the state-of-the-art fitness centre

The Wellness Centre, located in Signature Place, boasts dedicated entrance, pool, jacuzzi, sauna, steam room, gym, fitness studio and treatment room.



CHANCERY LANE  
8 MINS

RUSSELL  
SQUARE  
15 MINS



All travel times from Signature Place to nearest landmark unless otherwise stated. Source: Google Maps. All information correct at time of print.

FARRINGTON  
10 MINS

KING'S CROSS  
ST PANCRAS  
15 MINS



Signature Place

Folio Gardens

## MASTERPLAN

### West Central 1

13-storey building set around a landscaped courtyard, offering 151 stylish homes in studio, one-, two- and three-bedroom apartments.

### Signature Place

Two striking buildings around a richly planted courtyard, bringing a further 109 elegant, contemporary homes and home to the luxury Wellness Centre.

### Folio Gardens

140 private homes across three buildings, from studio to three-bedroom residences all with balcony, winter garden or terrace spaces.

Plus new public realm surrounded by over 9,000 sq ft of retail and commercial spaces.

Manuscript Court

Dispatch House

Fold House

Opus House

Myriad House

FUTURE PHASE

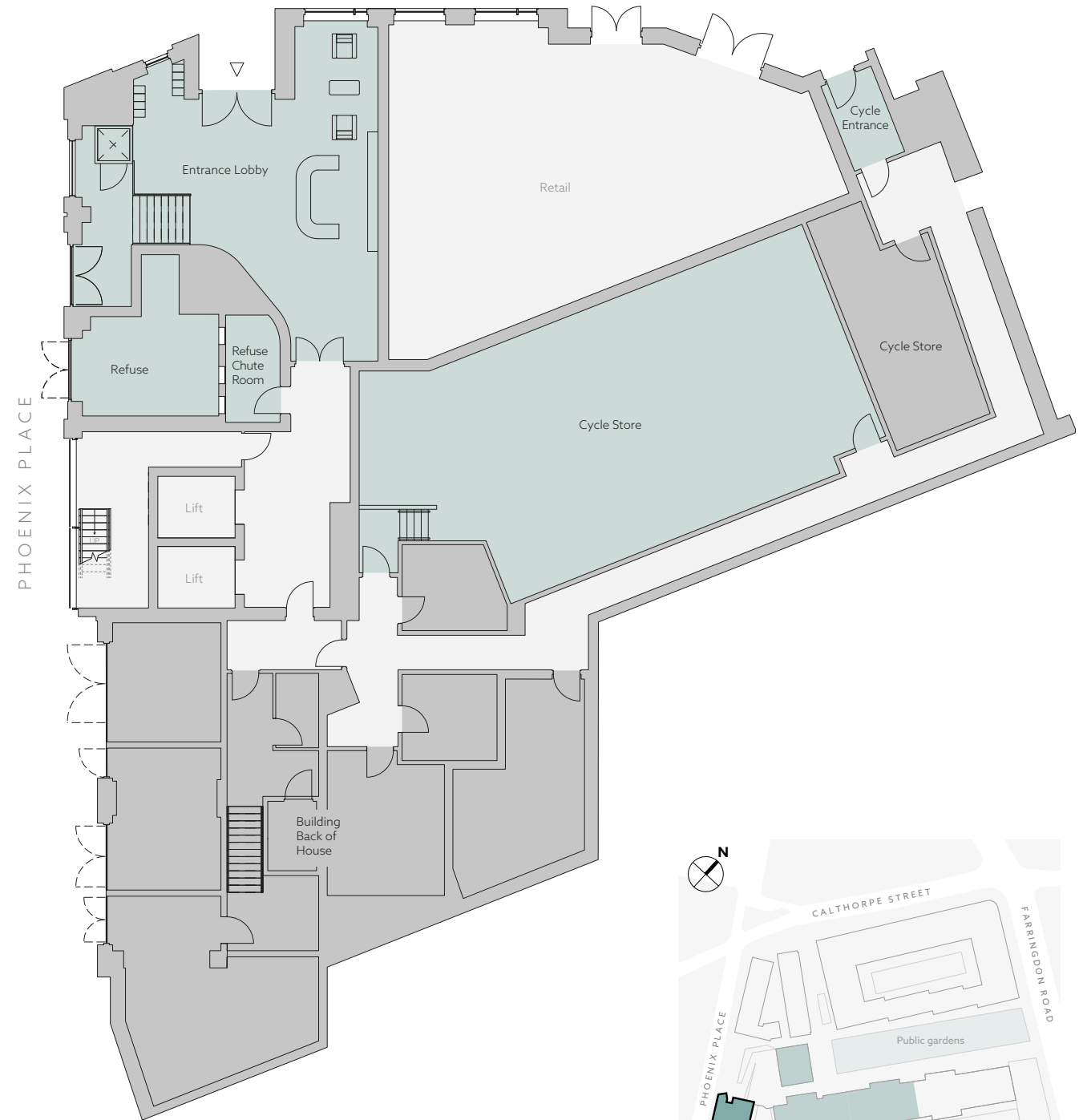
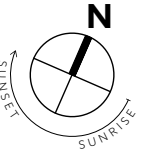




# Plans

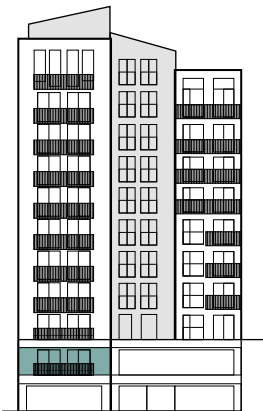
## Manuscript Court

# Ground Level





# Level 01



Manuscript Court

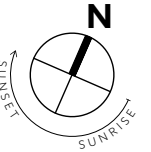
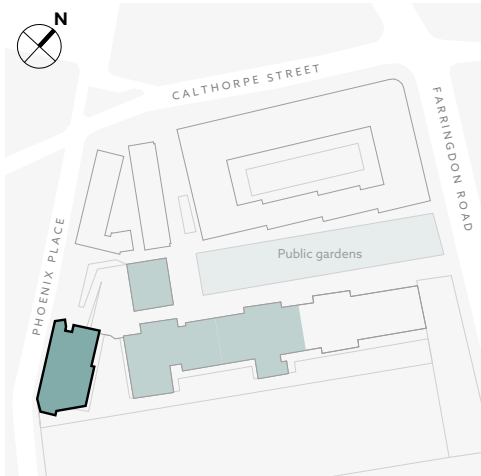
**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

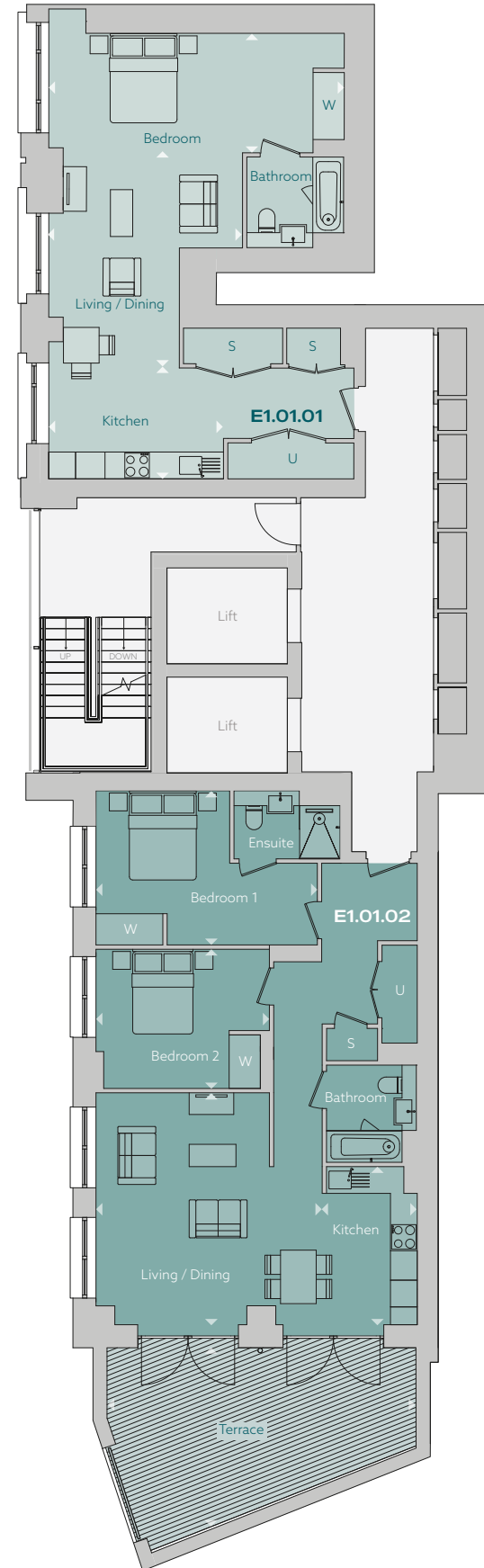
**E1.01.01**

Core Floor Apartment  
no. no. ref\*

\*Apartment ref is the plot number at time of going to press.  
This may update and is not a form of address.



PHOENIX PLACE



## One Bedroom

**E1.01.01 (Studio)**

Living/Dining	4.4m x 4.8m
Kitchen	3.9m x 2.5m
Bedroom	6.6m x 2.7m
<b>Total internal area</b>	<b>60.5 sq m   651.2 sq ft</b>

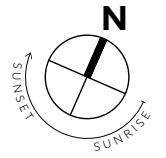
## Two Bedroom

**E1.01.02**

Living/Dining	5.1m x 5.2m
Kitchen	2.1m x 3.6m
Bedroom 1	5.0m x 3.5m
Bedroom 2	3.9m x 3.1m
Terrace	4.0m x 6.9m
<b>Total internal area</b>	<b>82.0 sq m   882.6 sq ft</b>
<b>Total external area</b>	<b>22.0 sq m   236.8 sq ft</b>



# Level



**Manuscript Court**

### KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

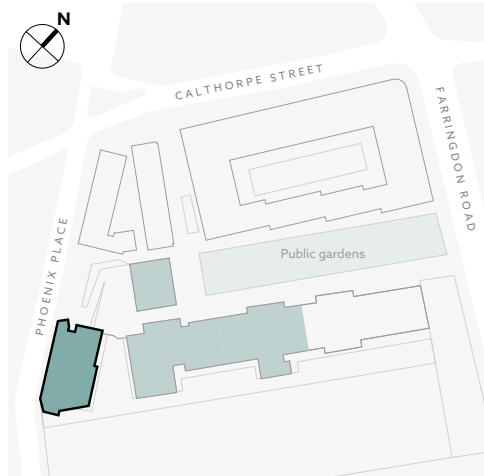
### E1.01.01

Core Floor Apartment  
no. no. ref\*

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†Wheelchair adaptable layouts available.

Apartments have openable windows either side of mullions.  
Please speak to your sales agent for clarification.



## One Bedroom

### E1.02.03

Living/Dining	7.1m x 3.7m
Kitchen	5.2m x 2.1m
Bedroom	5.3m x 3.2m
Terrace	7.3m x 1.6m
<b>Total internal area</b>	<b>57.0 sq m   613.5 sq ft</b>
<b>Total external area</b>	<b>12.0 sq m   129.2 sq ft</b>

### E1.02.05

Living/Dining	4.5m x 3.5m
Kitchen	2.5m x 2.5m
Bedroom	3.7m x 3.5m
Terrace 1	1.6m x 6.1m
Terrace 2	5.2m x 1.4m
<b>Total internal area</b>	<b>52.0 sq m   559.7 sq ft</b>
<b>Total external area</b>	<b>18.0 sq m   193.8 sq ft</b>

## Two Bedroom

### E1.02.01†

Living/Dining	4.6m x 4.4m
Kitchen	3.4m x 3.8m
Bedroom 1	4.8m x 3.0m
Bedroom 2	3.0m x 3.7m
Balcony	2.4m x 2.7m
<b>Total internal area</b>	<b>89.0 sq m   958.0 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

### E1.02.04

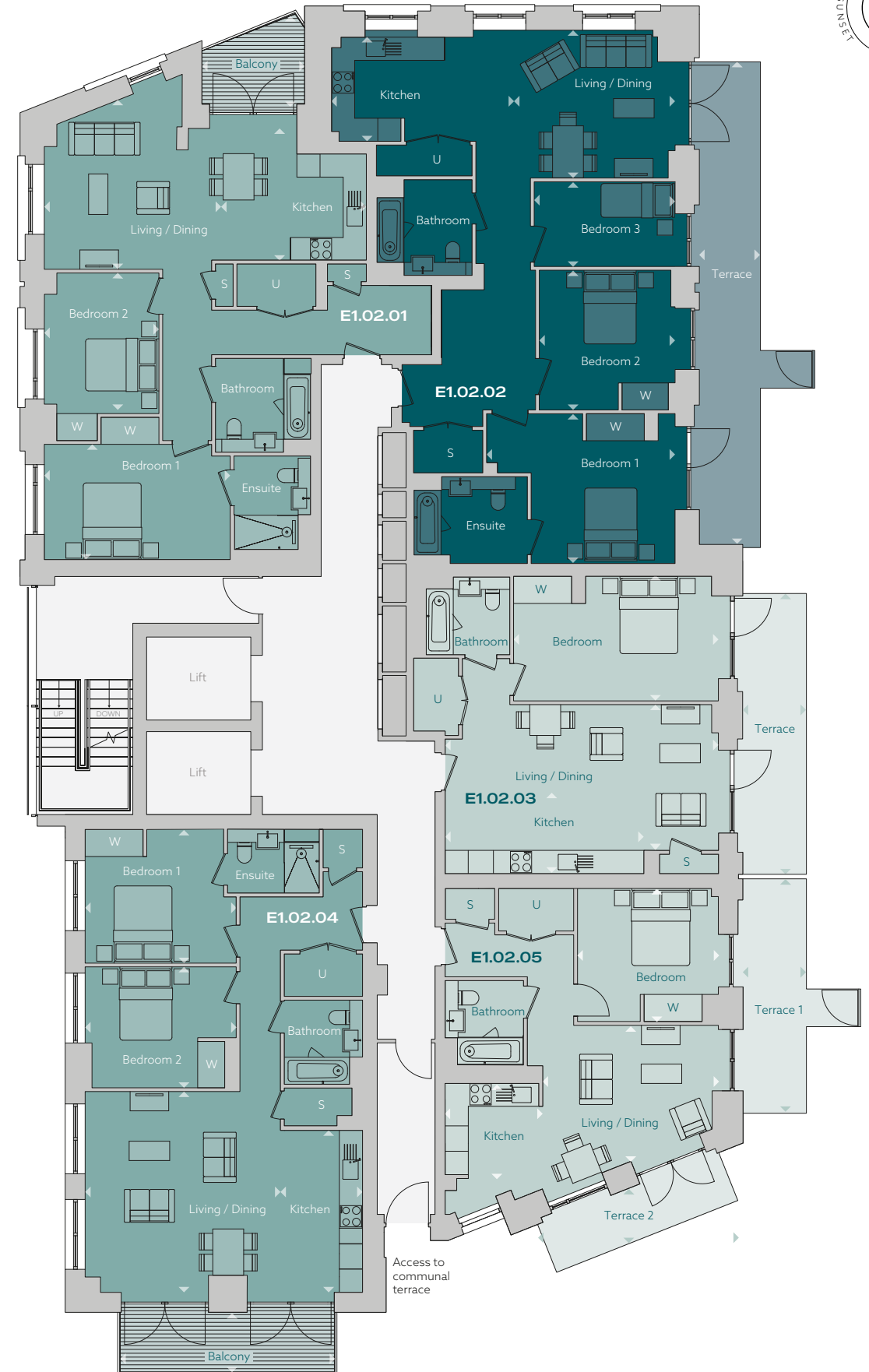
Living/Dining	5.1m x 5.2m
Kitchen	4.2m x 2.1m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.9m x 3.1m
Balcony	1.5m x 5.7m
<b>Total internal area</b>	<b>85.0 sq m   914.9 sq ft</b>
<b>Total external area</b>	<b>8.5 sq m   91.5 sq ft</b>

## Three Bedroom

### E1.02.02†

Living/Dining	4.2m x 3.8m
Kitchen	4.7m x 2.7m
Bedroom 1	4.9m x 3.9m
Bedroom 2	3.5m x 3.6m
Bedroom 3	3.7m x 2.2m
Terrace	12.4m x 1.6m
<b>Total internal area</b>	<b>100.0 sq m   1,076.4 sq ft</b>
<b>Total external area</b>	<b>21.0 sq m   226.0 sq ft</b>

PHOENIX PLACE





Level

03



Manuscript Court

KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

E1.01.01

Core Floor Apartment  
no. no. ref\*

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†Wheelchair adaptable layouts available.

Apartments have openable windows either side of mullions.  
Please speak to your sales agent for clarification.



### One Bedroom

**E1.03.03**

Living/Dining	7.1m x 3.7m
Kitchen	5.2m x 2.1m
Bedroom	5.3m x 3.3m
Balcony	2.1m x 3.6m
<b>Total internal area</b>	<b>57.0 sq m   613.5 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

**E1.03.04**

Living/Dining	4.5m x 7.1m
Kitchen	1.9m x 4.2m
Bedroom	3.8m x 3.6m
Balcony	3.2m x 2.0m
<b>Total internal area</b>	<b>62.5 sq m   672.7 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

### Two Bedroom

**E1.03.01†**

Living/Dining	4.6m x 4.4m
Kitchen	3.4m x 3.8m
Bedroom 1	4.8m x 3.0m
Bedroom 2	3.0m x 3.7m
Balcony	2.7m x 2.2m
<b>Total internal area</b>	<b>88.0 sq m   947.2 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

**E1.03.05**

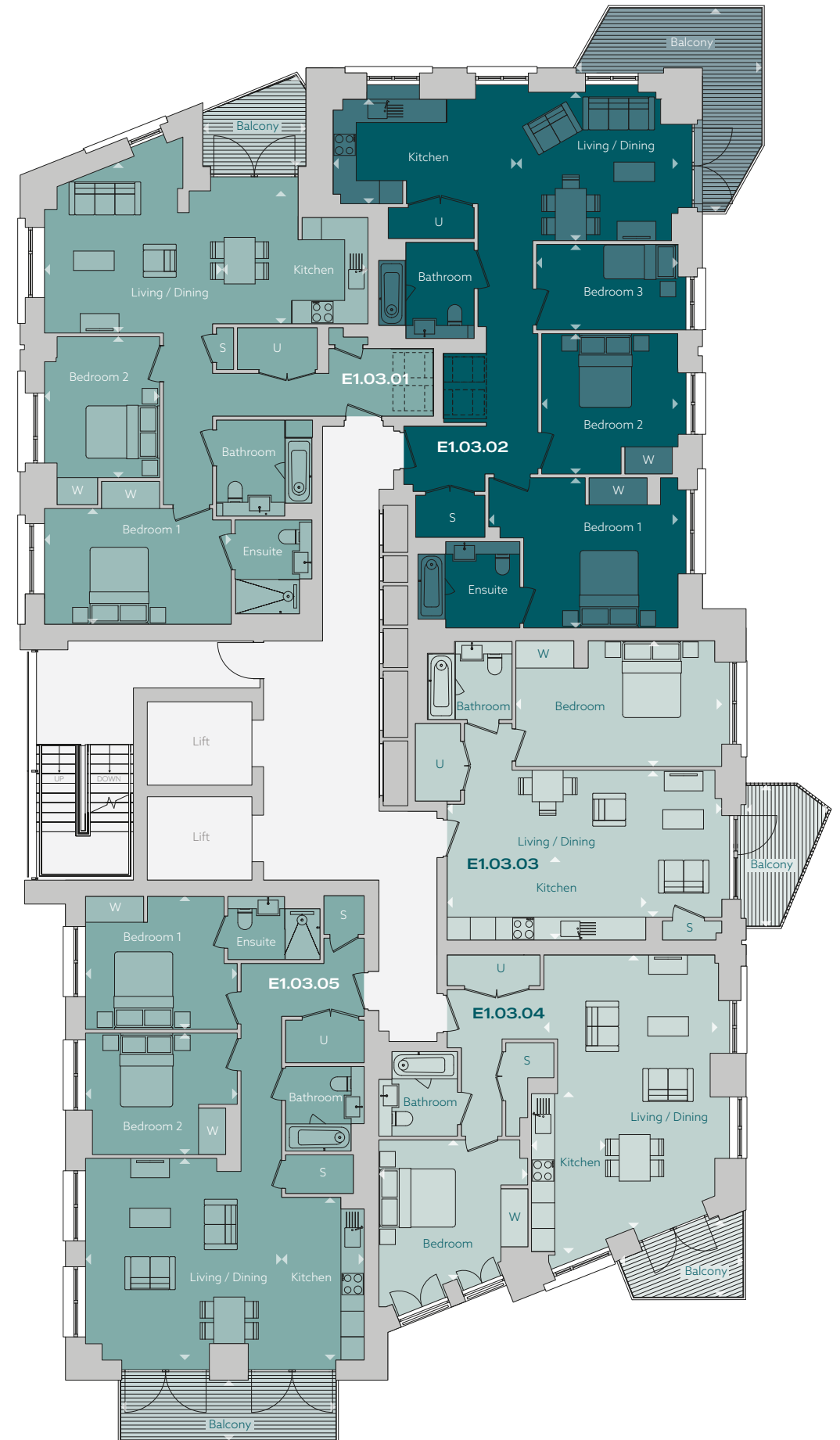
Living/Dining	5.1m x 5.2m
Kitchen	2.1m x 4.2m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.9m x 3.1m
Balcony	5.7m x 1.6m
<b>Total internal area</b>	<b>85.0 sq m   914.9 sq ft</b>
<b>Total external area</b>	<b>8.5 sq m   91.5 sq ft</b>

### Three Bedroom

**E1.03.02†**

Living/Dining	4.2m x 3.8m
Kitchen	4.7m x 2.7m
Bedroom 1	4.9m x 3.9m
Bedroom 2	3.5m x 3.6m
Bedroom 3	3.7m x 2.2m
Balcony	4.8m x 5.3m
<b>Total internal area</b>	<b>99.5 sq m   1,071.0 sq ft</b>
<b>Total external area</b>	<b>11.5 sq m   123.8 sq ft</b>

PHOENIX PLACE





Level



Manuscript Court

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**E1.01.01**

Core Floor Apartment  
no. no. ref\*

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†Wheelchair adaptable layouts available.

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## One Bedroom

**E1.04.03**

Living/Dining	7.1m x 3.7m
Kitchen	5.2m x 2.1m
Bedroom	5.3m x 3.3m
Balcony	2.1m x 3.6m
<b>Total internal area</b>	<b>57.0 sq m   613.5 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

**E1.04.04**

Living/Dining	4.5m x 7.1m
Kitchen	1.9m x 4.2m
Bedroom	3.8m x 3.6m
Balcony	3.2m x 2.0m
<b>Total internal area</b>	<b>63.0 sq m   678.1 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

## Two Bedroom

**E1.04.01†**

Living/Dining	4.6m x 4.4m
Kitchen	3.4m x 3.8m
Bedroom 1	4.8m x 3.0m
Bedroom 2	3.0m x 3.7m
Balcony	2.7m x 2.2m
<b>Total internal area</b>	<b>88.5 sq m   952.6 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

**E1.04.05**

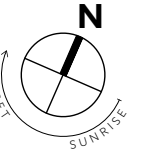
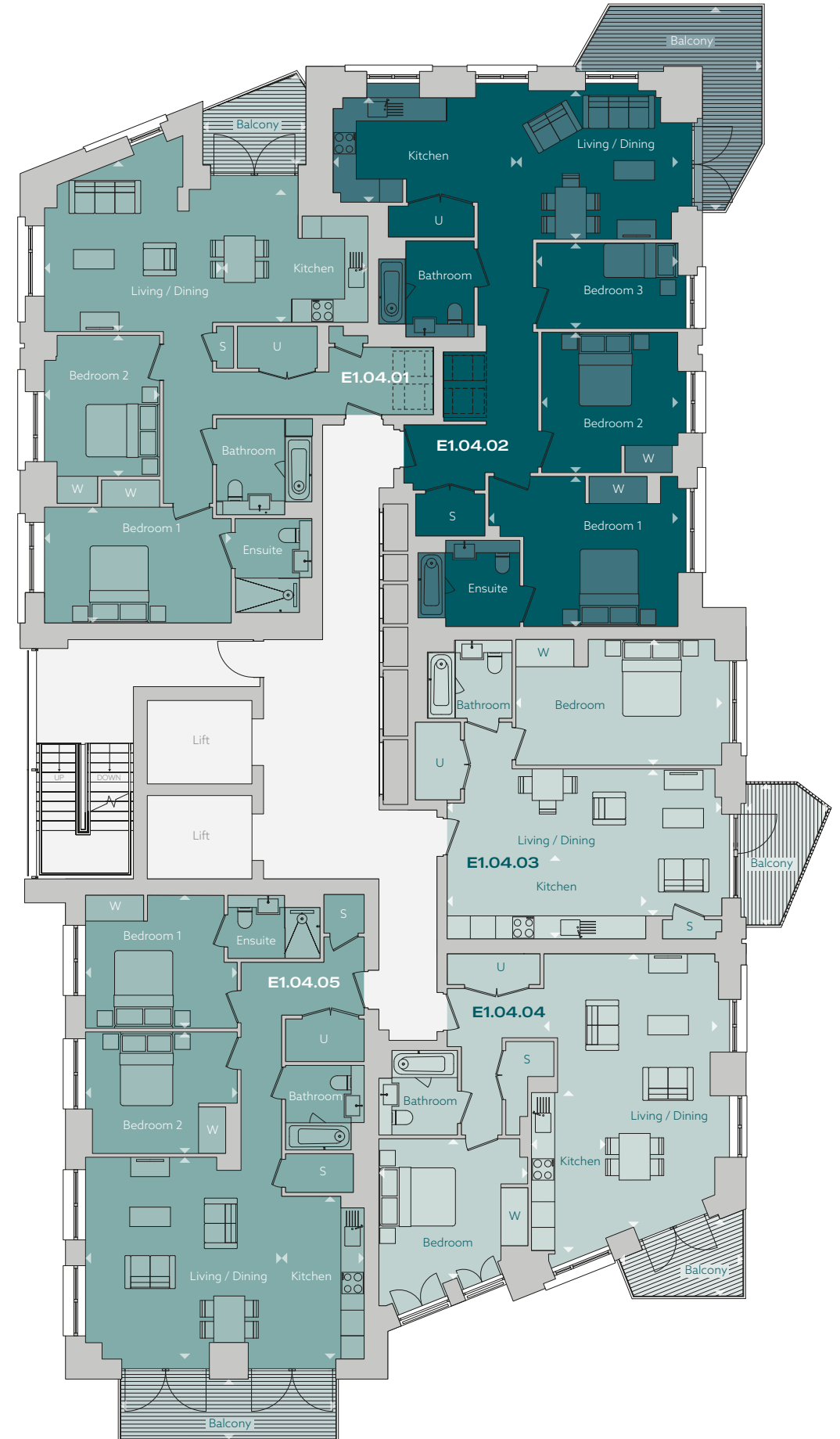
Living/Dining	5.1m x 5.2m
Kitchen	2.1m x 4.2m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.9m x 3.1m
Balcony	5.7m x 1.6m
<b>Total internal area</b>	<b>85.5 sq m   920.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

## Three Bedroom

**E1.04.02†**

Living/Dining	4.2m x 3.8m
Kitchen	4.7m x 2.7m
Bedroom 1	4.9m x 3.9m
Bedroom 2	3.5m x 3.6m
Bedroom 3	3.6m x 2.2m
Balcony	4.8m x 5.2m
<b>Total internal area</b>	<b>99.5 sq m   1,071.0 sq ft</b>
<b>Total external area</b>	<b>11.5 sq m   123.8 sq ft</b>

PHOENIX PLACE





Level

05



Manuscript Court

KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

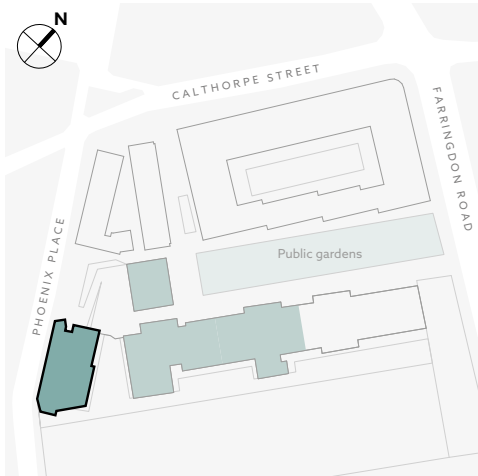
E1.01.01

Core Floor Apartment  
no. no. ref\*

\*Apartment ref is the plot number at time of going to press.  
This may update and is not a form of address.

†Wheelchair adaptable layouts available.

Apartments have openable windows either side of mullions.  
Please speak to your sales agent for clarification.



### One Bedroom

<b>E1.05.03</b>	
Living/Dining	7.1m x 3.7m
Kitchen	5.2m x 2.1m
Bedroom	5.3m x 3.3m
Balcony	2.2m x 3.6m
<b>Total internal area</b>	<b>57.0 sq m   613.5 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

<b>E1.05.04</b>	
Living/Dining	4.5m x 7.1m
Kitchen	1.9m x 4.2m
Bedroom	3.8m x 3.6m
Balcony	3.2m x 2.0m
<b>Total internal area</b>	<b>63.0 sq m   678.1 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

### Two Bedroom

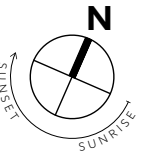
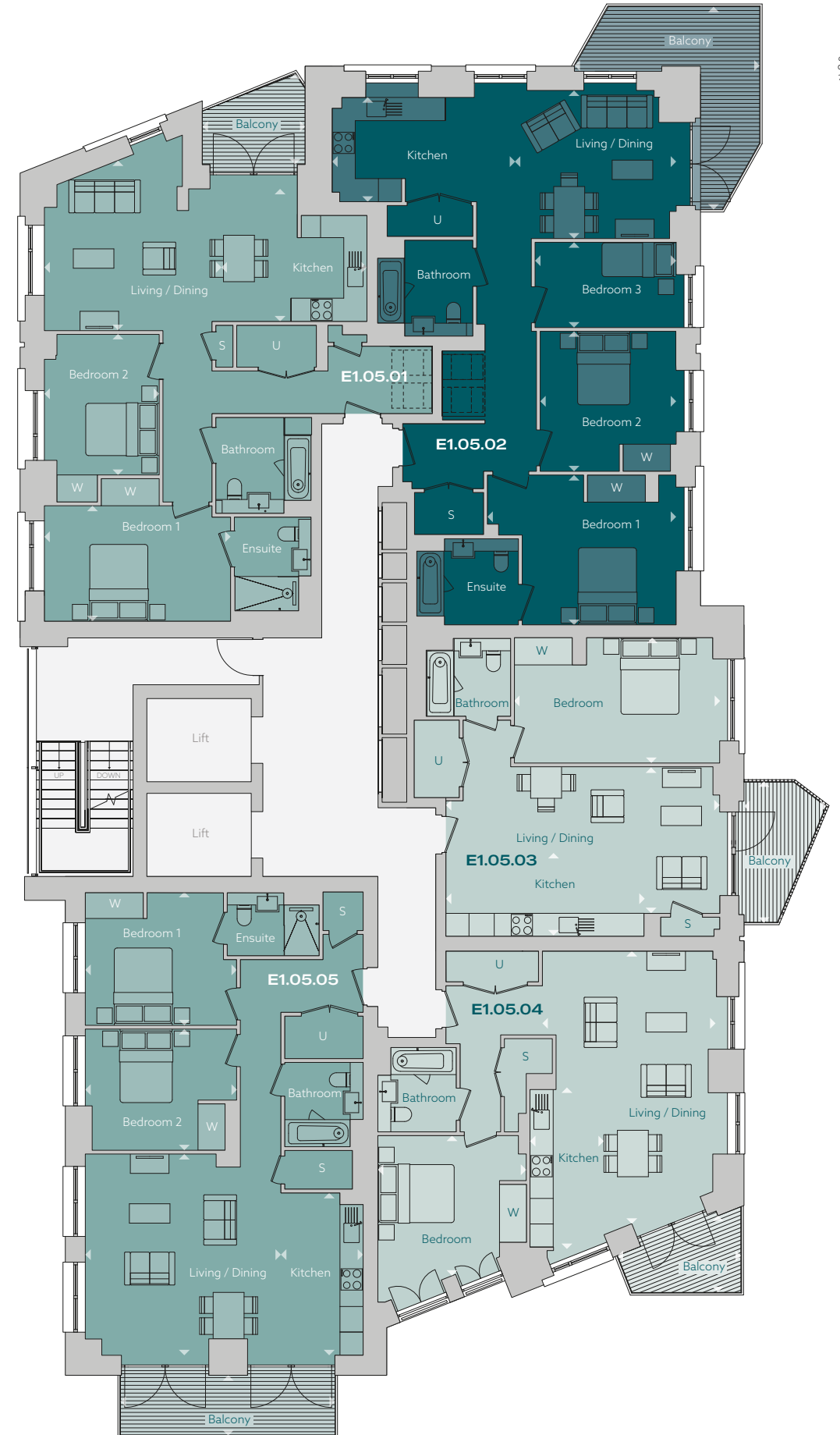
<b>E1.05.01†</b>	
Living/Dining	4.6m x 4.4m
Kitchen	3.4m x 3.8m
Bedroom 1	4.8m x 3.0m
Bedroom 2	3.0m x 3.7m
Balcony	2.7m x 2.4m
<b>Total internal area</b>	<b>88.5 sq m   952.6 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

<b>E1.05.05</b>	
Living/Dining	5.1m x 5.2m
Kitchen	2.1m x 4.2m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.9m x 3.1m
Balcony	5.7m x 1.6m
<b>Total internal area</b>	<b>85.0 sq m   914.9 sq ft</b>
<b>Total external area</b>	<b>8.5 sq m   91.5 sq ft</b>

### Three Bedroom

<b>E1.05.02†</b>	
Living/Dining	4.2m x 3.8m
Kitchen	4.7m x 2.7m
Bedroom 1	4.9m x 3.8m
Bedroom 2	3.5m x 3.6m
Bedroom 3	3.6m x 2.2m
Balcony	4.8m x 5.2m
<b>Total internal area</b>	<b>99.5 sq m   1,071.0 sq ft</b>
<b>Total external area</b>	<b>11.5 sq m   123.8 sq ft</b>

PHOENIX PLACE





# Level



**Manuscript Court**

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**E1.01.01**

Core Floor Apartment  
no. no. ref\*

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†Wheelchair adaptable layouts available.

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## One Bedroom

**E1.06.03**

Living/Dining	7.1m x 3.7m
Kitchen	5.2m x 2.1m
Bedroom	5.3m x 3.3m
Balcony	2.1m x 3.6m
<b>Total internal area</b>	<b>57.0 sq m   613.5 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

**E1.06.05**

Living/Dining	4.5m x 7.1m
Kitchen	1.9m x 4.2m
Bedroom	3.8m x 3.6m
Balcony	5.1m x 2.0m
<b>Total internal area</b>	<b>63.0 sq m   678.1 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

## Two Bedroom

**E1.06.01†**

Living/Dining	4.6m x 4.4m
Kitchen	3.4m x 3.8m
Bedroom 1	4.8m x 3.0m
Bedroom 2	3.0m x 3.7m
Balcony	2.7m x 2.2m
<b>Total internal area</b>	<b>88.5 sq m   952.6 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

**E1.06.04**

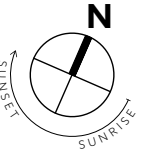
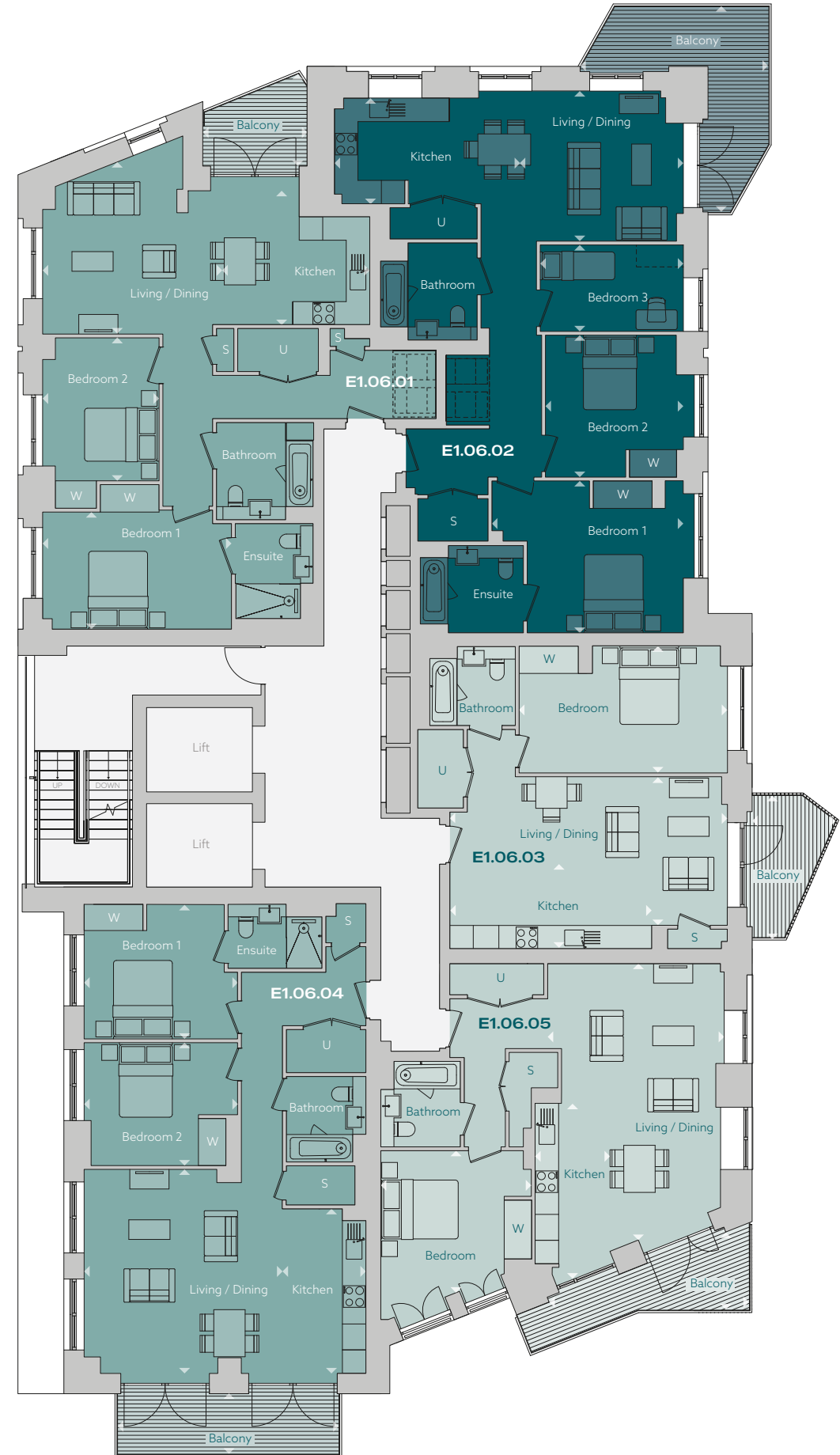
Living/Dining	5.1m x 5.2m
Kitchen	2.1m x 4.2m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.9m x 3.1m
Balcony	5.7m x 1.6m
<b>Total internal area</b>	<b>85.5 sq m   920.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

## Three Bedroom

**E1.06.02†**

Living/Dining	4.2m x 3.8m
Kitchen	4.7m x 2.7m
Bedroom 1	4.9m x 3.8m
Bedroom 2	3.5m x 3.6m
Bedroom 3	3.6m x 2.2m
Balcony	4.8m x 5.3m
<b>Total internal area</b>	<b>99.5 sq m   1,071.0 sq ft</b>
<b>Total external area</b>	<b>11.5 sq m   123.8 sq ft</b>

PHOENIX PLACE





# Level



**Manuscript Court**

### KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

### E1.01.01

Core Floor Apartment  
no. no. ref\*

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†Wheelchair adaptable layouts available.

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## One Bedroom

### E1.07.03

Living/Dining	7.1m x 3.7m
Kitchen	5.2m x 2.1m
Bedroom	5.3m x 3.3m
Balcony	2.1m x 3.6m
<b>Total internal area</b>	<b>57.0 sq m   613.5 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

### E1.07.05

Living/Dining	4.5m x 7.1m
Kitchen	1.9m x 4.2m
Bedroom	3.8m x 3.6m
Balcony	5.1m x 2.0m
<b>Total internal area</b>	<b>63.0 sq m   678.1 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

## Two Bedroom

### E1.07.01†

Living/Dining	4.6m x 4.4m
Kitchen	3.4m x 3.8m
Bedroom 1	4.8m x 3.0m
Bedroom 2	3.0m x 3.7m
Balcony	2.7m x 2.2m
<b>Total internal area</b>	<b>88.5 sq m   952.6 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

### E1.07.04

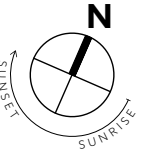
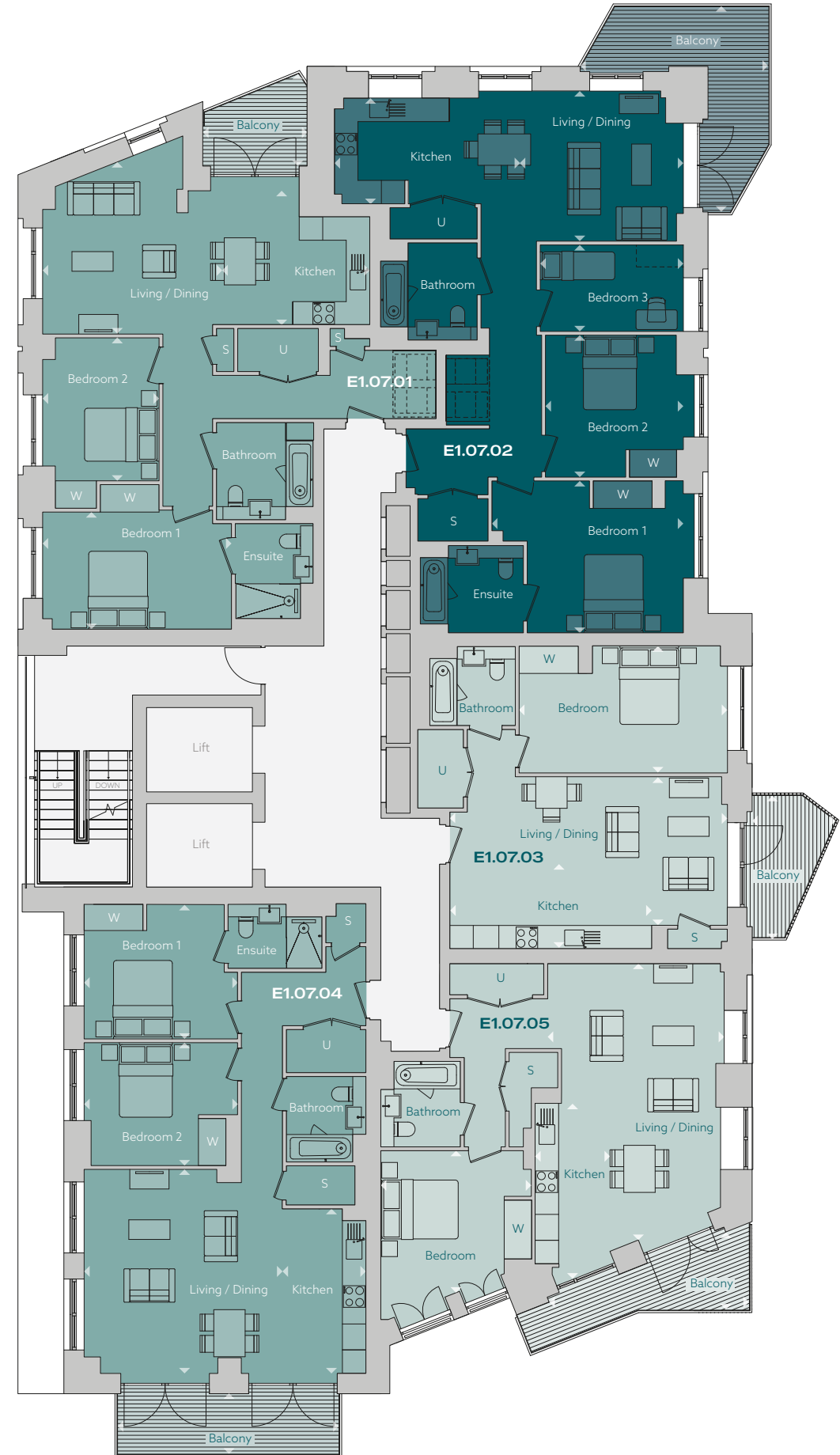
Living/Dining	5.1m x 5.2m
Kitchen	2.1m x 4.2m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.9m x 3.1m
Balcony	5.7m x 1.6m
<b>Total internal area</b>	<b>85.0 sq m   914.9 sq ft</b>
<b>Total external area</b>	<b>8.5 sq m   91.5 sq ft</b>

## Three Bedroom

### E1.07.02†

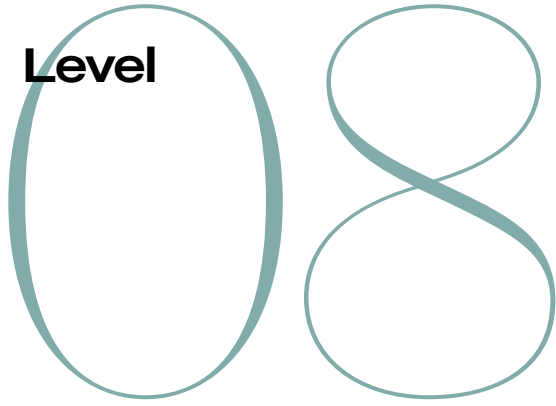
Living/Dining	4.2m x 3.8m
Kitchen	4.7m x 2.7m
Bedroom 1	4.9m x 3.8m
Bedroom 2	3.5m x 3.6m
Bedroom 3	3.6m x 2.2m
Balcony	4.8m x 5.3m
<b>Total internal area</b>	<b>99.5 sq m   1,071.0 sq ft</b>
<b>Total external area</b>	<b>11.5 sq m   123.8 sq ft</b>

PHOENIX PLACE





Level



Manuscript Court

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**E1.01.01**

Core Floor Apartment  
no. no. ref\*

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†Wheelchair adaptable layouts available.

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### One Bedroom

**E1.08.03**

Living/Dining	7.1m x 3.7m
Kitchen	5.2m x 2.1m
Bedroom	5.3m x 3.3m
Balcony	2.1m x 3.6m
<b>Total internal area</b>	<b>57.0 sq m   613.5 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

**E1.08.05**

Living/Dining	4.5m x 7.1m
Kitchen	1.9m x 4.2m
Bedroom	3.8m x 3.6m
Balcony	5.1m x 2.0m
<b>Total internal area</b>	<b>63.0 sq m   678.1 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

### Two Bedroom

**E1.08.01†**

Living/Dining	4.6m x 4.4m
Kitchen	3.4m x 3.8m
Bedroom 1	4.8m x 3.0m
Bedroom 2	3.0m x 3.7m
Balcony	2.7m x 2.4m
<b>Total internal area</b>	<b>88.5 sq m   952.6 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

**E1.08.04**

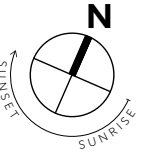
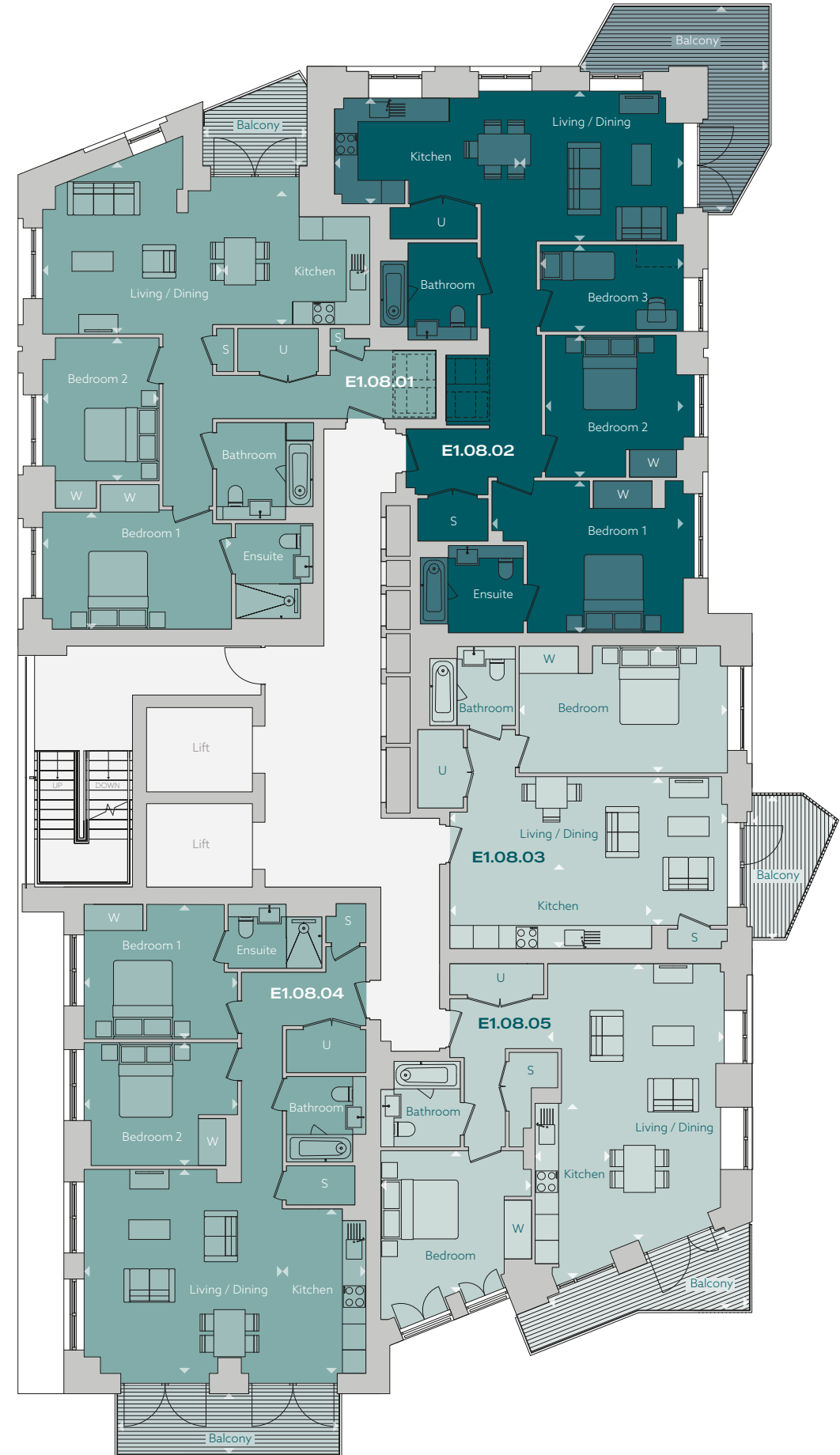
Living/Dining	5.1m x 5.2m
Kitchen	2.1m x 4.2m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.9m x 3.1m
Balcony	5.7m x 1.6m
<b>Total internal area</b>	<b>85.5 sq m   920.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

### Three Bedroom

**E1.08.02†**

Living/Dining	4.2m x 3.8m
Kitchen	4.7m x 2.7m
Bedroom 1	4.9m x 3.9m
Bedroom 2	3.5m x 3.6m
Bedroom 3	3.7m x 2.2m
Balcony	4.8m x 5.3m
<b>Total internal area</b>	<b>99.5 sq m   1,071.0 sq ft</b>
<b>Total external area</b>	<b>11.5 sq m   123.8 sq ft</b>

PHOENIX PLACE





# Level



Manuscript Court

## KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

## E1.01.01

Core Floor Apartment  
no. no. ref\*

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†Wheelchair adaptable layouts available.

Apartments have openable windows either side of mullions.  
Please speak to your sales agent for clarification.



## One Bedroom

### E1.09.03

Living/Dining	7.1m x 3.7m
Kitchen	5.2m x 2.1m
Bedroom	5.3m x 3.3m
Balcony	2.1m x 3.6m
<b>Total internal area</b>	<b>57.0 sq m   613.5 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

### E1.09.05

Living/Dining	4.5m x 7.1m
Kitchen	1.9m x 4.2m
Bedroom	3.8m x 3.6m
Balcony	5.1m x 2.0m
<b>Total internal area</b>	<b>63.0 sq m   678.1 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

## Two Bedroom

### E1.09.01†

Living/Dining	4.6m x 4.4m
Kitchen	3.4m x 3.8m
Bedroom 1	4.8m x 3.0m
Bedroom 2	3.0m x 3.7m
Balcony	2.7m x 2.3m
<b>Total internal area</b>	<b>88.5 sq m   952.6 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

### E1.09.04

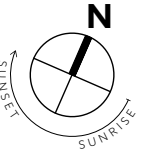
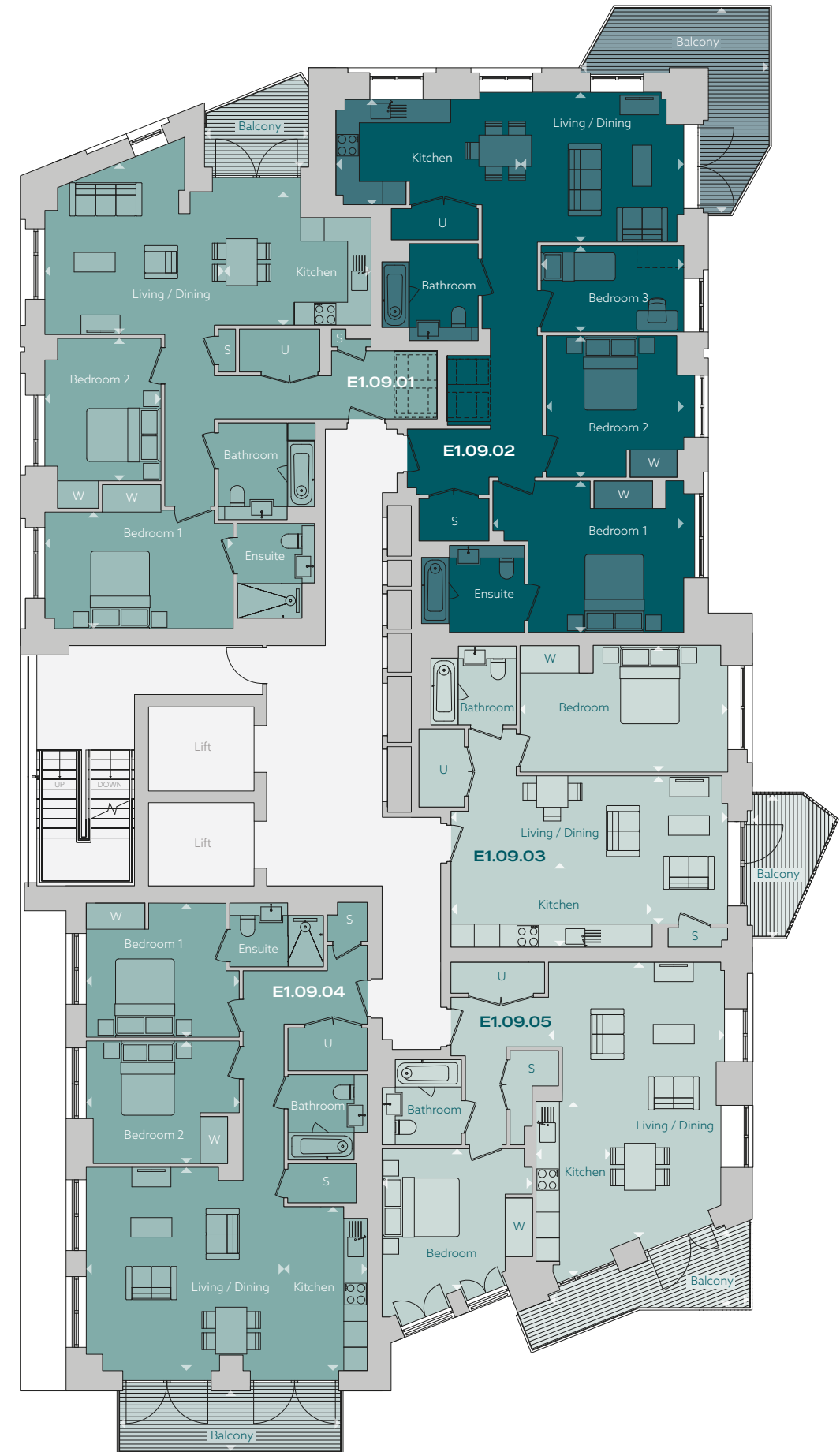
Living/Dining	5.1m x 5.2m
Kitchen	2.1m x 4.2m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.9m x 3.1m
Balcony	5.7m x 1.6m
<b>Total internal area</b>	<b>85.0 sq m   914.9 sq ft</b>
<b>Total external area</b>	<b>8.5 sq m   91.5 sq ft</b>

## Three Bedroom

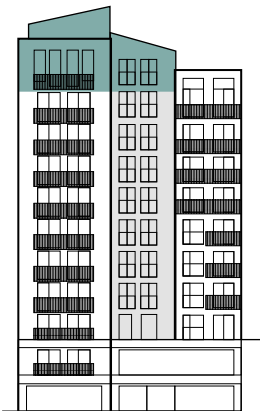
### E1.09.02†

Living/Dining	4.2m x 3.8m
Kitchen	4.7m x 2.7m
Bedroom 1	4.9m x 3.9m
Bedroom 2	3.5m x 3.6m
Bedroom 3	3.6m x 2.2m
Balcony	4.8m x 5.3m
<b>Total internal area</b>	<b>99.5 sq m   1,071.0 sq ft</b>
<b>Total external area</b>	<b>11.5 sq m   123.8 sq ft</b>

PHOENIX PLACE



# Level 10



Manuscript Court

### KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

### E1.01.01

Core Floor Apartment  
no. no. ref\*

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Please speak to your sales agent for clarification.



## One Bedroom

<b>E1.10.02</b>	
Living/Dining	3.2m x 7.0m
Kitchen	1.9m x 3.0m
Bedroom	4.0m x 2.7m
Terrace	7.6m x 13.4m
<b>Total internal area</b>	<b>50.0 sq m   538.2 sq ft</b>
<b>Total external area</b>	<b>51.0 sq m   549.0 sq ft</b>

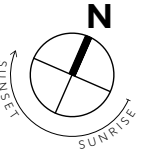
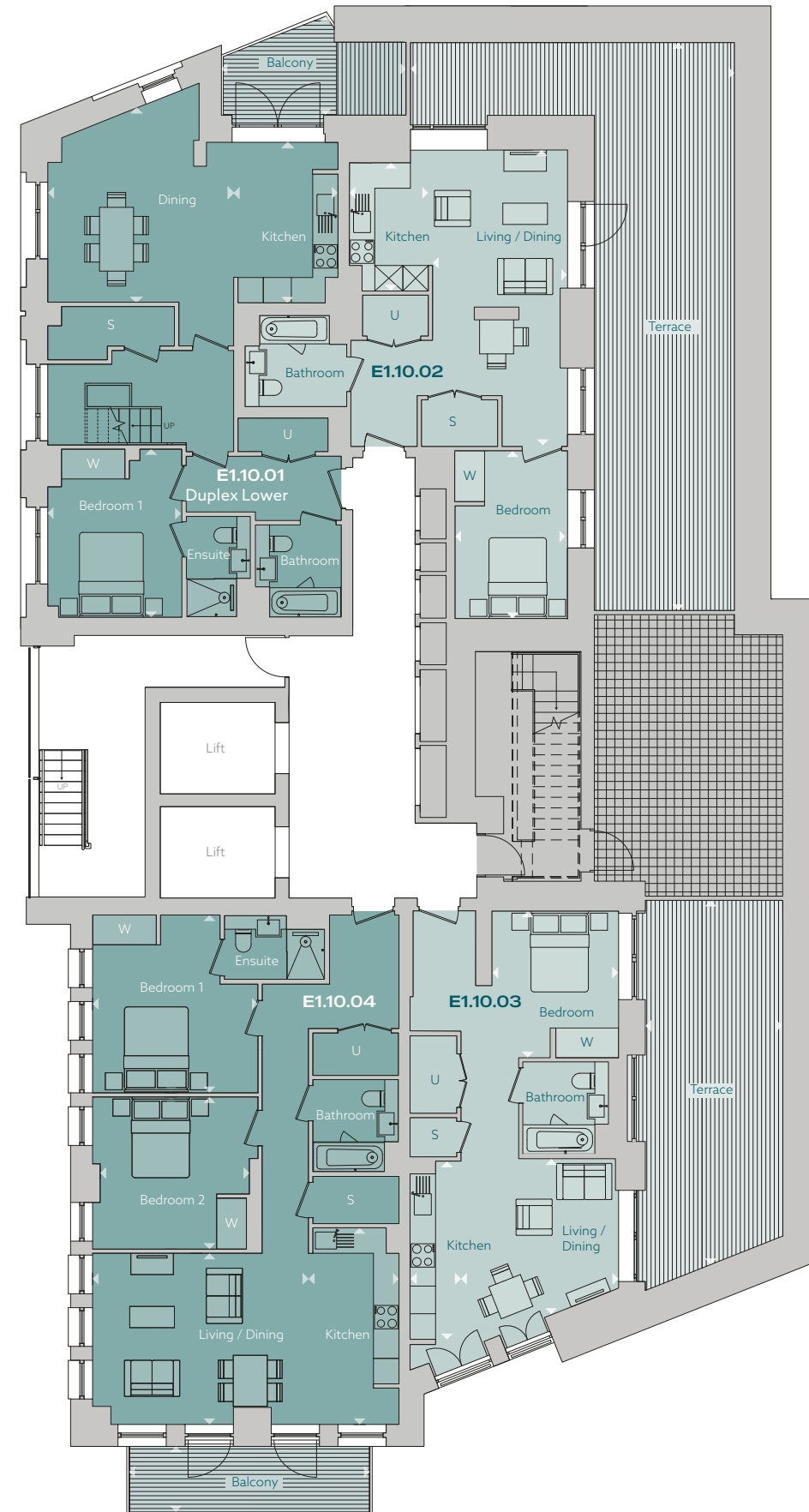
<b>E1.10.03 (Studio)</b>	
Living/Dining	3.7m x 3.7m
Kitchen	1.2m x 4.2m
Bedroom	3.0m x 3.5m
Terrace	3.2m x 8.6m
<b>Total internal area</b>	<b>48.0 sq m   516.7 sq ft</b>
<b>Total external area</b>	<b>27.5 sq m   296.0 sq ft</b>

## Two Bedroom

<b>E1.10.01</b>	
<b>Duplex lower level</b>	
Dining	4.4m x 4.6m
Kitchen	2.5m x 3.8m
Bedroom 1	3.2m x 4.0m
Balcony	4.4m x 2.3m
<b>Duplex upper level</b>	
Living	3.6m x 5.2m
Bedroom 2	3.5m x 4.1m
Terrace	9.5m x 4.5m
<b>Total internal area</b>	<b>110.0 sq m   1,184.0 sq ft</b>
<b>Total external area</b>	<b>45.0 sq m   484.4 sq ft</b>

<b>E1.10.04</b>	
Living/Dining	5.1m x 4.0m
Kitchen	2.1m x 4.6m
Bedroom 1	3.9m x 4.2m
Bedroom 2	3.5m x 3.6m
Balcony	5.7m x 1.5m
<b>Total internal area</b>	<b>85.5 sq m   920.3 sq ft</b>
<b>Total external area</b>	<b>8.5 sq m   91.5 sq ft</b>

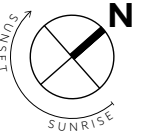
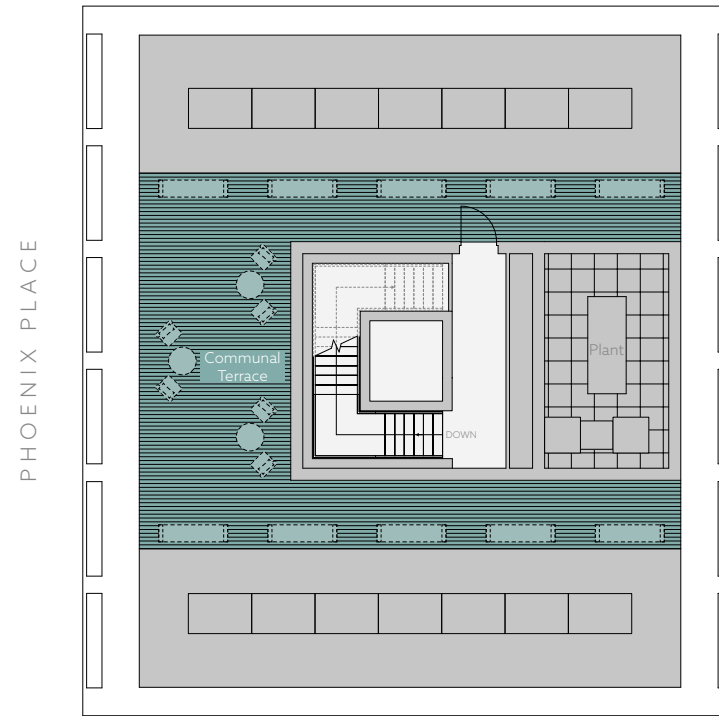
PHOENIX PLACE



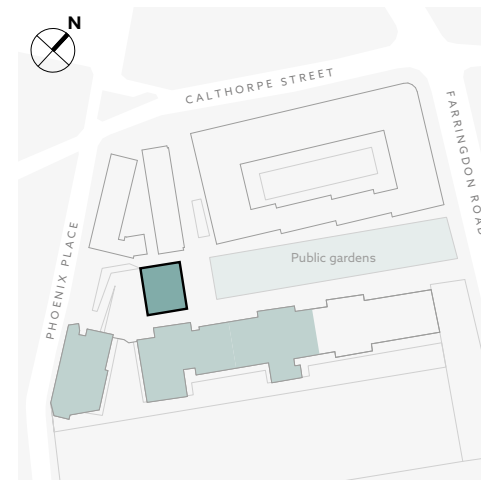
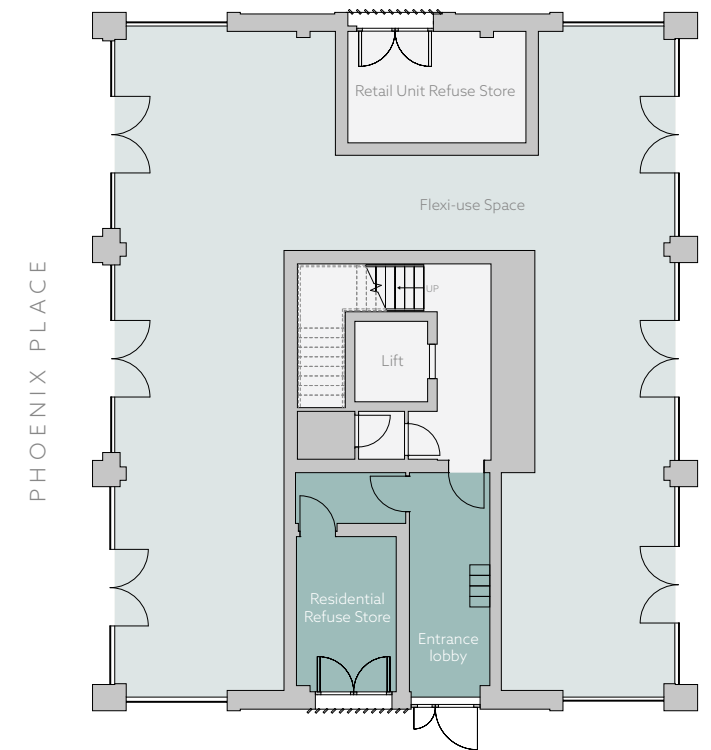


# Plans

## Fold House



Level 03  
Roof Terrace



# Level 01



Fold House

### KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

### K1.01.01

Core Floor Apartment no. ref\*

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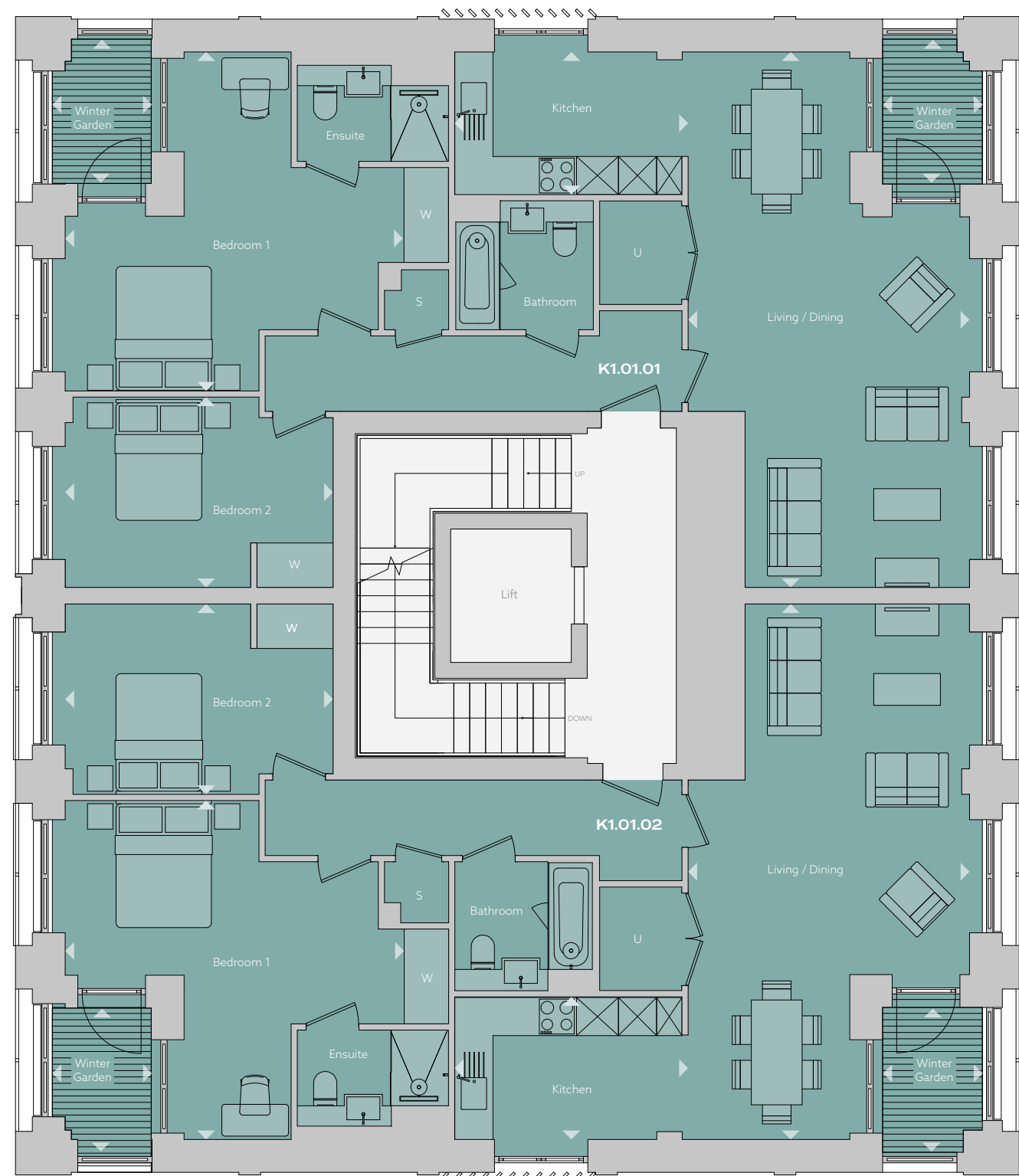
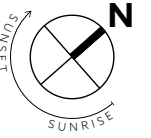
## Two Bedroom

### K1.01.01

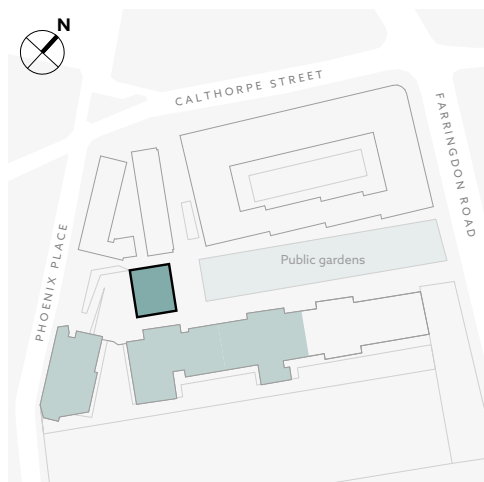
Living/Dining	4.4m x 8.4m
Kitchen	3.7m x 2.3m
Bedroom 1	5.3m x 5.3m
Bedroom 2	4.4m x 3.0m
Winter Garden	1.6m x 2.3m
Winter Garden	1.6m x 2.3m
<b>Total internal area</b>	<b>91.0 sq m   979.5 sq ft</b>
<b>Total external area</b>	<b>6.0 sq m   64.6 sq ft</b>

### K1.01.02

Living/Dining	4.4m x 8.4m
Kitchen	3.7m x 2.3m
Bedroom 1	5.3m x 5.3m
Bedroom 2	4.4m x 3.0m
Winter Garden	1.6m x 2.3m
Winter Garden	1.6m x 2.3m
<b>Total internal area</b>	<b>91.0 sq m   979.5 sq ft</b>
<b>Total external area</b>	<b>6.0 sq m   64.6 sq ft</b>

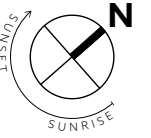


PHOENIX PLACE





Level



Fold House

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**K1.01.01**

Core Floor Apartment no. ref\*

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**Two Bedroom**

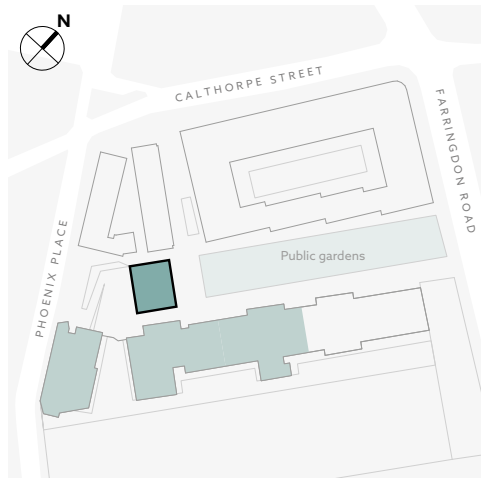
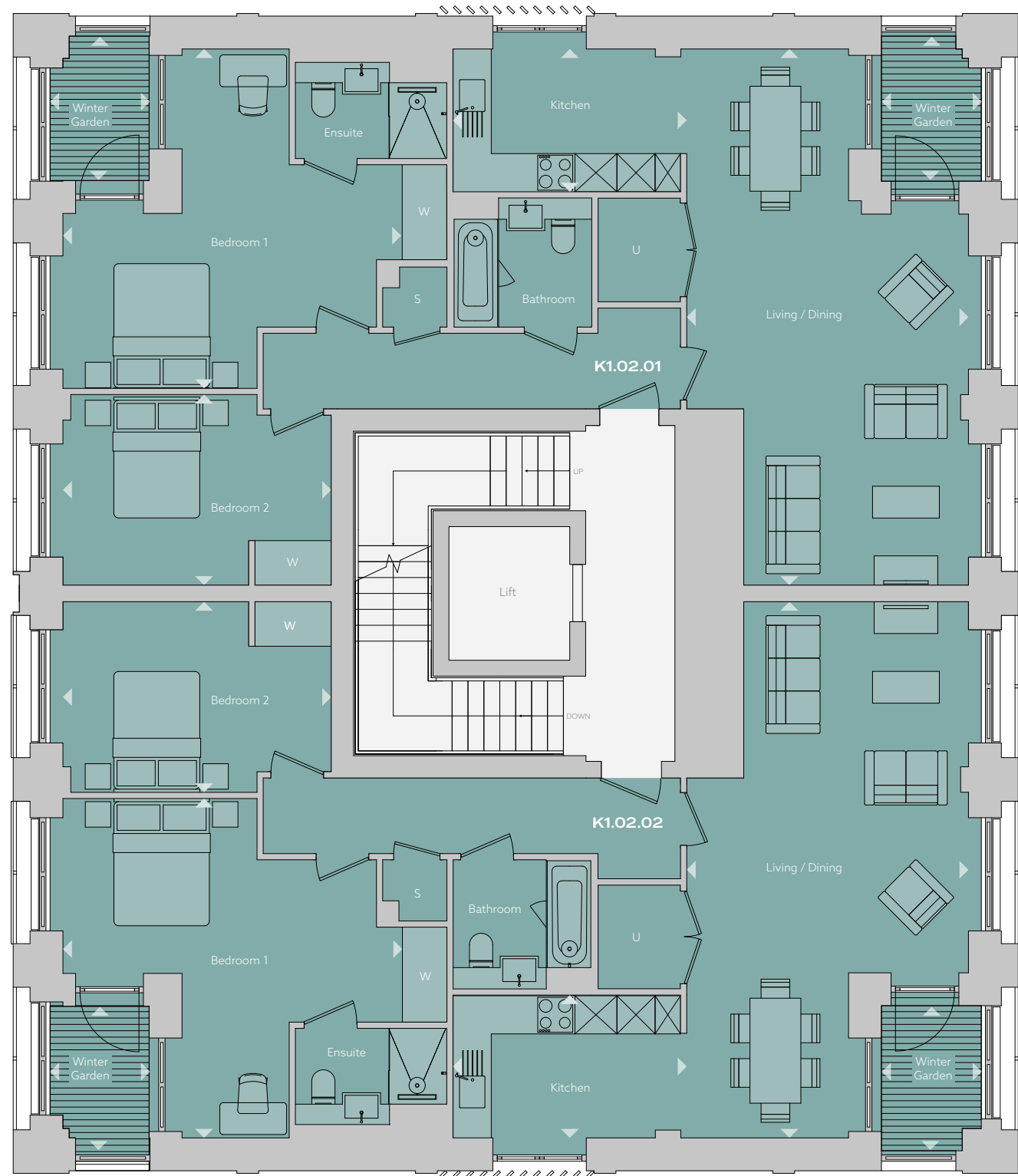
**K1.02.01**

Living/Dining	4.4m x 8.4m
Kitchen	3.7m x 2.3m
Bedroom 1	5.3m x 5.3m
Bedroom 2	4.4m x 3.0m
Winter Garden	1.6m x 2.3m
Winter Garden	1.6m x 2.3m
<b>Total internal area</b>	<b>91.0 sq m   979.5 sq ft</b>
<b>Total external area</b>	<b>6.0 sq m   64.6 sq ft</b>

**K1.02.02**

Living/Dining	4.4m x 8.4m
Kitchen	3.7m x 2.3m
Bedroom 1	5.3m x 5.3m
Bedroom 2	4.4m x 3.0m
Winter Garden	1.6m x 2.3m
Winter Garden	1.6m x 2.3m
<b>Total internal area</b>	<b>91.0 sq m   979.5 sq ft</b>
<b>Total external area</b>	<b>6.0 sq m   64.6 sq ft</b>

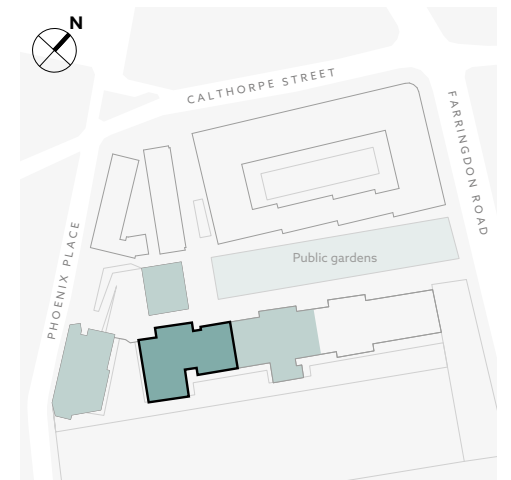
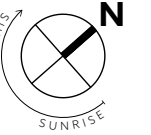
PHOENIX PLACE



# Plans

## Dispatch House

# Ground Level





# Level 01



Dispatch House

### KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

### F1.01.01

Core Floor Apartment no. ref\*

\*Apartment ref is the plot number at time of going to press. This may update and is not a form of address.

Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.



## One Bedroom

### F1.01.03 (Studio)

Living/Dining	3.6m x 3.5m
Kitchen	2.9m x 2.0m
Bedroom	2.9m x 3.0m
Balcony	1.3m x 3.1m
<b>Total internal area</b>	<b>46.0 sq m   495.1 sq ft</b>
<b>Total external area</b>	<b>4.0 sq m   43.1 sq ft</b>

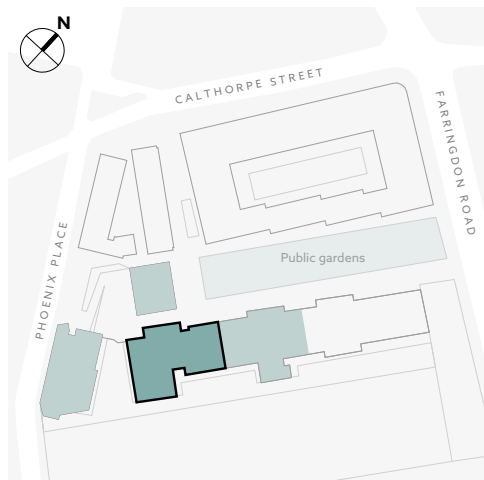
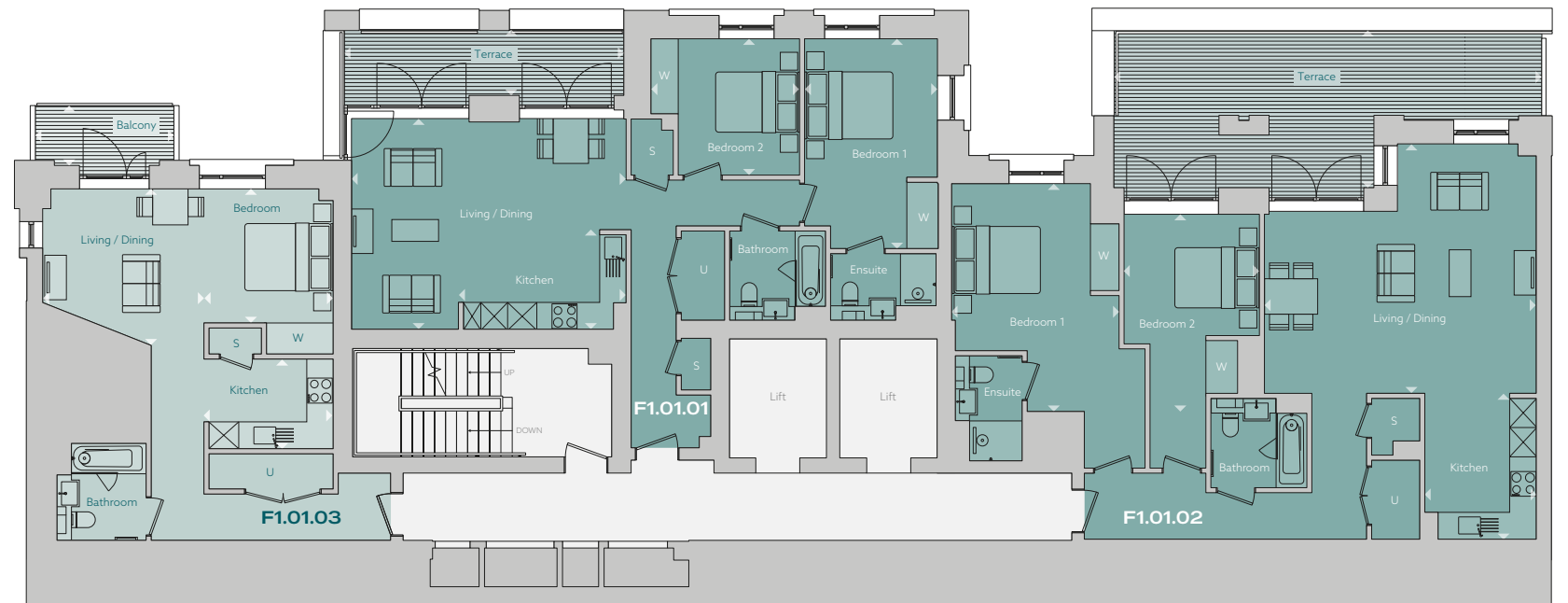
## Two Bedroom

### F1.01.01

Living/Dining	6.3m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.0m x 4.7m
Bedroom 2	3.4m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>77.0 sq m   828.8 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

### F1.01.02

Living/Dining	6.1m x 5.6m
Kitchen	3.3m x 2.5m
Bedroom 1	3.8m x 5.1m
Bedroom 2	3.1m x 4.4m
Terrace	3.5m x 9.6m
<b>Total internal area</b>	<b>95.0 sq m   1,022.6 sq ft</b>
<b>Total external area</b>	<b>28.0 sq m   301.4 sq ft</b>



# Level



Dispatch House

### KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

### F1.01.01

Core Floor Apartment no. ref\*

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## One Bedroom

### F1.02.05

Living/Dining	6.0m x 3.0m
Kitchen	2.9m x 2.8m
Bedroom	3.7m x 3.9m
Terrace	5.9m x 1.2m
<b>Total internal area</b>	<b>54.0 sq m   581.3 sq ft</b>
<b>Total external area</b>	<b>7.5 sq m   80.7 sq ft</b>

### F1.02.06

Living/Dining	4.2m x 7.5m
Kitchen	1.8m x 3.1m
Bedroom	3.1m x 7.1m
Terrace	4.3m x 3.8m
<b>Total internal area</b>	<b>74.0 sq m   796.5 sq ft</b>
<b>Total external area</b>	<b>18.0 sq m   193.8 sq ft</b>

### F1.02.07

Living/Dining	6.4m x 5.2m
Kitchen	2.9m x 2.5m
Bedroom	4.4m x 3.1m
Terrace	9.1m x 2.7m
<b>Total internal area</b>	<b>61.0 sq m   656.6 sq ft</b>
<b>Total external area</b>	<b>28.0 sq m   301.4 sq ft</b>

## Two Bedroom

### F1.02.02

Living/Dining	4.9m x 4.1m
Kitchen	2.0m x 4.1m
Bedroom 1	5.0m x 4.0m
Bedroom 2	3.2m x 3.0m
Terrace 1	5.8m x 1.2m
Terrace 2	1.6m x 11.5m
<b>Total internal area</b>	<b>80.0 sq m   861.1 sq ft</b>
<b>Total external area</b>	<b>28.0 sq m   301.4 sq ft</b>

### F1.02.03

Living/Dining	4.0m x 4.1m
Kitchen	2.5m x 4.1m
Bedroom 1	4.2m x 2.8m
Bedroom 2	2.9m x 4.6m
Terrace	1.6 x 11.1m
<b>Total internal area</b>	<b>76.5 sq m   823.4 sq ft</b>
<b>Total external area</b>	<b>19.5 sq m   209.9 sq ft</b>

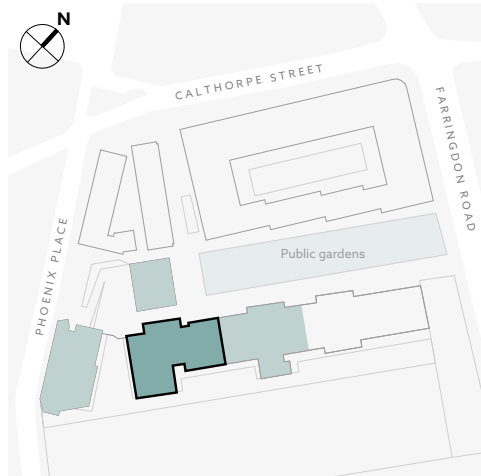
### F1.02.04

Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.1m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.6m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>77.0 sq m   828.8 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

## Three Bedroom

### F1.02.01

Living/Dining	5.0m x 4.6m
Kitchen	2.4m x 5.3m
Bedroom 1	6.5m x 5.2m
Bedroom 2	3.8m x 2.7m
Bedroom 3	3.8m x 3.4m
Terrace 1	6.6m x 1.2m
Terrace 2	2.1m x 10.3m
<b>Total internal area</b>	<b>105.0 sq m   1,130.2 sq ft</b>
<b>Total external area</b>	<b>30.5 sq m   328.3 sq ft</b>





# Level



Dispatch House

### KEY

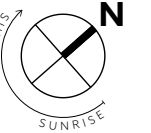
- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

### F1.01.01

Core Floor Apartment no. ref\*

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## One Bedroom

### F1.04.01

Living/Dining	6.7m x 5.1m
Kitchen	3.5m x 2.0m
Bedroom	3.8m x 3.4m
Balcony	3.2m x 1.6m
<b>Total internal area</b>	<b>62.0 sq m   667.4 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

### F1.04.05

Living/Dining	6.1m x 3.7m
Kitchen	4.1m x 2.0m
Bedroom	3.7m x 3.9m
Terrace	5.9m x 1.2m
<b>Total internal area</b>	<b>57.5 sq m   618.9 sq ft</b>
<b>Total external area</b>	<b>7.5 sq m   80.7 sq ft</b>

### F1.04.06

Living/Dining	6.3m x 4.7m
Kitchen	4.3m x 1.4m
Bedroom	3.1m x 7.5m
Balcony	3.4m x 2.1m
<b>Total internal area</b>	<b>77.5 sq m   834.2 sq ft</b>
<b>Total external area</b>	<b>7.0 sq m   75.3 sq ft</b>

### F1.04.07

Living/Dining	5.3m x 3.1m
Kitchen	3.6m x 2.0m
Bedroom	4.3m x 4.0m
Balcony	2.8m x 2.3m
<b>Total internal area</b>	<b>55.5 sq m   597.4 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

### F1.04.08

Living/Dining	3.4m x 5.5m
Kitchen	2.2m x 3.3m
Bedroom	3.2m x 4.5m
Balcony	3.3m x 2.1m
<b>Total internal area</b>	<b>55.5 sq m   597.4 sq ft</b>
<b>Total external area</b>	<b>7.0 sq m   75.3 sq ft</b>

## Two Bedroom

### F1.04.02

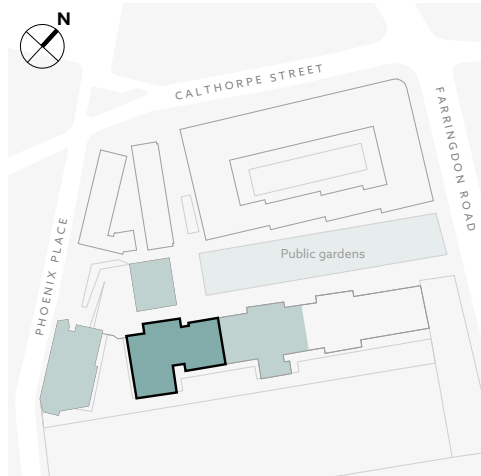
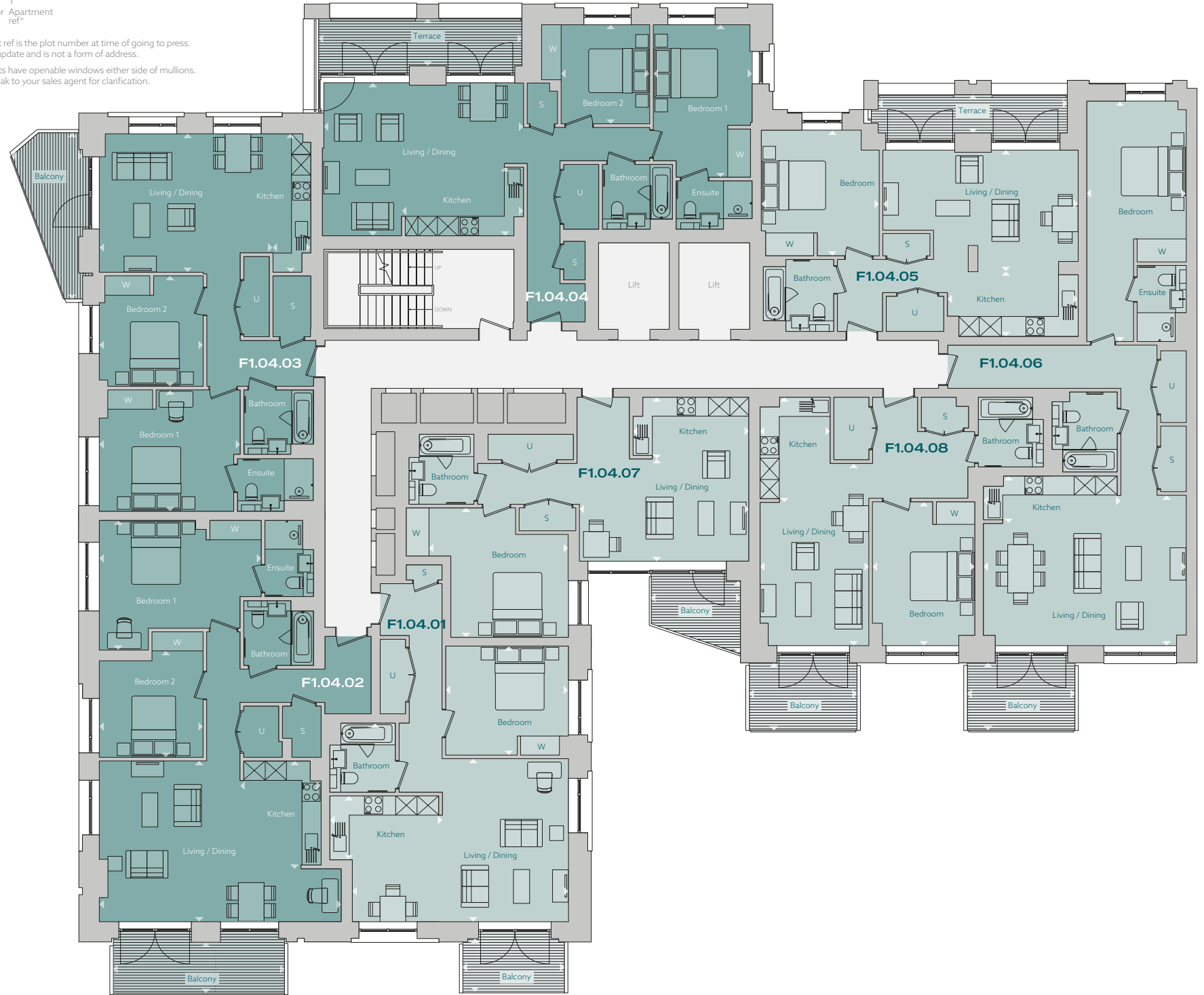
Living/Dining	7.5m x 5.0m
Kitchen	2.5m x 3.3m
Bedroom 1	5.0m x 4.0m
Bedroom 2	3.2m x 3.3m
Balcony	5.3m x 1.7m
<b>Total internal area</b>	<b>88.0 sq m   947.2 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

### F1.04.03

Living/Dining	5.4m x 4.3m
Kitchen	1.2m x 4.3m
Bedroom 1	4.4m x 3.8m
Bedroom 2	3.2m x 3.4m
Balcony	2.2m x 5.2m
<b>Total internal area</b>	<b>76.5 sq m   823.4 sq ft</b>
<b>Total external area</b>	<b>6.5 sq m   70.0 sq ft</b>

### F1.04.04

Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.1m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.4 sq m   111.9 sq ft</b>



Level

05



Dispatch House

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**F1.01.01**

Core Floor Apartment no. ref\*

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One Bedroom

**F1.05.01**

Living/Dining	6.7m x 5.0m
Kitchen	3.5m x 2.0m
Bedroom	3.8m x 3.4m
Balcony	3.1m x 1.7m
<b>Total internal area</b>	<b>62.0 sq m   667.4 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

**F1.05.05**

Living/Dining	6.0m x 3.4m
Kitchen	3.9m x 2.2m
Bedroom	3.5m x 3.3m
Terrace	6.2m x 2.2m
<b>Total internal area</b>	<b>50.0 sq m   538.2 sq ft</b>
<b>Total external area</b>	<b>9.5 sq m   102.3 sq ft</b>

**F1.05.06**

Living/Dining	5.3m x 3.1m
Kitchen	3.6m x 2.0m
Bedroom	4.3m x 4.0m
Balcony	2.8m x 2.5m
<b>Total internal area</b>	<b>56.0 sq m   602.8 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

**F1.05.07**

Living/Dining	3.5m x 5.0m
Kitchen	2.0m x 3.0m
Bedroom	3.2m x 4.1m
Terrace 1	3.4m x 2.1m
Terrace 2	3.6m x 1.8m
<b>Total internal area</b>	<b>58.0 sq m   624.3 sq ft</b>
<b>Total external area</b>	<b>13.5 sq m   145.3 sq ft</b>

**F1.05.08**

Living/Dining	6.2m x 4.2m
Kitchen	2.7m x 2.4m
Bedroom	3.1m x 4.4m
Terrace	2.6m x 1.8m
<b>Total internal area</b>	<b>54.0 sq m   581.3 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

Two Bedroom

**F1.05.02**

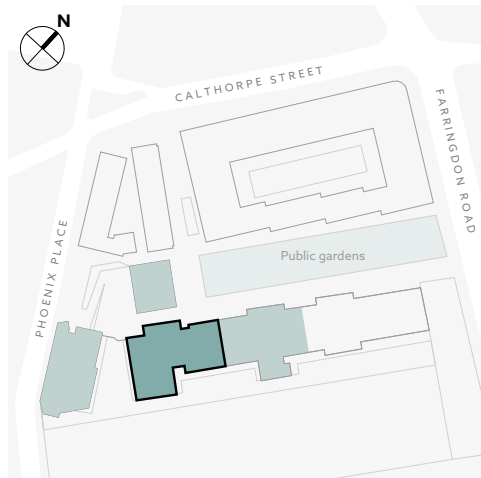
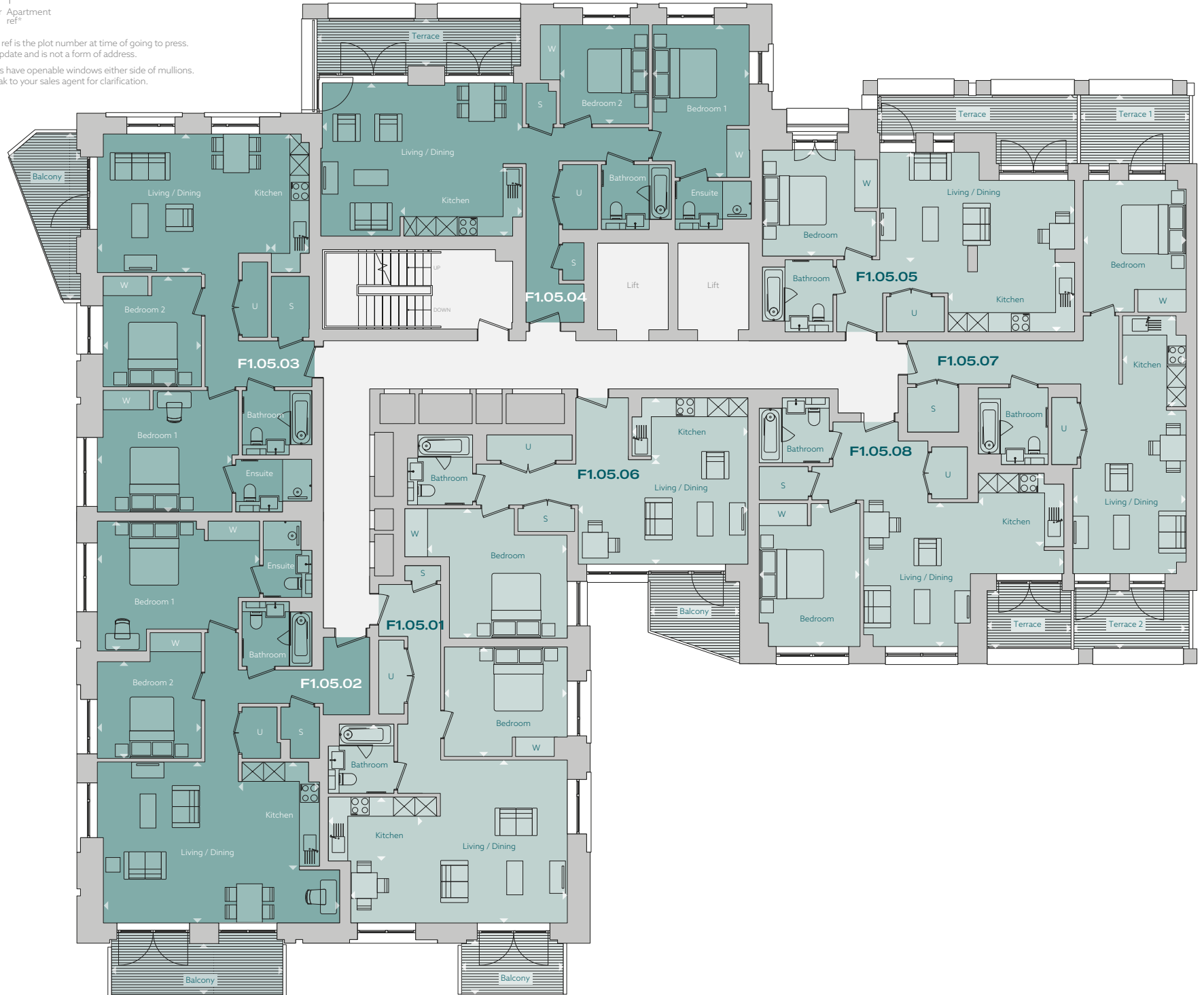
Living/Dining	7.3m x 5.0m
Kitchen	2.5m x 3.4m
Bedroom 1	5.0m x 4.0m
Bedroom 2	3.2m x 3.0m
Balcony	5.3m x 1.7m
<b>Total internal area</b>	<b>88.0 sq m   947.2 sq ft</b>
<b>Total external area</b>	<b>9.0 sq m   96.9 sq ft</b>

**F1.05.03**

Living/Dining	5.4m x 4.3m
Kitchen	1.2m x 4.3m
Bedroom 1	4.2m x 3.8m
Bedroom 2	3.0m x 3.4m
Balcony	2.1m x 5.1m
<b>Total internal area</b>	<b>76.0 sq m   818.1 sq ft</b>
<b>Total external area</b>	<b>6.5 sq m   70.0 sq ft</b>

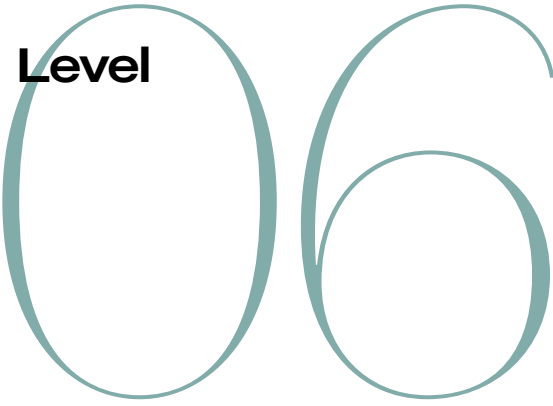
**F1.05.04**

Living/Dining	4.7m x 6.2m
Kitchen	3.8m x 2.2m
Bedroom 1	2.3m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>





# Level



Dispatch House

### KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

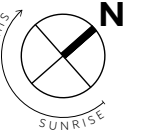
### F1.01.01

Core Floor Apartment no. ref\*

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†Wheelchair adaptable layouts available.

Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.



## One Bedroom

### F1.06.01

Living/Dining	6.7m x 4.8m
Kitchen	3.5m x 2.0m
Bedroom	3.8m x 3.4m
Balcony	3.1m x 1.7m
<b>Total internal area</b>	<b>60.0 sq m   645.8 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

### F1.06.07†

Living/Dining	5.0m x 2.9m
Kitchen	3.0m x 2.3m
Bedroom	3.7m x 3.7m
Balcony	2.7m x 2.4m
<b>Total internal area</b>	<b>55.0 sq m   592.0 sq ft</b>
<b>Total external area</b>	<b>6.0 sq m   64.6 sq ft</b>

## Two Bedroom

### F1.06.02

Living/Dining	7.3m x 5.0m
Kitchen	2.5m x 3.3m
Bedroom 1	5.0m x 4.0m
Bedroom 2	3.2m x 3.3m
Balcony	5.3m x 1.6m
<b>Total internal area</b>	<b>88.0 sq m   947.2 sq ft</b>
<b>Total external area</b>	<b>8.5 sq m   91.5 sq ft</b>

### F1.06.03

Living/Dining	5.4m x 4.3m
Kitchen	1.2m x 4.3m
Bedroom 1	4.4m x 3.8m
Bedroom 2	3.0m x 3.4m
Balcony	2.2m x 5.2m
<b>Total internal area</b>	<b>76.0 sq m   818.1 sq ft</b>
<b>Total external area</b>	<b>6.5 sq m   70.0 sq ft</b>

### F1.06.04

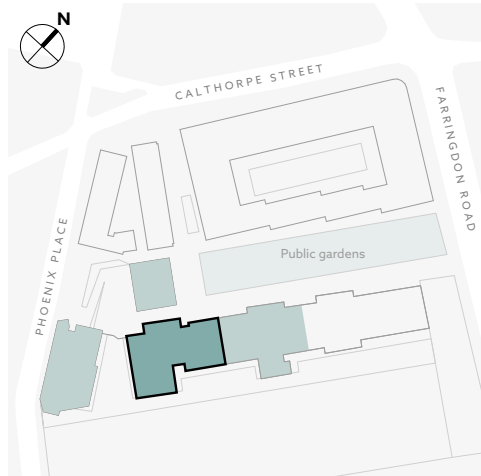
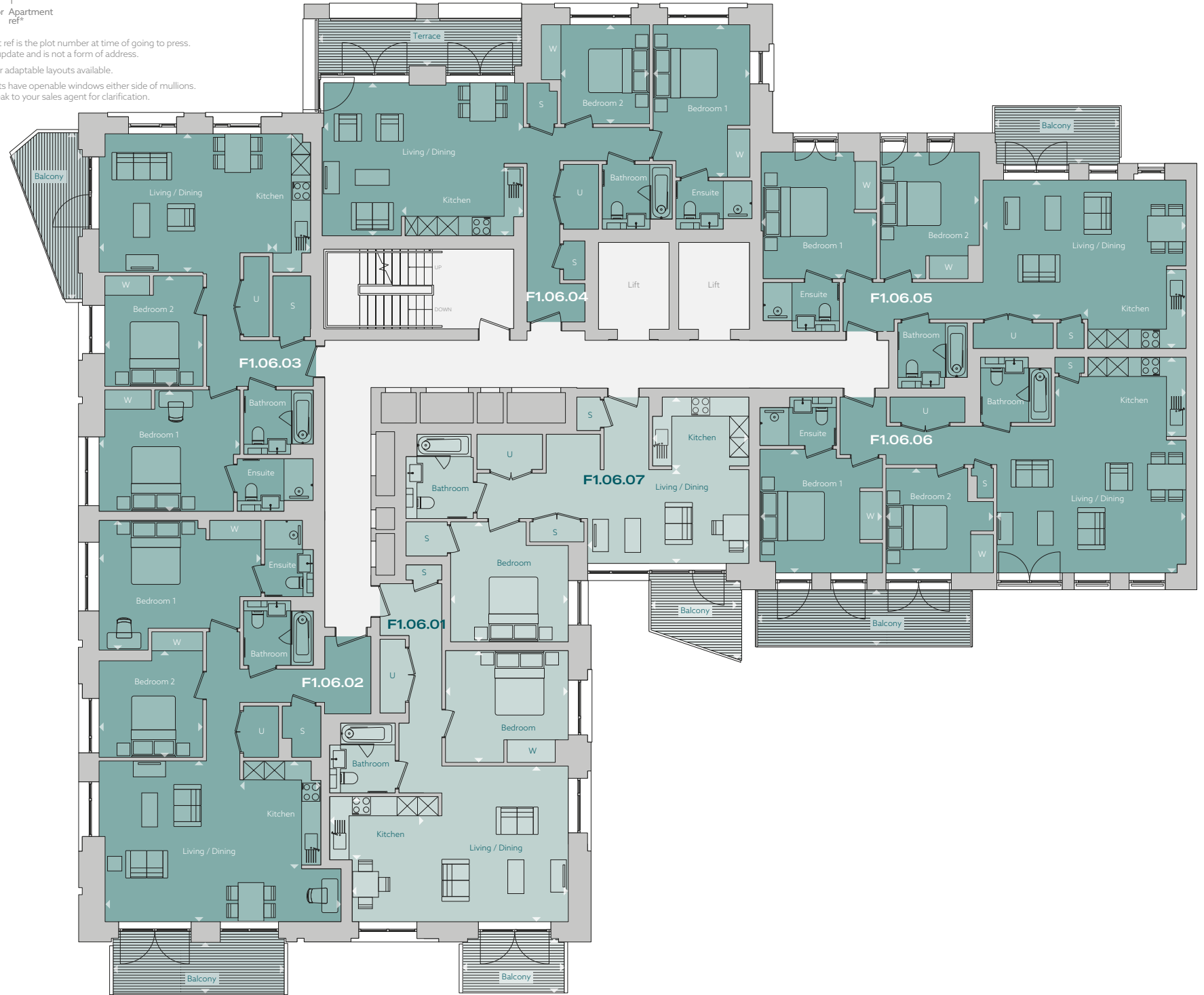
Living/Dining	6.3m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	2.3m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

### F1.06.05

Living/Dining	6.3m x 4.3m
Kitchen	3.1m x 2.6m
Bedroom 1	3.6m x 3.9m
Bedroom 2	3.1m x 3.9m
Balcony	3.9m x 1.7m
<b>Total internal area</b>	<b>74.0 sq m   796.5 sq ft</b>
<b>Total external area</b>	<b>6.5 sq m   70.0 sq ft</b>

### F1.06.06

Living/Dining	5.9m x 4.1m
Kitchen	4.1m x 2.6m
Bedroom 1	3.8m x 3.8m
Bedroom 2	3.3m x 3.3m
Balcony	6.6m x 1.7m
<b>Total internal area</b>	<b>79.0 sq m   850.3 sq ft</b>
<b>Total external area</b>	<b>11.5 sq m   123.8 sq ft</b>



# Level



Dispatch House

### KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

### F1.01.01

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## One Bedroom

### F1.07.01

Living/Dining	6.7m x 5.1m
Kitchen	2.9m x 2.0m
Bedroom	3.8m x 3.4m
Balcony	3.1m x 1.7m
<b>Total internal area</b>	<b>60.0 sq m   645.8 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

### F1.07.06

Living/Dining	5.3m x 3.3m
Kitchen	3.2m x 2.0m
Bedroom	4.3m x 4.0m
Balcony	2.7m x 2.6m
<b>Total internal area</b>	<b>55.0 sq m   592.0 sq ft</b>
<b>Total external area</b>	<b>5.0 sq m   53.8 sq ft</b>

## Two Bedroom

### F1.07.02

Living/Dining	7.3m x 5.0m
Kitchen	2.5m x 3.4m
Bedroom 1	5.0m x 4.0m
Bedroom 2	3.2m x 3.0m
Balcony	5.3m x 1.7m
<b>Total internal area</b>	<b>88.0 sq m   947.2 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

### F1.07.03

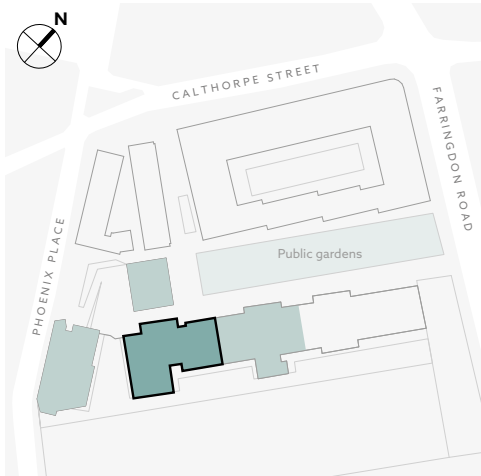
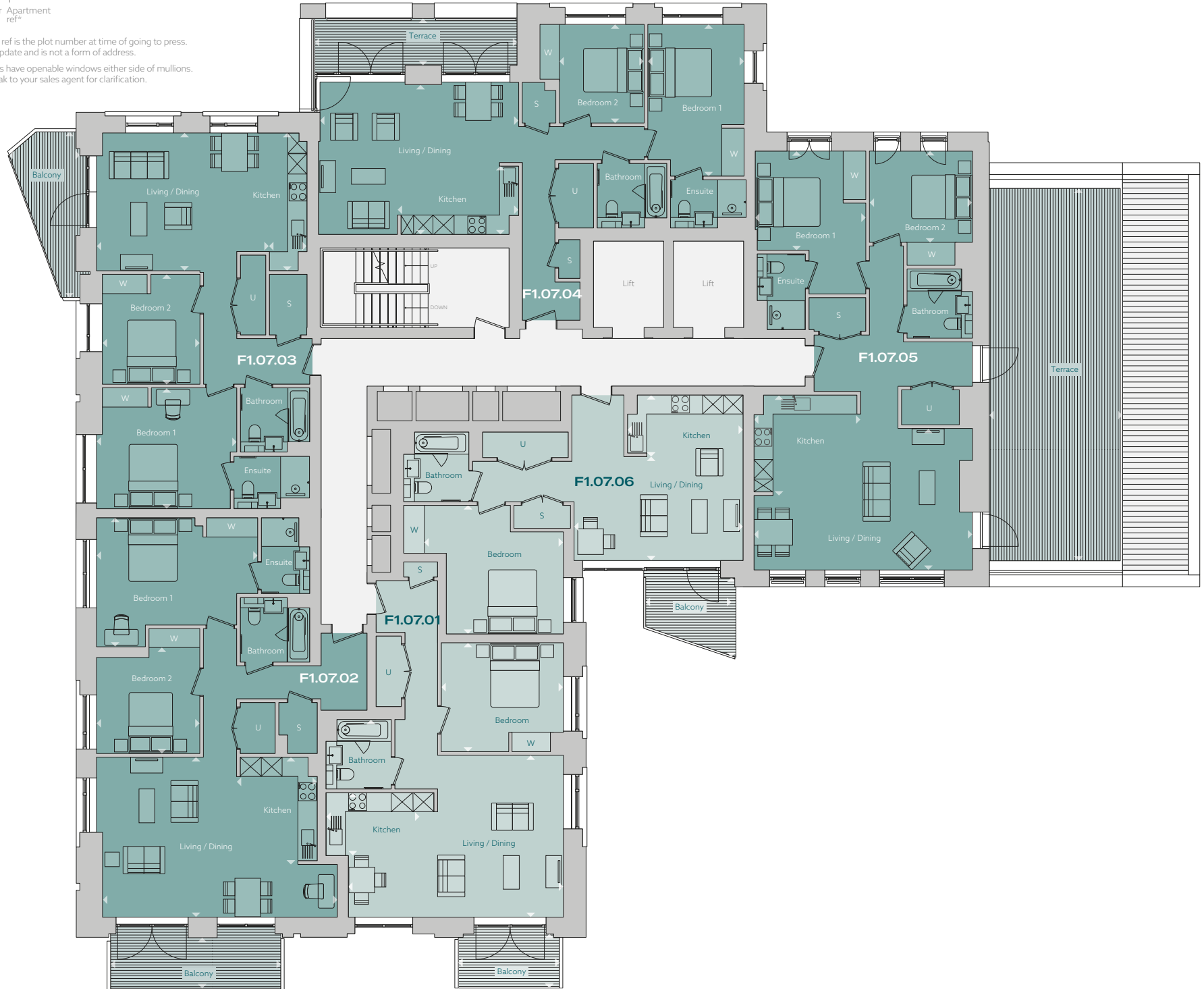
Living/Dining	5.4m x 4.3m
Kitchen	1.2m x 4.3m
Bedroom 1	4.4m x 3.8m
Bedroom 2	3.0m x 3.4m
Balcony	2.1m x 5.2m
<b>Total internal area</b>	<b>76.0 sq m   818.1 sq ft</b>
<b>Total external area</b>	<b>7.0 sq m   75.3 sq ft</b>

### F1.07.04

Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.7m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

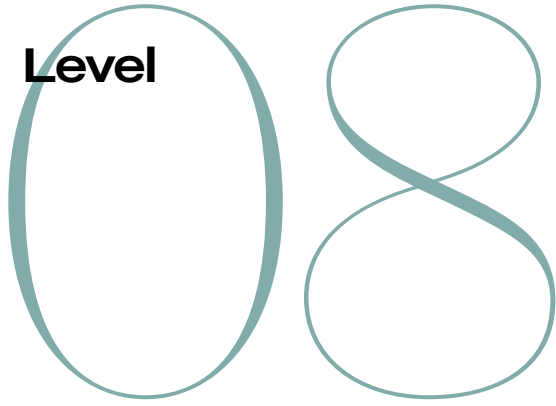
### F1.07.05

Living/Dining	6.8m x 4.4m
Kitchen	3.3m x 3.1m
Bedroom 1	3.5m x 3.1m
Bedroom 2	3.2m x 2.8m
Terrace	4.2m x 11.6m
<b>Total internal area</b>	<b>84.0 sq m   904.2 sq ft</b>
<b>Total external area</b>	<b>48.0 sq m   516.7 sq ft</b>





# Level



Dispatch House

### KEY

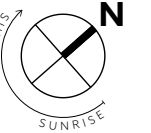
- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

### F1.01.01

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## One Bedroom

### F1.08.01

Living/Dining	6.7m x 5.0m
Kitchen	3.5m x 2.0m
Bedroom	3.8m x 3.4m
Balcony	3.2m x 1.7m
<b>Total internal area</b>	<b>62.0 sq m   667.4 sq ft</b>
<b>Total external area</b>	<b>5.5 sq m   59.2 sq ft</b>

### F1.08.05

Living/Dining	5.2m x 3.3m
Kitchen	3.2m x 2.0m
Bedroom	4.2m x 4.0m
Balcony	2.7m x 2.5m
Terrace	3.4m x 4.9m
<b>Total internal area</b>	<b>55.0 sq m   592.0 sq ft</b>
<b>Total external area</b>	<b>22.0 sq m   236.8 sq ft</b>

## Two Bedroom

### F1.08.02

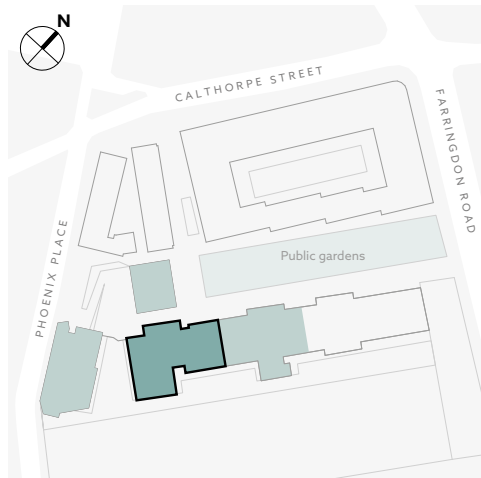
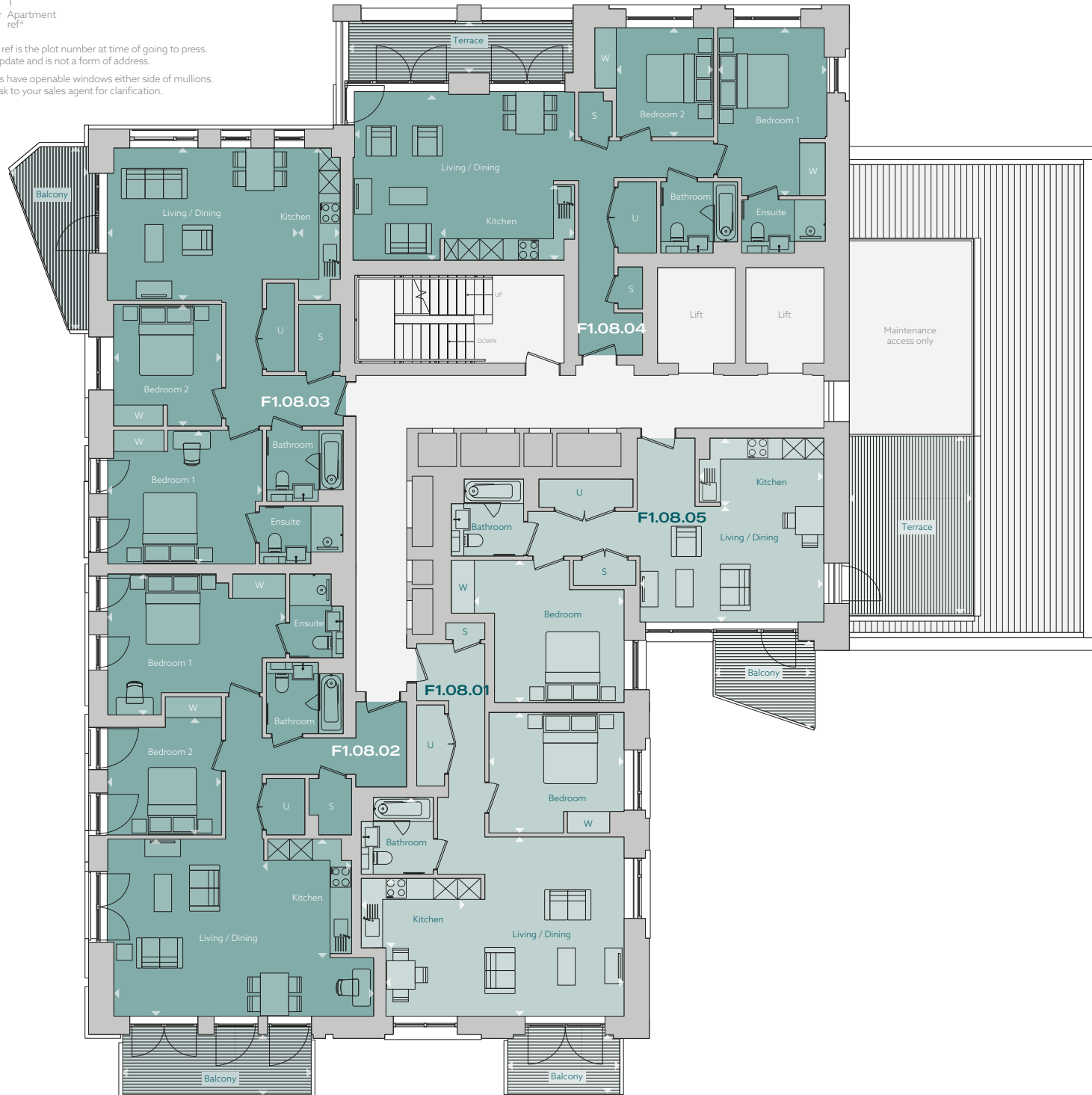
Living/Dining	7.3m x 5.0m
Kitchen	2.5m x 3.3m
Bedroom 1	5.0m x 4.0m
Bedroom 2	3.2m x 3.3m
Balcony	5.3m x 1.7m
<b>Total internal area</b>	<b>87.0 sq m   936.5 sq ft</b>
<b>Total external area</b>	<b>9.5 sq m   102.3 sq ft</b>

### F1.08.03

Living/Dining	5.4m x 4.3m
Kitchen	1.2m x 4.3m
Bedroom 1	4.4m x 3.8m
Bedroom 2	3.0m x 3.4m
Balcony	2.2m x 5.2m
<b>Total internal area</b>	<b>76.0 sq m   818.1 sq ft</b>
<b>Total external area</b>	<b>7.5 sq m   80.7 sq ft</b>

### F1.08.04

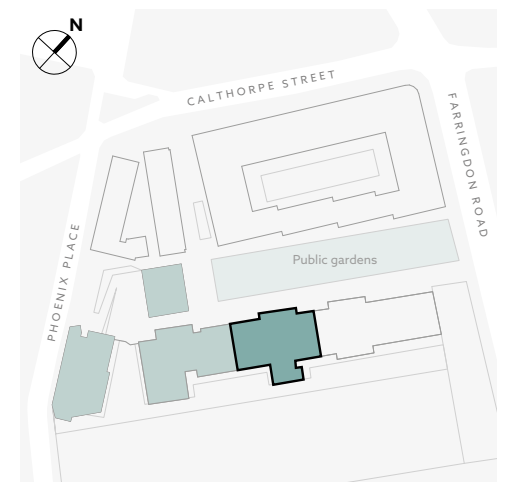
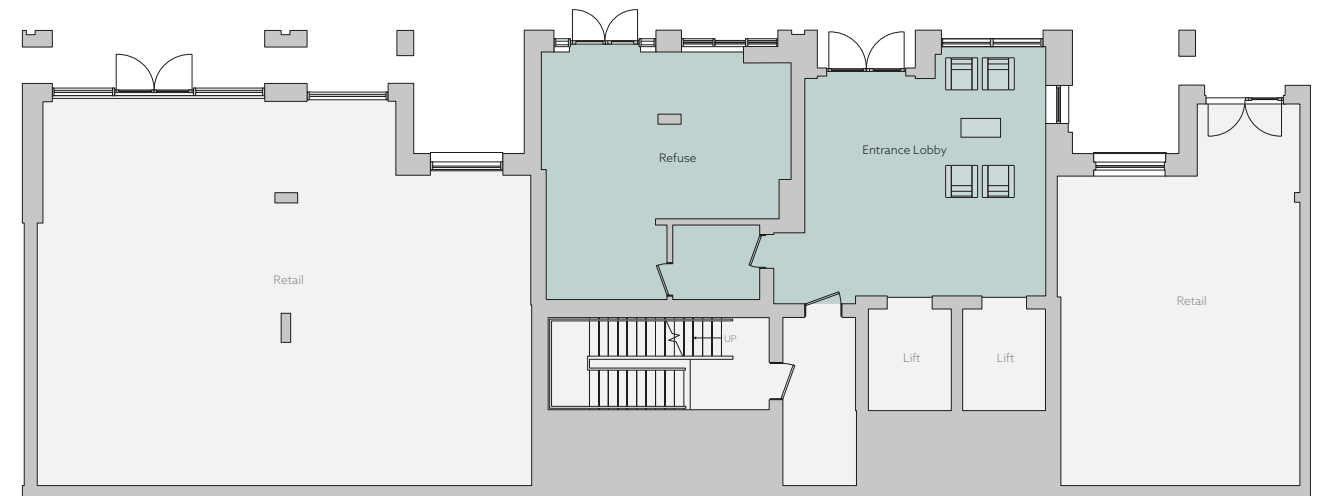
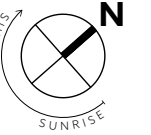
Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.1m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>



# Plans

## Opus House

# Ground Level





# Level 01



Opus House

## KEY

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

## F2.01.01

Core Floor Apartment no. ref\*

\*Apartment ref is the plot number at time of going to press. This may update and is not a form of address.

Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.



## Two Bedroom

### F2.01.01

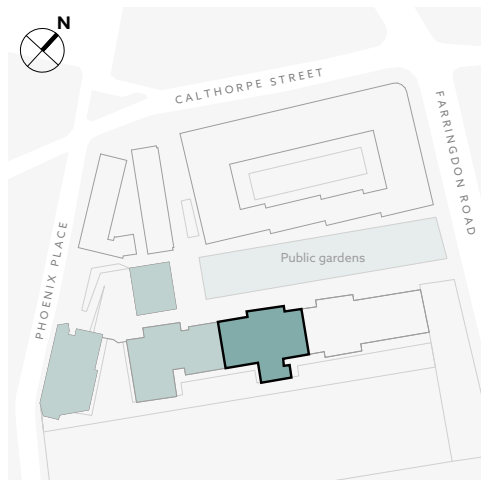
Living/Dining	6.1m x 5.6m
Kitchen	2.5m x 3.3m
Bedroom 1	3.1m x 5.1m
Bedroom 2	3.1m x 5.8m
Terrace	9.6m x 3.5m
<b>Total internal area</b>	<b>96.0 sq m   1,033.3 sq ft</b>
<b>Total external area</b>	<b>28.0 sq m   301.4 sq ft</b>

### F2.01.02

Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

### F2.01.03

Living/Dining	6.1m x 4.7m
Kitchen	2.5m x 3.3m
Bedroom 1	3.0m x 5.1m
Bedroom 2	3.1m x 4.5m
Terrace	5.9m x 3.5m
<b>Total internal area</b>	<b>93.0 sq m   1,001.0 sq ft</b>
<b>Total external area</b>	<b>21.0 sq m   226.0 sq ft</b>





Opus House

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**F2.01.01**

Core Floor Apartment no. no. ref\*

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**One Bedroom**

**F2.02.01**

Living/Dining	6.7m x 5.2m
Kitchen	2.8m x 2.5m
Bedroom	4.4m x 3.1m
Terrace	8.8m x 6.1m
<b>Total internal area</b>	<b>61.5 sq m   662.0 sq ft</b>
<b>Total external area</b>	<b>24.5 sq m   263.7 sq ft</b>

**F2.02.03 (Studio)**

Living/Dining	3.4m x 4.0m
Kitchen	3.1m x 2.0m
Bedroom	3.4m x 2.9m
Terrace	2.9m x 1.2m
<b>Total internal area</b>	<b>42.0 sq m   452.1 sq ft</b>
<b>Total external area</b>	<b>4.0 sq m   43.1 sq ft</b>

**F2.02.05**

Living/Dining	5.9m x 4.4m
Kitchen	3.6m x 2.2m
Bedroom	3.5m x 3.9m
Terrace	5.9m x 1.2m
<b>Total internal area</b>	<b>55.0 sq m   592.0 sq ft</b>
<b>Total external area</b>	<b>7.5 sq m   80.7 sq ft</b>

**F2.02.06**

Living/Dining	3.8m x 5.2m
Kitchen	1.9m x 3.3m
Bedroom	2.8m x 4.6m
Terrace	6.5m x 4.9m
<b>Total internal area</b>	<b>53.5 sq m   575.9 sq ft</b>
<b>Total external area</b>	<b>18.0 sq m   193.8 sq ft</b>

**F2.02.07 (Studio)**

Living/Dining	3.8m x 5.5m
Kitchen	2.1m x 3.0m
Bedroom	4.0m x 3.9m
Terrace	4.1m x 3.6m
<b>Total internal area</b>	<b>47.0 sq m   505.9 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

**Two Bedroom**

**F2.02.02**

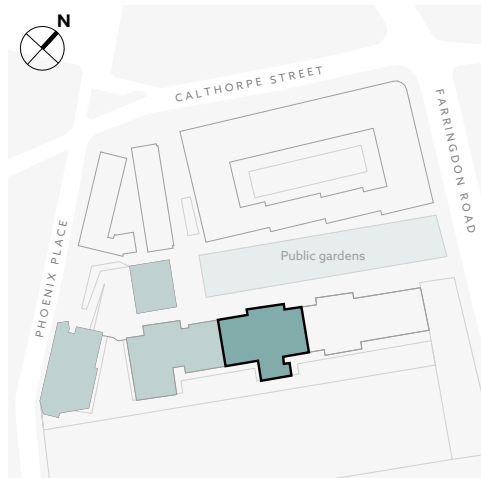
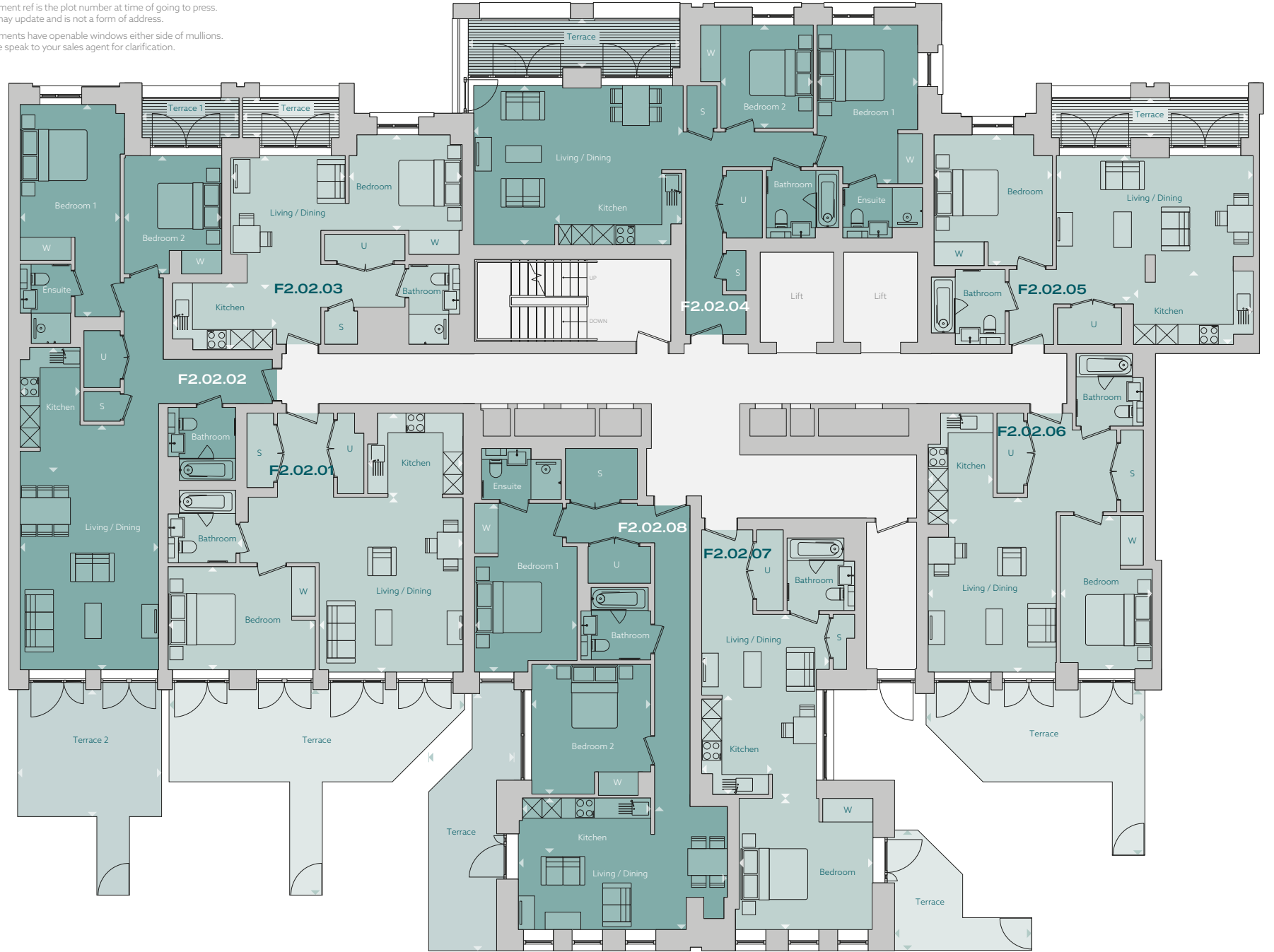
Living/Dining	4.1m x 7.3m
Kitchen	1.8m x 3.7m
Bedroom 1	3.0m x 6.3m
Bedroom 2	2.9m x 3.5m
Terrace 1	2.9m x 1.2m
Terrace 2	4.3m x 3.8m
<b>Total internal area</b>	<b>84.0 sq m   904.2 sq ft</b>
<b>Total external area</b>	<b>21.0 sq m   226.0 sq ft</b>

**F2.02.04**

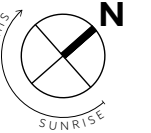
Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

**F2.02.08**

Living/Dining	6.2m x 3.7m
Kitchen	3.9m x 1.6m
Bedroom 1	3.1m x 5.0m
Bedroom 2	3.6m x 3.9m
Terrace	2.6m x 7.6m
<b>Total internal area</b>	<b>81.0 sq m   871.9 sq ft</b>
<b>Total external area</b>	<b>14.0 sq m   150.7 sq ft</b>







Opus House

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**F2.01.01**

Core Floor Apartment no. ref\*

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Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.

## One Bedroom

**F2.03.02 (Studio)**

Living/Dining	3.7m x 3.8m
Kitchen	3.1m x 2.0m
Bedroom	3.1m x 2.9m
Terrace	2.9m x 1.2m
<b>Total internal area</b>	<b>42.0 sq m   452.1 sq ft</b>
<b>Total external area</b>	<b>3.5 sq m   37.7 sq ft</b>

**F2.03.04**

Living/Dining	6.3m x 4.4m
Kitchen	4.0m x 2.0m
Bedroom	3.6m x 3.9m
Terrace	5.9m x 1.2m
<b>Total internal area</b>	<b>58.5 sq m   629.7 sq ft</b>
<b>Total external area</b>	<b>7.5 sq m   80.7 sq ft</b>

**F2.03.05**

Living/Dining	3.6m x 5.1m
Kitchen	2.3m x 4.3m
Bedroom	3.1m x 4.1m
Balcony	3.3m x 2.1m
<b>Total internal area</b>	<b>56.0 sq m   602.8 sq ft</b>
<b>Total external area</b>	<b>7.0 sq m   75.3 sq ft</b>

**F2.03.08**

Living/Dining	3.4m x 5.8m
Kitchen	2.2m x 3.3m
Bedroom	3.2m x 4.5m
Balcony	3.3m x 2.1m
<b>Total internal area</b>	<b>55.0 sq m   592.0 sq ft</b>
<b>Total external area</b>	<b>6.5 sq m   70.0 sq ft</b>

## Two Bedroom

**F2.03.01**

Living/Dining	6.3m x 4.7m
Kitchen	4.3m x 1.8m
Bedroom 1	3.1m x 6.6m
Bedroom 2	2.8m x 3.5m
Terrace	2.9m x 1.2m
Balcony	3.3m x 2.1m
<b>Total internal area</b>	<b>90.5 sq m   974.1 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

**F2.03.03**

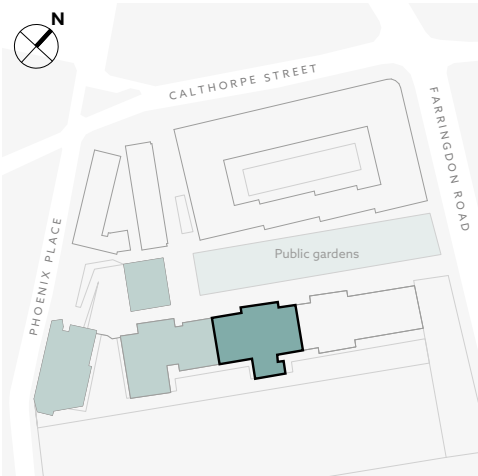
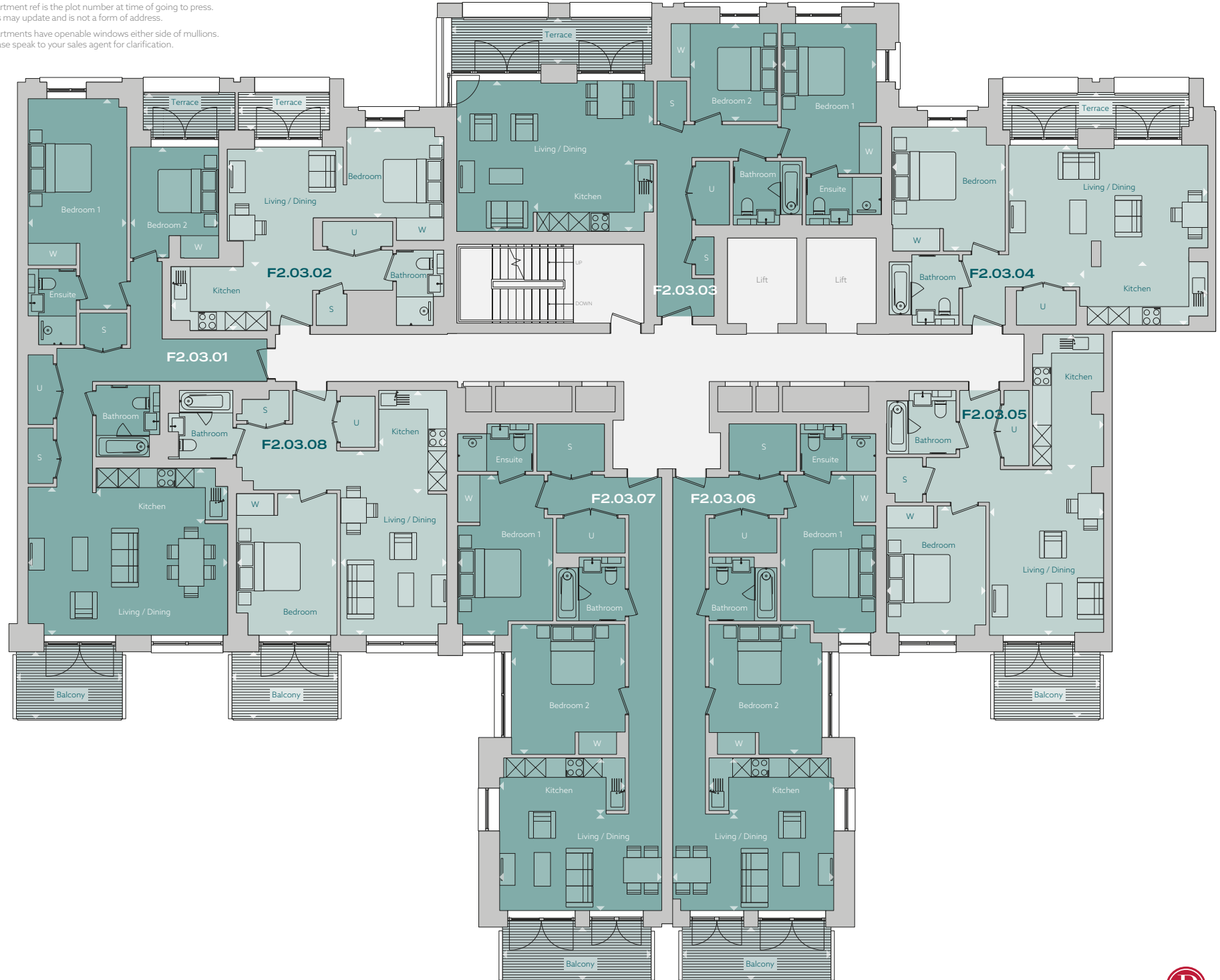
Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

**F2.03.06**

Living/Dining	5.1m x 3.2m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.5m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

**F2.03.07**

Living/Dining	5.1m x 3.2m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.5m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>



Level



Opus House

**KEY**

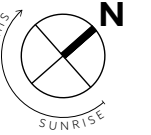
- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**F2.01.01**

Core Floor Apartment no. no. ref\*

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Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.



**One Bedroom**

**F2.04.02 (Studio)**

Living/Dining	3.6m x 3.8m
Kitchen	3.1m x 2.0m
Bedroom	3.1m x 2.9m
Terrace	2.9m x 1.2m
<b>Total internal area</b>	<b>42.0 sq m   452.1 sq ft</b>
<b>Total external area</b>	<b>3.5 sq m   37.7 sq ft</b>

**F2.04.04**

Living/Dining	6.0m x 4.2m
Kitchen	4.0m x 1.9m
Bedroom	3.5m x 3.8m
Terrace	5.9m x 1.2m
<b>Total internal area</b>	<b>56.0 sq m   602.8 sq ft</b>
<b>Total external area</b>	<b>7.5 sq m   80.7 sq ft</b>

**F2.04.05**

Living/Dining	3.6m x 5.1m
Kitchen	2.3m x 4.4m
Bedroom	3.1m x 4.1m
Balcony	3.3m x 2.1m
<b>Total internal area</b>	<b>56.0 sq m   602.8 sq ft</b>
<b>Total external area</b>	<b>7.0 sq m   75.3 sq ft</b>

**F2.04.08**

Living/Dining	3.4m x 5.8m
Kitchen	2.2m x 3.3m
Bedroom	3.2m x 4.5m
Balcony	3.3m x 2.1m
<b>Total internal area</b>	<b>55.0 sq m   592.0 sq ft</b>
<b>Total external area</b>	<b>7.0 sq m   75.3 sq ft</b>

**Two Bedroom**

**F2.04.01**

Living/Dining	6.3m x 4.7m
Kitchen	4.3m x 1.8m
Bedroom 1	3.1m x 6.6m
Bedroom 2	2.9m x 3.5m
Terrace	2.9m x 1.2m
Balcony	3.3m x 2.1m
<b>Total internal area</b>	<b>91.0 sq m   979.5 sq ft</b>
<b>Total external area</b>	<b>10.5 sq m   113.0 sq ft</b>

**F2.04.03**

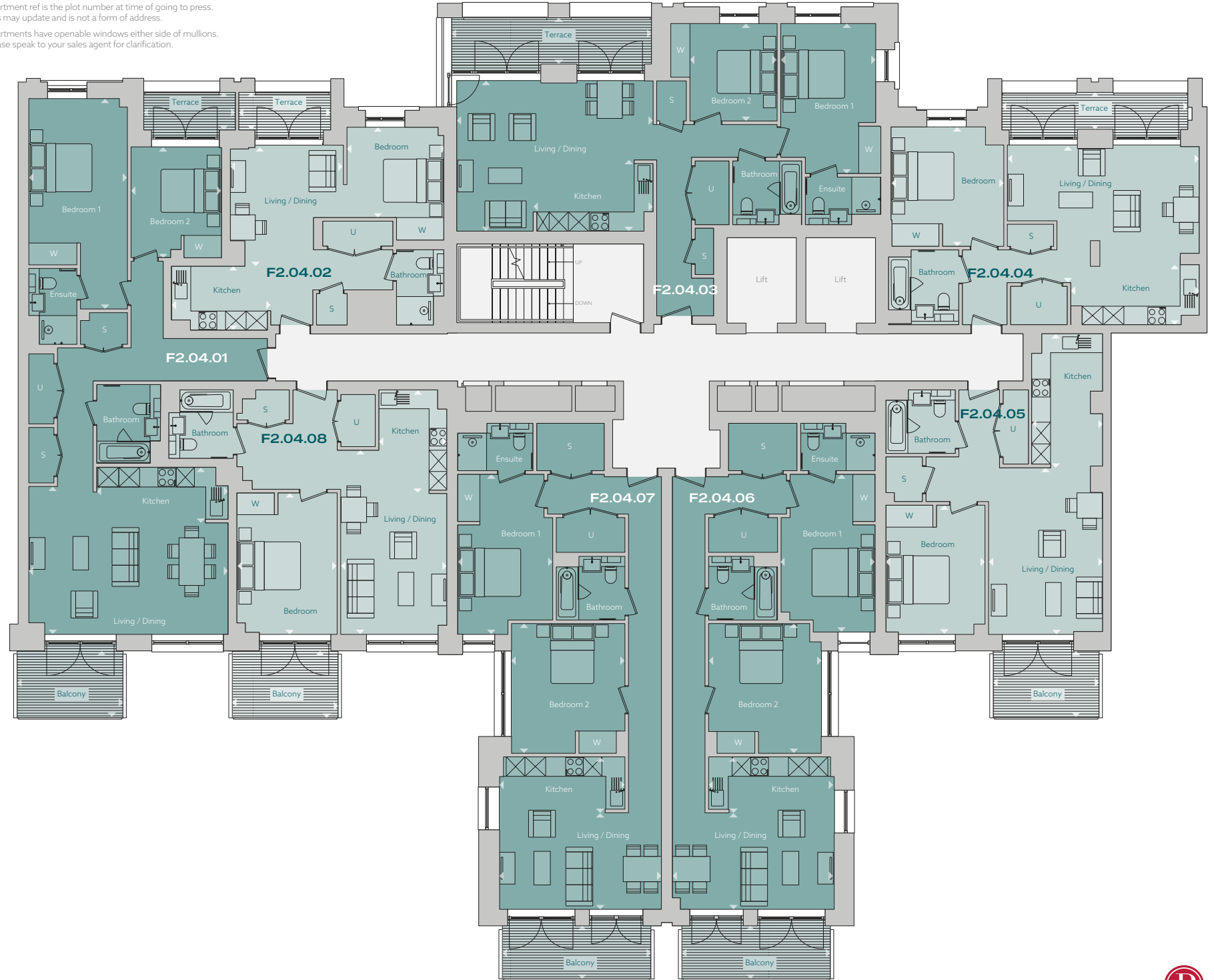
Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

**F2.04.06**

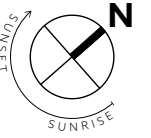
Living/Dining	5.1m x 3.3m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

**F2.04.07**

Living/Dining	5.1m x 3.3m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>







Opus House

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**F2.01.01**

Core Floor Apartment no. ref\*

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†Wheelchair adaptable layouts available.

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## One Bedroom

**F2.05.01**

Living/Dining	3.8m x 3.7m
Kitchen	3.1m x 1.9m
Bedroom	2.8m x 4.4m
Terrace	6.1m x 2.1m
<b>Total internal area</b>	<b>49.5 sq m   532.8 sq ft</b>
<b>Total external area</b>	<b>9.5 sq m   102.3 sq ft</b>

**F2.05.06**

Living/Dining	3.6m x 6.3m
Kitchen	2.2m x 3.1m
Bedroom	3.0m x 4.4m
Terrace	2.1m x 1.8m
<b>Total internal area</b>	<b>51.5 sq m   554.3 sq ft</b>
<b>Total external area</b>	<b>3.5 sq m   37.7 sq ft</b>

**F2.05.07**

Living/Dining	4.0m x 5.0m
Kitchen	1.9m x 3.0m
Bedroom	3.1m x 4.1m
Terrace 1	3.4m x 2.1m
Terrace 2	4.1m x 1.8m
<b>Total internal area</b>	<b>59.0 sq m   635.1 sq ft</b>
<b>Total external area</b>	<b>14.0 sq m   150.7 sq ft</b>

## Two Bedroom

**F2.05.02**

Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

**F2.05.03†**

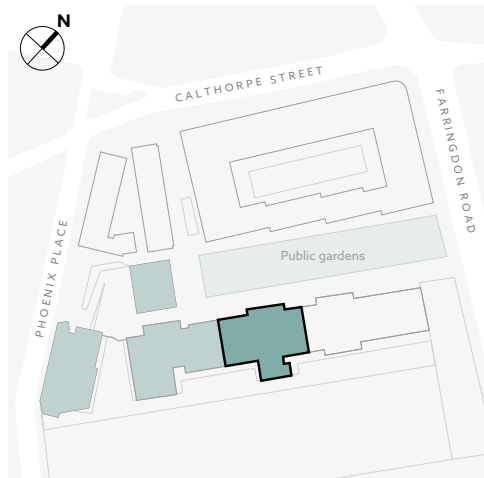
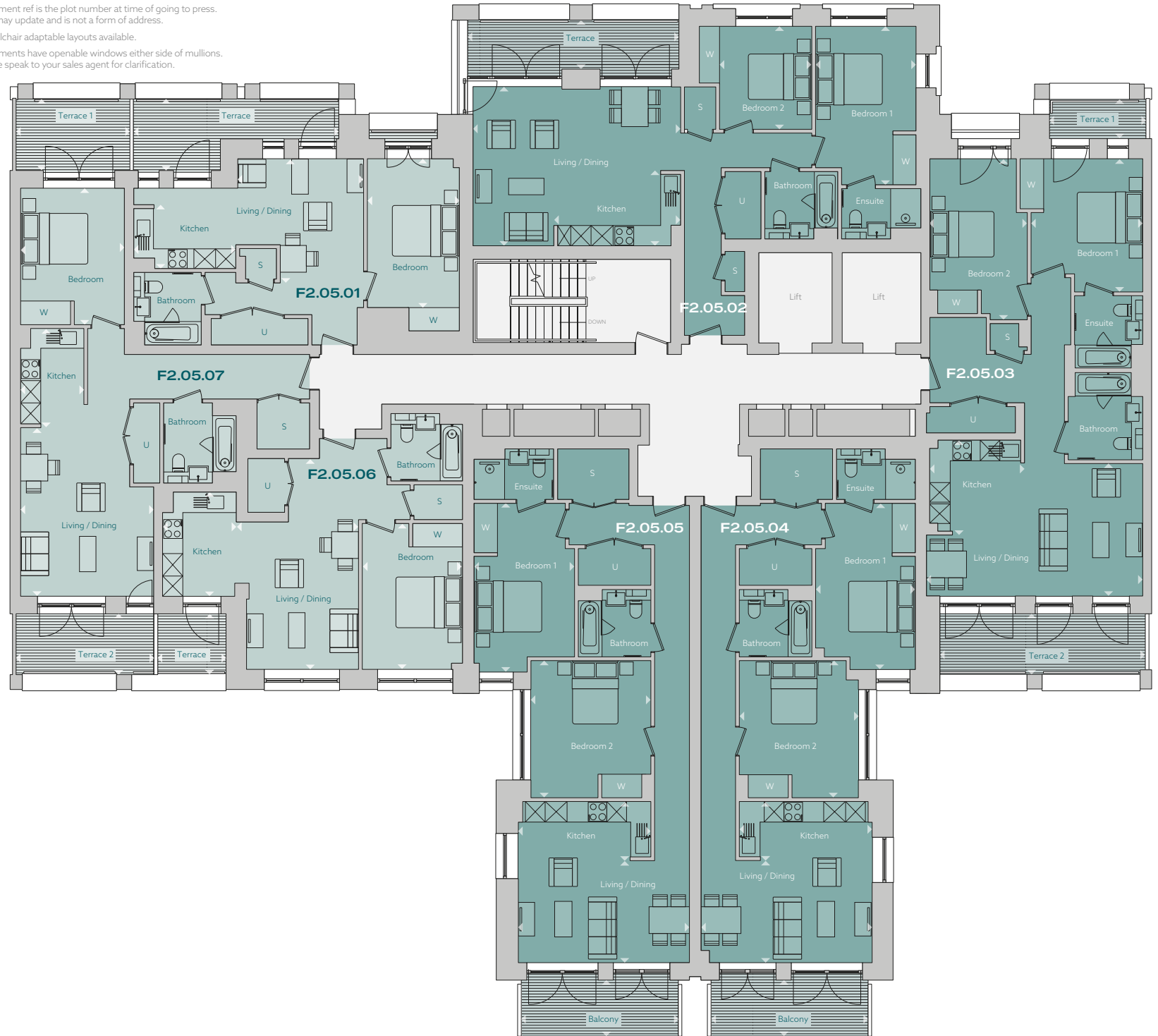
Living/Dining	6.4m x 4.0m
Kitchen	2.9m x 2.9m
Bedroom 1	3.3m x 4.0m
Bedroom 2	2.9m x 4.8m
Terrace 1	2.9m x 1.2m
Terrace 2	6.1m x 1.8m
<b>Total internal area</b>	<b>83.0 sq m   893.4 sq ft</b>
<b>Total external area</b>	<b>14.0 sq m   150.7 sq ft</b>

**F2.05.04**

Living/Dining	5.1m x 3.3m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

**F2.05.05**

Living/Dining	5.1m x 3.3m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>





Opus House

**KEY**

- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**F2.01.01**

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**Two Bedroom**

**F2.06.01**

Living/Dining	5.7m x 4.2m
Kitchen	2.9m x 2.4m
Bedroom 1	3.6m x 4.4m
Bedroom 2	3.7m x 3.9m
Balcony	3.9m x 1.8m
<b>Total internal area</b>	<b>72.0 sq m   775.0 sq ft</b>
<b>Total external area</b>	<b>7.0 sq m   75.3 sq ft</b>

**F2.06.02**

Living/Dining	6.2m x 4.7m
Kitchen	3.8m x 2.2m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.4m
<b>Total internal area</b>	<b>78.0 sq m   839.6 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

**F2.06.03†**

Living/Dining	6.4m x 4.0m
Kitchen	2.9m x 2.9m
Bedroom 1	3.3m x 4.0m
Bedroom 2	2.9m x 4.8m
Terrace	6.1m x 1.7m
<b>Total internal area</b>	<b>83.0 sq m   893.4 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

**F2.06.04**

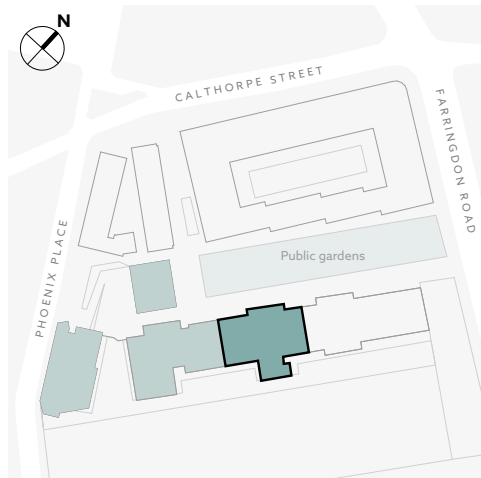
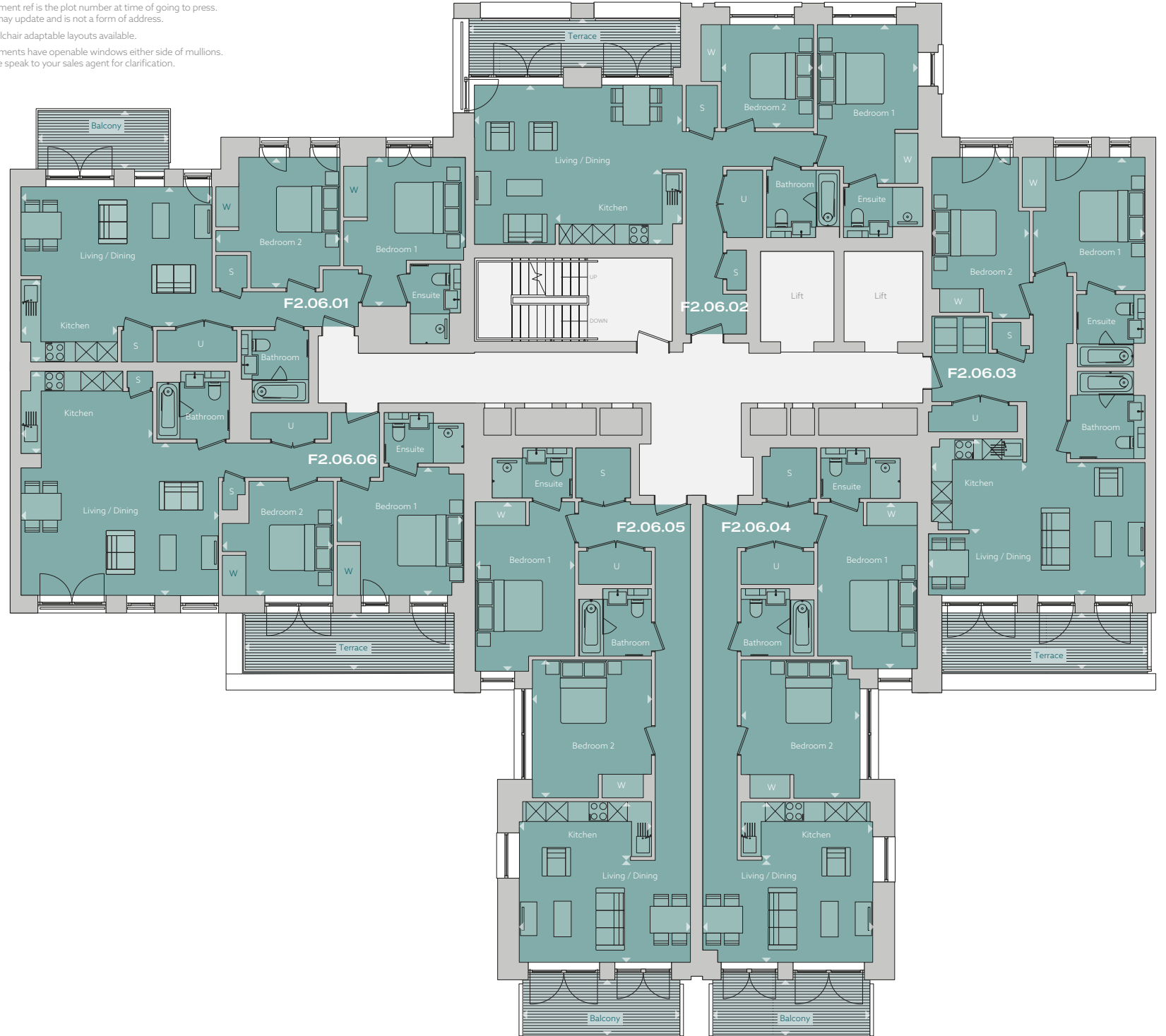
Living/Dining	5.1m x 3.3m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

**F2.06.05**

Living/Dining	5.1m x 3.3m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

**F2.06.06**

Living/Dining	5.9m x 4.6m
Kitchen	3.9m x 2.5m
Bedroom 1	3.8m x 3.8m
Bedroom 2	3.3m x 3.4m
Terrace	6.2m x 1.7m
<b>Total internal area</b>	<b>79.0 sq m   850.3 sq ft</b>
<b>Total external area</b>	<b>11.0 sq m   118.4 sq ft</b>





Level



Opus House

**KEY**

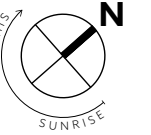
- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**F2.01.01**

Core Floor Apartment no. no. ref\*

\*Apartment ref is the plot number at time of going to press. This may update and is not a form of address.

Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.



**Two Bedroom**

**F2.07.01**

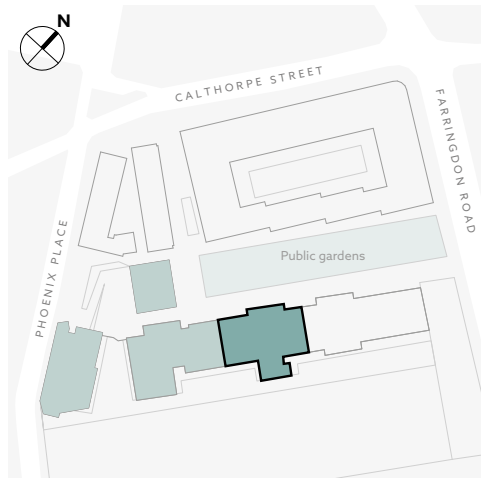
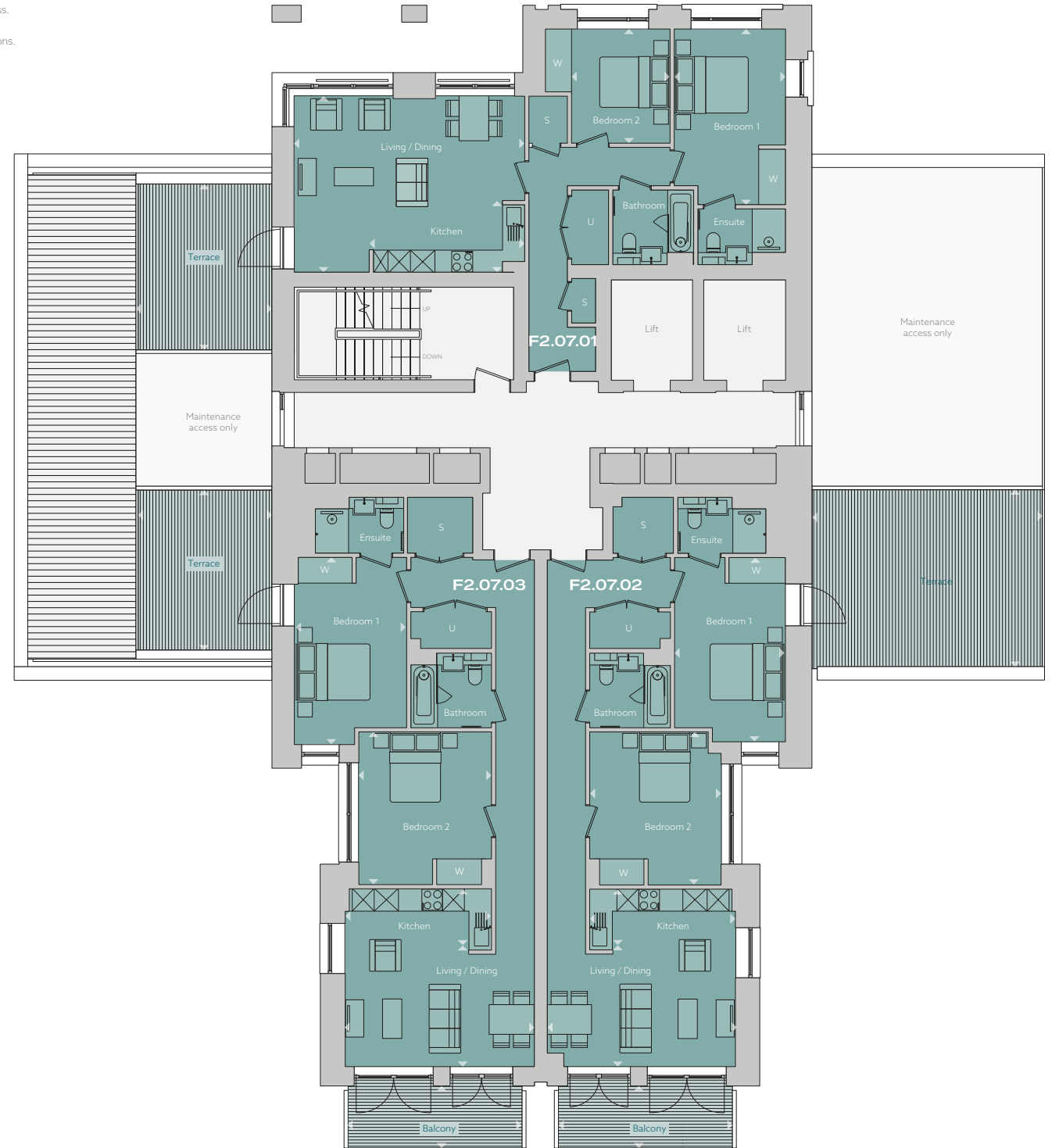
Living/Dining	6.2m x 4.7m
Kitchen	4.2m x 1.9m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.7m x 3.1m
Terrace	3.7m x 4.5m
<b>Total internal area</b>	<b>77.5 sq m   834.2 sq ft</b>
<b>Total external area</b>	<b>16.0 sq m   172.2 sq ft</b>

**F2.07.02**

Living/Dining	5.1m x 3.3m
Kitchen	3.1m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
Terrace	6.2m x 4.8m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>37.5 sq m   403.6 sq ft</b>

**F2.07.03**

Living/Dining	5.1m x 3.3m
Kitchen	3.1m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
Terrace	6.2m x 4.8m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>23.5 sq m   253.0 sq ft</b>



Level



Opus House

**KEY**

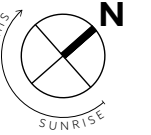
- S Storage
- U Utility room
- W Wardrobe
- Indicative wardrobe space

**F2.01.01**

Core Floor Apartment no. ref\*

\*Apartment ref is the plot number at time of going to press. This may update and is not a form of address.

Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.



**Two Bedroom**

**F2.08.01**

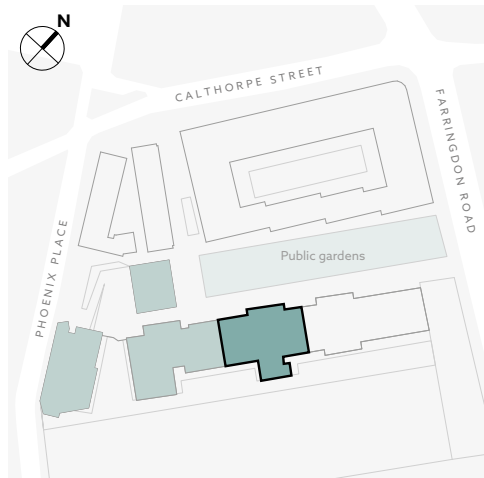
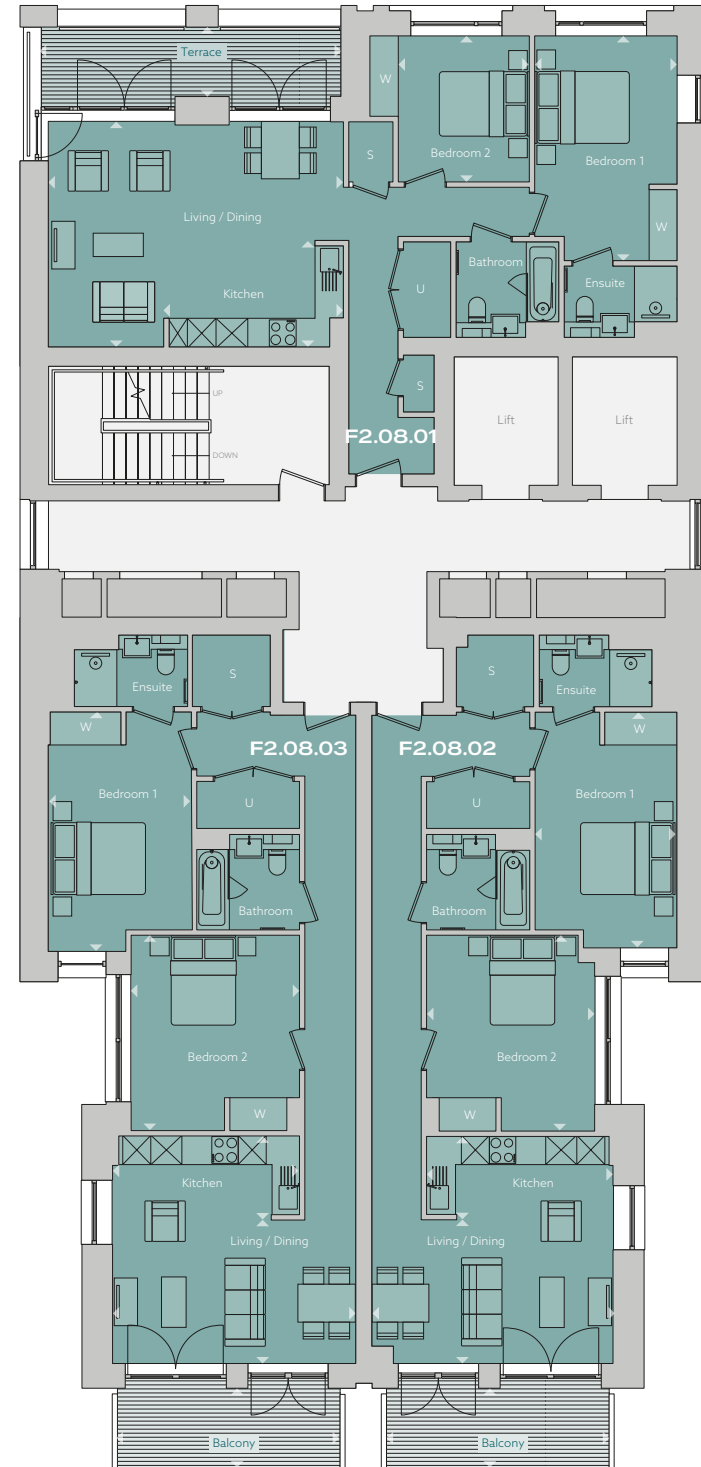
Living/Dining	6.2m x 4.7m
Kitchen	4.0m x 1.5m
Bedroom 1	3.0m x 4.7m
Bedroom 2	2.8m x 3.1m
Terrace	6.3m x 1.5m
<b>Total internal area</b>	<b>77.5 sq m   834.2 sq ft</b>
<b>Total external area</b>	<b>10.0 sq m   107.6 sq ft</b>

**F2.08.02**

Living/Dining	5.1m x 3.2m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>

**F2.08.03**

Living/Dining	5.1m x 3.2m
Kitchen	3.7m x 1.8m
Bedroom 1	3.0m x 5.0m
Bedroom 2	3.6m x 4.1m
Balcony	4.7m x 1.7m
<b>Total internal area</b>	<b>81.5 sq m   877.3 sq ft</b>
<b>Total external area</b>	<b>8.0 sq m   86.1 sq ft</b>





# Bespoke specification

Inspired by Postmark's double postcode, two palettes have been created, both influenced by the stylish elegance of the west, combined with nitty gritty undertones from the east.

## TEXTURE

A timeless neutral backdrop through textured carpets, wall tiles and perforations provide depth and character to finishes.

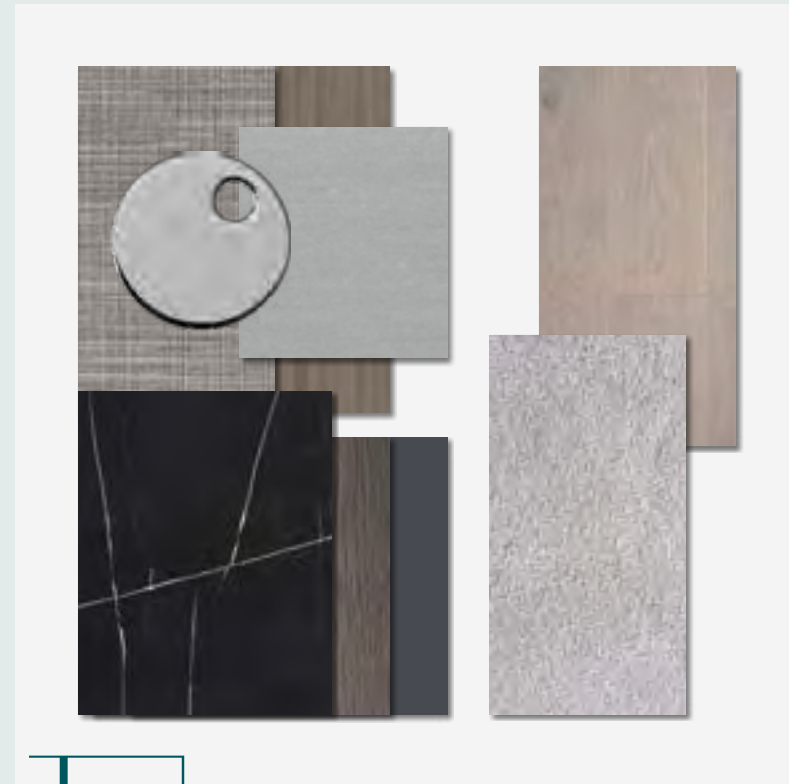
## AMBIENCE

Soft lighting, warm timber tones and tactile matt finishes create a welcoming ambience that exudes comfort and warmth.

## LUXURY

Refined elegant details and bold statements create a strong identity – with bespoke marble-inspired surfaces, polished chrome details and reflective finishes.

# West



# East

“

Heritage is hugely important here, with the old sorting office, so we brought this forward in the little details; such as perforations in stamps, woven hessian details in the old postal sacks and the craftsmanship in pigeon holes, creating a subtle backdrop to our concept.

”

Caroline Smith, Managing Director,  
WISH Interior Architecture



## KITCHEN

- Bespoke custom-crafted cabinetry in a contemporary veneered finish to base and tall units
- Lacquered wall cabinets with concealed downlighting
- Soft closing doors and drawers throughout
- Silestone worktops and matching splashbacks
- Fully fitted Siemens appliances throughout, including:
  - Integrated induction hob
  - Integrated oven and ecoClean technology
  - Integrated microwave (microwave combi to selected units, subject to kitchen design)
  - Fully integrated dishwasher
  - Fully integrated fridge freezer
  - Freestanding washer/dryer (typically located in hallway utility cupboard)
- Re-circulating extractor fan
- Convenient compartmentalised waste and recycling storage
- Undermount single or 1 ½ bowl sink (subject to kitchen design)
- Single-lever mixer tap with swivel spout, finished in chrome

## BATHROOMS

- Ceiling-mounted shower head and hand-held shower set in bathroom and ensuite, finished in chrome
- Wall-mounted mirrored vanity unit with timber veneer shelving and integrated shaver socket
- Full-height tiles to walls in wet areas and tiled floor
- White ceramic wall-mounted WC with soft closing seat, concealed cistern and dual flush
- Bespoke Silestone wall-mounted basin and vanity worktop
- Tiled splashback to wash basin
- Chrome basin mixer spout and controls
- Thermostatic mixer and two-way control for shower and three-way control for bath
- Chrome heated towel rail
- Accessories include clothes hook and mounted toilet roll holder

## WINDOWS & BALCONIES

- Balconies include decking and side hung external doors
- Double-glazed windows throughout

## GENERAL/FINISHES

- Engineered timber flooring throughout living and kitchen spaces
- Deluxe carpet flooring to bedrooms
- Matching engineered timber flooring to storage cupboards
- Bespoke feature entrance door and designer door furniture in polished chrome
- Polished chrome door handles to all internal doors
- Painted architraves and skirting throughout
- Dedicated storage cupboards (subject to individual apartment layout)
- Fitted wardrobes in bedrooms 1 and 2 with internal lighting and drawers
- Ceiling height 2.3m-2.5m\*

## MECHANICAL & ELECTRICAL

- Independent thermostatically controlled comfort cooling in all living areas and bedrooms
- Underfloor heating throughout each property
- Whole apartment ventilation system incorporating heat recovery
- 13-amp circuits throughout
- All visible sockets and switch plates finished in polished chrome
- Light switches finished in polished chrome
- Low-energy, low-maintenance lighting scheme using LED, low-voltage and fluorescent fittings
- Ceiling-mounted smoke detectors and residential sprinklers within apartments

## AV/TELEPHONE/DATA

- Wiring for Sky Q to living area offering both coax and high-speed data cabling for digital TV, DAB and FM radio, telephone and data services for media connectivity
- Communal satellite dish

## ACCESS & CYCLE PARKING

- Cycle store located on the ground floor
- Electric car charging points are available on the site by separate negotiation

## SECURITY

- 24-hour concierge service
- Individual video entry system for all apartments
- A network of internal and external CCTV cameras
- Authorised electronic-controlled access to basement and external doors

\* Ceiling heights throughout are 2.3m-2.5m. There may be some instances where heights vary. Please refer to each individual apartment drawing.





Computer-generated image of public realm

## First-class delivery

Taylor Wimpey Central London creates high-quality residential developments in sought-after Zone 1 and Zone 2 locations. Each development is bespoke to its area using handpicked designers and architects to match local needs and tastes. Success stems from responding to the market in good time and continually evolving to meet the needs of discerning buyers in the capital.

Disclaimer: These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better. Floor plans are intended to give a general indication of the proposed floor layout, and apartment layouts provide approximate measurements only. Dimensions are for guidance only and all measurements and areas may vary within a tolerance of 5%. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Total areas are provided as GIA according to RICS measuring practice. Kitchen and bathroom layouts are indicative only and are subject to change. Furniture and landscaping is shown for illustrative purposes only. All images and dimensions are not intended to form part of any contract or warranty. All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The name Postmark London and Folio Gardens are for marketing purposes and may not form part of the postal address. September 2022.





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