



190 STRAND

LONDON WC2



St Edward

Designed for life

A Joint Venture company owned by the
Prudential & Berkeley



190 STRAND

LONDON WC2

190 Strand is a luxurious new development of suites, apartments and penthouses in an area of central London internationally acknowledged as the Capital's theatre, nightlife, shopping and cultural heartland, with international embassies, law courts and the River Thames close by.

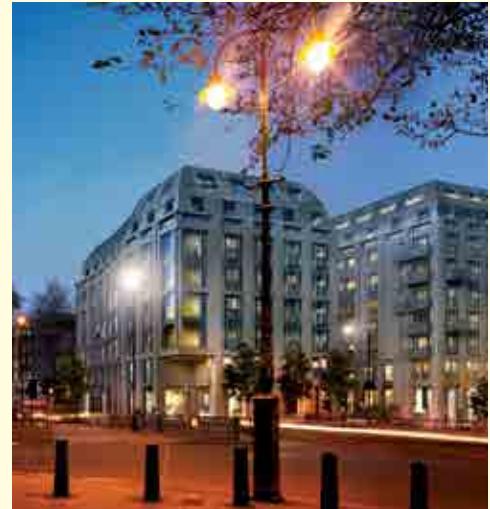
The stone, glass and laser-cut metal filigree façade of 190 Strand marks out a distinctive new presence in this historic location, overlooking Sir Christopher Wren's Grade 1-listed St Clement Danes church, and flanked by the Courtauld Gallery, Somerset House and two of the world's finest universities – King's College and the London School of Economics and Political Science.

This is a world-class address, closely linked to the richest aspects of London's long heritage, from the aristocratic palaces and mansions that for centuries lined Strand, to the grand hotels and restaurants that continue to make London an international destination.



CONTENTS

06	A WORLD-CLASS LOCATION	24	OPEN SPACES & PARKS	78	SPECIFICATION
10	COSMOPOLITAN LONDON LIVING	26	FASHION & RETAIL	82	FLOORPLANS
12	WORLD CONNECTIONS	28	LOCATION MAP	130	THE PENTHOUSES
14	CONNECTING LONDON	30	ICONIC LANDMARK	144	PENTHOUSE SPECIFICATION
16	LONDON'S FAMOUS ADDRESS	32	SITE PLAN	148	FLOORPLANS
18	CAFÉS & BARS	34	EXQUISITE CRAFTSMANSHIP	158	THE TEAM
20	HOTELS & RESTAURANTS	38	FIRST CLASS LIVING	160	SUSTAINABILITY AT 190 STRAND
22	HERITAGE & CULTURE	60	THE APARTMENTS	161	ST EDWARD & VISION 2020







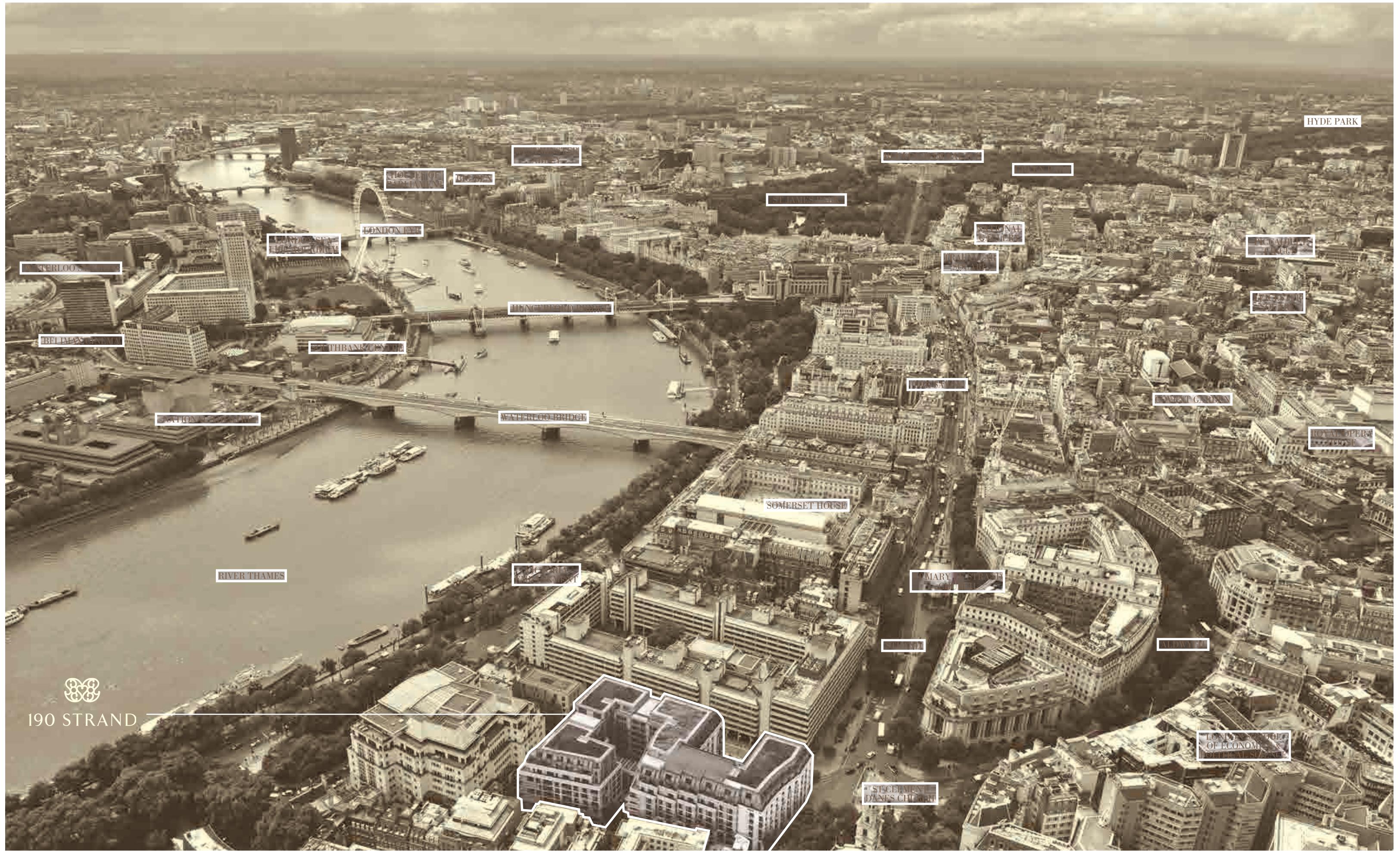
190 STRAND



A WORLD-CLASS LOCATION

In the heart of Central London, 190 Strand is just moments from the River Thames, Covent Garden, the Houses of Parliament and Trafalgar Square. Perfectly located for access to culture and entertainment, fashion and shopping, hotels and fine dining, as well as having close proximity to a range of London's well known educational centres of excellence.

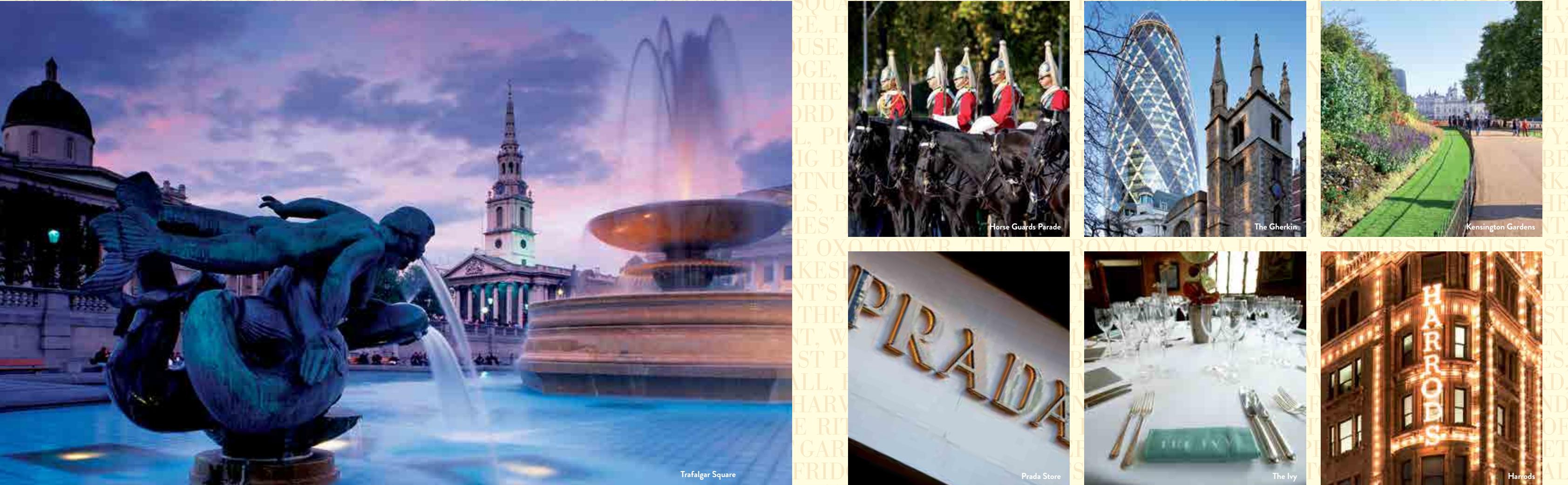




COSMOPOLITAN LONDON LIVING

A powerhouse of the arts, business and finance, brimming with some of the world's most renowned museums and first-class theatre, ballet and opera, not to mention the Michelin star restaurants and bars, London is one of the most cosmopolitan, dynamic and historic cities in the world.

Against a backdrop of inspiring architecture, the Royal Parks, illustrious history and extensive designer shopping, London is also the home of a panoply of cultural institutions and sporting events – from the British Museum, to the National Gallery, the British Library and Wimbledon, London's dynamism attracts artists, designers, intellectuals and business leaders from around the globe.



Trafalgar Square

Prada Store

The Ivy

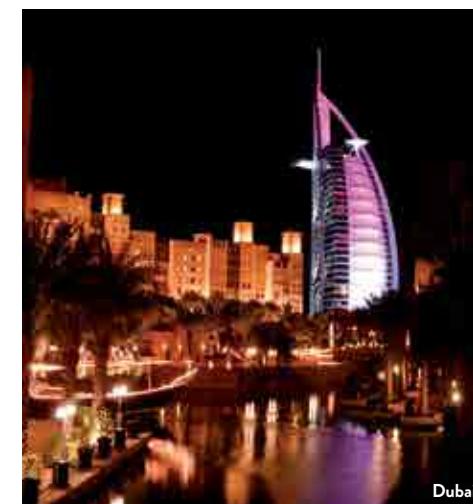
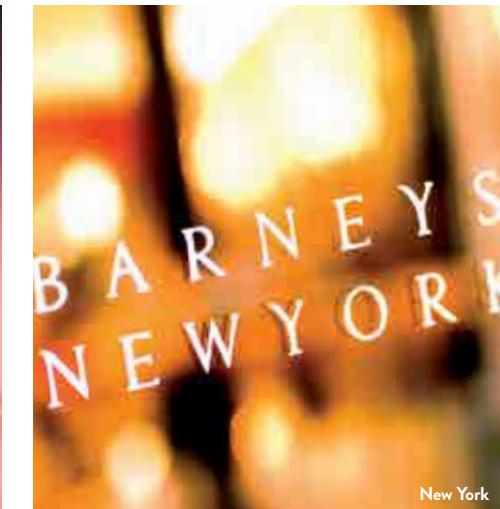
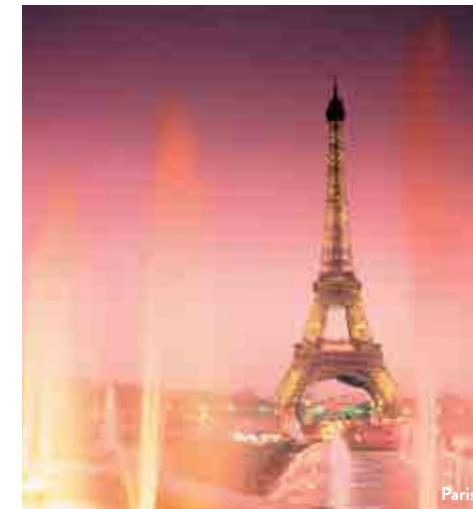
Harrods



12

Images are indicative of lifestyle

WORLD CONNECTIONS



London offers access links to Europe and every major city across the globe. Paris is only two hours and 15 minutes train ride away by Eurostar from St Pancras International station. Within an hour's drive is London Heathrow Airport, which handles the largest number of international flight passengers in the world. Around 130 million passengers pass through London's airports each year – making London a highly sought-after destination for frequent international travellers.



CONNECTING LONDON



Lambeth Bridge and
Houses of Parliament



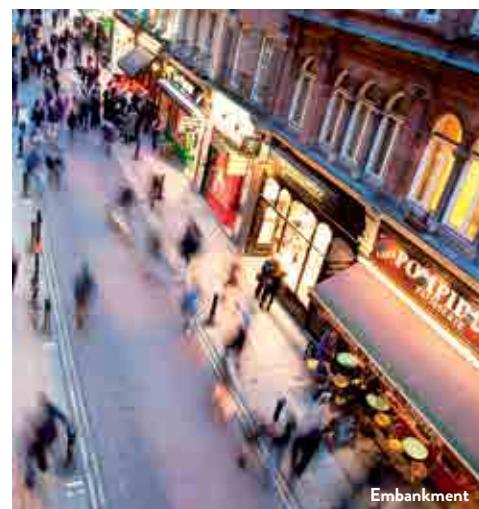
Tower Bridge



TAXI



St Pancras Station



Embankment



St Paul's



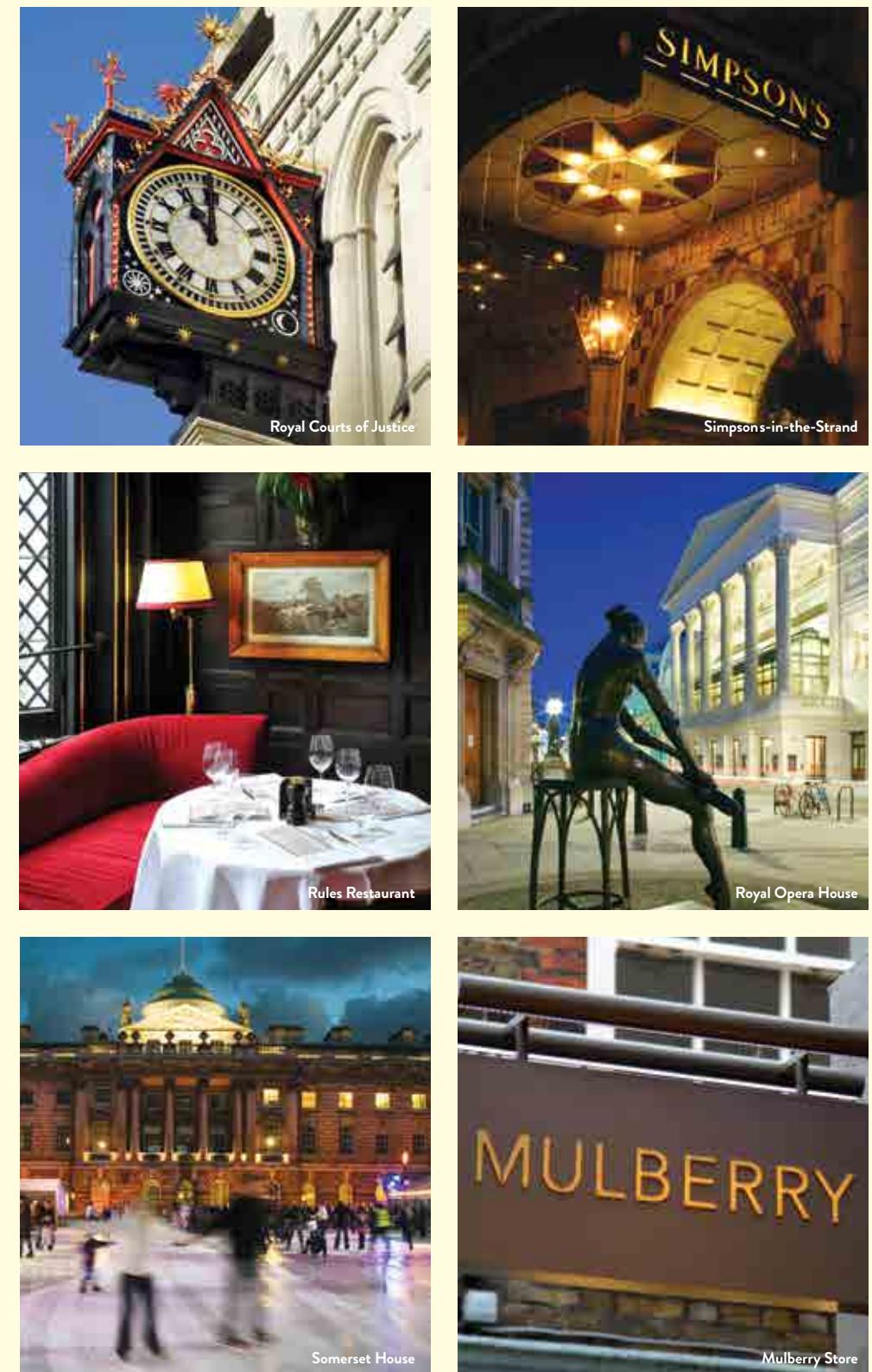
Strand has a long history as the true heart of Central London. The former site of the original Charing Cross near Trafalgar Square has represented the centre of the capital for centuries and marks the spot from which all distances to London are measured.

Strand boasts easy access all over the capital, either by London Underground, buses, black cabs and increasingly by bike. The Bank of England is just 10 minutes away by tube or car, while Bond Street is under 15 minutes away by tube; nearby Charing Cross station offers rail services across southeast England.





LONDON'S FAMOUS ADDRESS



The history of Strand is steeped in associations with Britain's nobility and royalty. From the 1300s, large aristocratic mansions lined Strand, including the palatial homes of bishops and royal courtiers, many with their own gates leading directly onto the Thames. Among these was the Savoy Palace, the London residence of the uncle of King Richard II and now the site of the Savoy Hotel.

Somerset House, originally built in the 1500s by Edward Seymour, the first Duke of Somerset and Regent of England, now houses the Courtauld Institute, which holds some of Britain's most treasured works of art. Opposite 190 Strand stands St Clement Danes church, completed in 1682 by Sir Christopher Wren. Close by is King's College, founded by King George IV, which forms part of the University of London and was completed in 1829.



CAFÉS & BARS

The cafés and bars around Strand elegantly blend a sense of history with contemporary style. From traditional afternoon tea to sophisticated pre-theatre cocktails or informal lunches in nearby Covent Garden, the cafés and bars around Strand are buzzing with life, including the brand new European brasserie The Delaunay – with many others offering stunning views of the River Thames.

While the neighbourhood can claim to have played host to the likes of Winston Churchill, King George VI and Clark Gable, today a new generation of bartenders and chefs have emerged who create cocktails and dishes with modern techniques to cater for a discerning, contemporary and cosmopolitan clientèle.



The Delaunay

The Martini Bar at Christopher's



HOTELS & RESTAURANTS

In close proximity to 190 Strand is an array of chic hotels, from the Savoy with its old-world grandeur, to the stylish, laid-back luxury of One Aldwych, and the St Martin's Lane hotel in Covent Garden, whose glamorous contemporary design reflects its location in one of Europe's most cosmopolitan cities.

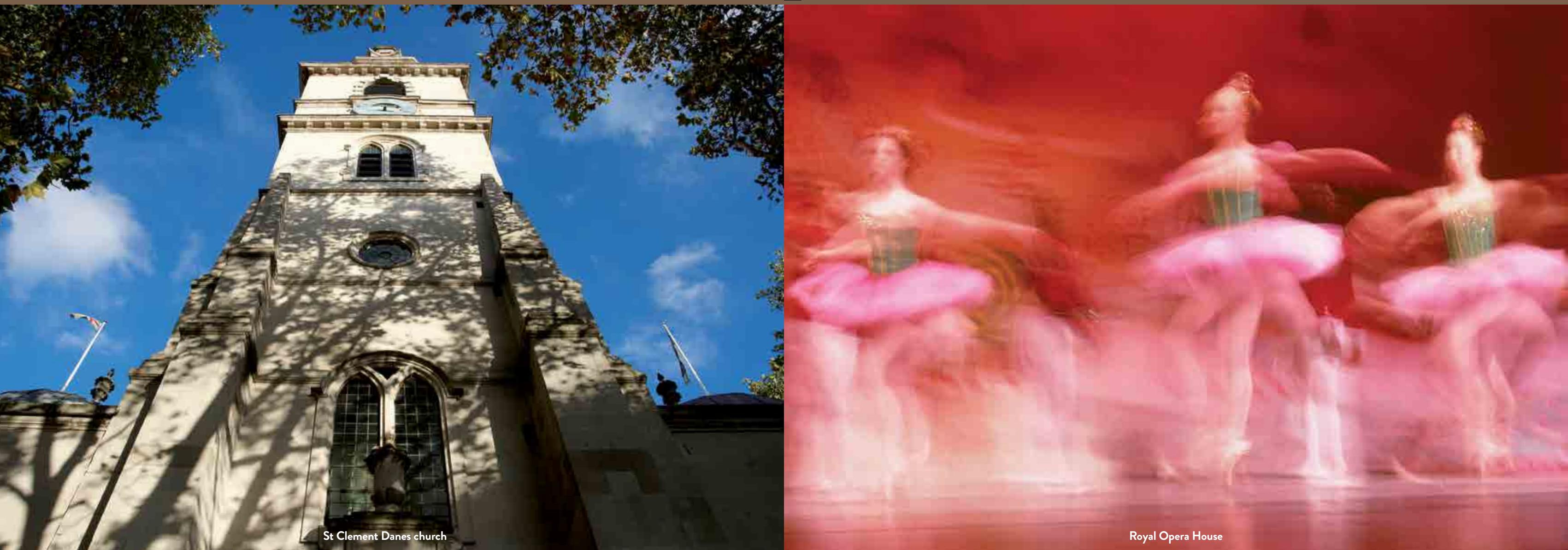
Dine in style at one of the many fine dining establishments that have called this area home for decades. Simpson's-in-the-Strand has served classic British dishes, such as its Scottish beef on the bone, to patrons for over 170 years. J Sheekey, famous for specialising in fine fish, oysters and shellfish, and The Ivy in Covent Garden which first opened its doors in 1917, are both excellent examples of established world class dining.



HERITAGE & CULTURE

Throughout the 19th century, writers and thinkers gathered in fashionable Strand, among them Charles Dickens, John Stuart Mill and William Makepeace Thackeray. Today, it is also well-known as the heart of Theatreland where world-class productions are created and staged.

The Royal Courts of Justice on Strand are one of the last great wonders of Gothic revival architecture in England. Criminal cases are heard at the Old Bailey near St Paul's Cathedral and the courts are open to the public.



OPEN SPACES & PARKS

190 Strand is metres from Victoria Embankment, a riverside road and romantic walkway stretching along the north bank of the River Thames, with public gardens on one side and views of the south bank of the Thames on the other. Between Strand and Buckingham Palace lies St James's Park, the oldest of London's Royal Parks.

St James's Park boasts magnificent views of neighbouring Buckingham Palace. The park has a lake and a duck island, which includes a colony of pelicans, a gift from a Russian ambassador in 1664.



Victoria Embankment

St James's Park



FASHION & RETAIL

Strand is perfectly positioned to make the most of the area's diverse and inspiring shopping scene, where exclusive fashion boutiques nearby rub shoulders with popular high-street stores. It's just a short walk to a world of luxury shopping: names such as Burberry, Michael Kors, Oliver Sweeney, Orla Kiely, Aspinal and Jo Malone make this not only an attractive quarter for strolling, but a terrific place for fashion-forward retail therapy.



THE HEART OF LONDON

Illustrating a selection of some of London's finest restaurants, art and culture, amenities and retail all within walking distance of 190 Strand.

PLACES OF INTEREST

- 1 Cleopatra's Needle
- 2 Old Bank of England
- 3 Royal Courts of Justice
- 4 St Clement Danes church
- 5 Trafalgar Square

FINE DINING

- 6 Christopers
- 7 The Delaunay
- 8 J Sheekey
- 9 Rules
- 10 Simpson's-in-the-Strand
- 11 The Ivy
- 12 Twinings

ART & CULTURE

- 13 Somerset House
- 14 National Gallery
- 15 National Portrait Gallery

HOTELS

- 16 One Aldwych
- 17 The Savoy Hotel
- 18 St Martin's Lane

THEATRES

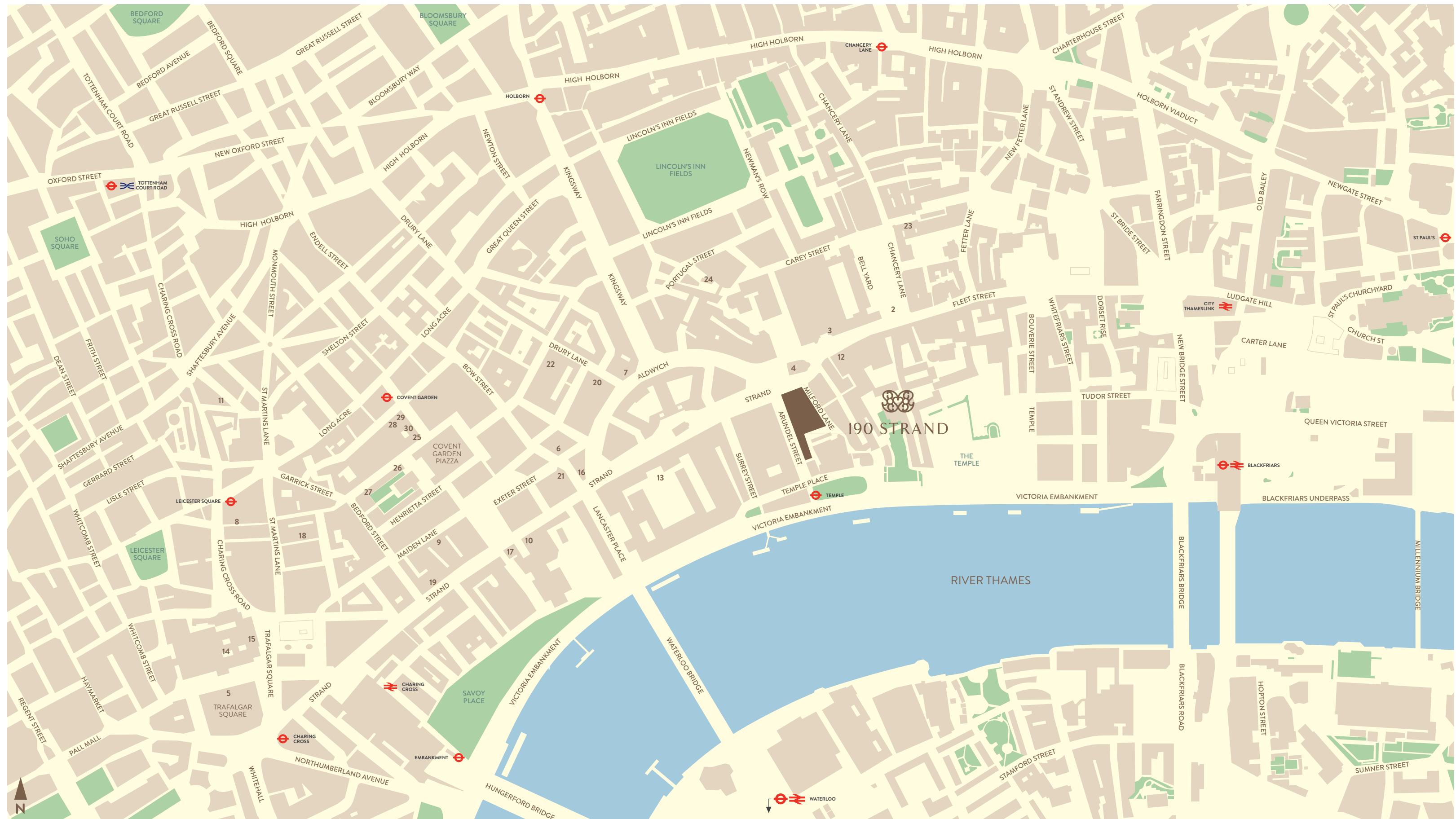
- 19 Adelphi Theatre
- 20 Aldwych Theatre
- 21 Lyceum Theatre
- 22 Theatre Royal Drury Lane

SHOPPING

- 25 Apple Store
- 26 Burberry
- 27 Hackett
- 28 Mulberry
- 29 Paul Smith
- 30 Swarovski

EDUCATION

- 23 King's College London
- 24 London School of Economics and Political Science



Map is not to scale and is indicative only



190 STRAND

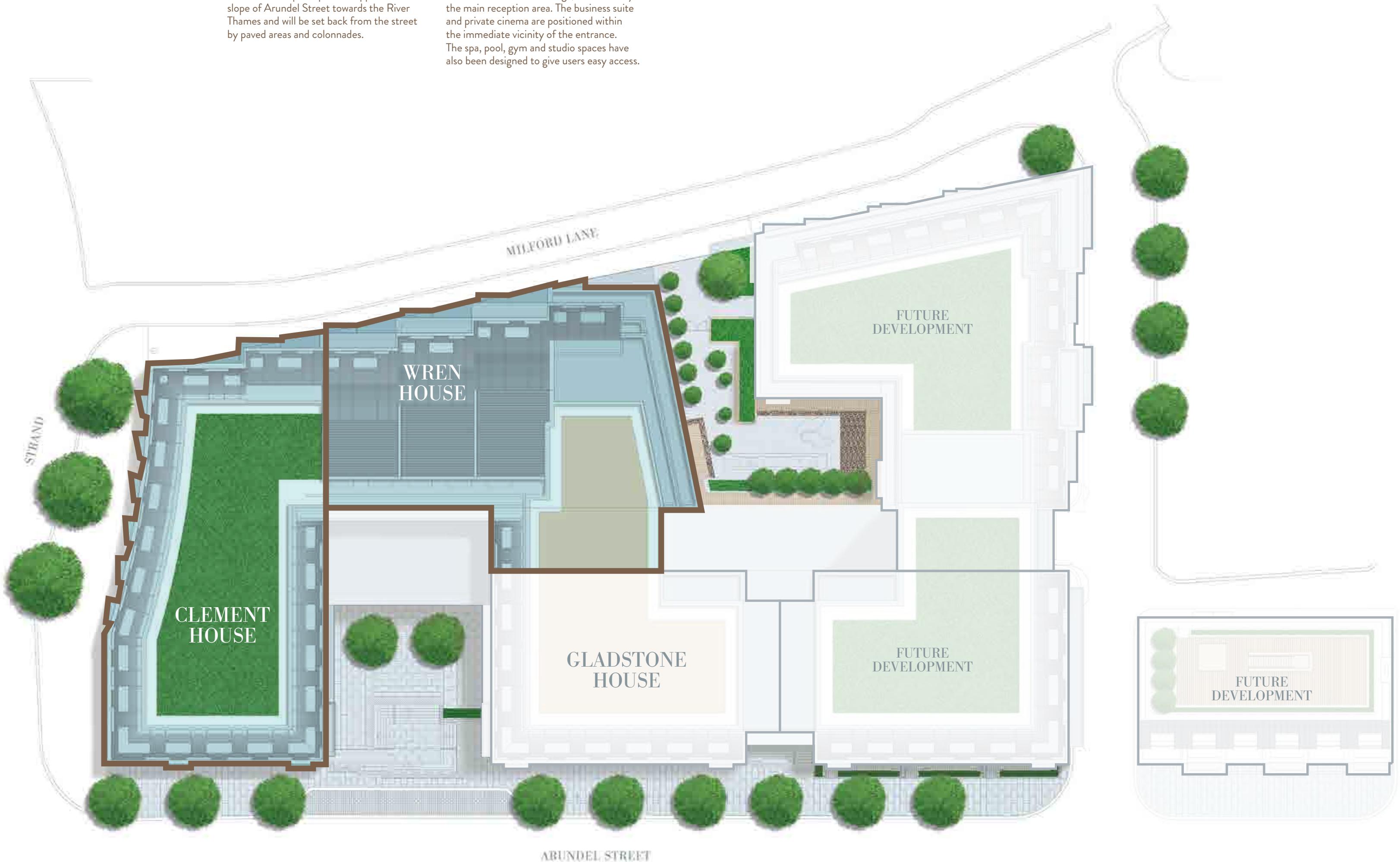
A NEW ICONIC
LANDMARK AT
THE HISTORICAL
CROSSROADS OF
A GREAT CITY



SITE PLAN

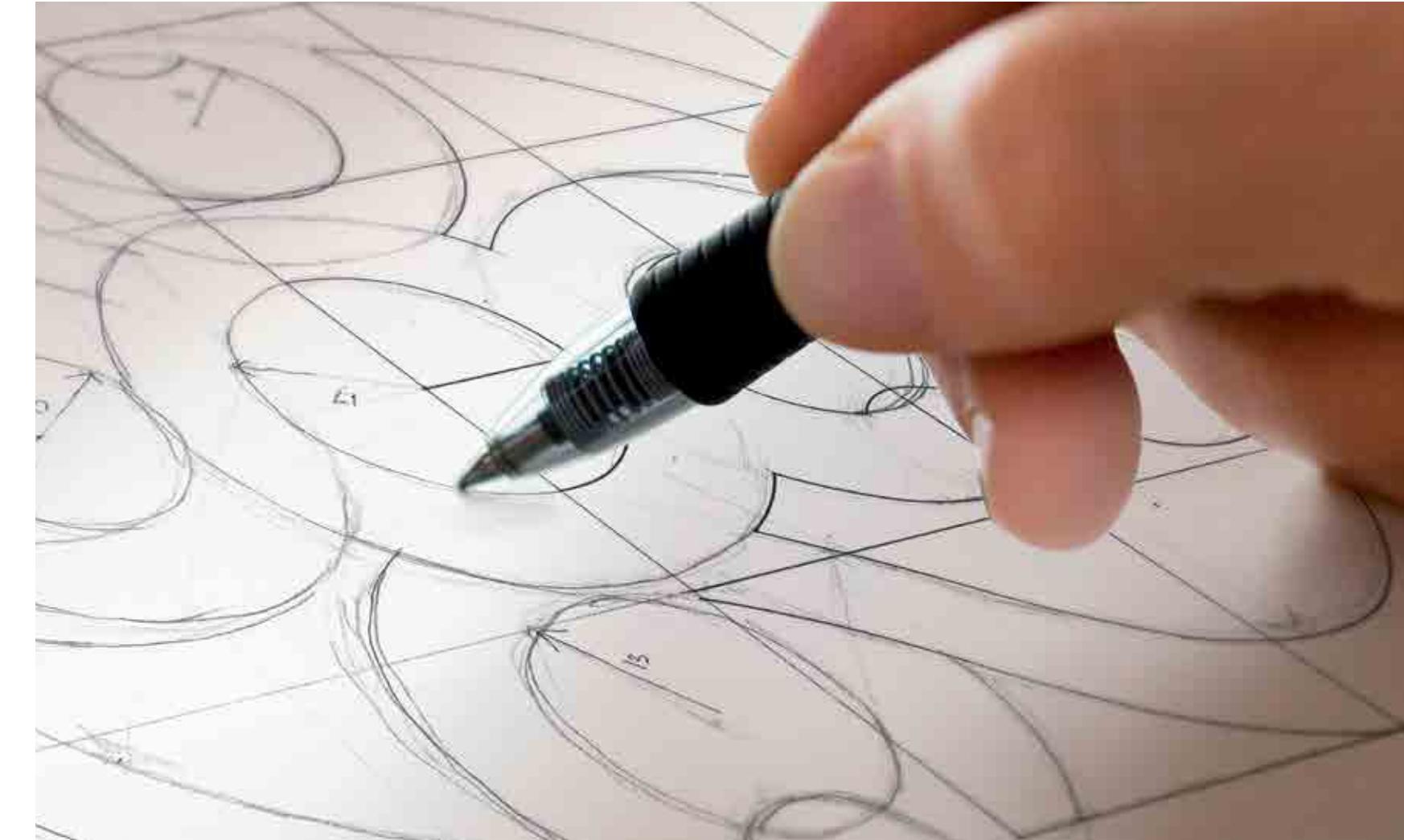
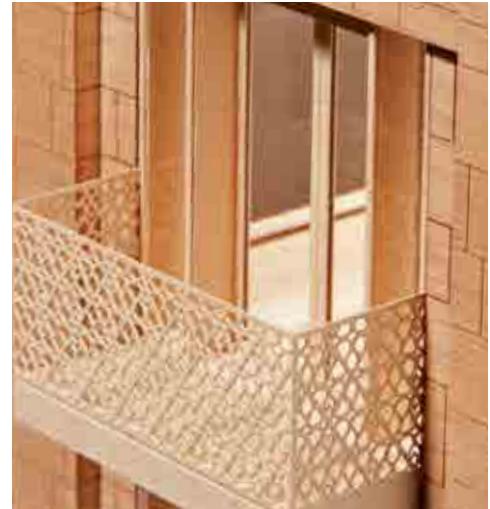
The development's buildings will weave around landscaped squares stepped down the slope of Arundel Street towards the River Thames and will be set back from the street by paved areas and colonnades.

The residents' facilities are conveniently situated below the concierge, accessible by the main reception area. The business suite and private cinema are positioned within the immediate vicinity of the entrance. The spa, pool, gym and studio spaces have also been designed to give users easy access.

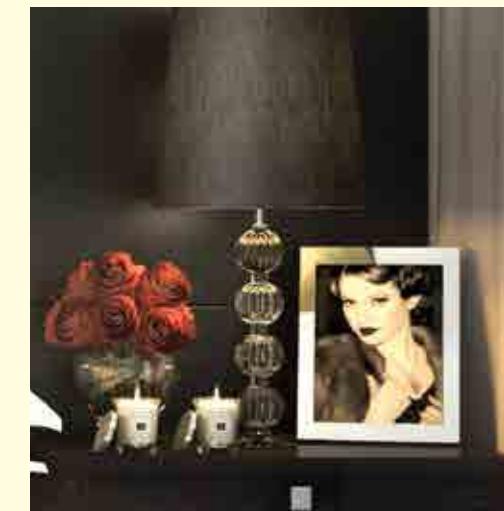


EXQUISITE CRAFTSMANSHIP

This historic site demands the most impeccable standards of design and craftsmanship that bridge contemporary living and past aesthetics. The building's façade features a delicate filigree design and dramatic ground-level colonnade with a nod to the building's important location opposite the Grade I-listed St Clement Danes church. The scale, height and materials of the building will blend seamlessly with the buildings in the immediate area.



HIGH STYLE IS THE HALLMARK OF 190 STRAND



Throughout the bespoke suites, prestigious apartments and penthouses, quality in materials and craftsmanship will be paramount.

Miele kitchens lend a superior feel and bathrooms exude luxury with high-quality polished marble, timber being used extensively.

The development will showcase the best of modern design and intricate attention to detail, such as bespoke door handles and marble feature fireplaces, glass and stainless steel features on the balconies and terraces and strategic lighting to enhance the architectural features.





FIRST CLASS LIVING

Residents at 190 Strand benefit from a five star hotel-style concierge service available 24 hours a day. Dedicated staff cater to the day-to-day demands of 21st century international living: organising deliveries, cleaning services, theatre tickets, dinner reservations, drivers and much more.

In addition to the landscaped communal areas and impressive lobby, residents can make use of the on-site business lounge, private cinema, state-of-the-art gym or relax in the private swimming pool. Each apartment at 190 Strand has been designed to exceptional standards, offering elegance, peace of mind and the security of an iconic address in the true heart of London.



FIRST IMPRESSIONS

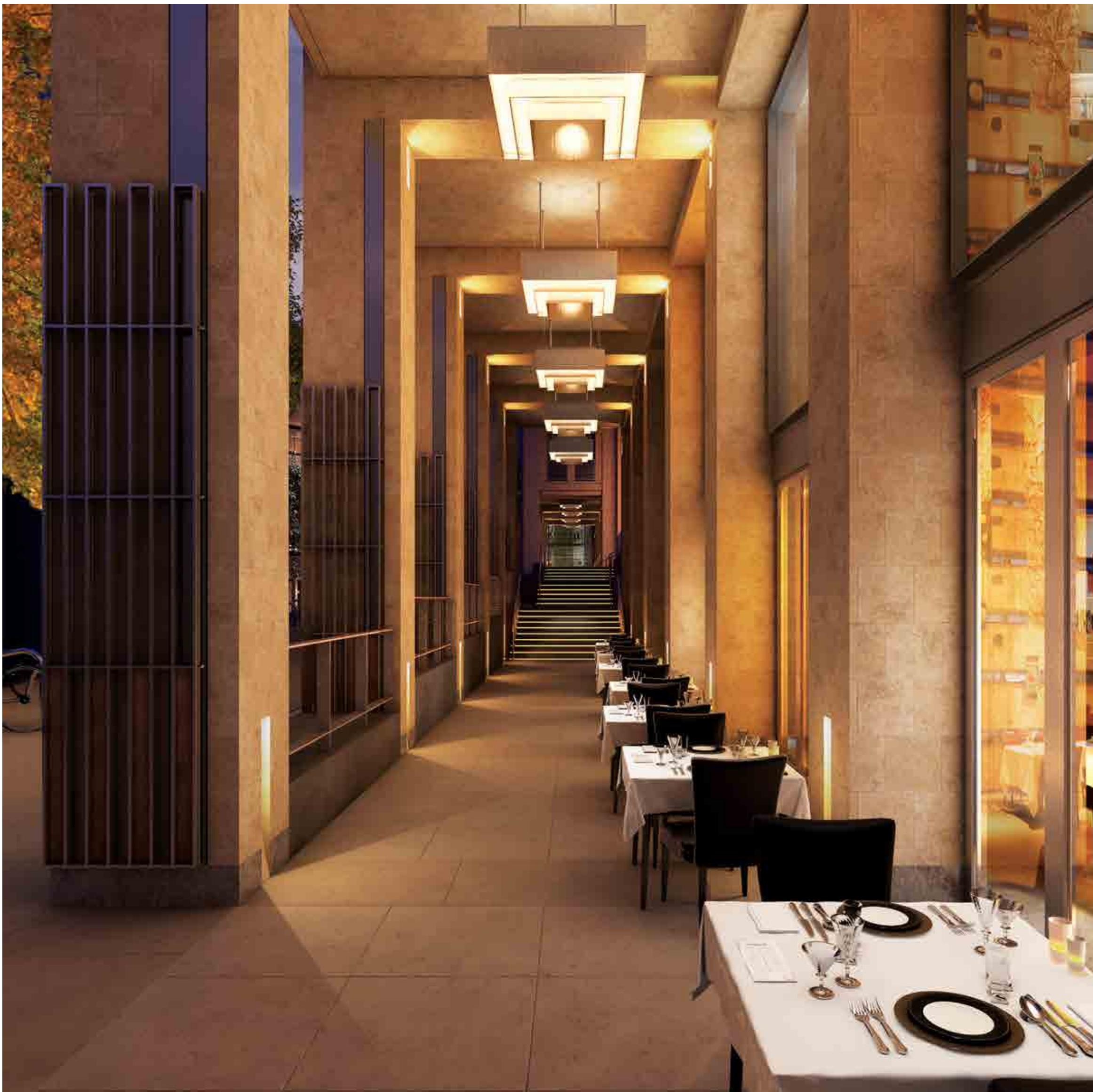
The grand main entrance will front Strand providing a sought after position in London. This leads through to the reception and concierge area where professional staff will be on hand to deliver a high level dedicated service to residents. The design has been carefully considered to ensure that the first impression for residents and their guests, is that of international stature.





GRAND FEATURE ARCHITECTURE

A classically-inspired colonnade runs along the length of 190 Strand towards the River Thames. Here, in a stately yet intimate setting, will be places to eat, drink and socialise.



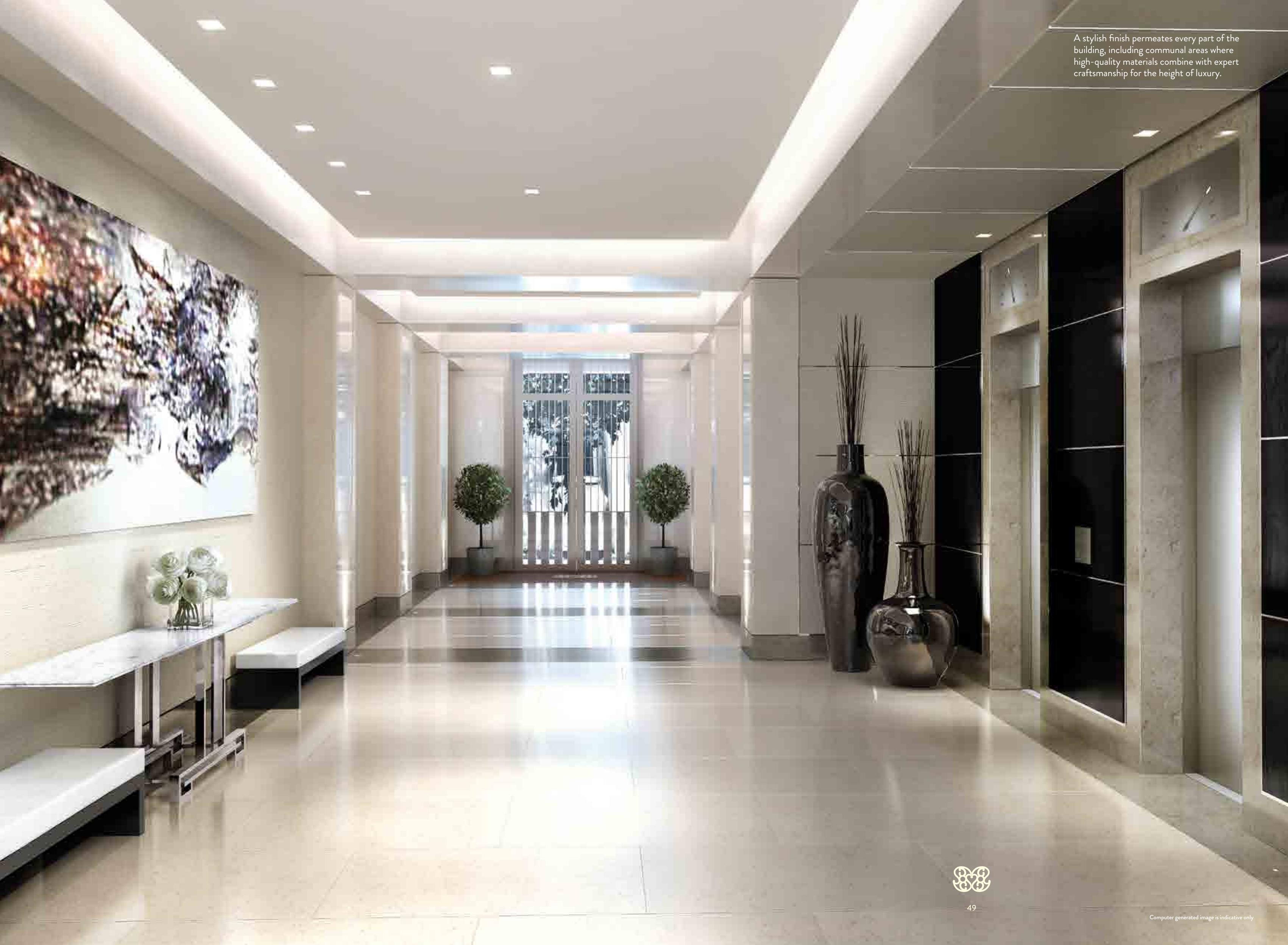
A STYLISH WELCOME AWAITS AT 190 STRAND

Residents and guests will be welcomed by 190 Strand's impressive lobby, built to the highest specifications. Sleek limestone cladding for floors and columns, combined with polished nickel detailing feature throughout the space.

The lighting design has been a key aspect of the overall aspiration in creating a truly stylish and sophisticated design for the reception.



A stylish finish permeates every part of the building, including communal areas where high-quality materials combine with expert craftsmanship for the height of luxury.





190 Strand incorporates a notable private landscaped square with granite paving that connects the surrounding buildings and apartment entrances.

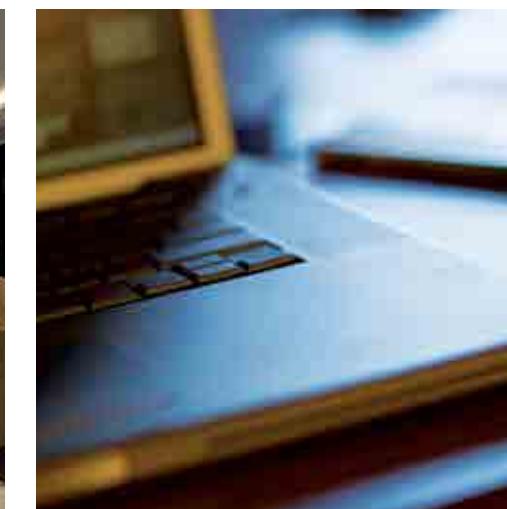
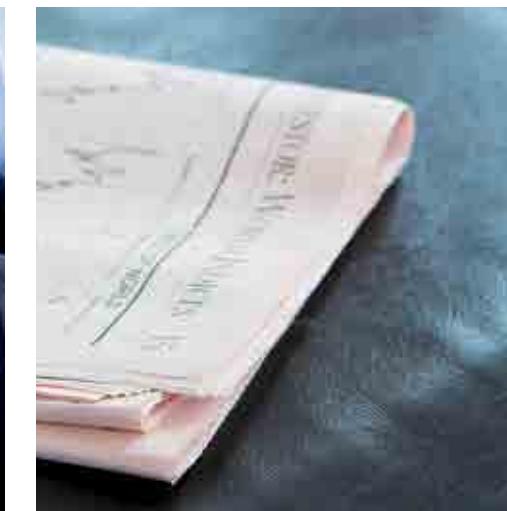


51

Computer generated image is indicative only

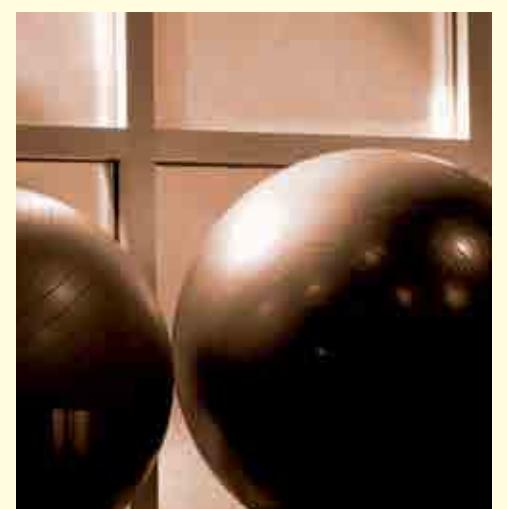
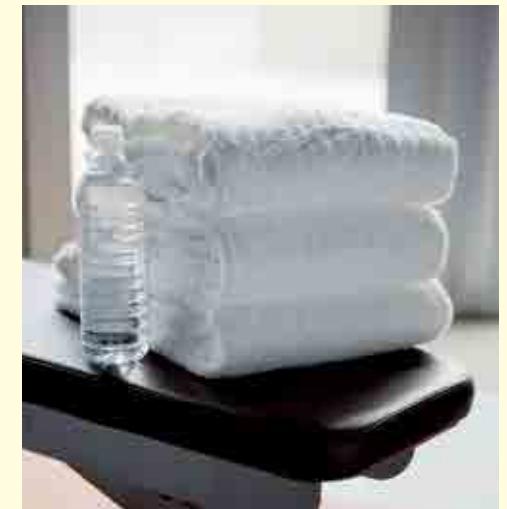
MAKING BUSINESS A CONSTANT PLEASURE

The stylish private business lounge will provide residents with an ideal place to meet with guests and business associates. The lounge will include broadband wi-fi connections, desk space and meeting facilities.



A HEALTHY LIFESTYLE

Staying healthy and pampered will be a pleasure at 190 Strand. The in-house health and leisure facilities are designed to be exemplary, with a fully equipped fitness studio and personal training facilities, virtual golf as well as relaxing sauna and steam rooms.



A SOOTHING NATURAL ATMOSPHERE

The private pool and spa area will provide the perfect retreat. The interior design and ambience has been crafted for a luxurious experience. The spa area includes swimming and vitality pools, relaxing loungers, sauna and steam rooms, spa rooms and a relaxation suite.



AT YOUR LEISURE

Designed for private use, the bespoke cinema room provides residents with the opportunity to enjoy watching the latest films with friends and family in luxurious comfort, or to conduct all important business presentations.



THE APARTMENTS

High quality finishes, space and light will characterise the apartments and penthouses at 190 Strand, whose superb materials and sleek finishes set the tone for sophisticated contemporary living.



Computer generated image is indicative only

SOPHISTICATED LIVING

Generously sized rooms will be enhanced by floor-to-ceiling windows, many of which will feature spectacular urban views. Everything has been thought of to create highly liveable residences.





MADE FOR ENTERTAINING

The apartments are designed for entertaining, featuring spacious dining areas with timber flooring and open-plan kitchens – to make the cook part of the occasion.

Fully integrated kitchen components keep the area looking sleek and sophisticated, fitting for any dinner party.

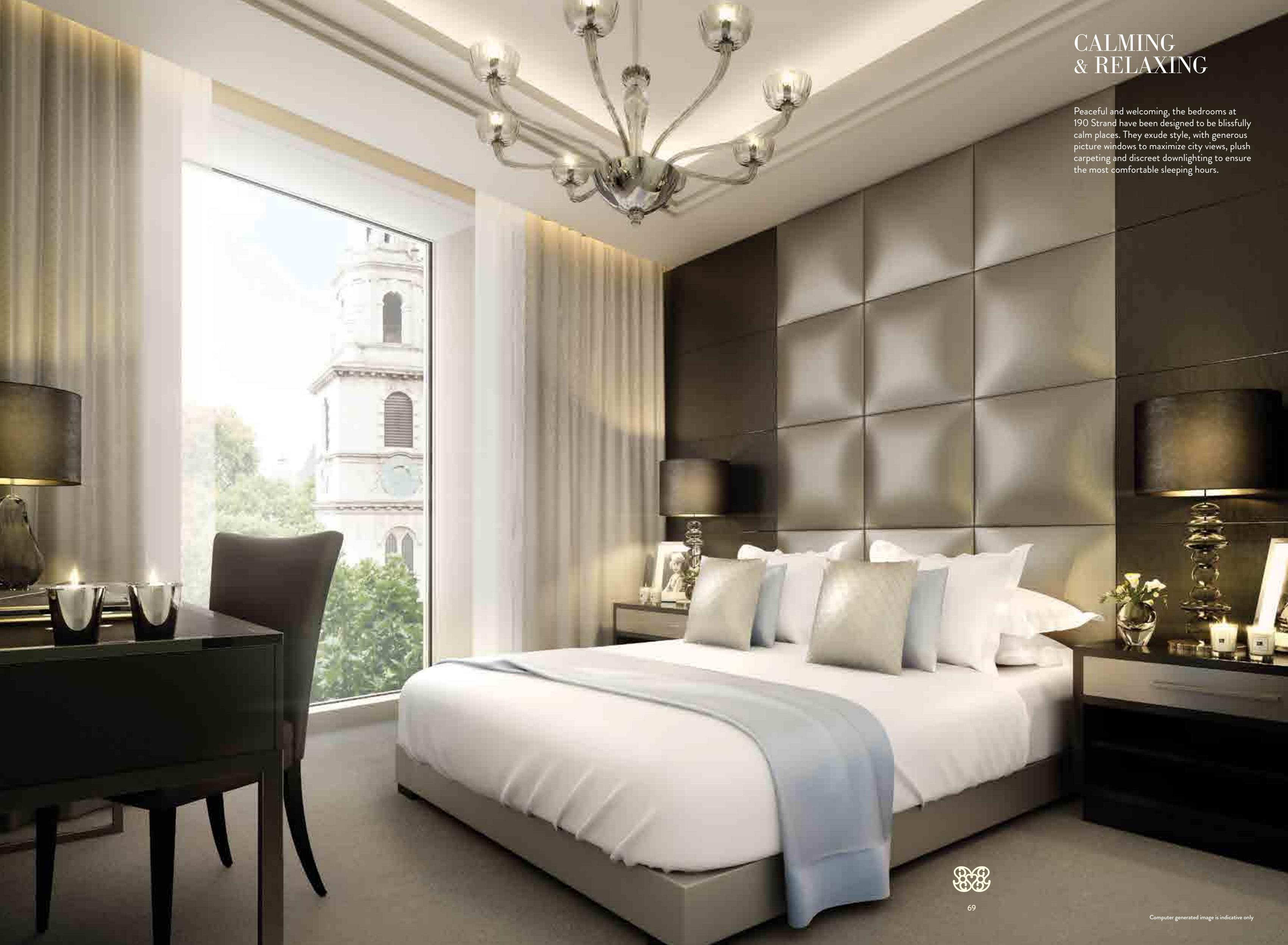




The superior kitchens have been designed to exacting standards. Miele products will set the tone, with built in microwave oven, coffee machine and built-in wine coolers in most apartments, plus space-saving recycling bins for definitive 21st century living.

CALMING & RELAXING

Peaceful and welcoming, the bedrooms at 190 Strand have been designed to be blissfully calm places. They exude style, with generous picture windows to maximize city views, plush carpeting and discreet downlighting to ensure the most comfortable sleeping hours.





Generous wardrobes, many of which include dressing areas have been designed with the perfect balance of spacious storage and exceptional finishes, including mirrored drawers and smoked chestnut timber doors.





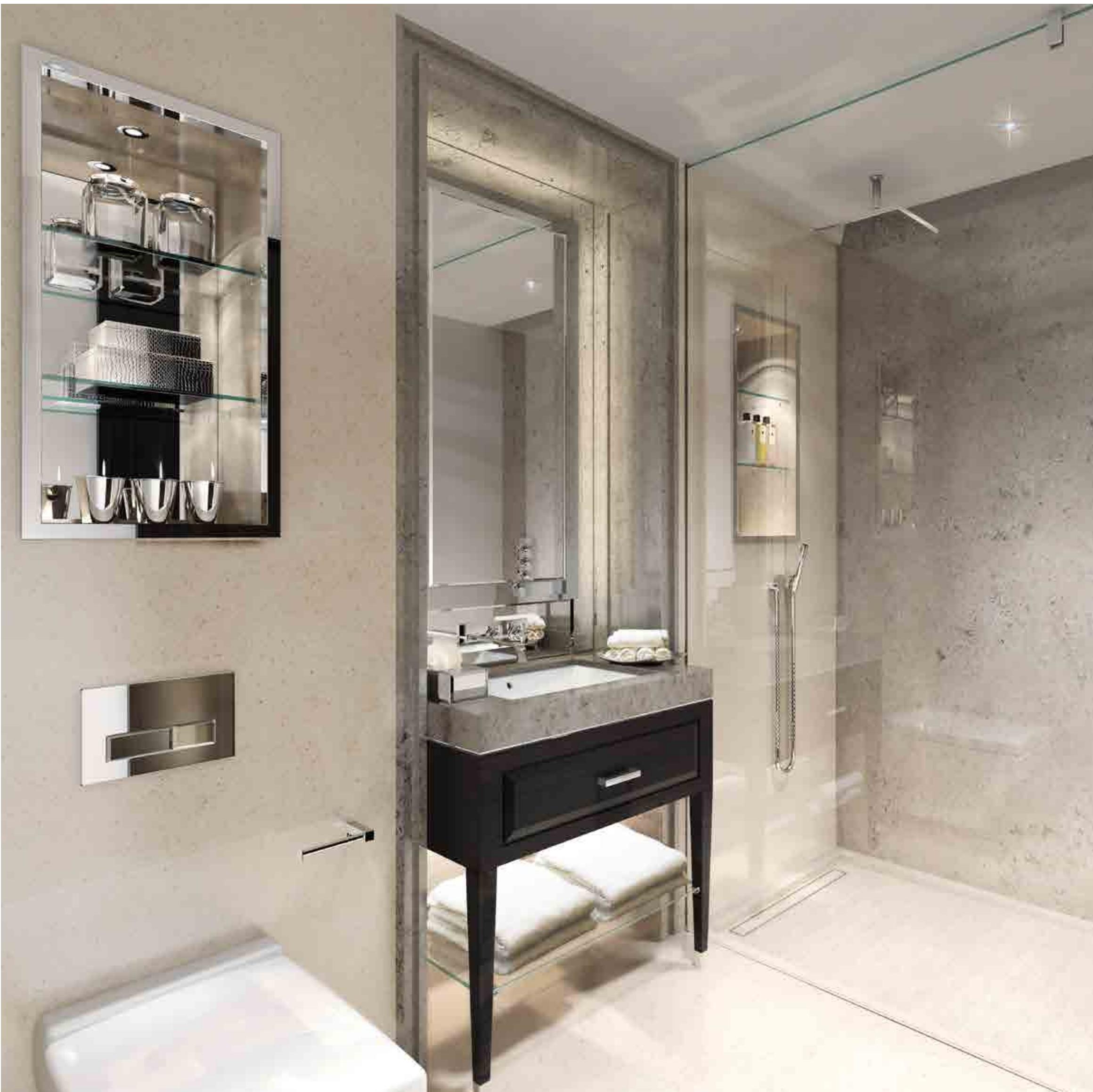
RELAXATION SUITE

Master bathrooms will be true sanctuaries with enviable combinations of limestone or marble, high-quality white goods and luxury polished nickel taps and shower accessories.





Smart wooden fixtures and huge mirrors; the under-mounted sink and bath for sleek good looks; and discreet downlighting for instant relaxation. Pure indulgence.



Guests will be treated to the same level of luxury in the 190 Strand apartments, with bathrooms designed in large-format limestone or marble wall finishes and detailing, plus huge bespoke glass shower screens. The height of gracious living.



SPECIFICATION



Kitchens

- Individually designed layouts
- Marble work surfaces and back panel to peninsula/island units where applicable (options available – subject to cut-off dates)
- Full height back painted glass splashbacks above work surfaces (options available – subject to cut-off dates)
- Stainless steel 1½ bowl undermount sink and chrome finish mixer tap
- Satin gloss veneer or high gloss lacquer finishes to cabinets (options available – subject to cut-off dates)
- Glass fronted wall cabinets to selected apartments where appropriate
- Bespoke shelving units to selected apartments where appropriate
- Pull-out pan and racked storage units to selected apartments where appropriate
- LED ceiling downlighters and concealed LED lighting to wall cabinets
- Concealed multi-gang appliance panel and polished nickel socket outlets above work surfaces where appropriate
- Pop-up sockets to island units where appropriate
- Engineered timber floor finishes (options available – subject to cut-off dates)
- Miele inset frameless touch control induction hob
- Built-in ceiling or integrated extractor hood where appropriate
- Miele built-under stainless steel multi-function wide oven with AirClean Catalyser system
- Miele stainless steel combination microwave oven
- Miele built-in stainless steel warming drawer
- Miele built-in stainless steel coffee machine
- Miele integrated fridge/freezer
- Miele built-in wine cooler to selected apartments
- Miele integrated multi-function dishwasher
- Free-standing washer/dryer within vented utility cupboard/room
- Space saving recycling bins

Bathrooms

- Bette white bath with bath filler and marble surround/ removable panels to selected bathrooms
- Frameless glass bath screens to selected bathrooms
- Polished nickel deck mounted taps with pull out hand shower to bath of selected bathrooms
- Polished nickel concealed thermostatic mixer/diverter, with ceiling mounted showerhead and complete handshower set to bath of selected bathrooms
- Polished nickel concealed thermostatic mixer/diverter, with ceiling mounted showerhead and complete handshower set to shower area of selected bathrooms/ shower rooms
- Walk-in shower area to bathrooms/shower rooms where indicated with frameless glass shower panels
- Bespoke marble and veneer vanity units with polished nickel deck or wall mounted mixer taps to suit situation
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting to selected bathrooms/shower rooms/cloakrooms
- Villeroy & Boch white wall hung basin to selected cloakrooms
- Bespoke mirror with lighting above basin to selected cloakrooms
- Villeroy & Boch white wall mounted WC pan with soft close seat/cover and concealed cistern with dual-flush plate
- Shelved niches above WC pan and to bath/shower areas with recessed downlighters to bathrooms/shower rooms/ cloakrooms where applicable
- Wiring for future television provided above bath to master en-suite bathrooms
- Polished nickel finish ladder style thermostatically controlled heated towel rail to all bathrooms/shower rooms/cloakrooms
- Combination of large format marble/limestone wall finishes to selected walls of bathrooms/shower rooms/ cloakrooms (options available – subject to cut-off dates)

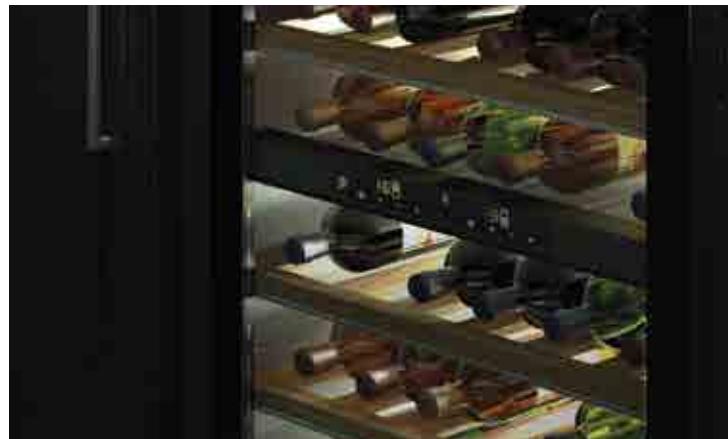


SPECIFICATION CONTINUED

- Large format marble/limestone floor finishes with mosaic border detail to master en-suite bathrooms (options available – subject to cut-off dates)
- Large format marble/limestone floor finishes to shower rooms/cloakrooms (options available – subject to cut-off dates)
- MHVR extract ventilation to outside
- LED downlighters to bathrooms/shower rooms/cloakrooms
- Accessories include polished nickel finish toilet roll holder and robe hook

Electrical fittings

- Feature ceiling coffers with concealed lighting to selected hallways, principal reception rooms and master bedrooms
- Recessed LED downlighters throughout
- Feature Swarovski Crystal Sky LED lighting to master en-suite bathrooms
- Concealed LED lighting to blind boxes to reception rooms and bedrooms
- Ambient lighting on PIR to vanity units of bathrooms, shower rooms and cloakrooms where appropriate
- Wiring for pendant light fittings to hallways, reception rooms and bedrooms
- Automatic lighting to utilities, services, coats cupboards and wardrobes
- 5 amp lighting circuit to reception rooms and bedrooms
- Television (terrestrial and Sky+) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for whole house integrated media system incorporating IT, audio/visual and lighting
- Pre-wired for future automated curtains/blinds
- Polished nickel finish power sockets
- Dimmer light controls or switches where applicable



Computer generated images are indicative only



Heating/Cooling

- Heating and hot water from communal system with metered water supply to all apartments
- Underfloor heating to hallways, bathrooms, shower rooms and cloakrooms
- Comfort cooling/heating to all reception rooms and bedrooms
- Plumbing for washer/dryer within vented utility cupboard/room or in kitchen where appropriate

Interior finishes

- Panelled engineered veneer entrance and internal doors
- Panelled engineered veneer double doors with glazed fixed side panels in selected locations
- Panelled satin gloss doors to selected cupboards
- Interior fittings to hall cupboards to suit situation
- Painted skirtings and timber architraves, white painted architraves to selected hallway cupboards
- Bespoke polished nickel finish door handles throughout
- Bespoke polished metal and stone staircase with lighting to duplex apartments
- Feature fireplace with stone surround and bio-ethanol fire fittings to principal reception rooms where appropriate
- Bespoke fitted wardrobe/dressing areas to selected master bedrooms, internal fittings include rails, shelves, drawers and concealed lighting where indicated
- Bespoke walk in wardrobes to selected master bedrooms, internal fittings include rails, shelves, drawers and concealed lighting where indicated
- Walk in dressers provided to selected 2nd bedrooms, to be fitted out at a later date by purchaser
- Engineered timber floor finishes to kitchen and reception rooms (options available – subject to cut-off dates)
- Large format limestone floor finishes with contrasting stone border detail to hallways
- Carpet floor finishes to bedrooms (options available – subject to cut-off dates)

Balconies/Terraces

- Well proportioned glass/steel balconies and terraces with aluminium/stone/timber handrail to apartments where indicated
- Timber decking/stone paving to balconies and terraces with external lighting where indicated
- External water tap and power to selected terraces where indicated

Security

- Video entry system viewed by individual apartment handset / screen
- Power and telephone points provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- All apartments provided with mains supply smoke detectors and heat detectors
- Multi-point locking and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- 24-hour concierge service and monitored CCTV

Peace of mind

- 999 year lease
- All apartments benefit from 10 year build warranty

Car parking

- Car parking available within the managed CCTV monitored parking areas – subject to separate negotiation

Lifts

- Passenger lifts serve each core and all levels with access to parking levels

Interior Designed Entrance Lobby/Colonnade

- Spacious reception lobby with feature floor and wall finishes
- Comfortable waiting area for guests
- Bespoke Concierge desk
- Feature lighting
- Central colonnade with seating areas
- Oversized glass doors to main entrance

Lift Lobbies/Communal hallways

- Bespoke carpet floor finishes
- Tiled floors and painted walls to car park levels

Residents' leisure suite

- Bespoke swimming pool and vitality pool
- Separate fitness studio with facilities for personal training
- Treatment rooms, sauna and steam room facilities
- Changing rooms with shower facilities
- Golf and cinema spaces
- Business suite

Management company

- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered



Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required.



CLEMENT HOUSE

FLOOR PLANS

TYPE	PLOT	LEVEL	BEDS	TOTAL AREA SQ FT	TOTAL AREA SQ M	PAGE
Suites						
01	1-1-1	First	Suite	355	33	84
01	1-2-1	Second	Suite	355	33	84
01	1-3-1	Third	Suite	355	33	84
01	1-4-1	Fourth	Suite	355	33	84
01	1-5-1	Fifth	Suite	355	33	84
1 bedroom apartments						
04	1-1-5	First	1 bed	667	62	85
06	1-1-4	First	1 bed	775	72	86
05	1-1-3	First	1 bed	904	84	87
2 bedroom apartments						
51	1-2-4	Second / Third	2 bed duplex	1421	132	88
98	1-4-4	Fourth / Fifth	2 bed duplex	1345	125	89
32	1-6-1	Sixth	2 bed	1399	130	90
3 bedroom apartments						
102	1-1-2	First	3 bed	1518	141	91
56	1-1-6	First	3 bed	1905	177	92
54	1-2-2	Second	3 bed	1528	142	93
54	1-3-2	Third	3 bed	1528	142	93
54	1-5-2	Fifth	3 bed	1528	142	93
99	1-2-5	Second	3 bed	1970	183	94
55	1-2-3	Second	3 bed	1970	183	95
55	1-3-3	Third	3 bed	1970	183	95
55	1-4-3	Fourth	3 bed	1970	183	95
100	1-3-4	Third	3 bed	1927	179	96
113	1-4-2	Fourth	3 bed	1518	141	97
101	1-4-5	Fourth	3 bed	1905	177	98
101	1-5-4	Fifth	3 bed	1905	177	98
111	1-5-3	Fifth	3 bed	1948	181	99
58	1-6-3	Sixth	3 bed	1938	180	100
57	1-6-2	Sixth	3 bed	2002	186	101

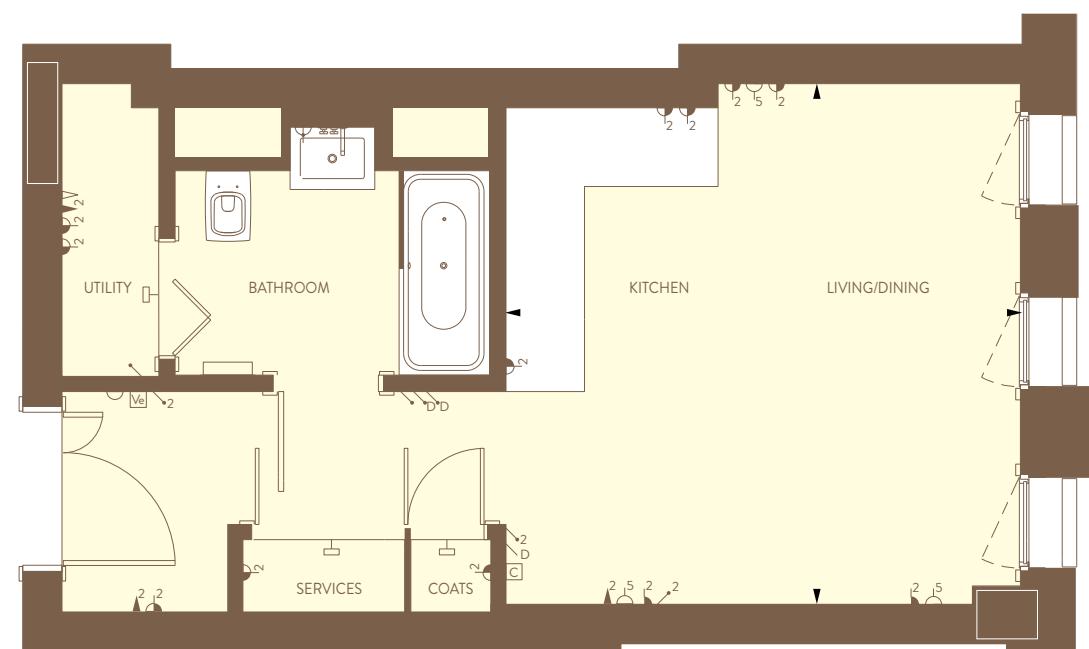
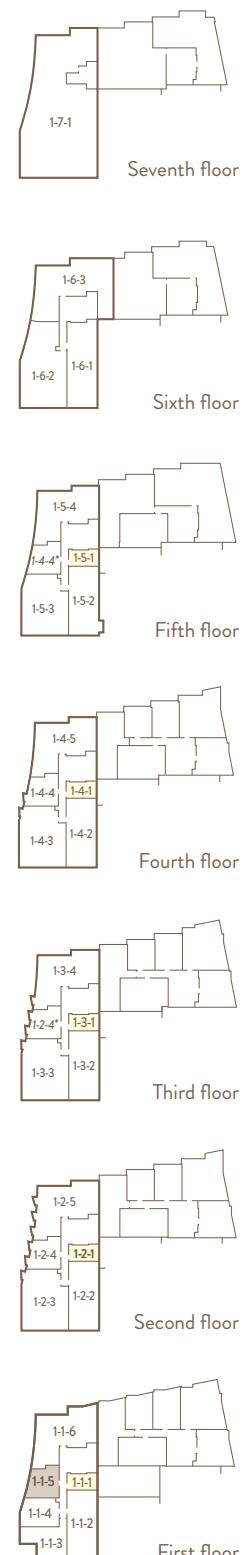


TYPE 01

SUITE APARTMENT CLEMENT HOUSE

Plot	
Seventh floor	
Sixth floor	
Fifth floor	1-5-1
Fourth floor	1-4-1
Third floor	1-3-1
Second floor	1-2-1
First floor	1-1-1

Location



1 BEDROOM APARTMENT CLEMENT HOUSE

Plot	
Seventh floor	
Sixth floor	
Fifth floor	
Fourth floor	
Third floor	
Second floor	
First floor	1-1-5



Electrical key

- | | | | |
|------------------------------------|--------------------------|--------------------------|---------------------------------|
| ✓ Single light controls | □ Single switched outlet | △ Door bell sounder | □ Pop-up double switched outlet |
| ■ Heated towel rail | □ Double switched outlet | ▲ Master telephone point | □ Closet light |
| ○ Shaver outlet | □ Telephone/data point | □ Balcony light | □ Dimmer light controls |
| [C] Heating and cooling controller | ■ TV/audio visual point | □ Two-way light controls | □ 5 amp outlet |
| [Ve] Video entry unit | | | |
- 1-2-3 Apartment number
— Level number
— Lift core number

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



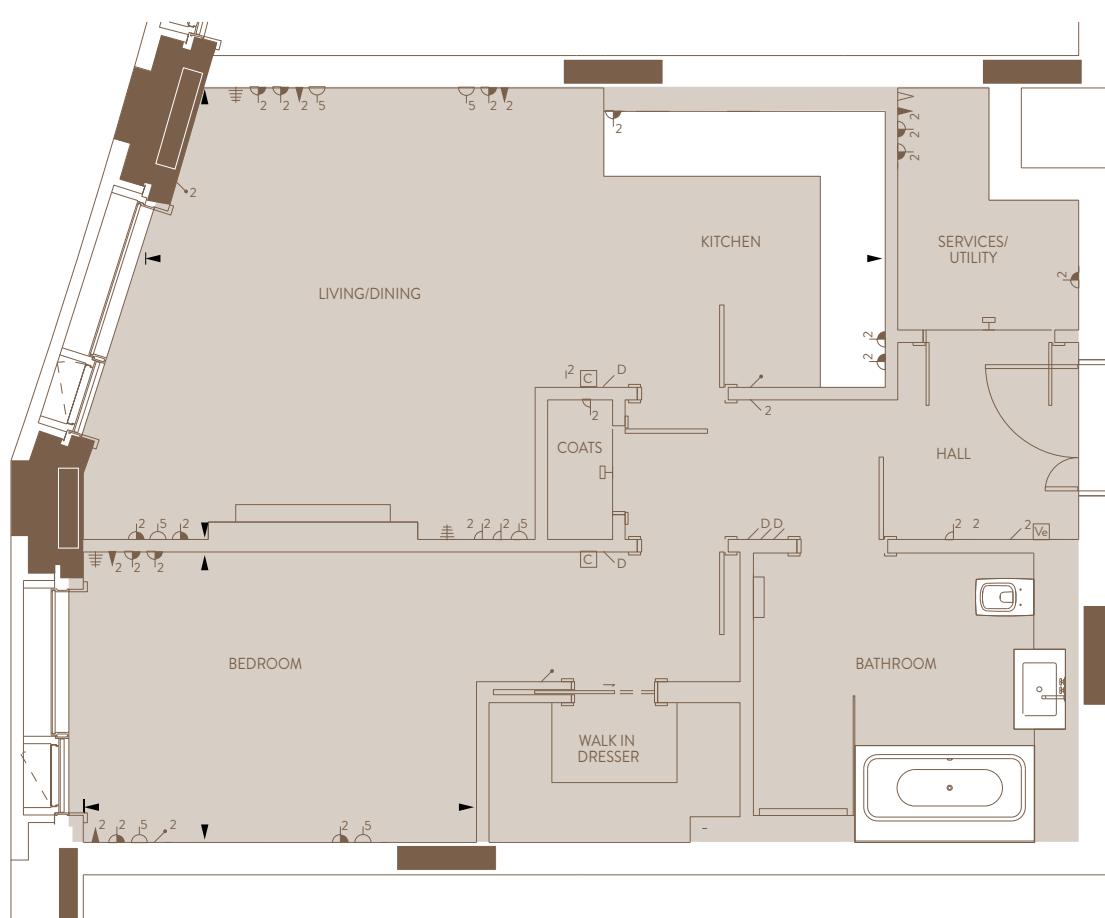
TYPE 04

TYPE 06

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor 1-1-4

1 BEDROOM APARTMENT CLEMENT HOUSE

Location



Living/Dining/Kitchen	24'0" x 14'10"	7320mm x 4525mm
Bedroom	12'11" x 9'7"	3940mm x 2910mm
Total area	775 sq ft	72 sq m

1 BEDROOM APARTMENT CLEMENT HOUSE

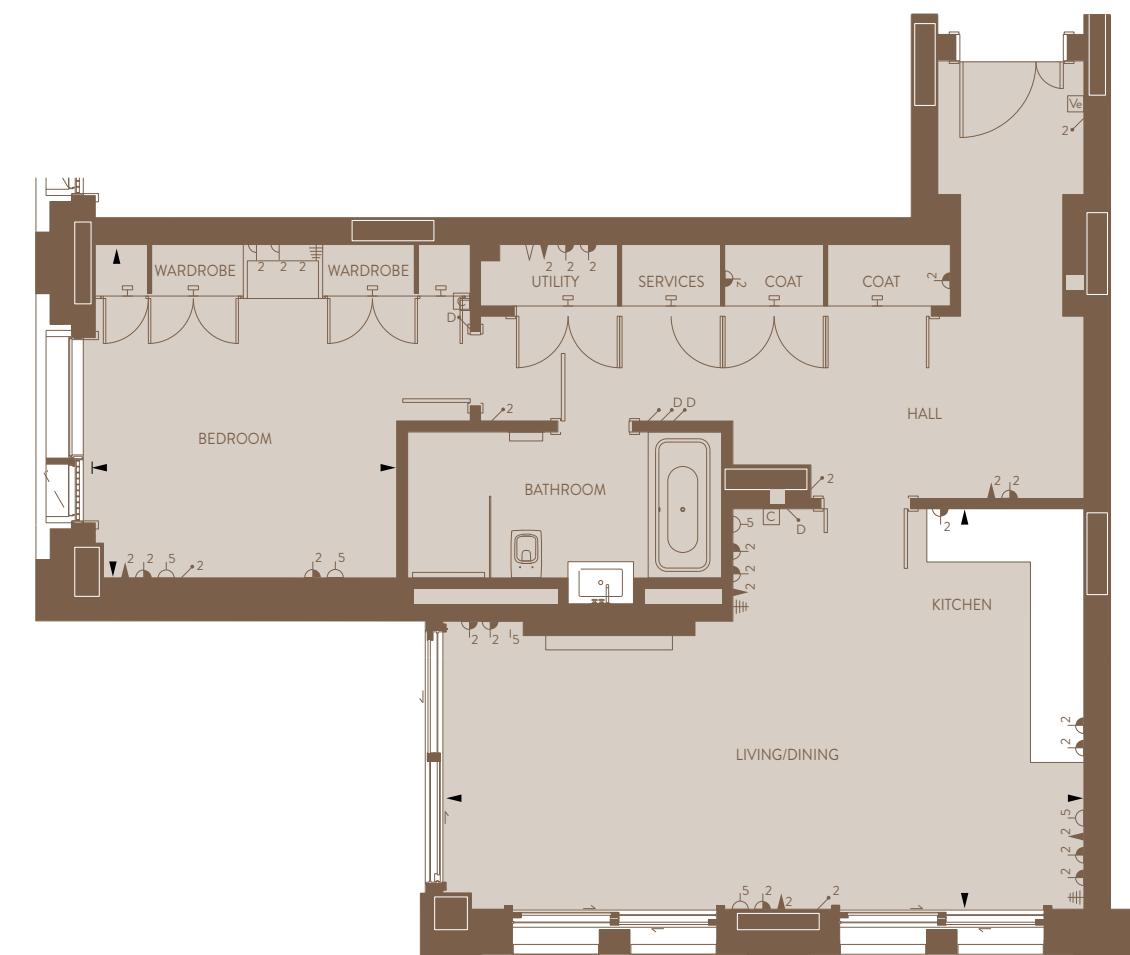
Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 05

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor 1-1-3



Living/Dining/Kitchen	25' 8" x 16' 1"	7835mm x 4895mm
Bedroom	15' 1" x 13' 4"	4585mm x 4075mm
Total area	904 sq ft	84 sq m

Electrical key

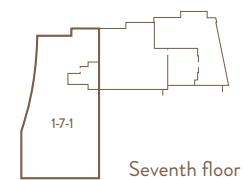
- ✓ Single light controls
- Single switched outlet
- △ Door bell sounder
- Pop-up double switched outlet
- Heated towel rail
- Double switched outlet
- ▲ Master telephone point
- Closet light
- Shaver outlet
- Telephone/data point
- Balcony light
- Dimmer light controls
- Heating and cooling controller
- TV/audio visual point
- Two-way light controls
- 5 amp outlet
- ▀ Video entry unit

TYPE 51

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor 1-2-4*
Second floor 1-2-4
First floor

2 BEDROOM DUPLEX APARTMENT CLEMENT HOUSE

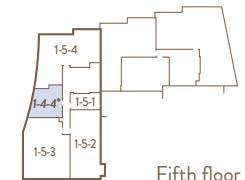
Location



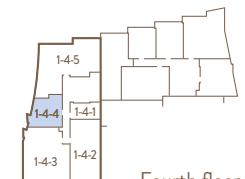
Seventh floor



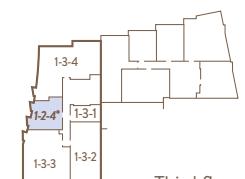
Sixth floor



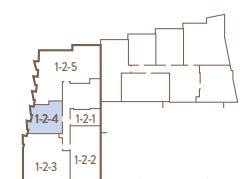
Fifth floor



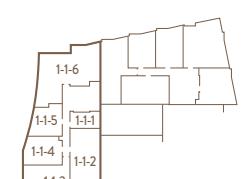
Fourth floor



Third floor



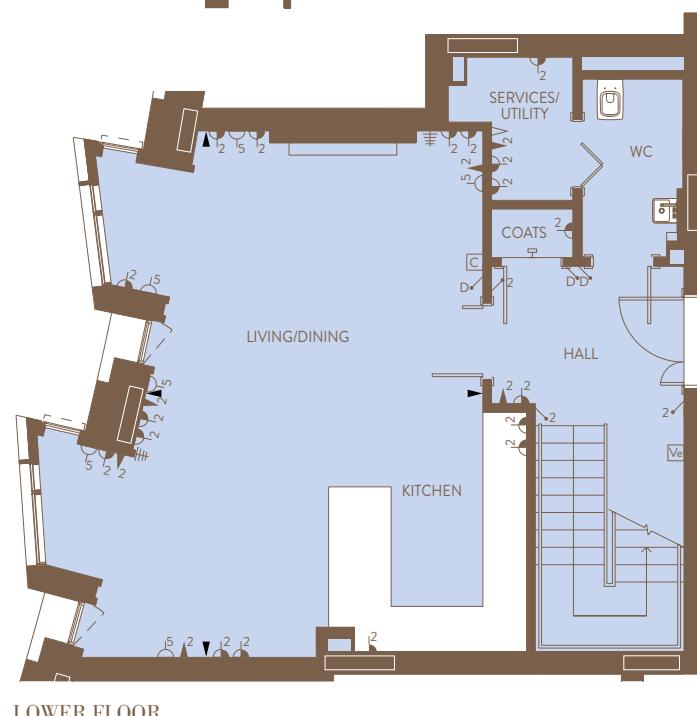
Second floor



First floor



UPPER FLOOR



LOWER FLOOR

Living/Dining/Kitchen	24' 7" x 15' 10"	7490mm x 4830mm
Bedroom 1	15' 10" x 13' 10"	4820mm x 4225mm
Bedroom 2	10' 1" x 12' 11"	3060mm x 3925mm
Total area	1421 sq ft	132 sq m

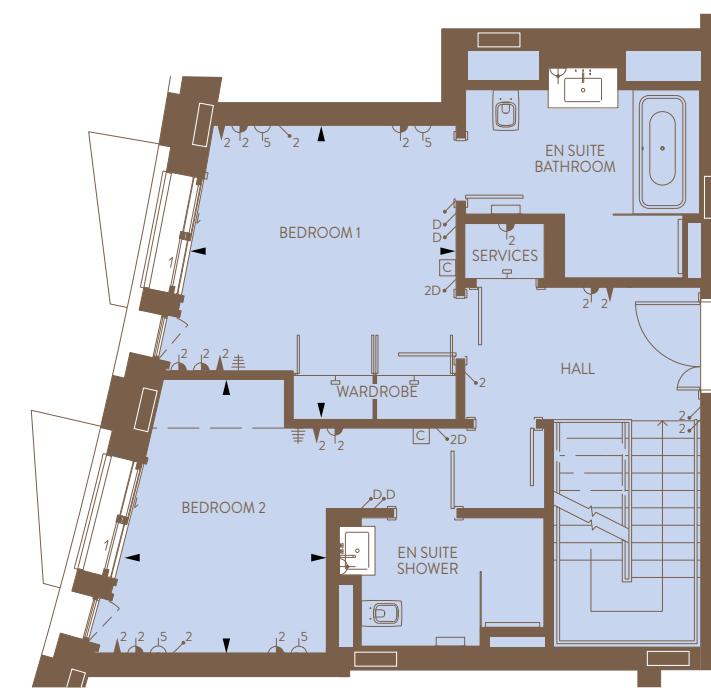
Electrical key

- | | | | |
|------------------------------------|--------------------------|--------------------------|---------------------------------|
| ✓ Single light controls | □ Single switched outlet | △ Door bell sounder | □ Pop-up double switched outlet |
| ■ Heated towel rail | □ Double switched outlet | ▲ Master telephone point | □ Closet light |
| ○ Shaver outlet | □ Telephone/data point | □ Balcony light | □ Dimmer light controls |
| [C] Heating and cooling controller | ■ TV/audio visual point | □ Two-way light controls | □ 5 amp outlet |
| ■ Video entry unit | | | |

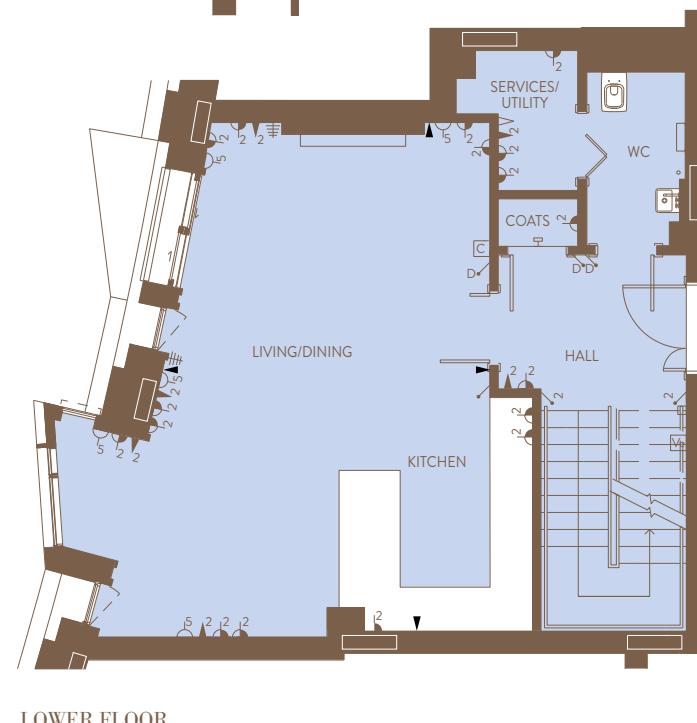
1-2-3
— Apartment number
— Level number
— Lift core number

*Denotes upper floor of duplex

2 BEDROOM DUPLEX APARTMENT CLEMENT HOUSE



UPPER FLOOR



LOWER FLOOR

Living/Dining/Kitchen	24' 7" x 15' 10"	7490mm x 4830mm
Bedroom 1	13' 10" x 12' 4"	4225mm x 3760mm
Bedroom 2	9' 9" x 12' 11"	2975mm x 3930mm
Total area	1345 sq ft	125 sq m

◀ ▶ Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 98

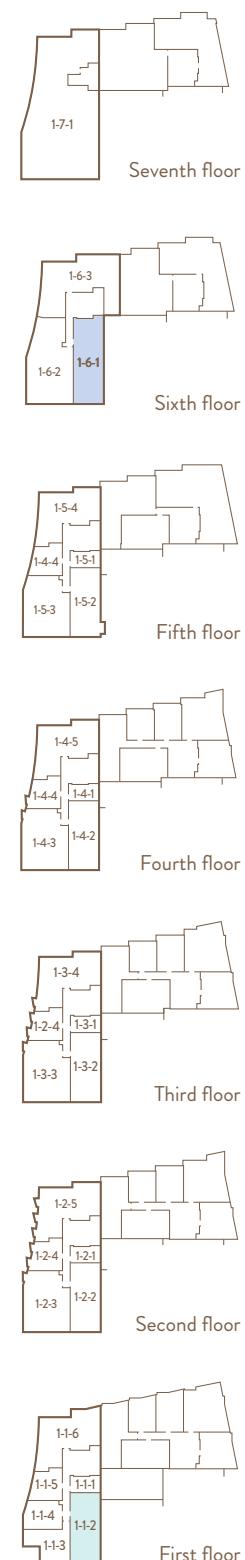
Plot
Seventh floor
Sixth floor
Fifth floor 1-4-4*
Fourth floor 1-4-4
Third floor
Second floor
First floor



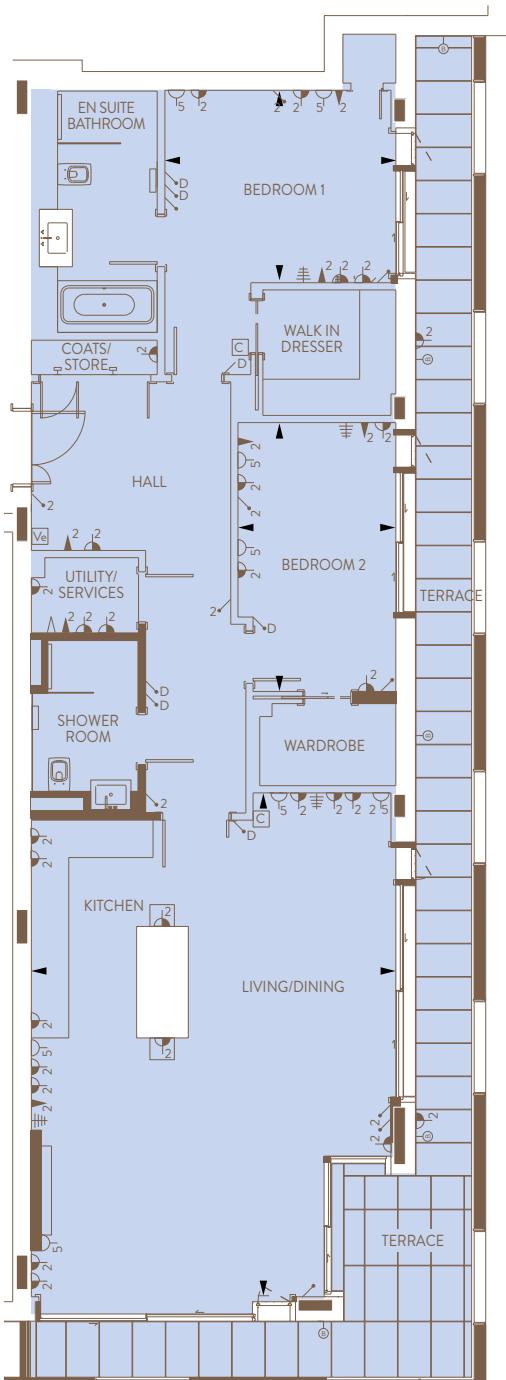
TYPE 32

Plot
 Seventh floor 1-6-1
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor

Location



2 BEDROOM APARTMENT CLEMENT HOUSE



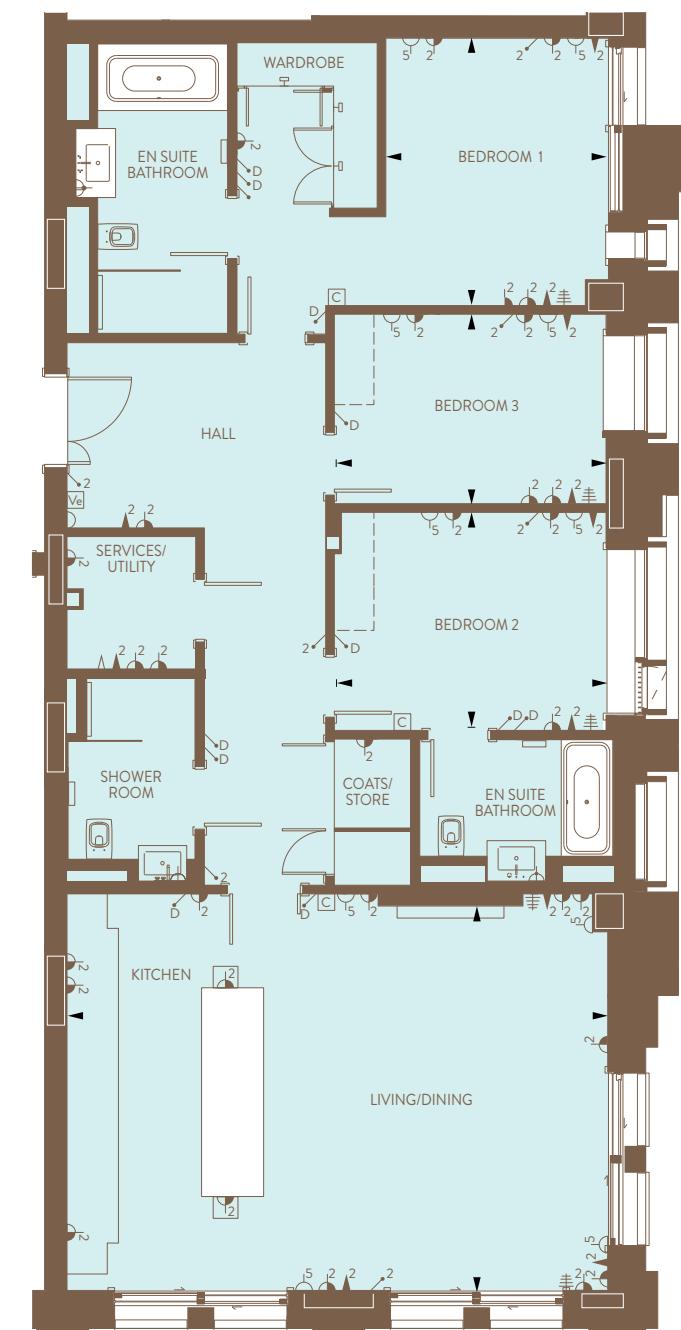
Living/Dining/Kitchen	28' 9" x 20' 6"	8770mm x 6260mm
Bedroom 1	11' 0" x 12' 11"	3350mm x 3935mm
Bedroom 2	15' 4" x 9' 0"	4680 mm x 2750mm
Total area	1399 sq ft	130 sq m

Electrical key

- | | | | |
|--------------------------------|------------------------|------------------------|-------------------------------|
| Single light controls | Single switched outlet | Door bell sounder | Pop-up double switched outlet |
| Heated towel rail | Double switched outlet | Master telephone point | Closet light |
| Shaver outlet | Telephone/data point | Balcony light | Dimmer light controls |
| Heating and cooling controller | TV/audio visual point | Two-way light controls | 5 amp outlet |
| Video entry unit | | | |

1-2-3
 Apartment number
 Level number
 Lift core number

3 BEDROOM APARTMENT CLEMENT HOUSE



Living/Dining/Kitchen	25' 9" x 18' 10"	7840mm x 5745mm
Bedroom 1	10' 7" x 12' 9"	3230mm x 3875mm
Bedroom 2	12' 11" x 10' 4"	3940mm x 3160mm
Bedroom 3	12' 11" x 9' 0"	3940mm x 2750mm
Total area	1518 sq ft	141 sq m

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 102

Plot
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor 1-1-2

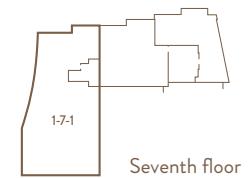
TYPE 56

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor

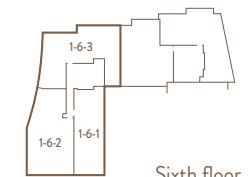
1-1-6

3 BEDROOM APARTMENT CLEMENT HOUSE

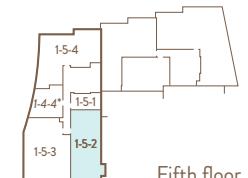
Location



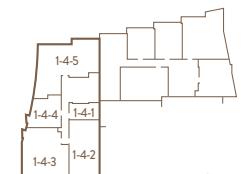
Seventh floor



Sixth floor



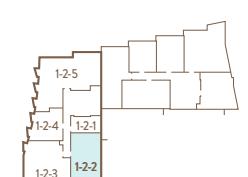
Fifth floor



Fourth floor



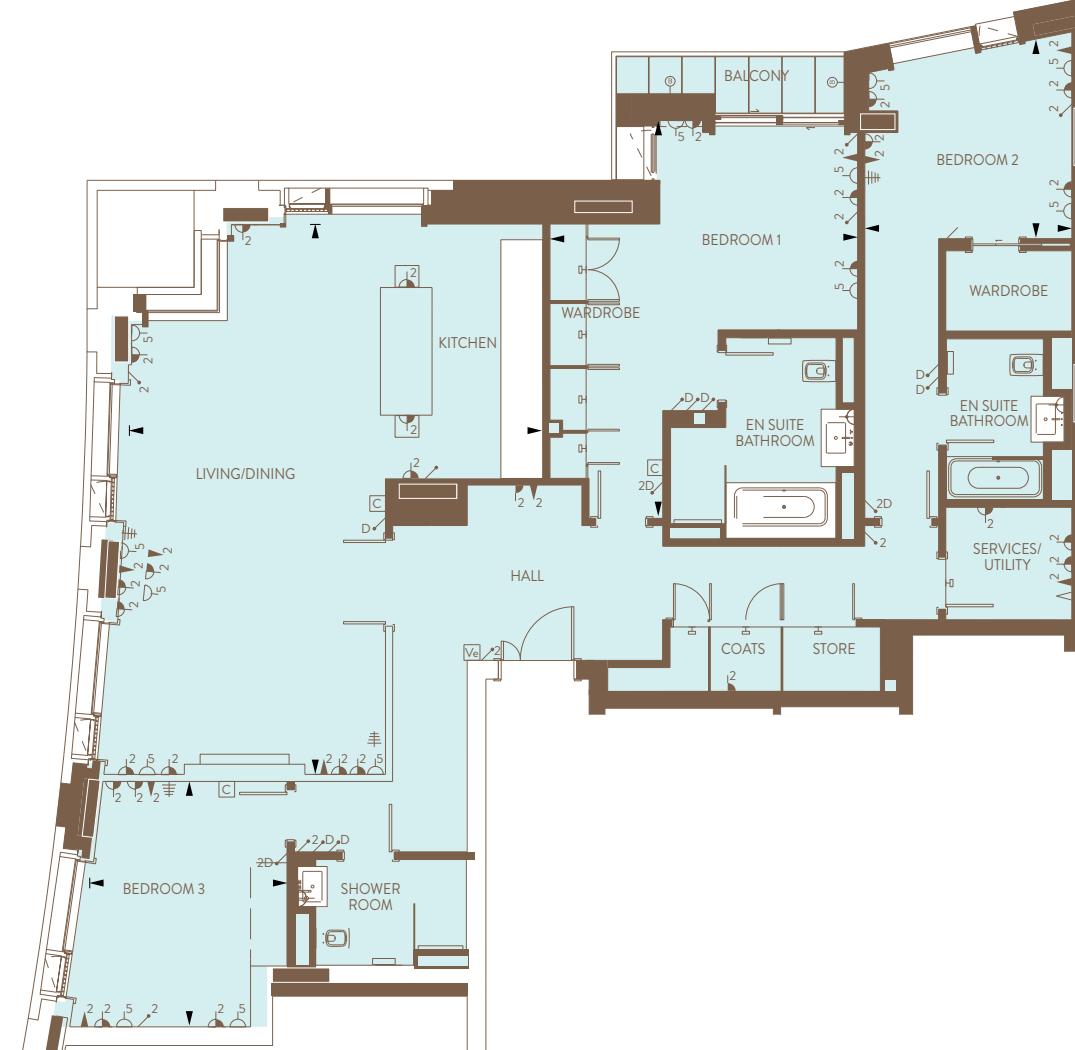
Third floor



Second floor



First floor



Living/Dining/Kitchen	Dimensions	Area
Living/Dining/Kitchen	31' 5" x 23' 10"	9585mm x 7255mm
Bedroom 1	16' 7" x 17' 7"	5050mm x 5360mm
Bedroom 2	11' 10" x 11' 4"	3605mm x 3450mm
Bedroom 3	14' 0" x 11' 2"	4275mm x 3410mm
Total area	1905 sq ft	177 sq m

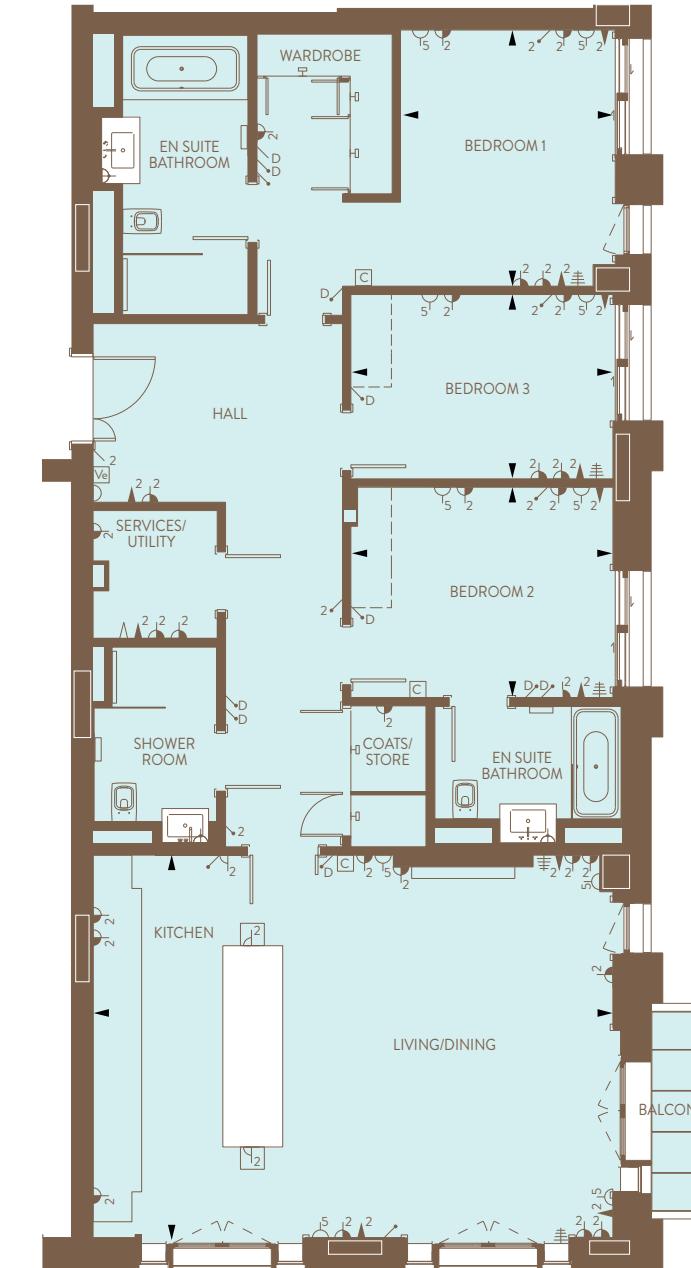
Electrical key

- ✓ Single light controls
 - Single switched outlet
 - △ Door bell sounder
 - Pop-up double switched outlet
 - Heated towel rail
 - Double switched outlet
 - ▲ Master telephone point
 - Closet light
 - Shaver outlet
 - Telephone/data point
 - Balcony light
 - Dimmer light controls
 - Heating and cooling controller
 - TV/audio visual point
 - Two-way light controls
 - 5 amp outlet
 - Video entry unit
- 1-2-3 Apartment number
— Level number
Lift core number

3 BEDROOM APARTMENT CLEMENT HOUSE

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



Living/Dining/Kitchen	Dimensions	Area
Living/Dining/Kitchen	25' 8" x 18' 10"	7815mm x 5745mm
Bedroom 1	10' 7" x 12' 8"	3830mm x 3850mm
Bedroom 2	12' 11" x 10' 4"	3940mm x 3160mm
Bedroom 3	12' 11" x 9' 1"	3940mm x 2772mm
Total area	1528 sq ft	142 sq m



TYPE 54

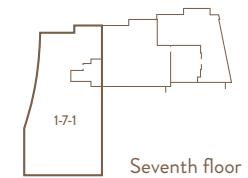
Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor

TYPE 99

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
1-2-5
First floor

3 BEDROOM APARTMENT CLEMENT HOUSE

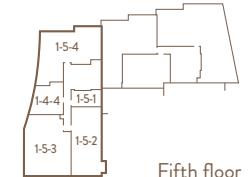
Location



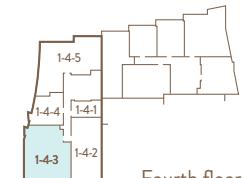
Seventh floor



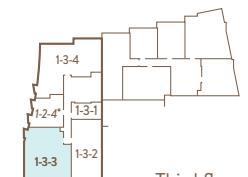
Sixth floor



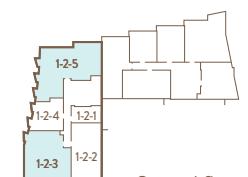
Fifth floor



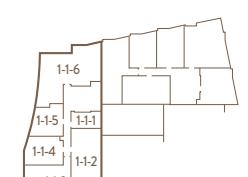
Fourth floor



Third floor



Second floor



First floor



Living/Dining/Kitchen	31' 10" x 23' 8"	9700mm x 7215mm
Bedroom 1	17' 7" x 16' 8"	5360mm x 5075mm
Bedroom 2	12' 1" x 11' 10"	3690mm x 3605mm
Bedroom 3	14' 0" x 10' 10"	4275mm x 3290mm
Total area	1970 sq ft	183 sq m

Electrical key

- ✓ Single light controls
 - Single switched outlet
 - △ Door bell sounder
 - Pop-up double switched outlet
 - Heated towel rail
 - Double switched outlet
 - ▲ Master telephone point
 - Closet light
 - Shaver outlet
 - Telephone/data point
 - Balcony light
 - Dimmer light controls
 - Heating and cooling controller
 - TV/audio visual point
 - Two-way light controls
 - 5 amp outlet
 - Video entry unit
- 1-2-3 Apartment number
— Level number
Lift core number

3 BEDROOM APARTMENT CLEMENT HOUSE

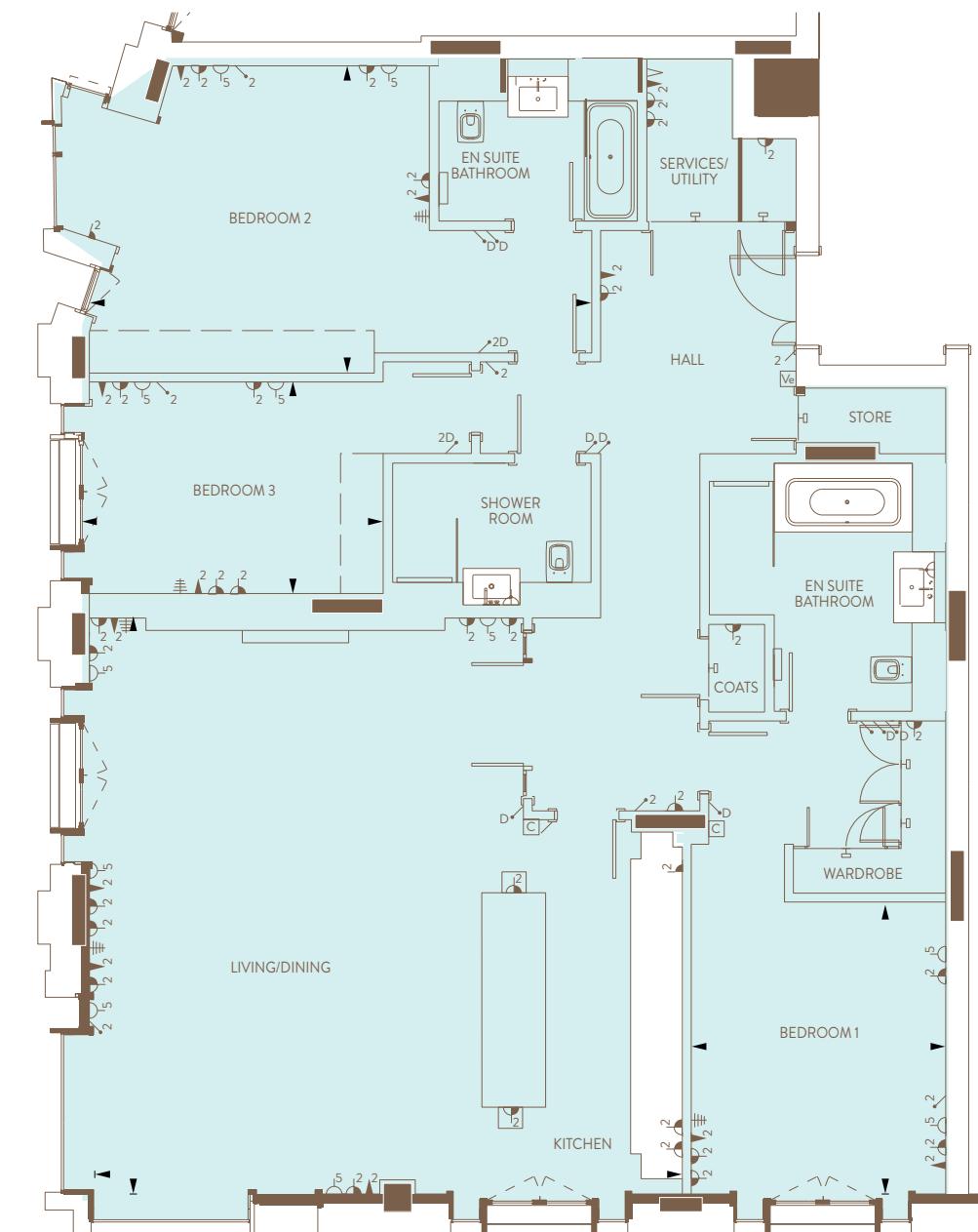
► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 55

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
1-4-3
Third floor
1-3-3
Second floor
1-2-3
First floor



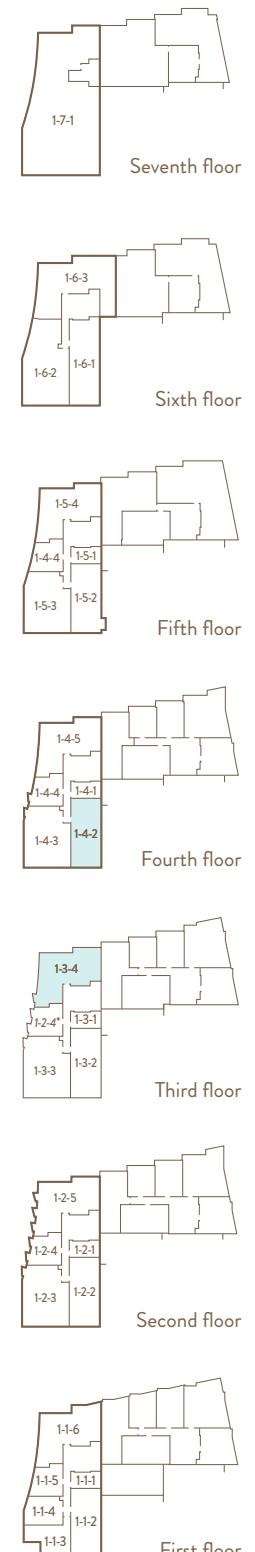
Living/Dining/Kitchen	27' 6" x 26' 8"	8370mm x 8125mm
Bedroom 1	13' 6" x 11' 9"	4120mm x 3590mm
Bedroom 2	23' 2" x 14' 3"	7060mm x 4335mm
Bedroom 3	13' 7" x 9' 10"	4145mm x 2985mm
Total area	1970 sq ft	183 sq m

TYPE 100

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor 1-3-4
Second floor
First floor

3 BEDROOM APARTMENT CLEMENT HOUSE

Location



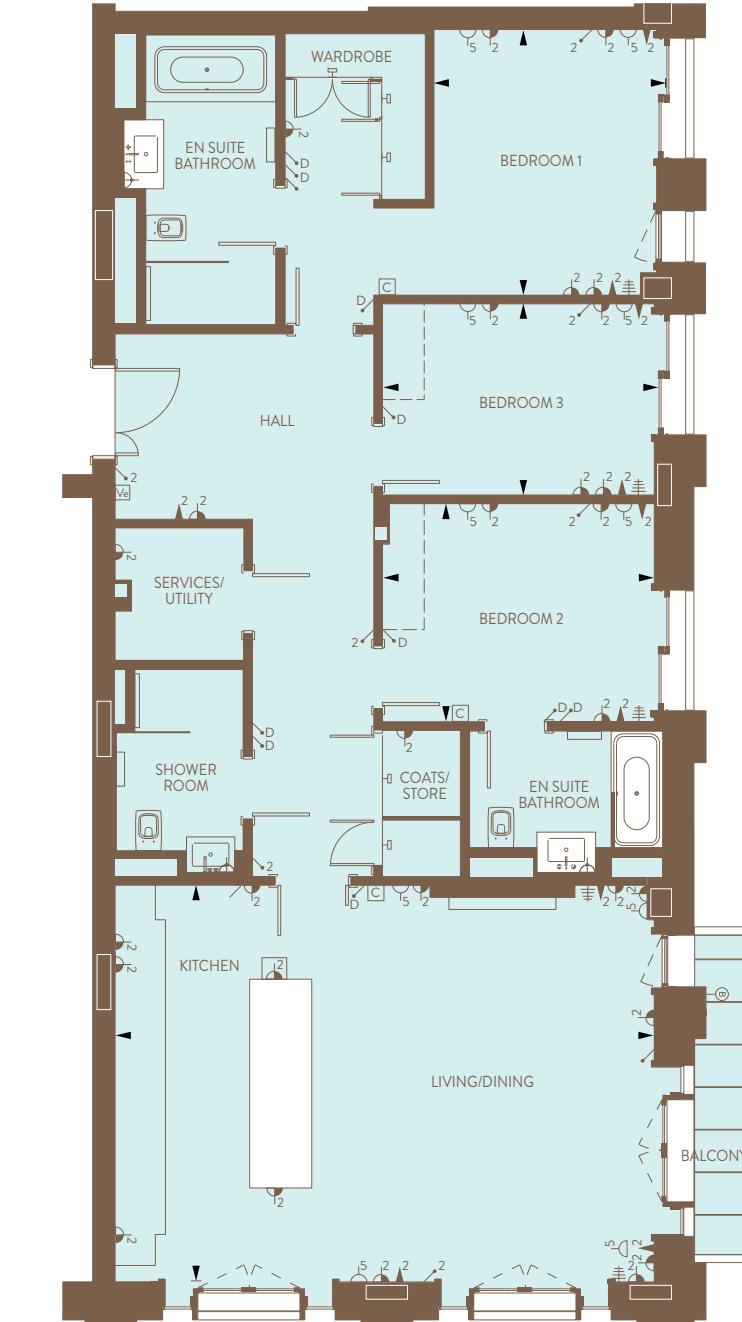
Living/Dining/Kitchen	31' 7" x 23' 8"	9625mm x 7220mm
Bedroom 1	17' 7" x 16' 8"	5360mm x 5075mm
Bedroom 2	12' 1" x 11' 10"	3690mm x 3605mm
Bedroom 3	14' 0" x 10' 10"	4275mm x 3290mm
Total area	1927 sq ft	179 sq m

Electrical key

Single light controls	Single switched outlet	Door bell sounder	Pop-up double switched outlet
Heated towel rail	Double switched outlet	Master telephone point	Closet light
Shaver outlet	Telephone/data point	Balcony light	Dimmer light controls
Heating and cooling controller	TV/audio visual point	Two-way light controls	5 amp outlet
Video entry unit			

1-2-3 Apartment number
— Level number
Lift core number

3 BEDROOM APARTMENT CLEMENT HOUSE



Living/Dining/Kitchen	25' 8" x 18' 10"	7815mm x 5745mm
Bedroom 1	10' 7" x 12' 8"	3220mm x 3850mm
Bedroom 2	12' 11" x 10' 4"	3940mm x 3160mm
Bedroom 3	12' 11" x 9' 1"	3940mm x 2770mm
Total area	1518 sq ft	141 sq m

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 113

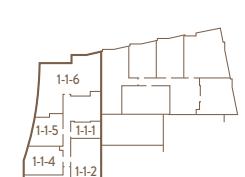
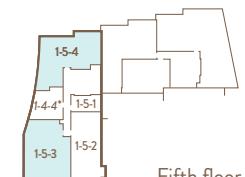
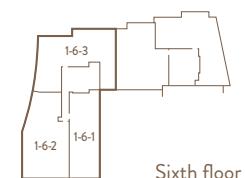
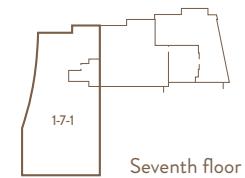
Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor 1-4-2
Third floor
Second floor
First floor

TYPE 101

Plot
Seventh floor
Sixth floor
Fifth floor 1-5-4
Fourth floor 1-4-5
Third floor
Second floor
First floor

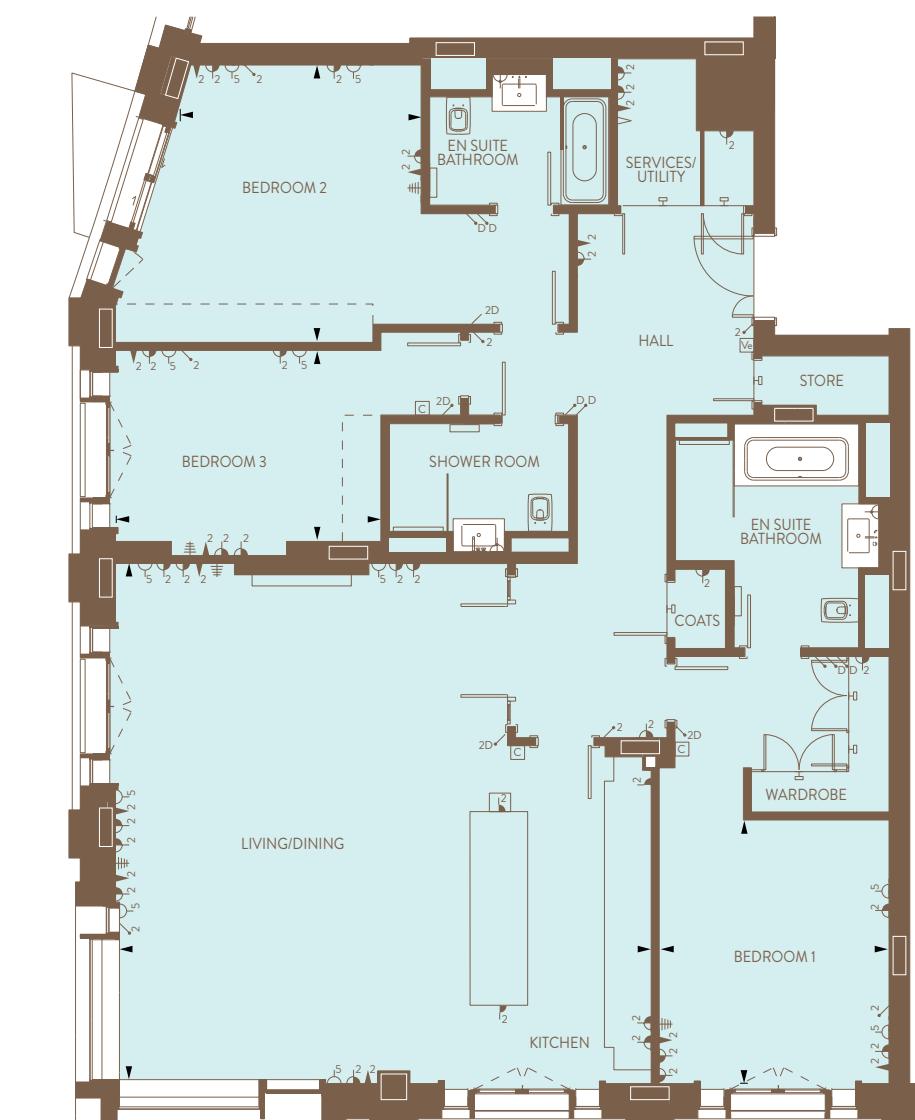
3 BEDROOM APARTMENT CLEMENT HOUSE

Location



Living/Dining/Kitchen	31' 10" x 23' 10"	9700mm x 7270mm
Bedroom 1	12' 1" x 11' 10"	3690mm x 3600mm
Bedroom 2	14' 0" x 10' 9"	4275mm x 3275mm
Bedroom 3	13' 4" x 11' 10"	4145mm x 3275mm
Total area	1905 sq ft	177 sq m

3 BEDROOM APARTMENT CLEMENT HOUSE



Living/Dining/Kitchen	27' 6" x 26' 8"	8370mm x 8125mm
Bedroom 1	13' 6" x 11' 10"	4120mm x 3600mm
Bedroom 2	11' 10" x 14' 3"	3600mm x 4335mm
Bedroom 3	13' 7" x 9' 10"	4145mm x 2985mm
Total area	1948 sq ft	181 sq m

Electrical key

- ✓ Single light controls
- Single switched outlet
- △ Door bell sounder
- Pop-up double switched outlet
- Heated towel rail
- Double switched outlet
- ▲ Master telephone point
- Closet light
- Shaver outlet
- Telephone/data point
- Balcony light
- Dimmer light controls
- Heating and cooling controller
- TV/audio visual point
- Two-way light controls
- 5 amp outlet
- Video entry unit

1-2-3
Apartment number
Level number
Lift core number

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 111

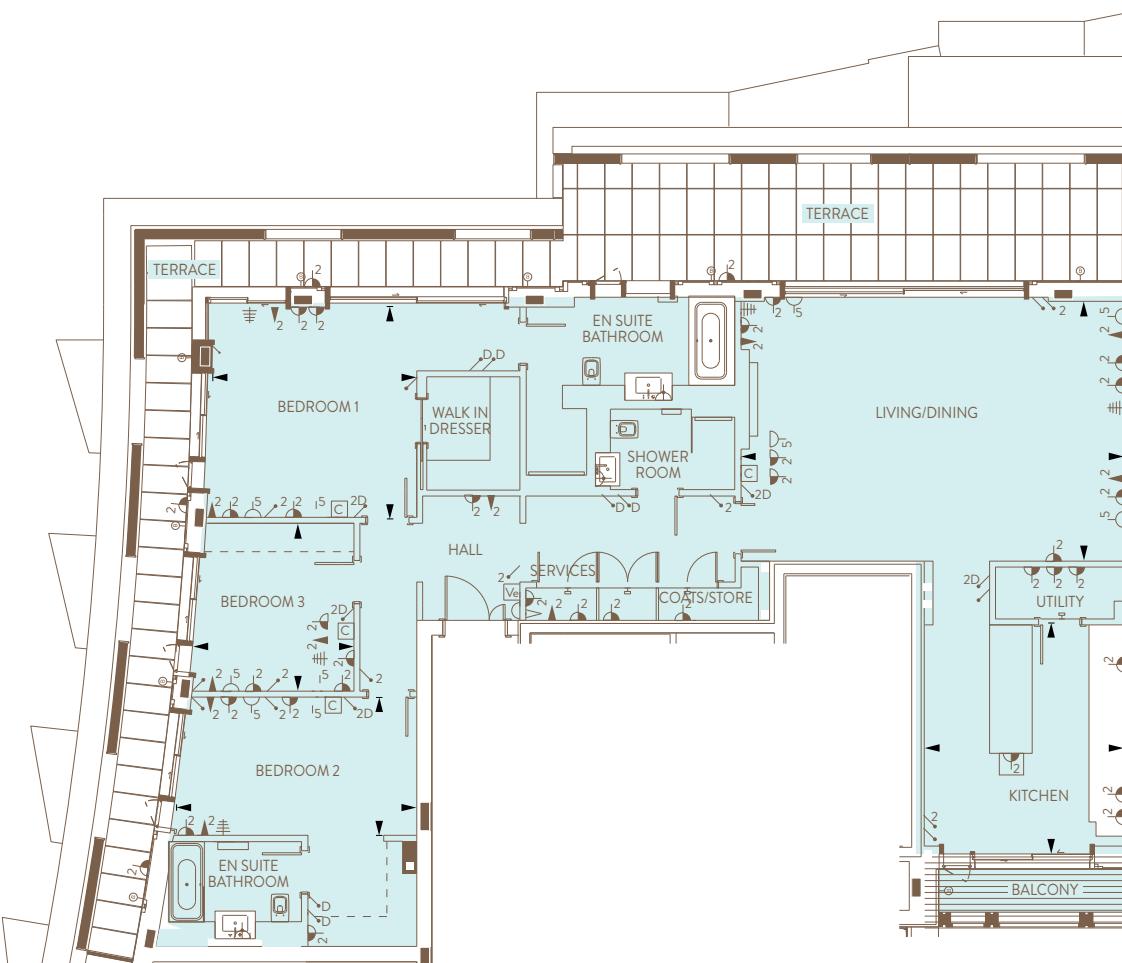
Plot
Seventh floor
Sixth floor
Fifth floor 1-5-3
Fourth floor
Third floor
Second floor
First floor

TYPE 58

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor

3 BEDROOM APARTMENT CLEMENT HOUSE

Location



Living/Dining	26' 6" x 18' 0"	8075mm x 5485mm
Kitchen	15' 4" X 14' 2"	4670mm x 4225mm
Bedroom 1	14' 2" x 14' 7"	4330mm x 4440mm
Bedroom 2	16' 7" x 9' 7"	5050mm x 2915mm
Bedroom 3	11' 8" x 10' 11"	3545mm x 3330mm
Total area	1938 sq ft	180 sq m

Electrical key

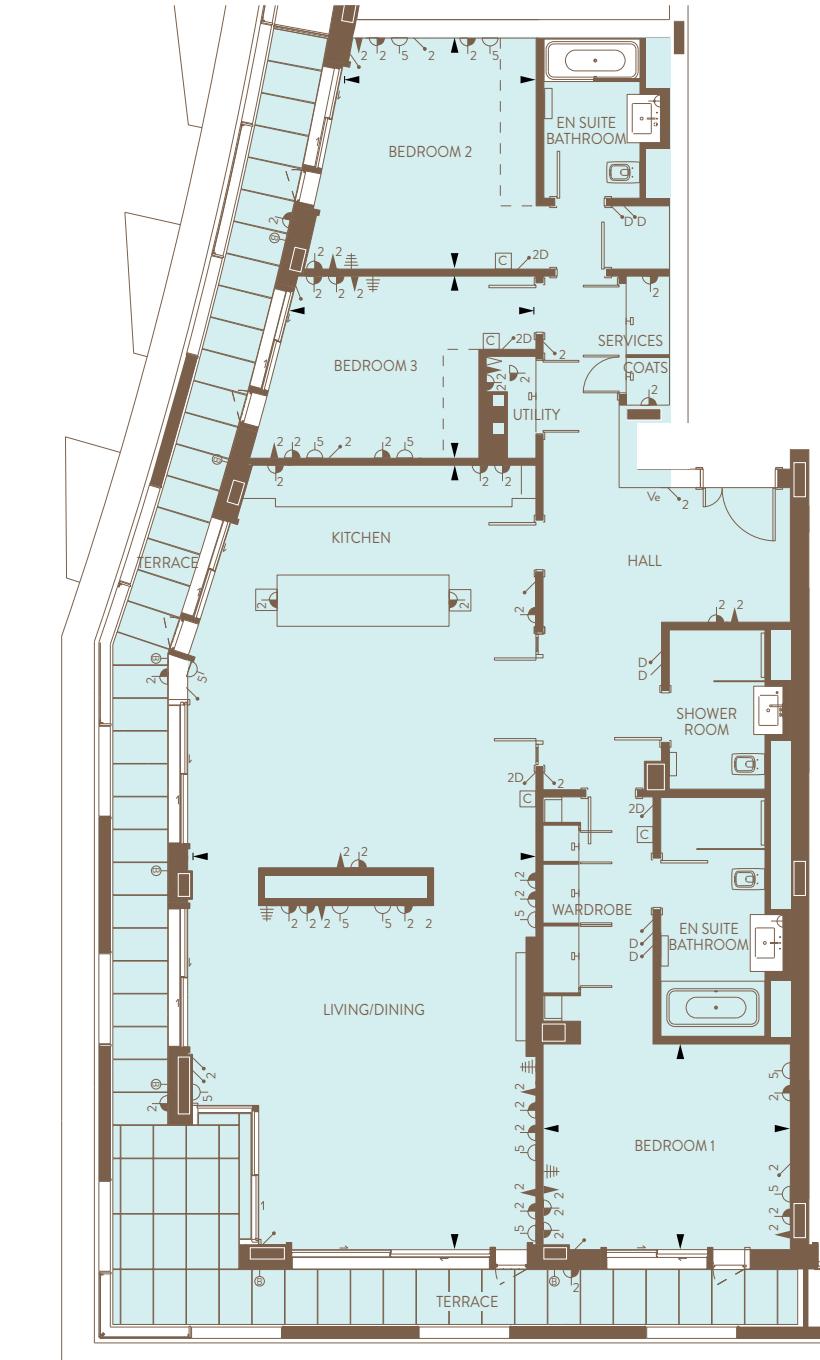
- | | | | |
|--------------------------------|------------------------|------------------------|-------------------------------|
| Single light controls | Single switched outlet | Door bell sounder | Pop-up double switched outlet |
| Heated towel rail | Double switched outlet | Master telephone point | Closet light |
| Shaver outlet | Telephone/data point | Balcony light | Dimmer light controls |
| Heating and cooling controller | TV/audio visual point | Two-way light controls | 5 amp outlet |
| Video entry unit | | | |

1-2-3
Apartment number
Level number
Lift core number

3 BEDROOM APARTMENT CLEMENT HOUSE

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



Living/Dining/Kitchen	45' 0" X 19' 10"	13705mm X 6035mm
Bedroom 1	14' 3" x 11' 10"	4350mm x 3615mm
Bedroom 2	11' 2" x 13' 4"	3410mm x 4060mm
Bedroom 3	14' 2" x 10' 6"	4325mm x 3200mm
Total area	2002 sq ft	186 sq m



TYPE 57

Plot
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor

WREN HOUSE

FLOOR PLANS

TYPE	PLOT	LEVEL	BEDS	TOTAL AREA SQ FT	TOTAL AREA SQ M	PAGE
Suites						
02	2-0-5	Ground	Suite	334	31	104
03	2-0-6	Ground	Suite	441	41	105
1 bedroom apartments						
25	2-LG-3	Lower ground	1 bed	1033	96	106
12	2-LG-2	Lower ground	1 bed	700	65	107
08	2-0-2	Ground	1 bed	678	63	108
09	2-0-3	Ground	1 bed	797	74	109
07	2-0-1	Ground	1 bed	861	80	110
13	2-1-3	First	1 bed	646	60	111
14	2-1-4	First	1 bed	764	71	112
10	2-2-3	Second	1 bed	614	57	113
10	2-3-3	Third	1 bed	614	57	113
10	2-4-3	Fourth	1 bed	614	57	113
11	2-2-4	Second	1 bed	721	67	114
11	2-3-4	Third	1 bed	721	67	114
11	2-4-4	Fourth	1 bed	721	67	114
2 bedroom apartments						
33	2-LG-1	Lower ground	2 bed	1195	111	115
38	2-0-4	Ground	2 bed	1356	126	116
37	2-1-6	First	2 bed	893	83	117
37	2-3-6	Third	2 bed	893	83	117
34	2-1-1	First	2 bed	990	92	118
34	2-2-1	Second	2 bed	990	92	118
34	2-3-1	Third	2 bed	990	92	118
40	2-1-2	First	2 bed	1184	110	119
39	2-1-5	First	2 bed	1259	117	120
39	2-3-5	Third	2 bed	1259	117	120
112	2-2-6	Second	2 bed	883	82	121
112	2-4-6	Fourth	2 bed	883	82	121
35	2-2-2	Second	2 bed	1152	107	122
35	2-3-2	Third	2 bed	1152	107	122
35	2-4-2	Fourth	2 bed	1152	107	122
36	2-2-5	Second	2 bed	1259	117	123
36	2-4-5	Fourth	2 bed	1259	117	123
3 bedroom apartments						
84	2-4-1	Fourth/Fifth	3 bed duplex	2002	186	124/125
60	2-5-1	Fifth	3 bed	1668	155	126
61	2-5-2	Fifth	3 bed	2282	212	127
62	2-6-1	Sixth	3 bed	1873	174	128
63	2-6-2	Sixth	3 bed	2034	189	129

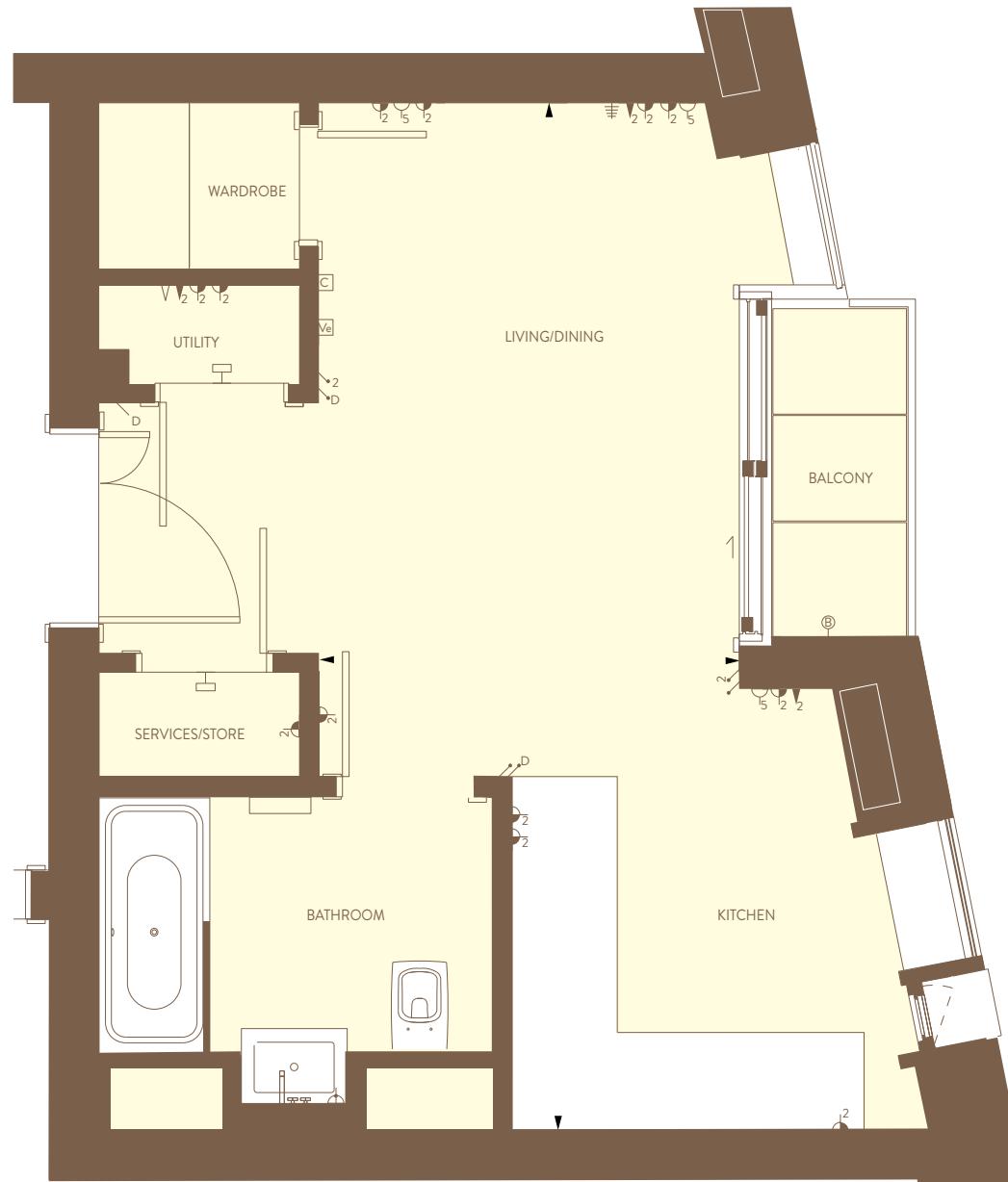
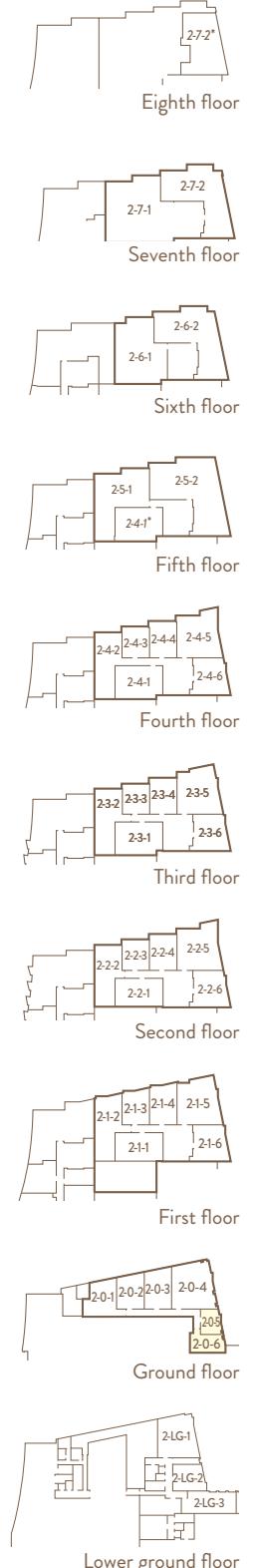


TYPE 02

SUITE WREN HOUSE

Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor
Ground floor 2-0-5
Lower ground floor

Location



Electrical key

Single light controls	Single switched outlet	Door bell sounder	Pop-up double switched outlet
Heated towel rail	Double switched outlet	Master telephone point	Closet light
Shaver outlet	Telephone/data point	Balcony light	Dimmer light controls
Heating and cooling controller	TV/audio visual point	Two-way light controls	5 amp outlet
Video entry unit			

1-2-3
— Apartment number
— Level number
— Lift core number

SUITE WREN HOUSE

Eighth floor
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor
Ground floor 2-0-6
Lower ground floor

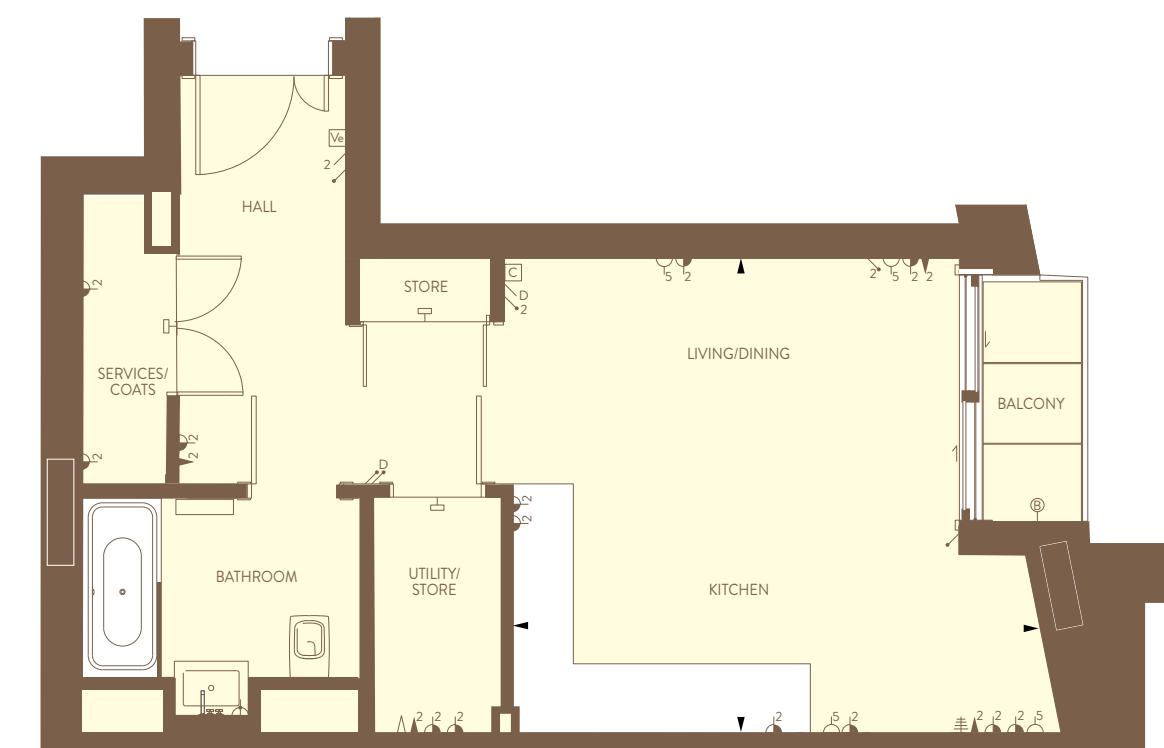
► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 03

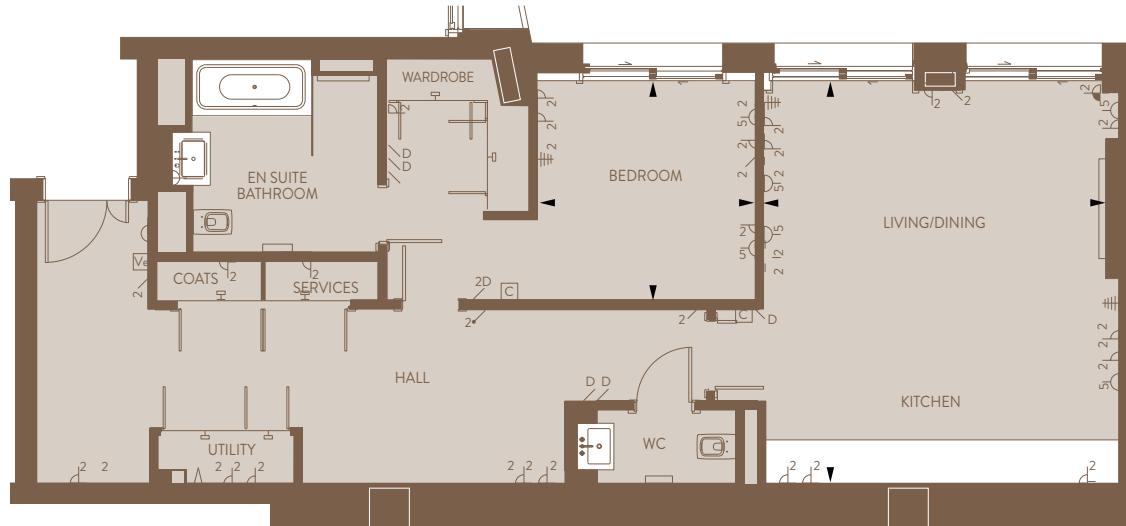
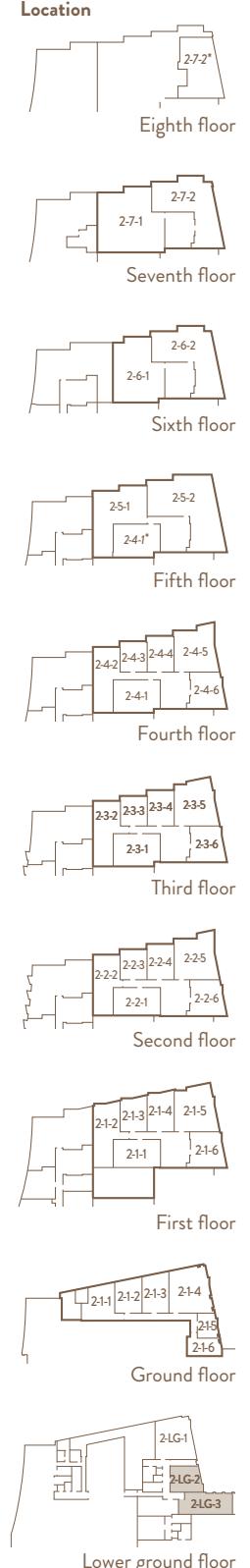
Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor
Ground floor 2-0-6
Lower ground floor



TYPE 25

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor
 Ground floor
 Lower ground floor 2 LG-3

1 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	19' 6" x 17' 5"	5935mm x 5305mm
Bedroom	10' 10" x 10' 10"	3295mm x 3310mm
Total area	1033 sq ft	96 sq m

1 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	29' 0" x 14' 4"	8830mm x 4380mm
Bedroom	16' 3" x 10' 6"	4955mm x 3195mm
Total area	700 sq ft	65 sq m

Electrical key

- ✓ Single light controls
- Single switched outlet
- △ Door bell sounder
- Pop-up double switched outlet
- Heated towel rail
- Double switched outlet
- ▲ Master telephone point
- Closet light
- Shaver outlet
- Telephone/data point
- Balcony light
- Dimmer light controls
- C Heating and cooling controller
- TV/audio visual point
- Two-way light controls
- 5 amp outlet
- Ve Video entry unit

1-2-3 Apartment number
 T Level number
 Lift core number

TYPE 12

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor
 Ground floor
 Lower ground floor 2 LG-2

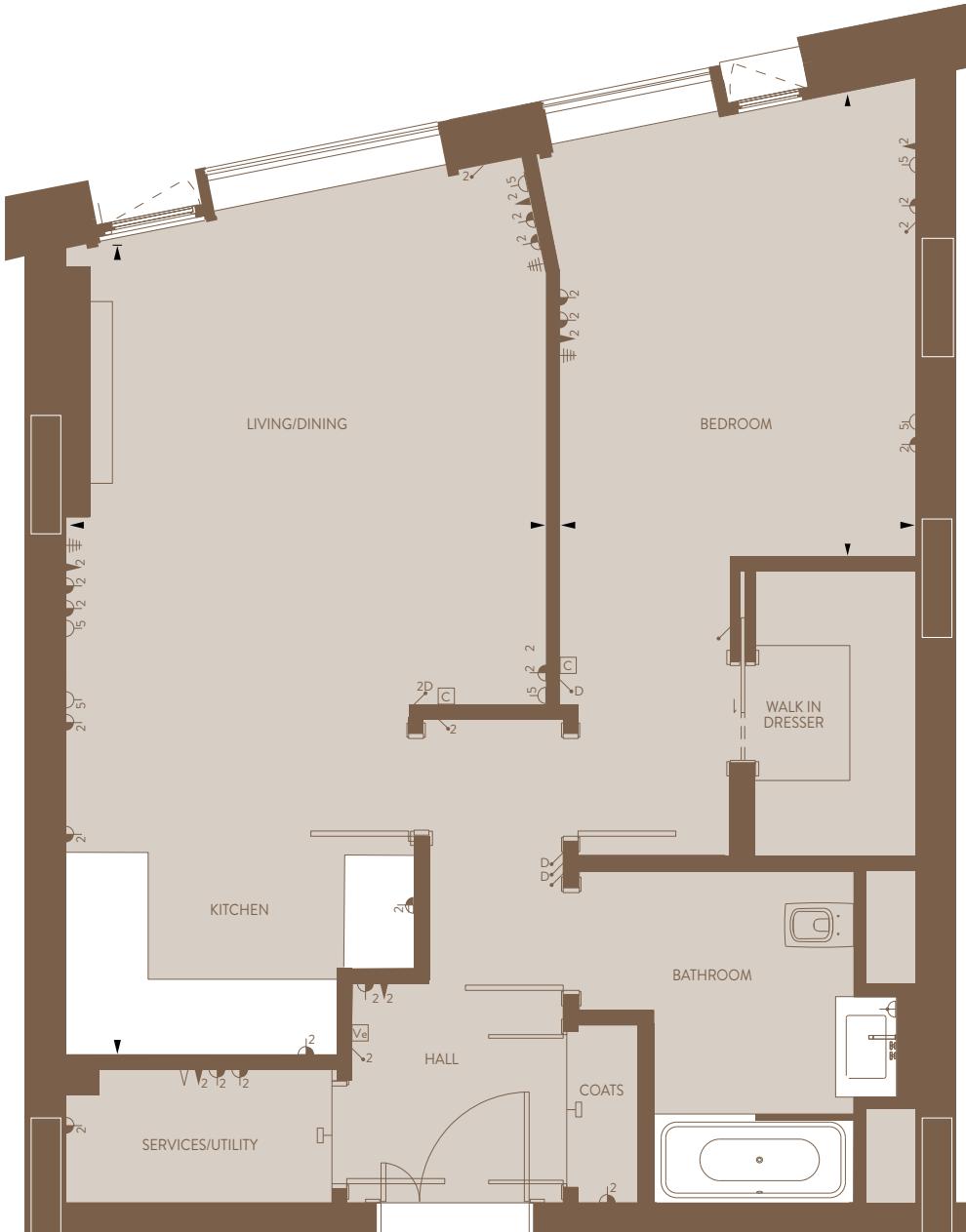
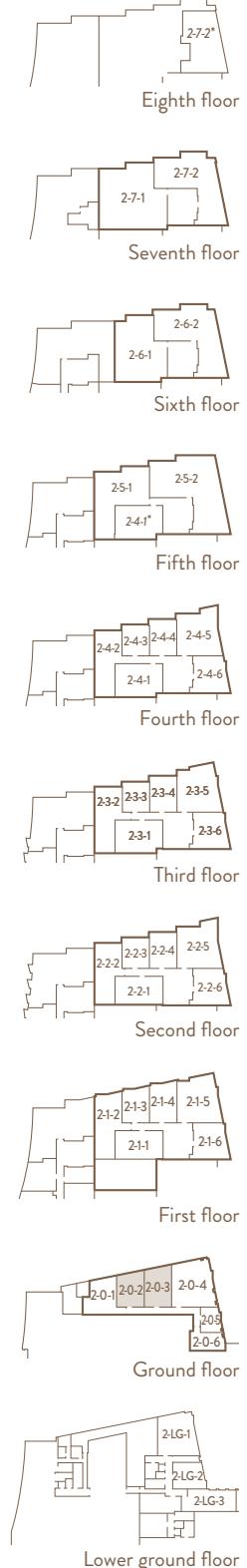


TYPE 08

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor
 Ground floor 2-0-2
 Lower ground floor

1 BEDROOM APARTMENT WREN HOUSE

Location



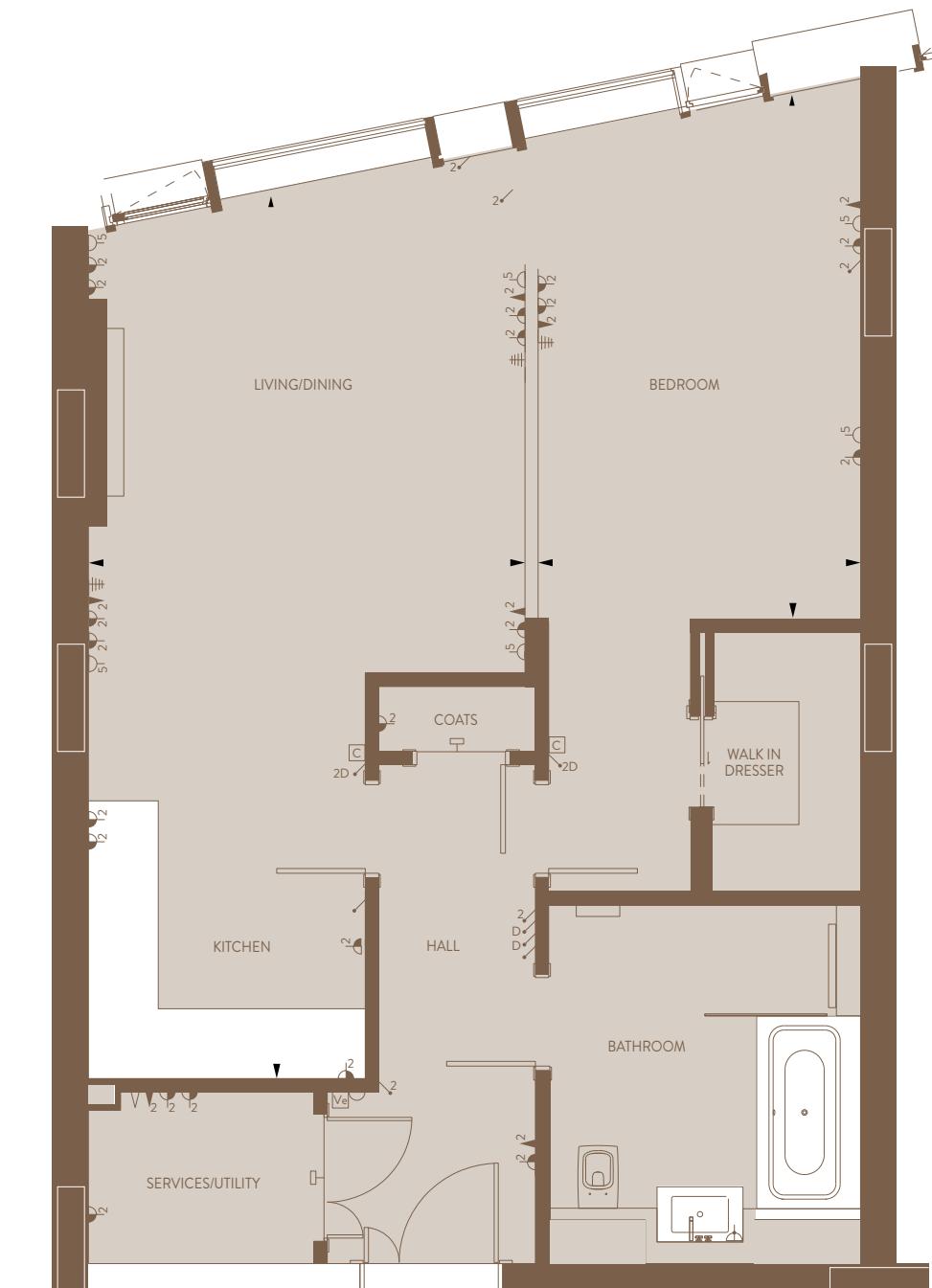
Living/Dining/Kitchen	22' 8" x 13' 2"	6910mm x 4025mm
Bedroom	13' 0" x 9' 11"	3960mm x 3025mm
Total area	678 sq ft	63 sq m

Electrical key

- | | | | |
|--------------------------------|------------------------|------------------------|-------------------------------|
| Single light controls | Single switched outlet | Door bell sounder | Pop-up double switched outlet |
| Heated towel rail | Double switched outlet | Master telephone point | Closet light |
| Shaver outlet | Telephone/data point | Balcony light | Dimmer light controls |
| Heating and cooling controller | TV/audio visual point | Two-way light controls | 5 amp outlet |
| Video entry unit | | | |

1-2-3
 Apartment number
 Level number
 Lift core number

1 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	26' 10" x 13' 4"	8185mm x 4055mm
Bedroom	16' 2" x 9' 11"	4935mm x 3020mm
Total area	797 sq ft	74 sq m

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



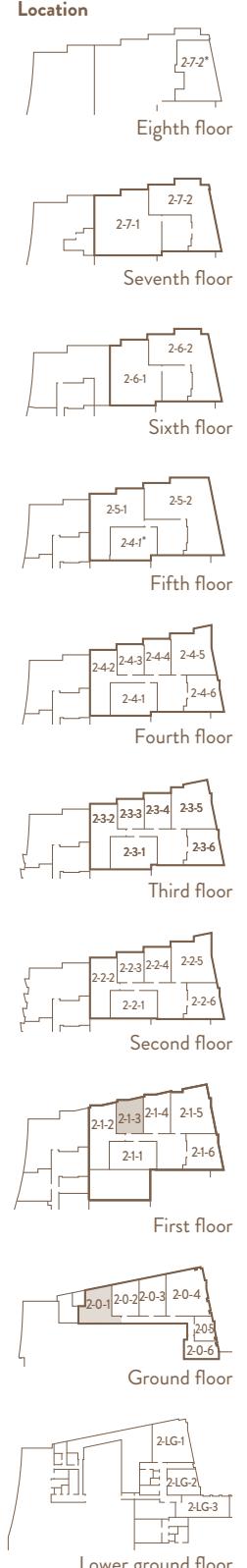
TYPE 09

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor
 Ground floor 2-0-3
 Lower ground floor

TYPE 07

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor
 Ground floor 2-0-1
 Lower ground floor

1 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	28' 10" x 17' 0"	8785mm x 5170mm
Bedroom	10' 1" x 11' 11"	3070mm x 3630mm
Total area	861 sq ft	80 sq m

Electrical key

- | | | | |
|------------------------------------|--------------------------|--------------------------|---------------------------------|
| ✓ Single light controls | □ Single switched outlet | △ Door bell sounder | □ Pop-up double switched outlet |
| ■ Heated towel rail | □ Double switched outlet | ▲ Master telephone point | □ Closet light |
| ○ Shaver outlet | □ Telephone/data point | □ Balcony light | □ Dimmer light controls |
| [C] Heating and cooling controller | ■ TV/audio visual point | □ Two-way light controls | □ 5 amp outlet |
| [Ve] Video entry unit | | | |

1-2-3
— Apartment number
— Level number
— Lift core number

1 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	21' 4" x 13' 3"	6500mm x 4050mm
Bedroom	13' 0" x 9' 10"	3960mm x 2995mm
Total area	646 sq ft	60 sq m

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 13

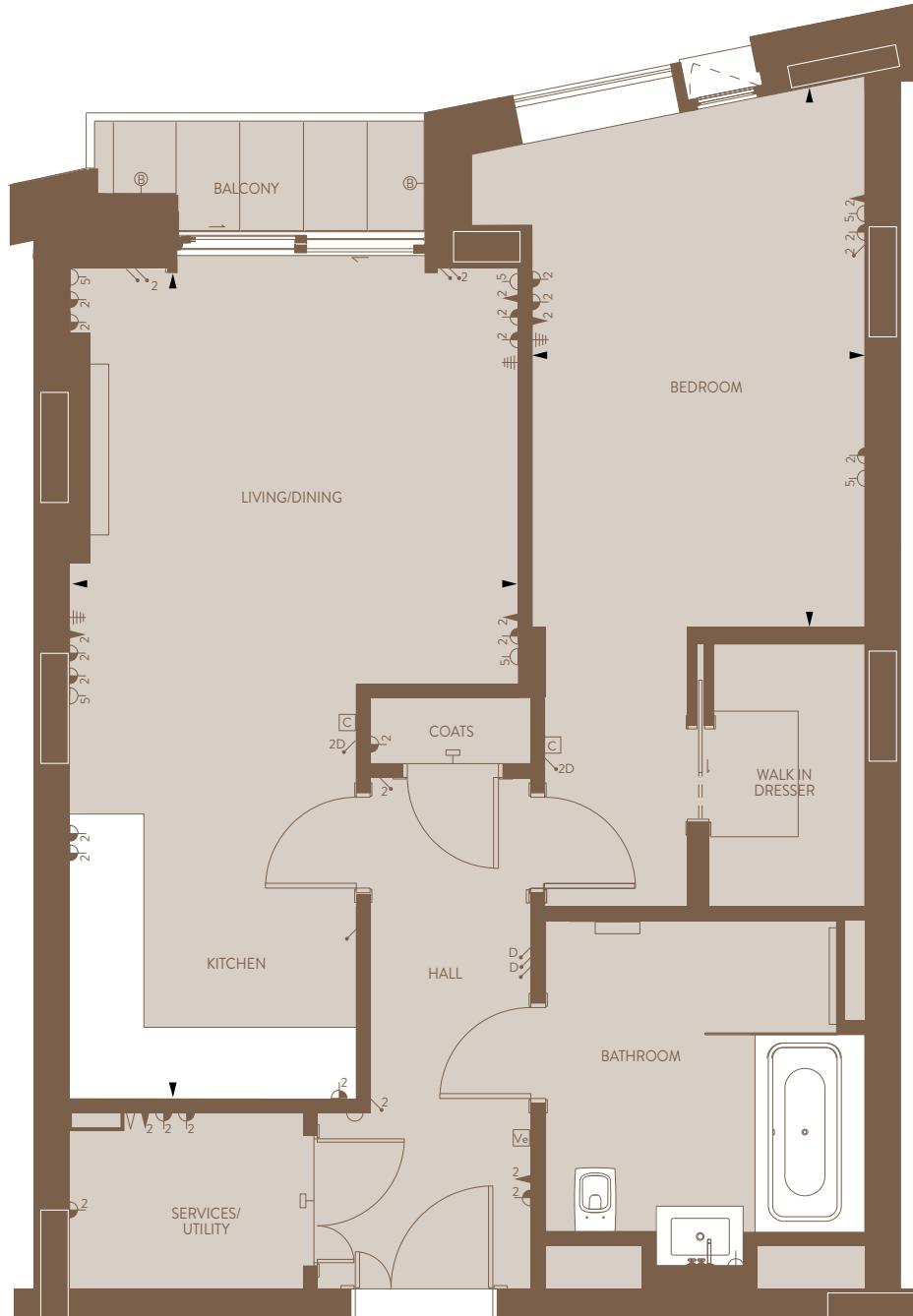
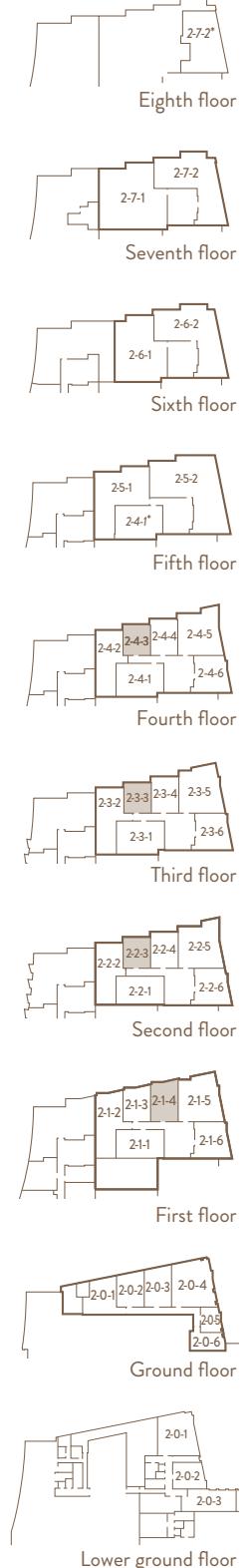
Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor 2-1-3
 Ground floor
 Lower ground floor

TYPE 14

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor 2-1-4
 Ground floor
 Lower ground floor

1 BEDROOM APARTMENT WREN HOUSE

Location



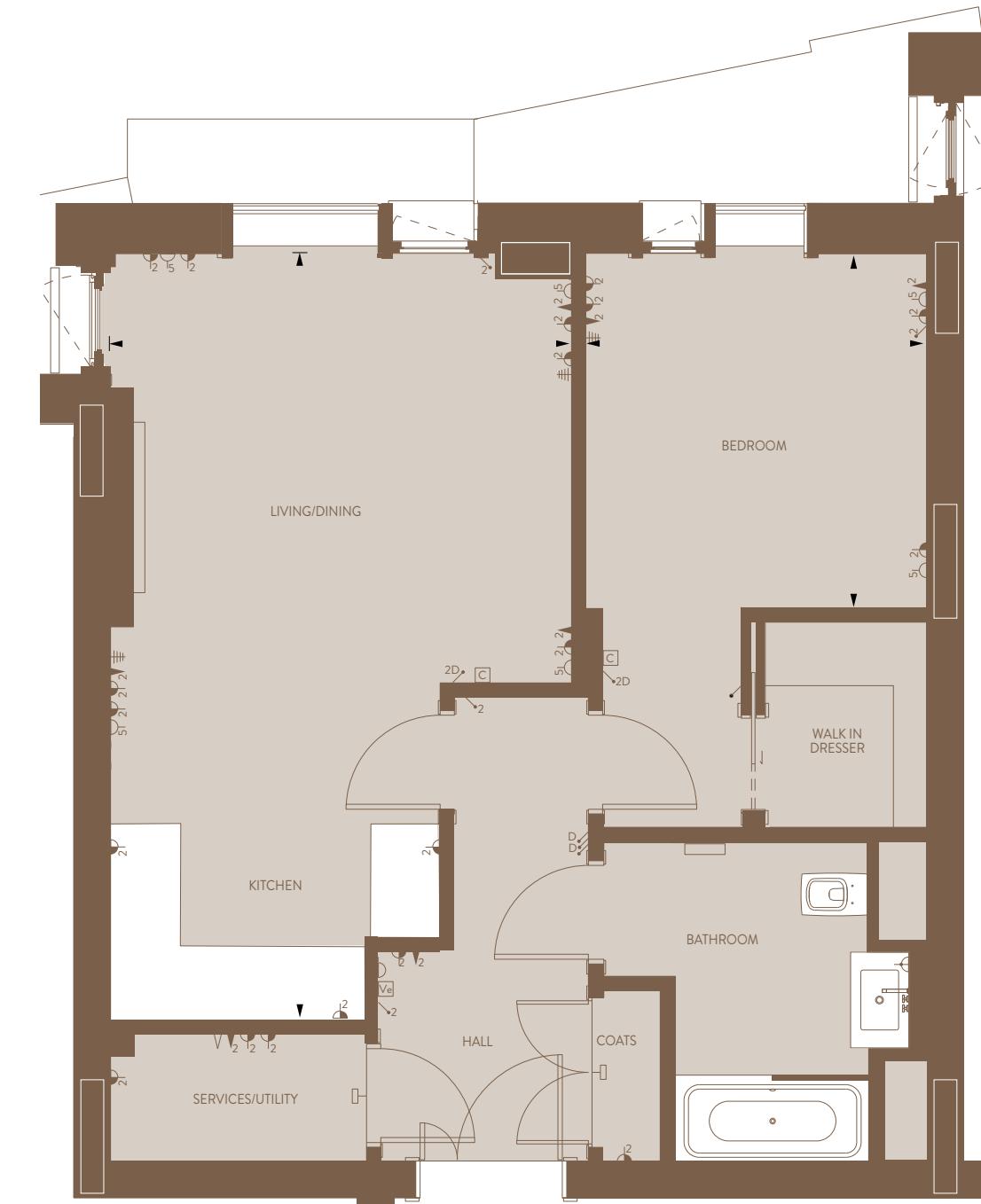
Living/Dining/Kitchen	24' 8" x 13' 4"	7525mm x 4055mm
Bedroom	16' 2" x 9' 11"	4935mm x 3020mm
Total area	764 sq ft	71 sq m

Electrical key

- ✓ Single light controls
- Single switched outlet
- △ Door bell sounder
- Pop-up double switched outlet
- Heated towel rail
- Double switched outlet
- ▲ Master telephone point
- Closet light
- Shaver outlet
- Telephone/data point
- Balcony light
- Dimmer light controls
- Heating and cooling controller
- TV/audio visual point
- Two-way light controls
- 5 amp outlet
- Video entry unit

1-2-3
 Apartment number
 Level number
 Lift core number

1 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	22' 1" x 13' 3"	6730mm x 4050mm
Bedroom	10' 2" x 9' 10"	3105mm x 2995mm
Total area	614 sq ft	57 sq m

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



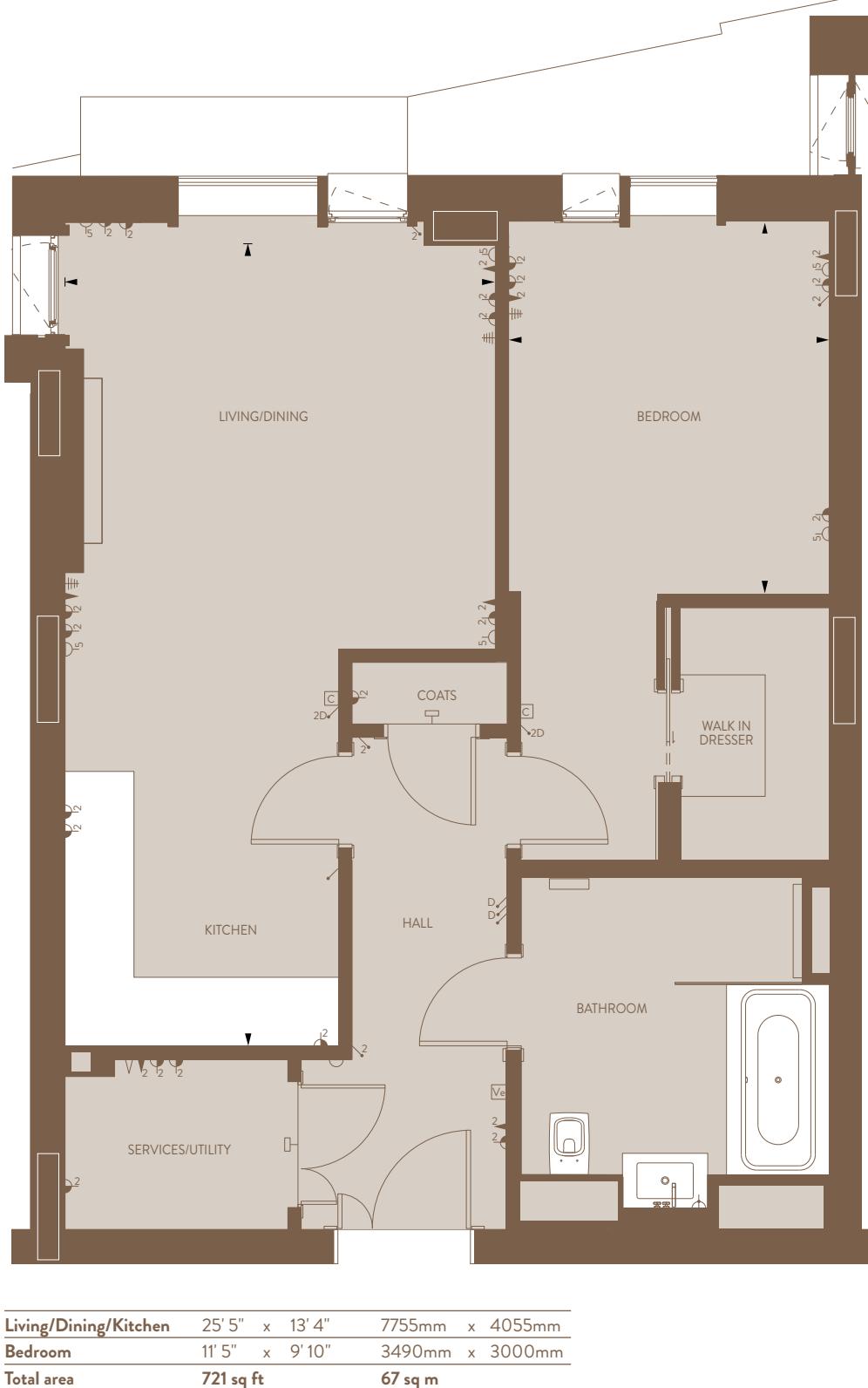
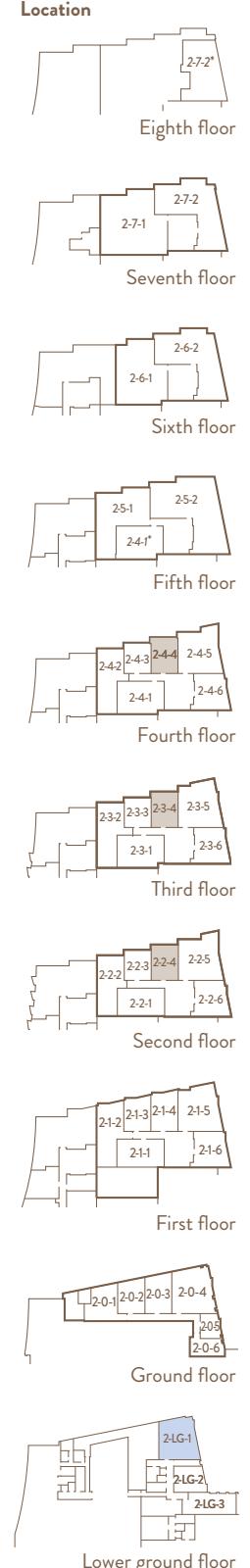
TYPE 10

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor 2-4-3
 Third floor 2-3-3
 Second floor 2-2-3
 First floor
 Ground floor
 Lower ground floor

TYPE 11

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor 2-4-4
 Third floor 2-3-4
 Second floor 2-2-4
 First floor
 Ground floor
 Lower ground floor

1 BEDROOM APARTMENT WREN HOUSE

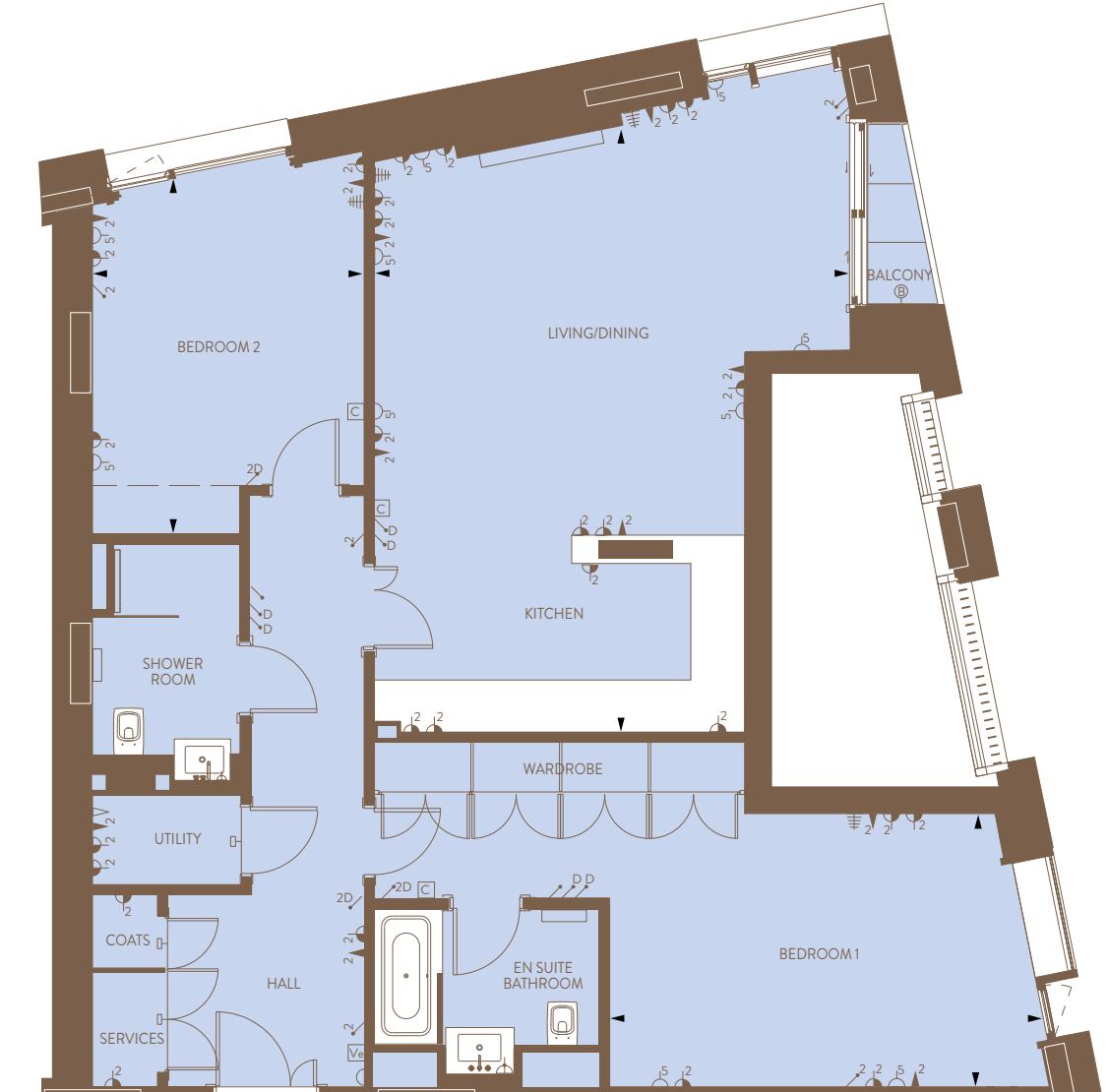


1-2-3
 Apartment number
 Level number
 Lift core number

Electrical key

- | | | | |
|--------------------------------|------------------------|------------------------|-------------------------------|
| Single light controls | Single switched outlet | Door bell sounder | Pop-up double switched outlet |
| Heated towel rail | Double switched outlet | Master telephone point | Closet light |
| Shaver outlet | Telephone/data point | Balcony light | Dimmer light controls |
| Heating and cooling controller | TV/audio visual point | Two-way light controls | 5 amp outlet |
| Video entry unit | | | |

2 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	25' 10" x 19' 5"	7865mm x 5925mm
Bedroom 1	17' 2" x 11' 2"	5235mm x 3405mm
Bedroom 2	14' 5" x 11' 1"	4385mm x 3385mm
Total area	1195 sq ft	111 sq m

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 33

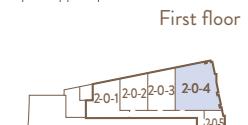
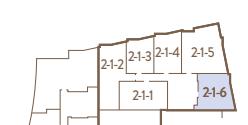
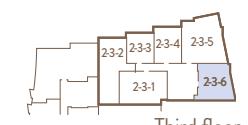
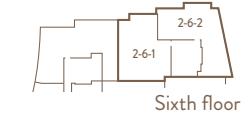
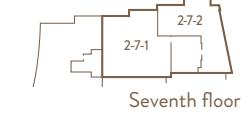
Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor
 Third floor
 Second floor
 First floor
 Ground floor
 Lower ground floor 2 LG-1

TYPE 38

Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor
Ground floor 2-0-4
Lower ground floor

2 BEDROOM APARTMENT WREN HOUSE

Location



Living/Dining/Kitchen	30' 11" x 17' 8"	9425mm x 5390mm
Bedroom 1	13' 0" x 11' 2"	3970mm x 3405mm
Bedroom 2	12' 10" x 11' 8"	3905mm x 3550mm
Total area	1356 sq ft	126 sq m

Electrical key

- | | | | |
|--------------------------------|------------------------|------------------------|-------------------------------|
| Single light controls | Single switched outlet | Door bell sounder | Pop-up double switched outlet |
| Heated towel rail | Double switched outlet | Master telephone point | Closet light |
| Shaver outlet | Telephone/data point | Balcony light | Dimmer light controls |
| Heating and cooling controller | TV/audio visual point | Two-way light controls | 5 amp outlet |
| Video entry unit | | | |

1-2-3 Apartment number
— Level number
Lift core number

2 BEDROOM APARTMENT WREN HOUSE

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 37

Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor 2-3-6
Second floor
First floor 2-1-6
Ground floor
Lower ground floor



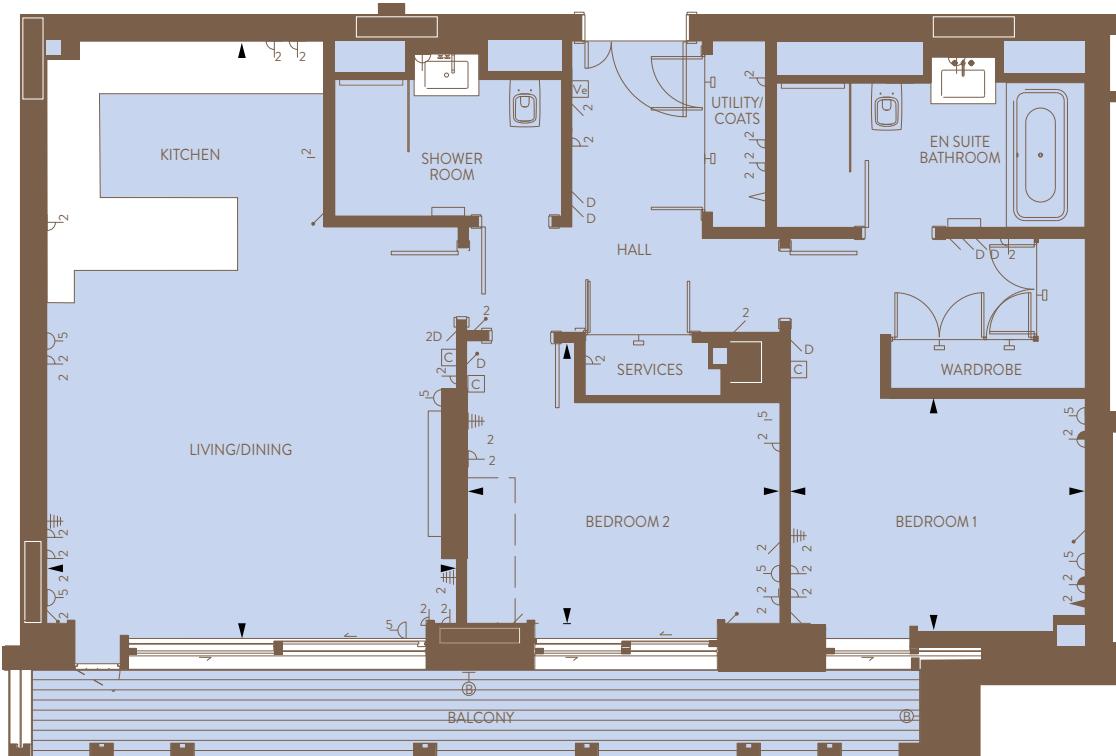
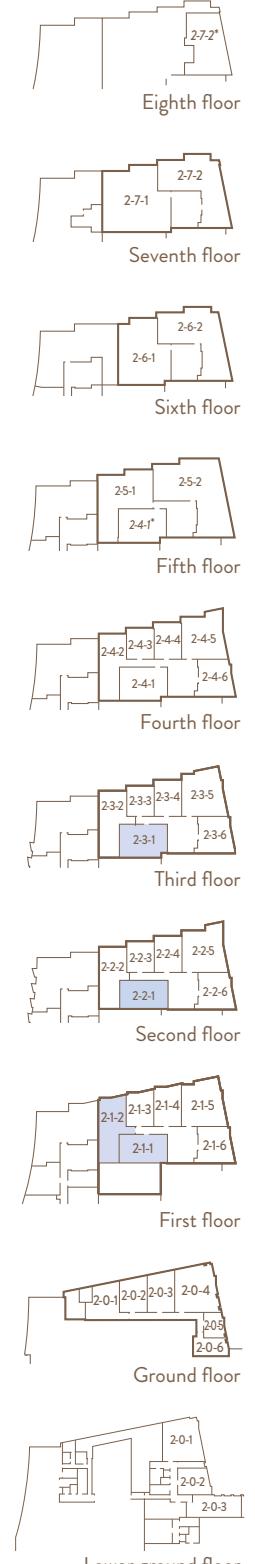
Living/Dining/Kitchen	24' 3" x 11' 6"	7400mm x 3515mm
Bedroom 1	10' 6" x 9' 11"	3190mm x 3025mm
Bedroom 2	11' 0" x 9' 0"	3355mm x 2735mm
Total area	893 sq ft	83 sq m

TYPE 34

Plot	
Eighth floor	2-3-1
Seventh floor	2-2-1
Sixth floor	2-1-1
Fifth floor	
Fourth floor	
Third floor	
Second floor	
First floor	
Ground floor	
Lower ground floor	

2 BEDROOM APARTMENT WREN HOUSE

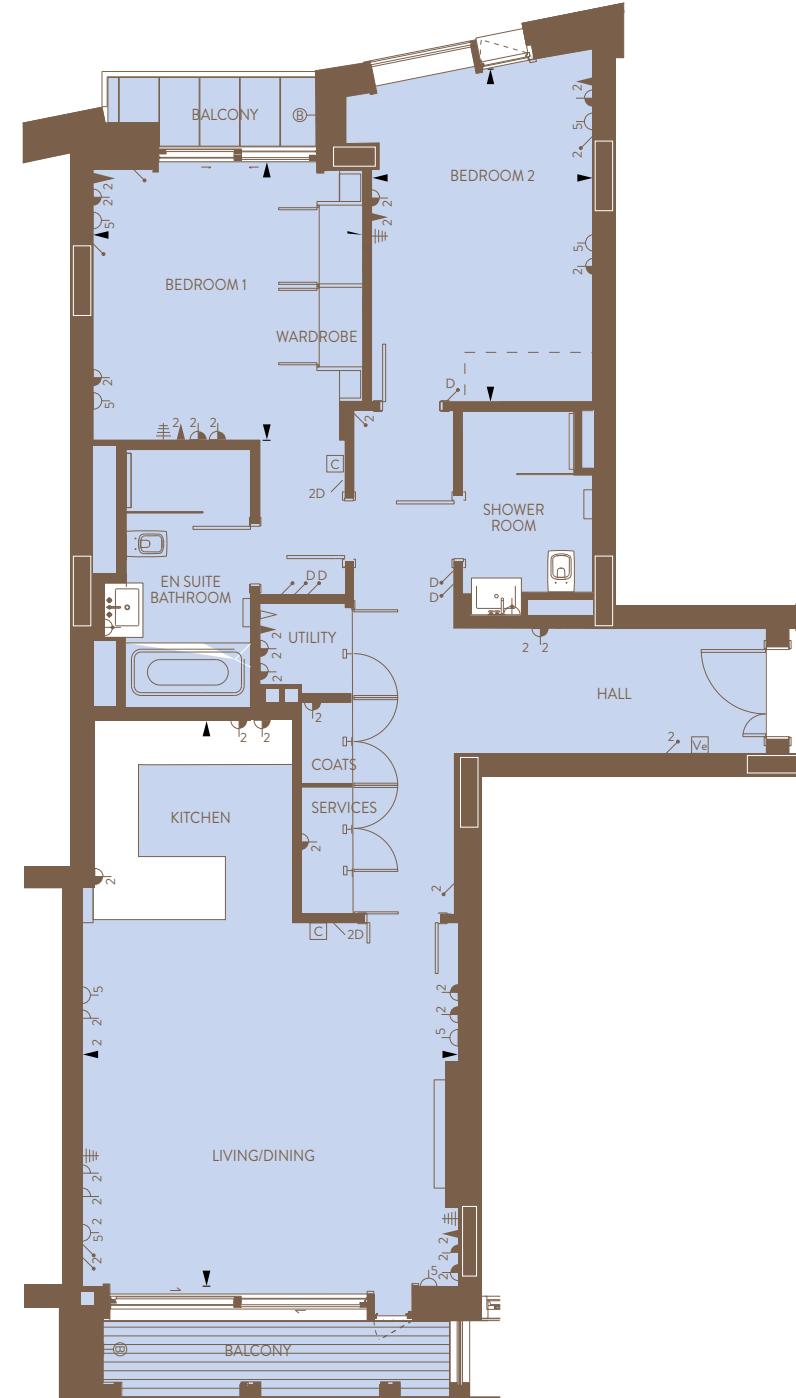
Location



Living/Dining/Kitchen	23' 8" x 16' 8"	7215mm x 5075mm
Bedroom 1	9' 5" x 12' 1"	2875mm x 3675mm
Bedroom 2	12' 7" x 11' 6"	3845mm x 3495mm
Total area	990 sq ft	92 sq m

Position of balcony framework varies.

2 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	26' 7" x 17' 9"	8110mm x 5410mm
Bedroom 1	12' 9" x 12' 8"	3875mm x 3870mm
Bedroom 2	15' 8" x 10' 5"	4765mm x 3180mm
Total area	1184 sq ft	110 sq m

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 40

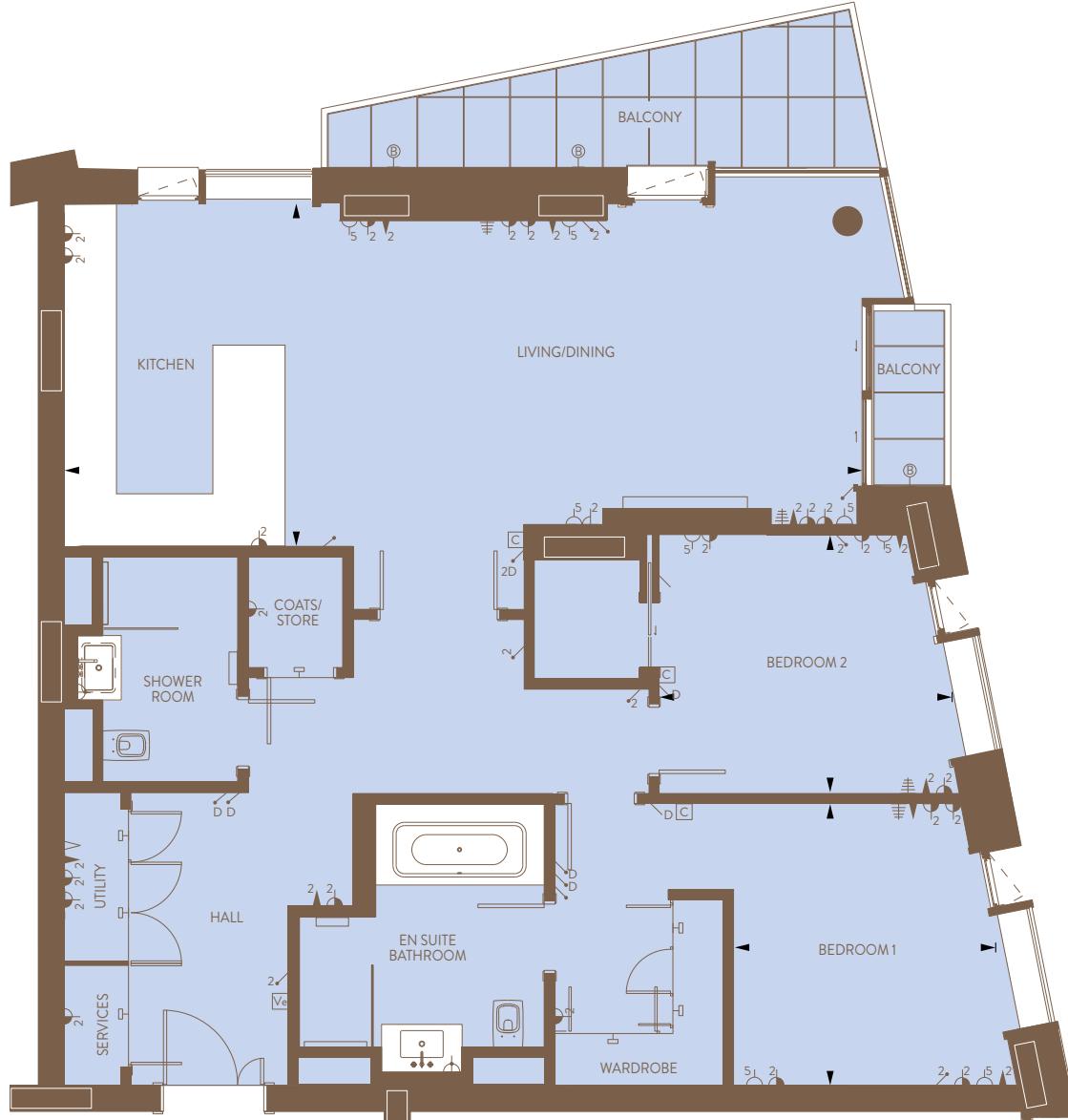
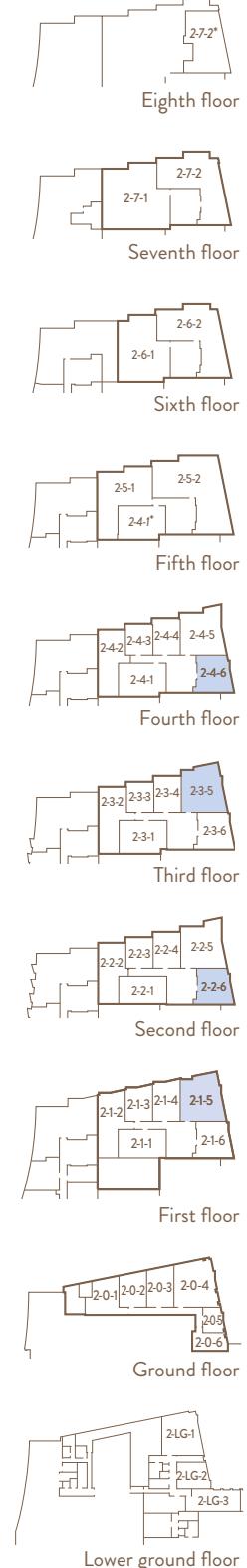
Plot	
Eighth floor	2-1-2
Seventh floor	
Sixth floor	
Fifth floor	
Fourth floor	
Third floor	
Second floor	
First floor	
Ground floor	
Lower ground floor	

TYPE 39

Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor 2-1-5
Ground floor
Lower ground floor

2 BEDROOM APARTMENT WREN HOUSE

Location



Living/Dining/Kitchen	32' 5" x 14' 0"	9870mm x 4270mm
Bedroom 1	11' 1" x 11' 6"	3370mm x 3510mm
Bedroom 2	11' 7" x 10' 7"	3535mm x 3225mm
Total area	1259 sq ft	117 sq m

2 BEDROOM APARTMENT WREN HOUSE

Location



Living/Dining/Kitchen	25' 0" x 11' 6"	7620mm x 3515mm
Bedroom 1	10' 3" x 9' 11"	3135mm x 2690mm
Bedroom 2	11' 0" x 8' 10"	3355mm x 2690mm
Total area	883 sq ft	82 sq m

Electrical key

- ✓ Single light controls
- Single switched outlet
- △ Door bell sounder
- Pop-up double switched outlet
- Heated towel rail
- Double switched outlet
- ▲ Master telephone point
- Closet light
- Shaver outlet
- Telephone/data point
- Balcony light
- Dimmer light controls
- Heating and cooling controller
- TV/audio visual point
- Two-way light controls
- 5 amp outlet
- Video entry unit

1-2-3 Apartment number
— Level number
Lift core number

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 112

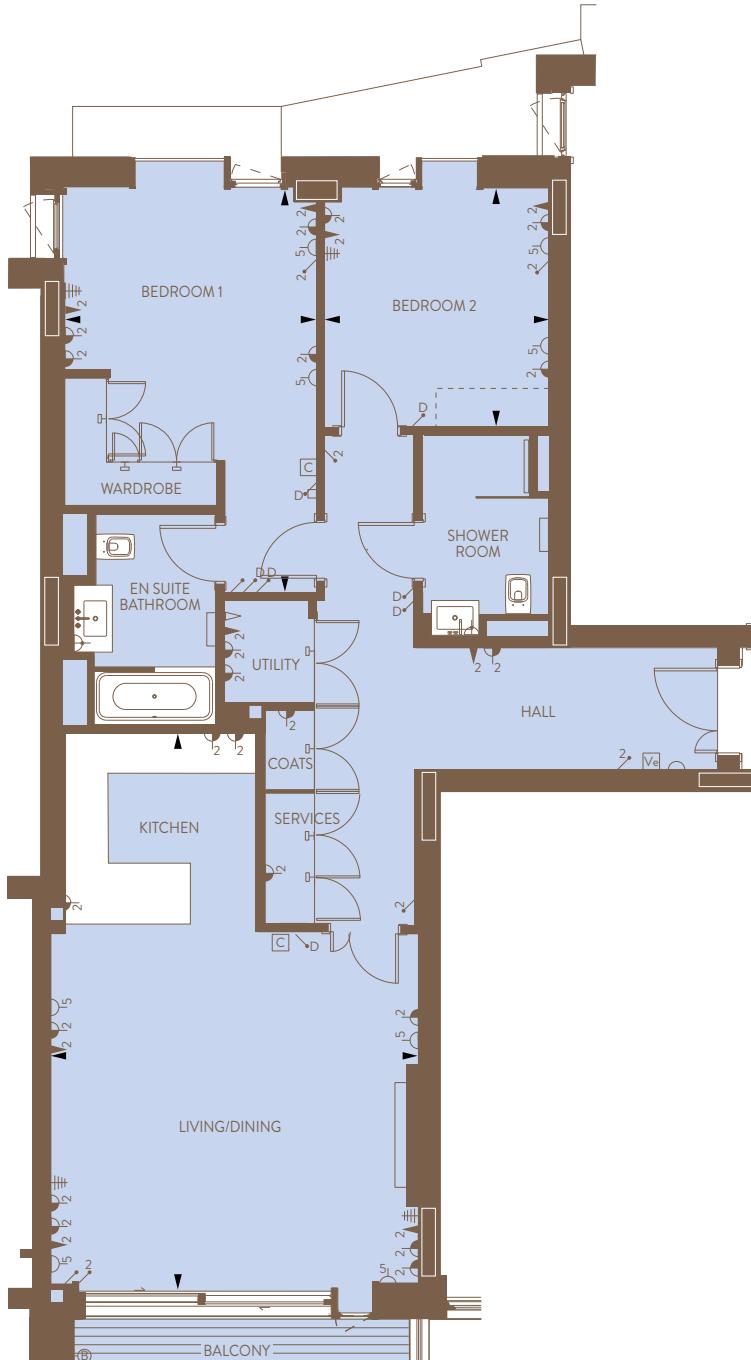
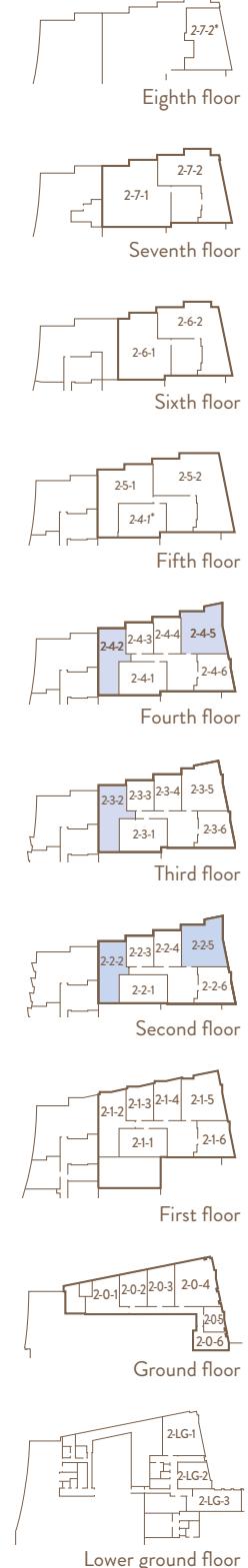
Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor
Fourth floor 2-4-6
Third floor
Second floor 2-2-6
First floor
Ground floor
Lower ground floor

TYPE 35

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor 2-4-2
 Third floor 2-3-2
 Second floor 2-2-2
 First floor
 Ground floor
 Lower ground floor

2 BEDROOM APARTMENT WREN HOUSE

Location



Living/Dining/Kitchen	26' 9" x 17' 9"	8155mm x 5410mm
Bedroom 1	19' 8" x 12' 3"	5990mm x 3740mm
Bedroom 2	11' 8" x 10' 10"	3550mm x 3310mm
Total area	1152 sq ft	107 sq m

Electrical key

- | | | | |
|--------------------------------|------------------------|------------------------|-------------------------------|
| Single light controls | Single switched outlet | Door bell sounder | Pop-up double switched outlet |
| Heated towel rail | Double switched outlet | Master telephone point | Closet light |
| Shaver outlet | Telephone/data point | Balcony light | Dimmer light controls |
| Heating and cooling controller | TV/audio visual point | Two-way light controls | 5 amp outlet |
| Video entry unit | | | |

1-2-3 Apartment number
 Level number
 Lift core number

2 BEDROOM APARTMENT WREN HOUSE



Living/Dining/Kitchen	32' 5" x 14' 0"	9890mm x 4270mm
Bedroom 1	11' 5" x 11' 6"	3480mm x 3480mm
Bedroom 2	11' 11" x 10' 7"	3625mm x 3225mm
Total area	1259 sq ft	117 sq m

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 36

Plot
 Eighth floor
 Seventh floor
 Sixth floor
 Fifth floor
 Fourth floor 2-4-5
 Third floor 2-3-5
 Second floor 2-2-5
 First floor
 Ground floor
 Lower ground floor

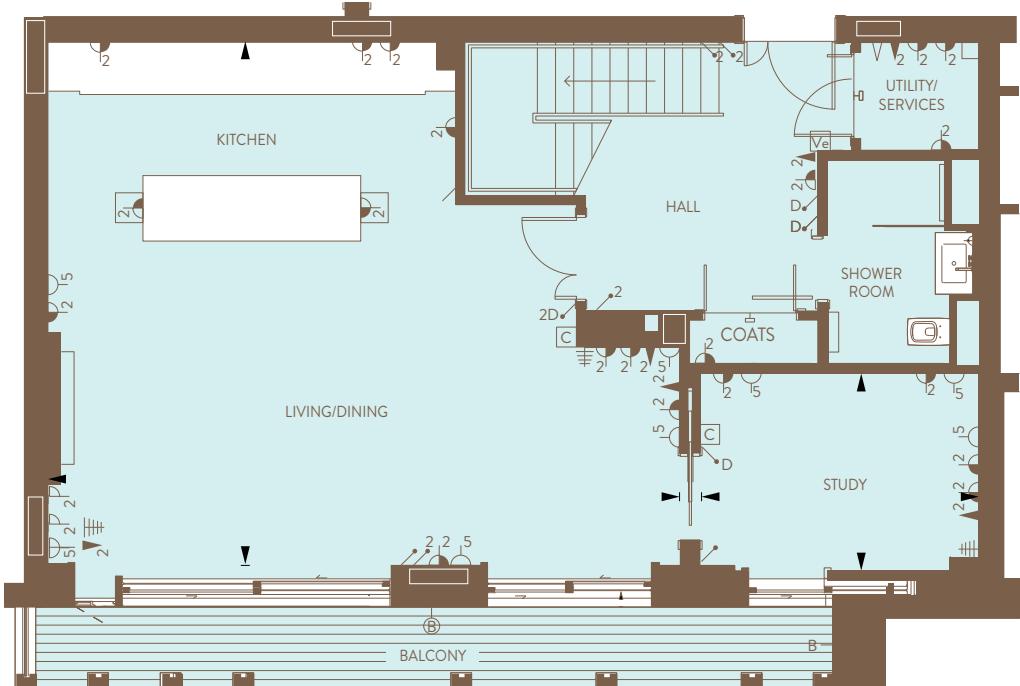
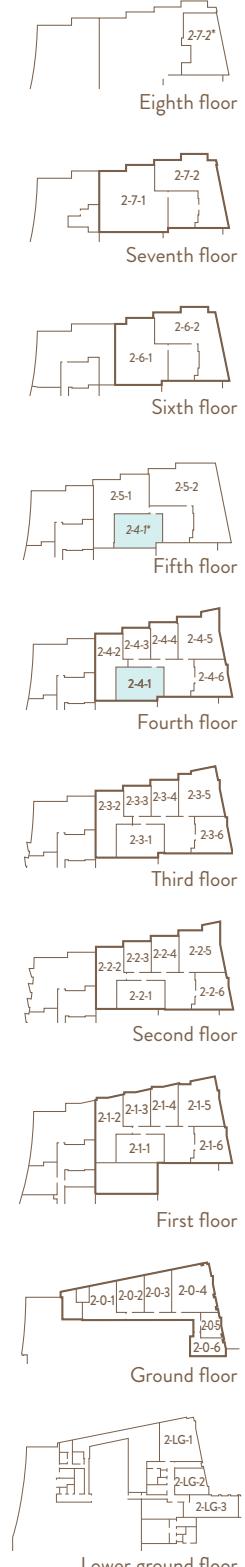
TYPE 84

Plot

Eighth floor
Seventh floor
Sixth floor
Fifth floor 2-4-1*
Fourth floor 2-4-1
Third floor
Second floor
First floor
Ground floor
Lower ground floor

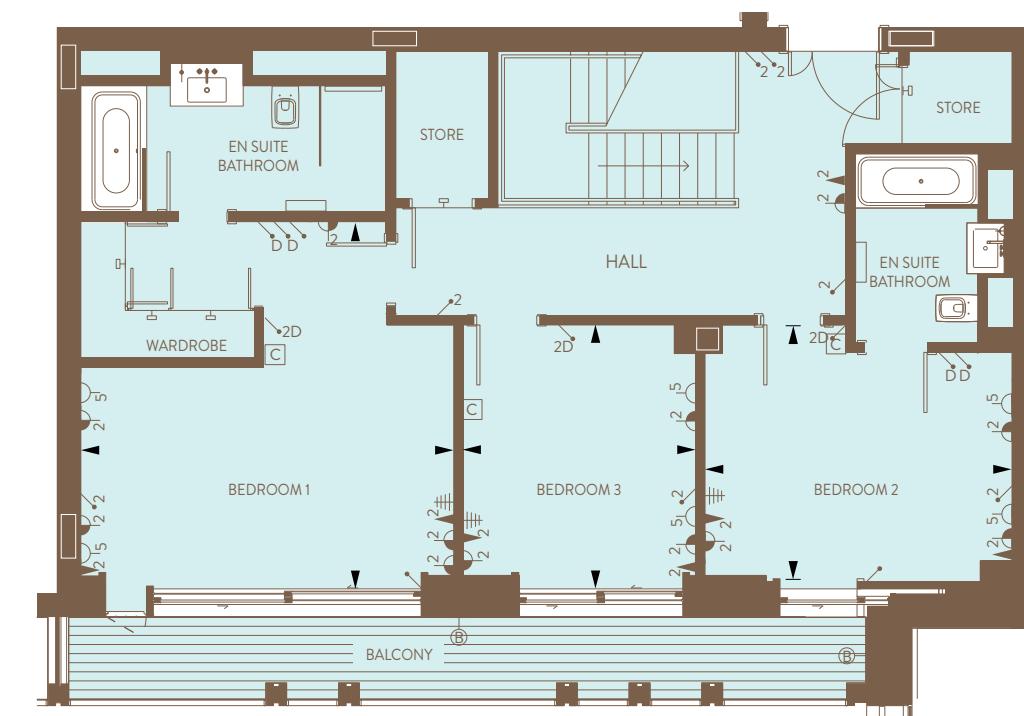
3 BEDROOM DUPLEX APARTMENT WREN HOUSE

Location



LOWER FLOOR

Living/Dining/Kitchen	28' 6" x 23' 8"	8695mm x 7215mm
Study	12' 9" x 8' 11"	3800mm x 2720mm
Bedroom 1	16' 10" x 16' 6"	5135mm x 4870mm
Bedroom 2	14' 0" x 11' 7"	4260mm x 3535mm
Bedroom 3	11' 4" x 10' 6"	3450mm x 3205mm
Total area	2002 sq ft	186 sq m



UPPER FLOOR

Electrical key

- | | | | |
|----------------------------------|--------------------------|--------------------------|---------------------------------|
| ✓ Single light controls | □ Single switched outlet | △ Door bell sounder | □ Pop-up double switched outlet |
| □ Heated towel rail | □ Double switched outlet | ▲ Master telephone point | □ Closet light |
| □ Shaver outlet | □ Telephone/data point | □ Balcony light | □ Dimmer light controls |
| □ Heating and cooling controller | ■ TV/audio visual point | □ Two-way light controls | □ 5 amp outlet |
| □ Video entry unit | | | |

1-2-3 Apartment number
— Level number
Lift core number

*Denotes upper floor of duplex

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

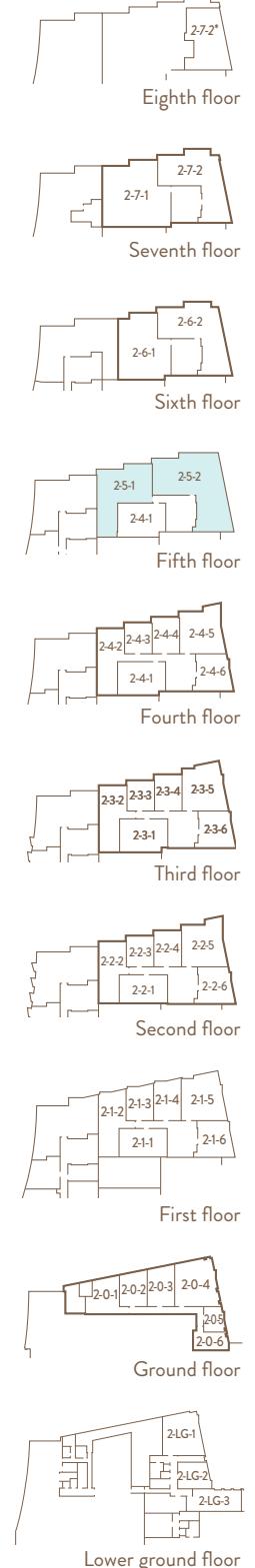


TYPE 60

Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor 2-5-1
Fourth floor
Third floor
Second floor
First floor
Ground floor
Lower ground floor

3 BEDROOM APARTMENT WREN HOUSE

Location



Living/Dining/Kitchen	24' 1" x 19' 6"	7350mm x 5955mm
Bedroom 1	17' 9" x 13' 2"	5410mm x 3305mm
Bedroom 2	11' 0" x 11' 10"	3365mm x 3385mm
Bedroom 3	12' 1" x 11' 2"	3680mm x 3400 mm
Total area	1668 sq ft	155 sq m

Electrical key

- | | | | |
|--------------------------------|------------------------|------------------------|-------------------------------|
| Single light controls | Single switched outlet | Door bell sounder | Pop-up double switched outlet |
| Heated towel rail | Double switched outlet | Master telephone point | Closet light |
| Shaver outlet | Telephone/data point | Balcony light | Dimmer light controls |
| Heating and cooling controller | TV/audio visual point | Two-way light controls | 5 amp outlet |
| Video entry unit | | | |

1-2-3 Apartment number
— Level number
Lift core number

3 BEDROOM APARTMENT WREN HOUSE

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

TYPE 61

Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor 2-5-2
Fourth floor
Third floor
Second floor
First floor
Ground floor
Lower ground floor



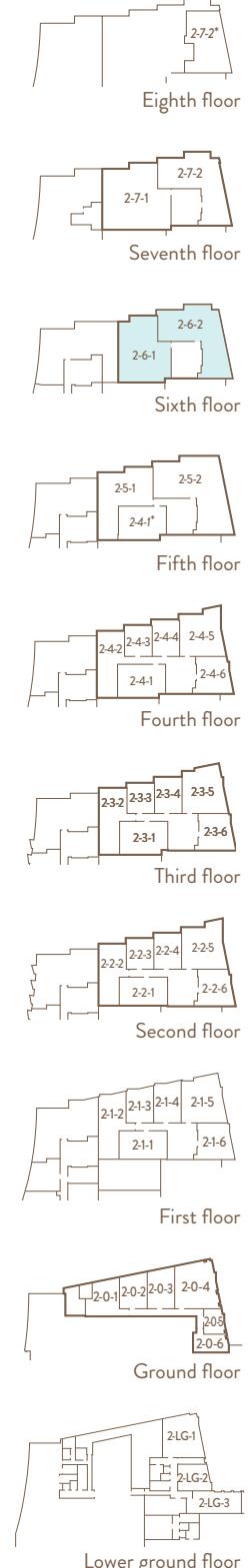
Living/Dining	33' 6" x 21' 2"	10215mm x 6460mm
Kitchen	21' 4" x 14' 8"	6505mm x 4470mm
Bedroom 1	19' 0" x 10' 10"	5800mm x 3035mm
Bedroom 2	13' 5" x 11' 2"	4090mm x 3395mm
Bedroom 3	16' 10" x 10' 5"	5140mm x 3175mm
Total area	2282 sq ft	212 sq m

TYPE 62

Plot
Eighth floor
Seventh floor
Sixth floor 2-6-1
Fifth floor
Fourth floor
Third floor
Second floor
First floor
Ground floor
Lower ground floor

3 BEDROOM APARTMENT WREN HOUSE

Location



Living/Dining/Kitchen	33' 11" x 24' 2"	10330mm x 7375mm
Bedroom 1	15' 4" x 19' 0"	4680mm x 5780mm
Bedroom 2	8' 10" x 16' 4"	2685mm x 5150mm
Bedroom 3	12' 1" x 10' 0"	3690mm x 3040mm
Total area	1873 sq ft	174 sq m

Electrical key

- | | | | |
|--------------------------------|------------------------|------------------------|-------------------------------|
| Single light controls | Single switched outlet | Door bell sounder | Pop-up double switched outlet |
| Heated towel rail | Double switched outlet | Master telephone point | Closet light |
| Shaver outlet | Telephone/data point | Balcony light | Dimmer light controls |
| Heating and cooling controller | TV/audio visual point | Two-way light controls | 5 amp outlet |
| Video entry unit | | | |

1-2-3 Apartment number
— Level number
Lift core number

3 BEDROOM APARTMENT WREN HOUSE



Living/Dining	36' 2" x 16' 4"	11020mm x 4975mm
Kitchen	20' 9" x 12' 5"	6330mm x 3795mm
Bedroom 1	17' 2" x 12' 3"	5220mm x 3730mm
Bedroom 2	13' 5" x 11' 2"	4085mm x 3395mm
Bedroom 3	16' 8" x 10' 5"	5080mm x 3175mm
Total area	2034 sq ft	189 sq m

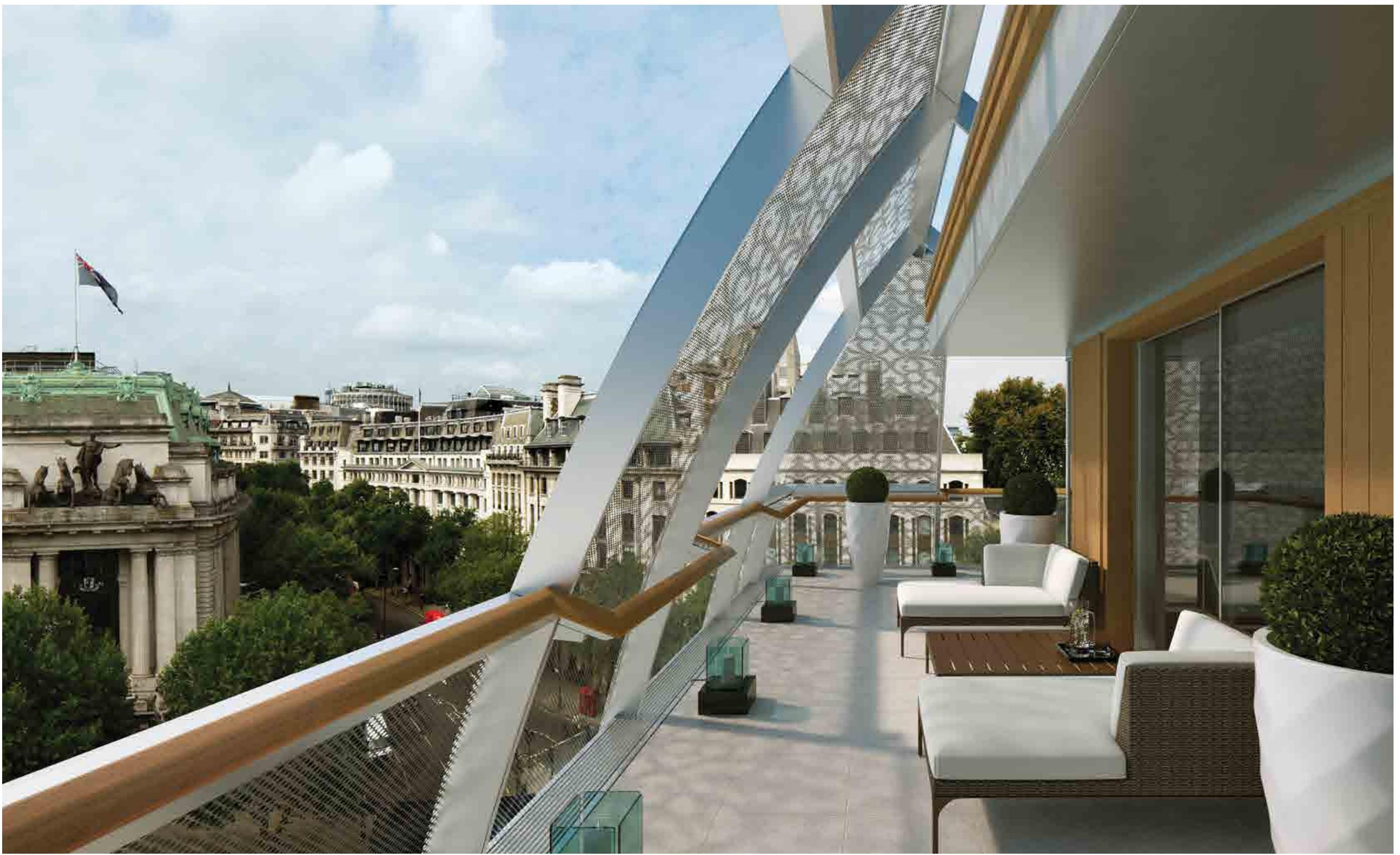
► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



TYPE 63

Plot
Eighth floor
Seventh floor
Sixth floor 2-6-2
Fifth floor
Fourth floor
Third floor
Second floor
First floor
Ground floor
Lower ground floor



THE PENTHOUSES

The Clement House and Wren House penthouses at 190 Strand offer the height of chic urban living – both inside and out. Spacious and sunny, the high-specification three-bedroom homes (including one expansive duplex) make the most of their position, with generous sized balconies that give dramatic views over the London skyline.



MAKING AN ENTRANCE

First impressions really do count, and the entrance hallways of 190 Strand's prestigious penthouses are the promise of what's to come. Ultra-stylish and contemporary, the apartments epitomize urban living, showcasing immaculate design, fitting and finish. Nothing has been overlooked here, from the selection of high-quality materials, ceiling-to-floor windows to maximize the daylight and generous room dimensions.





LIVING THE LIFE

The penthouses' beautifully conceived living spaces feature the best of contemporary design, calculated to make living easier – including wiring for comprehensive home entertainment facilities and state-of-the-art integrated sound systems.



TOP TABLE

In the style-conscious penthouses, dinner parties are a joy to host. Along with a high-specification kitchens, dining areas are integrated into the living spaces, making a smooth transition between drinks, dinner and conversation.





CHEF'S SECRETS

The penthouses at 190 Strand feature individually designed kitchens, whose sleek and sophisticated good looks conceal an abundance of high specification appliances. Integrated state-of-the-art microwaves, coffee machines, wine coolers and ovens give all the ingredients to create memorable culinary experiences.



TRANQUIL HAVEN

When night comes, 190 Strand comes into its own, with sumptuous interiors that whisper pure style. Custom-designed, built-in or walk-in wardrobes, luxurious en suite bathrooms and subdued lighting blend comfort and the height of practicality.



PURE RELAXATION

Bespoke bathrooms are lavishly appointed with hand-chosen natural stone, wood and porcelain, plus deep double basins and floor-to-ceiling glass shower screens. Your luxurious sanctuary from the world.



PENTHOUSE SPECIFICATION

Kitchens

- Individually designed layouts
- Marble work surfaces and back panel to island/peninsula units where applicable (options available – subject to cut-off dates)
- Full height back painted glass splashbacks above work surfaces (options available – subject to cut-off dates)
- Stainless steel 1½ bowl undermount sink and chrome finish mixer tap
- Satin gloss veneer or high gloss lacquer finishes to cabinets (options available – subject to cut-off dates)
- Bespoke fold-away doors to tall appliance housing units where indicated
- Glass fronted cabinets and shelving to selected apartments where appropriate
- Bespoke shelving units to selected apartments where appropriate
- Pull-out pan and racked storage units to selected apartments where appropriate
- LED ceiling downlighters and concealed LED lighting to wall cabinets
- Concealed multi-gang appliance panel and polished nickel socket outlets above work surfaces where appropriate
- Pop-up sockets to island/peninsula units where appropriate
- Large format limestone floor finishes (options available – subject to cut-off dates)
- Miele inset frameless touch control induction hob
- Built-in ceiling extractor hood to island/peninsular units
- Miele built-under stainless steel multi-function wide oven with Air Cleaning Catalyst system
- Miele stainless steel combination microwave oven
- Miele stainless steel steam oven
- Miele built-in stainless steel warming drawer
- Miele built-in stainless steel coffee machine
- Miele integrated fridge/freezer to selected apartments
- Miele integrated tall larder fridge to selected apartments
- Miele integrated tall freezer to selected apartments
- Miele built-in wine cooler
- Miele integrated multi-function dishwasher
- Free-standing washer/dryer, or separate washing machine and tumble dryer to selected apartments where space permits, within vented utility cupboard/room
- Space saving recycling bins

Bathrooms

- Free-standing white bath to selected master en-suite bathrooms
- Bette white bath with bath filler and marble surround/ removable panels to selected bathrooms
- Frameless glass bath screens to selected bathrooms
- Polished nickel deck mounted taps with pull out hand shower to bath of selected bathrooms
- Polished nickel concealed thermostatic mixer/diverter, with ceiling mounted showerhead and complete handshower set to bath of selected bathrooms
- Polished nickel concealed thermostatic mixer / diverter, with ceiling mounted showerhead and complete handshower set to shower area of selected bathrooms/ shower rooms
- Walk-in shower area to bathrooms/shower rooms where indicated with frameless glass shower panels or doors to suit situation
- Bespoke marble and veneer vanity units with polished nickel deck or wall mounted mixer taps to suit situation
- Bespoke mirrored cabinets with shelving, shaver socket and wall lights to selected bathrooms/shower rooms/ cloakrooms
- Bespoke mirror with lighting above basin to selected cloakrooms
- Villeroy & Boch white wall mounted WC pan with soft close seat/cover and concealed cistern with dual-flush plate
- Shelved niches above WC pan and to bath/shower areas with recessed downlighters to bathrooms/shower rooms/ cloakrooms where applicable
- Television provided above bath to master en-suite bathrooms
- Polished nickel finish ladder style thermostatically controlled heated towel rail to all bathrooms/shower rooms/cloakrooms
- Combination of large format marble/limestone wall finishes to selected walls of bathrooms/shower rooms/ cloakrooms (options available – subject to cut-off dates)
- Large format marble/limestone floor finishes with mosaic border detail to master en-suite bathrooms (options available – subject to cut-off dates)
- Large format marble/limestone floor finishes to bathrooms/shower rooms/cloakrooms (options available – subject to cut-off dates)
- MHVR extract ventilation to outside
- LED downlighters to bathrooms/shower rooms/ cloakrooms
- Accessories include polished nickel finish toilet roll holder and robe hook

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required.



PENTHOUSE SPECIFICATION CONTINUED

Electrical fittings

- Feature ceiling coffers with concealed lighting to hallways, kitchen/breakfast rooms, reception rooms, master bedrooms and master en-suites
- Recessed LED downlighters throughout
- Concealed LED lighting to shower and bath areas of selected bathrooms/shower rooms
- Feature Swarovski Crystal Sky LED lighting master en-suite bathrooms
- Concealed LED lighting to blind boxes to reception rooms, bedrooms, selected kitchens and bathrooms
- Ambient lighting on PIR to vanity units of bathrooms, shower rooms and cloakrooms where appropriate
- Wiring for pendant light fittings to hallways, kitchen/breakfast rooms, reception rooms and bedrooms
- Automatic lighting to utilities, services, coats cupboards and wardrobes
- 5 amp lighting circuit to reception rooms and bedrooms
- Television (terrestrial and Sky+) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for whole house integrated media system incorporating IT, audio/visual and lighting
- Pre-wired for future automated curtains/blinds
- Polished nickel finish power sockets
- Dimmer light controls or switches where applicable

Heating/Cooling

- Heating and hot water from communal system with metered water supply to all apartments
- Underfloor heating to hallways, bathrooms, shower rooms and cloakrooms
- Comfort cooling/heating to all reception rooms and bedrooms
- Plumbing for washer/dryer within vented utility cupboard/room where appropriate

Interior finishes

- Panelled engineered veneer entrance and internal doors
- Panelled engineered veneer double doors with glazed fixed side panels in selected locations
- Bespoke sliding pocket doors to selected rooms
- Panelled satin gloss doors to selected cupboards
- Interior fittings to hall cupboards to suit situation
- Painted skirtings and timber architraves, white painted architraves to selected hallway cupboards, stone skirtings to separate kitchen/breakfast rooms
- Bespoke polished nickel finish door handles throughout
- Bespoke polished metal and stone staircase with lighting to duplex apartments
- Feature fireplace with stone surround and bio-ethanol fire fittings to principal reception rooms and selected master bedrooms where appropriate
- Bespoke fitted wardrobe/dressing areas to selected master bedrooms, internal fittings include rails, shelves, drawers and concealed lighting where indicated

- Bespoke walk in wardrobes to selected master bedrooms, internal fittings include rails, shelves, drawers and concealed lighting where indicated

- Fitted wardrobe/dressing areas provided to selected 2nd bedrooms
- Large format limestone floor finishes with contrasting stone border detail to hallways
- Large format limestone floor finishes to kitchen/breakfast rooms
- Engineered timber floor finishes with limestone border detail to selected reception rooms (options available – subject to cut-off dates)
- Carpet floor finishes to bedrooms and selected reception rooms (options available – subject to cut-off dates)

Balconies/Terraces

- Well proportioned glass/steel balconies and terraces with aluminium/stone/timber handrail to apartments where indicated
- Timber decking/stone paving to balconies and terraces with external lighting where indicated
- External water tap and power to selected terraces where indicated

Security

- Video entry system viewed by individual apartment handset/screen
- Power and telephone points provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser

- All apartments provided with mains supply smoke detectors and heat detectors
- Multi-point locking and spy hole to selected apartment entrance doors
- Hardwired doorbell to selected apartments
- 24-hour concierge service and monitored CCTV

Peace of mind

- 999 year lease
- All apartments benefit from 10 year build warranty

Car parking

- Two allocated spaces within the managed CCTV monitored parking area are included in the purchase price

Lifts

- Passenger lifts serve each core and all levels (except mezzanine levels to individual apartments) with access to parking levels
- Passenger lifts with security access control for direct entrance into selected penthouse apartments

Interior Designed Entrance Lobby/Colonnade

- Spacious reception lobby with feature floor and wall finishes
- Comfortable waiting area for guests
- Bespoke Concierge desk
- Feature lighting
- Central colonnade with seating areas
- Oversized glass doors to main entrance



THE PENTHOUSES

FLOOR PLANS

TYPE	PLOT	LEVEL	BEDS	TOTAL AREA SQ FT	TOTAL AREA SQ M	PAGE
------	------	-------	------	------------------	-----------------	------

CLEMENT HOUSE

3 bedroom penthouse apartment

59	1-7-1	Seventh	3 bed	4252	395	150
----	-------	---------	-------	------	-----	-----

WREN HOUSE

3 bedroom penthouse apartments

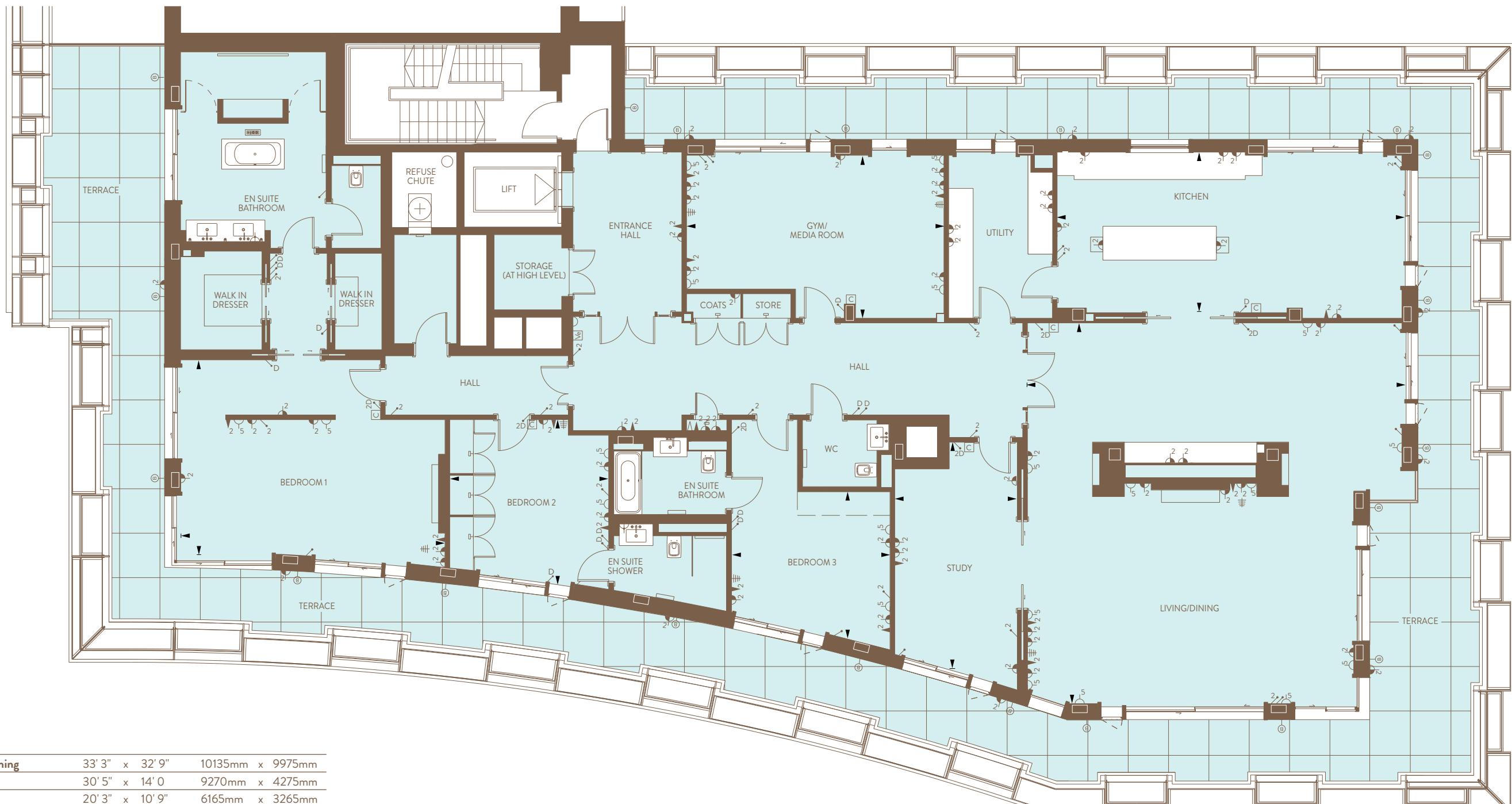
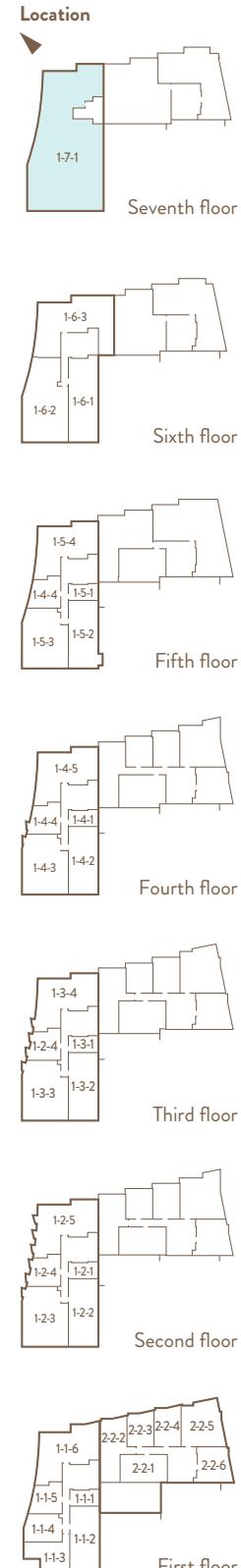
64	2-7-1	Seventh	3 bed	2250	209	152
85	2-7-2	Seventh/Eighth	3 bed duplex	2702	251	154



TYPE 59

3 BEDROOM PENTHOUSE CLEMENT HOUSE

Plot	
Seventh floor	1-7-1
Sixth floor	-
Fifth floor	-
Fourth floor	-
Third floor	-
Second floor	-
First floor	-



Electrical key

- ✓ Single light controls
- Single switched outlet
- △ Door bell sounder
- Pop-up double switched outlet
- Heated towel rail
- Double switched outlet
- △ Master telephone point
- Closet light
- Shaver outlet
- Telephone/data point
- Balcony light
- Dimmer light controls
- Heating and cooling controller
- TV/audio visual point
- Two-way light controls
- Video entry unit
- 5 amp outlet

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

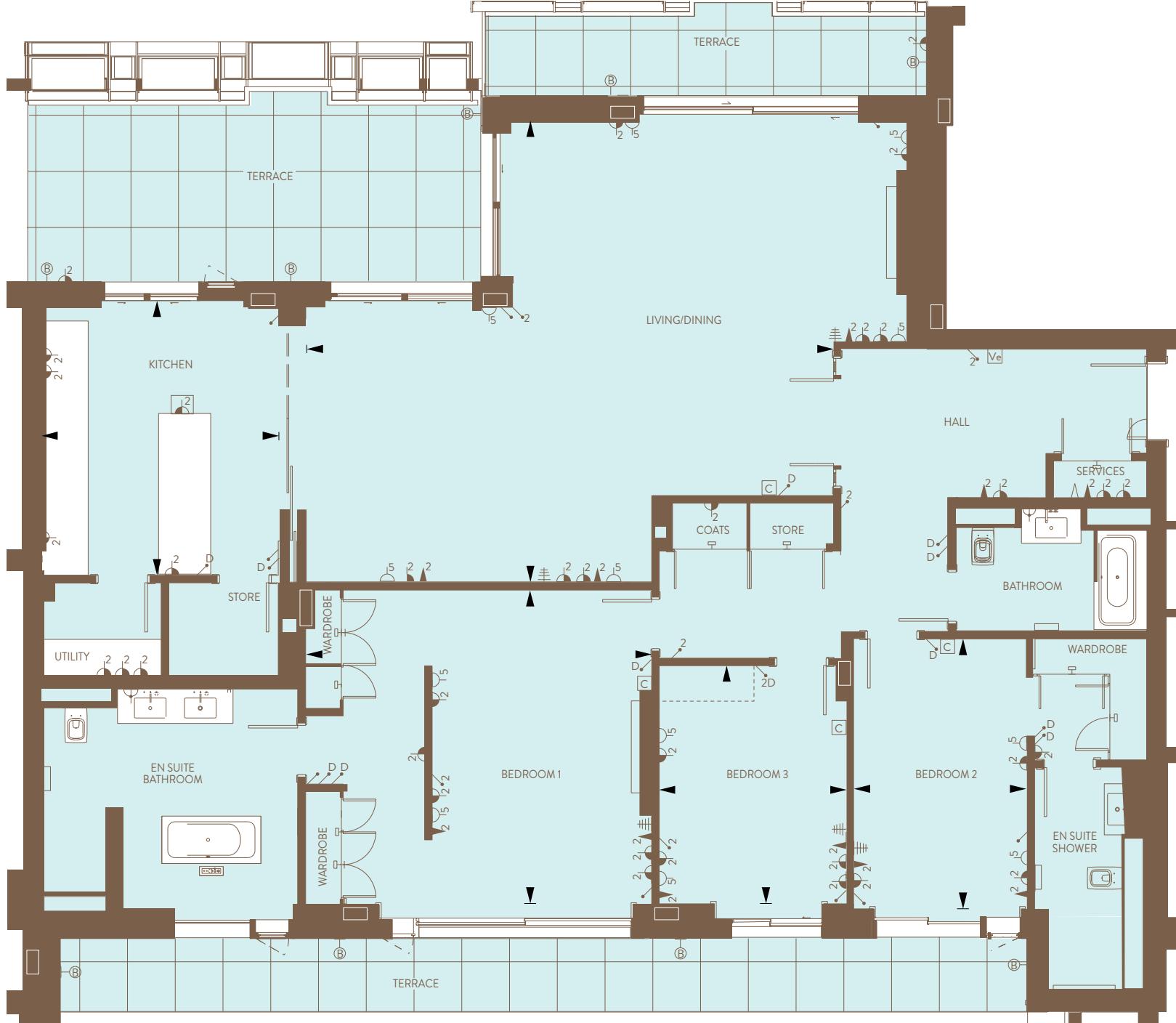
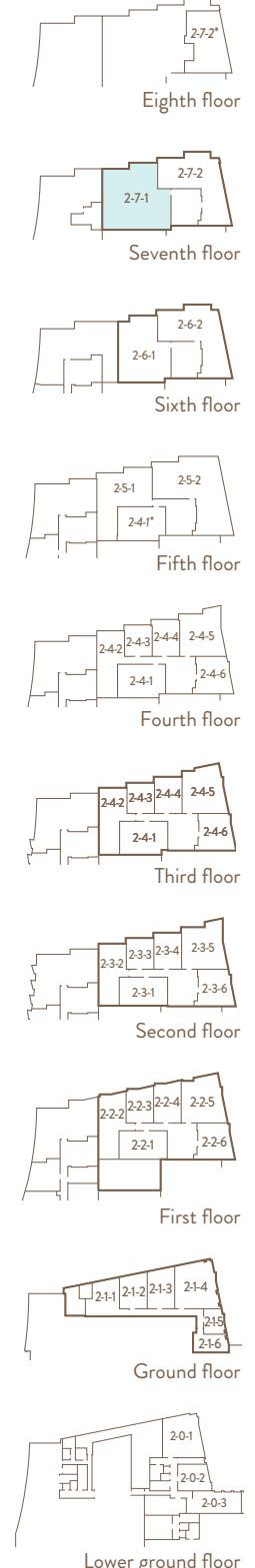


TYPE 64

Plot
Eighth floor
Seventh floor
Sixth floor
Fifth floor
Fourth floor
Third floor
Second floor
First floor
Ground floor
Lower ground floor

3 BEDROOM PENTHOUSE WREN HOUSE

Location



Living/Dining	29' 2" x 25' 5"	8885mm x 7740mm
Kitchen	14' 9" x 13' 0"	4505mm x 3975mm
Bedroom 1	19' 1" x 17' 5"	5815mm x 5300mm
Bedroom 2	14' 11" x 9' 6"	4555mm x 2905mm
Bedroom 3	13' 2" x 10' 4"	4020mm x 3145mm
Total area	2250 sq ft	209 sq m

Electrical key

Single light controls	Single switched outlet	Door bell sounder	Pop-up double switched outlet
Heated towel rail	Double switched outlet	Master telephone point	Closet light
Shaver outlet	Telephone/data point	Balcony light	Dimmer light controls
C Heating and cooling controller	TV/audio visual point	Two-way light controls	5 amp outlet
V Video entry unit			

1-2-3
— Apartment number
— Level number
— Lift core number

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

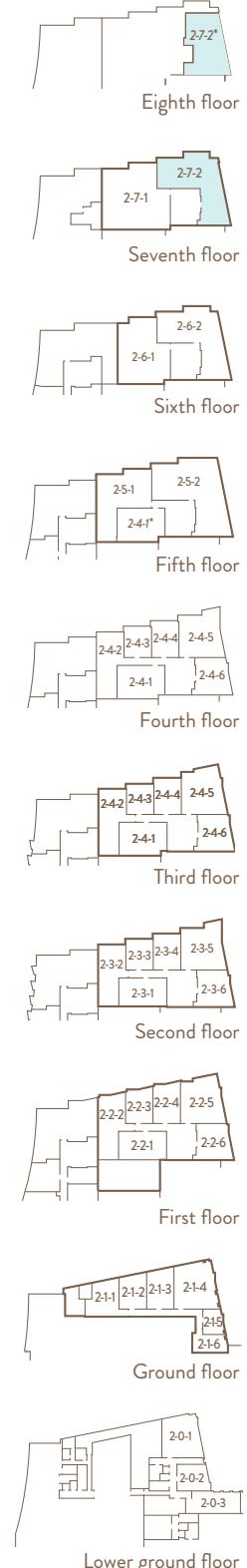


TYPE 85

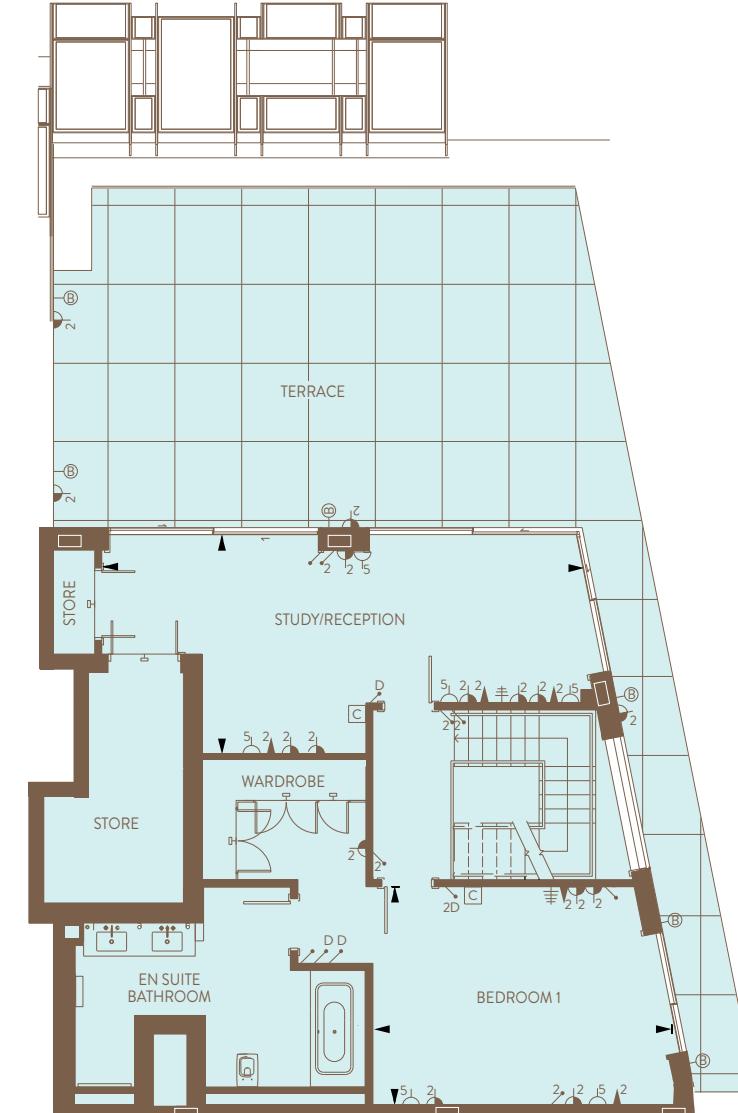
Plot	
Eighth floor	2-7-2*
Seventh floor	2-7-2
Sixth floor	
Fifth floor	
Fourth floor	
Third floor	
Second floor	
First floor	
Ground floor	
Lower ground floor	

3 BEDROOM DUPLEX PENTHOUSE WREN HOUSE

Location



Living/Dining	27' 7" x 14' 0"	8400mm x 4265mm
Kitchen	23' 7" x 16' 8"	7200mm x 5085mm
Study/Reception	27' 11" x 12' 9"	8510mm x 3875mm
Bedroom 1	17' 0" x 12' 8"	5170mm x 3855mm
Bedroom 2	13' 6" x 12' 7"	4125mm x 3845mm
Bedroom 3	12' 6" x 9' 6"	3810mm x 2890mm
Total area	2702 sq ft	251 sq m



UPPER FLOOR

Electrical key

- | | | | |
|----------------------------------|--------------------------|--------------------------|---------------------------------|
| ✓ Single light controls | ▲ Single switched outlet | ○ Door bell sounder | ■ Pop-up double switched outlet |
| □ Heated towel rail | ▲ Double switched outlet | △ Master telephone point | □ Closet light |
| ○ Shaver outlet | ○ Telephone/data point | □ Balcony light | ○ Dimmer light controls |
| □ Heating and cooling controller | ■ TV/audio visual point | ○ Two-way light controls | ○ 5 amp outlet |
| ○ Video entry unit | | | |

1-2-3
— Apartment number
— Level number
— Lift core number

*Denotes upper floor of duplex

► Depicts measurement points

Floorplans shown for 190 Strand are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.





THE TEAM



ST EDWARD

St Edward is a joint venture company owned by the Prudential and Berkeley. It brings together the expertise of Berkeley and PRUPIM, a subsidiary of Prudential's investment arm, which will manage the Prudential Assurance Company's interests. The powerful combination of the two companies' strengths and complementary skills provides a strong vehicle for delivering unique residentially-led developments, including the landmark 375 Kensington High Street.

Beyond this, St Edward plans to acquire and develop further sites and create similarly sustainable residential, commercial and mixed-use schemes. These will incorporate high quality residential and commercial buildings, as well as public spaces and amenities, bringing new vibrancy to former brownfield sites.

www.berkeleygroup.co.uk
www.stedwardhomes.co.uk

GRID ARCHITECTS

Experts in residential design, from local regeneration projects to the most luxurious London apartments and interiors, Grid's architects and masterplanners are involved at every stage of the development and construction process.

The firm is known for its holistic approach to creating identities for projects that draw on the nature of their context, including sustainable urban extensions, hotels and resorts, workplaces and corporate HQs.

www.gridarchitects.co.uk

MAURICE BRILL LIGHTING DESIGN

One of the UK's leading independent lighting design consultancies, the MBLD team strives to maximise the impact of the space around us, whether in hotels, shopping centres, museums or outdoor environments.

Using a high degree of both technical competence and imagination, they dramatically transform the physical experience – whether to enhance space, define its authority or to evoke the right mood for people in and around the building.

www.mbld.co.uk



CID INTERIOR

CID Interior specialise in creating elegant and luxurious interiors for residential and hotel projects. Working exclusively for high end developers and private clients, with a team of award winning designers currently working on some of the most prestigious and luxurious projects in London.

Their passion for design, unique conceptual approach, and attention to detail that is second to none, have created some of the most beautiful, unique and elegant interiors in London.

www.cidinterior.com

GRONTMIJ

Grontmij creates landscapes that are a synthesis of art, environment and engineering. Undertaking landscape masterplanning, environmental impact assessment and scheme design for major projects in commercial and residential development, education, healthcare and leisure.

Employing a multi-disciplinary, collaborative approach in order to engage local communities and project stakeholders. Their design skills have been recognised in a number of local and national awards.

www.grontmij.co.uk

KNIGHT FRANK

Since 1896, Knight Frank has grown to become the world's largest privately owned global property agency and consultancy, with more than 207 offices in 43 countries that deal with global property transactional, management and advisory services.

Knight Frank remains wedded to its core objectives of progressing global growth and capitalising on market share opportunities with the highest standards of quality and integrity.

www.knightfrank.co.uk



SUSTAINABILITY AT 190 STRAND



The homes and wider development at 190 Strand incorporate a range of features that are designed to help you lead a more sustainable lifestyle. They also help reduce the environmental impact of the overall development.

All homes are designed to achieve Level 3 of the Code for Sustainable Homes. The Code for Sustainable Homes is a national standard for the sustainable design and construction of new homes. It considers the effects on the environment caused by the development and occupation of a home. To achieve a Level 3 rating, the home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

All homes are designed to be highly energy efficient with features including:

- High levels of thermal insulation
- Energy efficient lighting
- White goods with an EU Energy Label rating of A+
- Energy for hot water, heating and cooling comes from a combined heat and power plant, a low carbon way of generating energy
- There is also the ability to track energy usage using an in-home energy use display

The development will provide residents with opportunities to use more environmentally friendly modes of transport including:

- Parking bays with electric car charging points
- Close proximity to excellent public transport connections such as Temple, Embankment and Covent Garden London Underground stations and London Charing Cross rail station

The water consuming fixtures, fittings and appliances are selected to make sure that the home uses less water than the average household in the UK.

The buildings have living roofs which help to promote biodiversity, reduce the risk of flooding, and provide additional thermal insulation.

SIMPLY A MORE NATURAL WAY TO LIVE



AN EXCEPTIONAL CUSTOMER EXPERIENCE

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

CREATING SUSTAINABLE COMMUNITIES

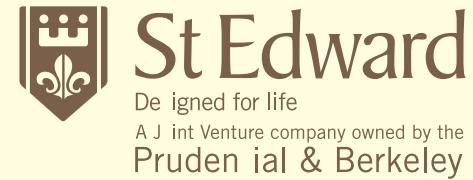
- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

GREENER, MORE ECONOMICAL HOMES

- Use 26% less water per person than the average house*
- Save around £380* per year on energy bills
- Reduce CO₂ emissions by 76%*
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

A COMMITMENT TO THE FUTURE

- St Edward pledges to reduce CO₂ emissions and water consumption by 5% per year until 2012
- We also pledge to reduce or recycle over 85% of our construction, excavation and demolition waste



A Joint Venture company owned by the
Prudential & Berkeley

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. 190 Strand is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. Sold subject to planning approval. M131/22CA/0114

+44 (0)20 7118 9190
WWW.190STRAND.CO.UK
190Strand@StEdwardHomes.co.uk

