



St James
Designed for life



Welcome to Smithfield Square: a unique collection of luxury suites, 1 and 2 bedroom apartments in Hornsey, London N8 by award-winning developer St James.

All apartments are intelligently designed to maximise natural light and create a spacious environment perfect for modern living. Spread over seven floors you can select from a variety of inspiring views and apartment layouts, most of which benefit from private outside space.

Smithfield Square is set to become a new hub for the neighbourhood with its extensive public open spaces, contemporary buildings and new Sainsbury's superstore. Residents will benefit from a concierge service, fully equipped gym, private landscaped courtyard garden and the option to purchase gated underground parking¹.

See yourself in the vibrant new landmark development that is Smithfield Square.

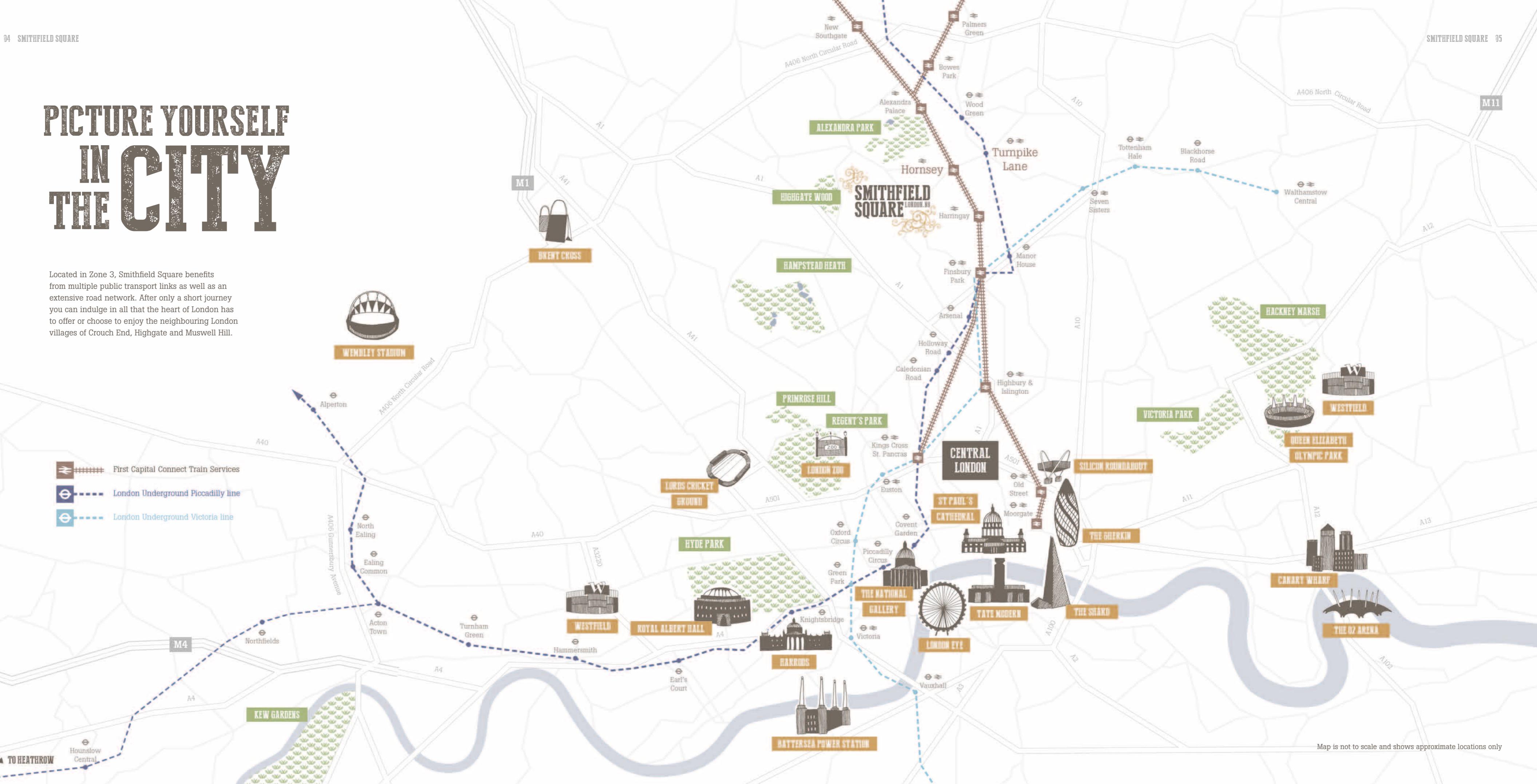
¹ Parking subject to availability and by separate negotiation

WELCOME TO
A NEW HUB FOR
HORNSEY

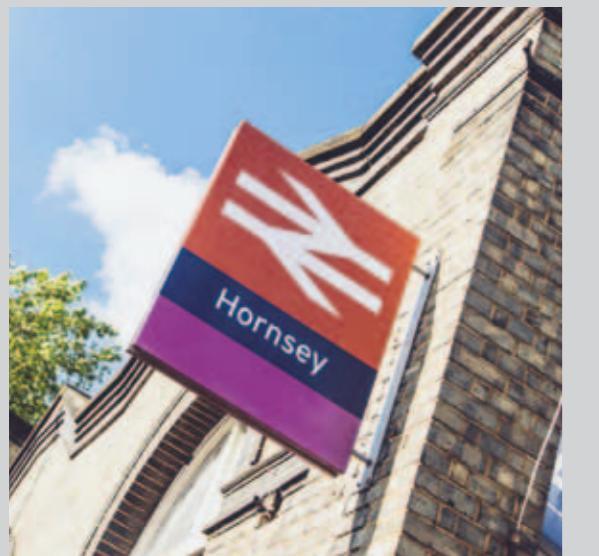


PICTURE YOURSELF IN CITY THE CITY

Located in Zone 3, Smithfield Square benefits from multiple public transport links as well as an extensive road network. After only a short journey you can indulge in all that the heart of London has to offer or choose to enjoy the neighbouring London villages of Crouch End, Highgate and Muswell Hill.



WITHIN 15 MINUTES



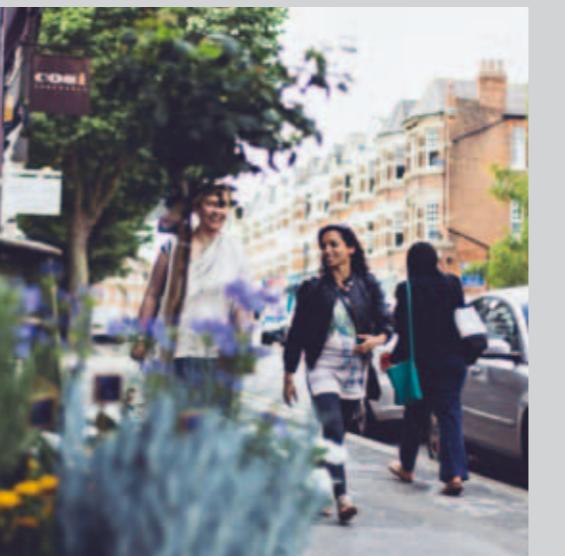
HORNSEY RAIL STATION

06 minutes on foot



ALEXANDRA PALACE

06 minutes by car



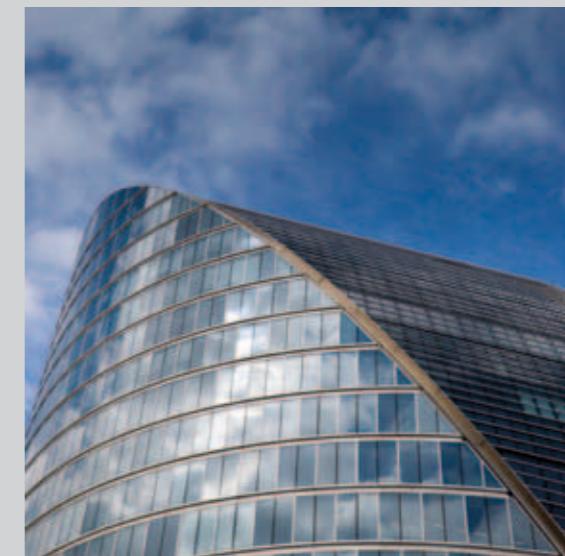
MUSWELL HILL

11 minutes by bus



WESTMINSTER

17 minutes by underground



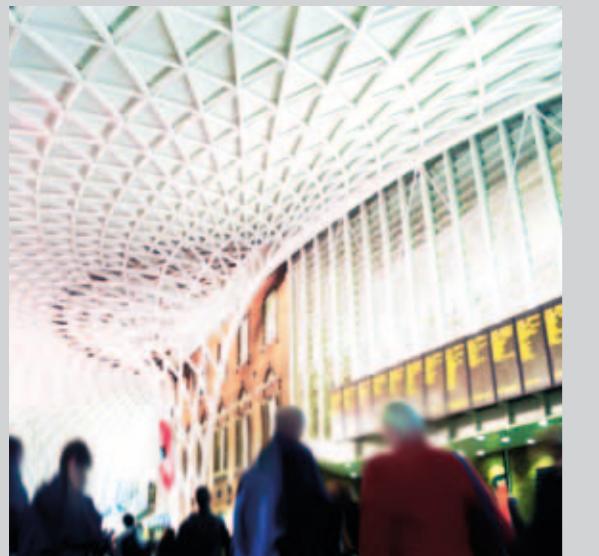
MOORGATE

18 minutes by train



COVENT GARDEN

19 minutes by underground



KING'S CROSS ST. PANCRAS

12 minutes by train*



TURNPIKE LANE UNDERGROUND

13 minutes on foot



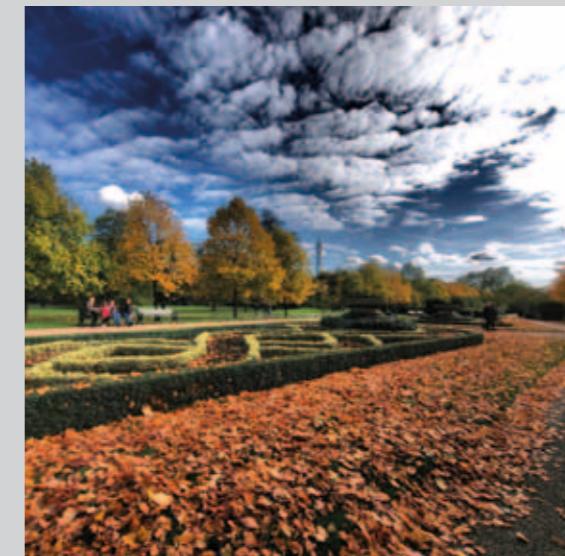
CROUCH END

15 minutes on foot



PICCADILLY CIRCUS

21 minutes by underground



REGENT'S PARK

21 minutes by underground



KNIGHTSBRIDGE

26 minutes by underground



FIND YOURSELF
AT NORTH LONDON'S
NEW LANDMARK
ADDRESS

A LIFE OF STYLE

Calm neutrals and timber effect flooring combine with underfloor heating. Most apartments benefit from private outside space and expansive windows to create light and airy living spaces.

Interior designed kitchens are available in a choice of three contemporary colour palettes*. Luxury features include Silestone worktops, mirrored splashbacks and a range of integrated Smeg appliances.



REFRESH & RECHARGE

Quality finishes and deluxe carpets in bedrooms create the perfect escape to recharge from the day, while intelligently designed fitted wardrobes provide practical storage solutions.



INTRODUCING THE HEIGHT OF DESIGN

KITCHEN*

- Interior designed fitted kitchens
- Gloss and timber effect cabinet doors with soft close, sleek handle-less design and feature lighting
- Silestone worktop
- Full height mirror splashback
- Stainless steel under-mounted sink with polished chrome Hansgrohe mixer tap
- Smeg integrated appliances
 - Single oven with Silver Glass finish (to 1 and 2 bedroom apartments only)
 - Microwave oven with Silver Glass finish (to 1 and 2 bedroom apartments only)
 - Combi oven-microwave (to suite apartments)
 - Touch control induction hob with 4 zones
 - Extractor hood
 - Full height fridge/freezer
 - Dishwasher
- Freestanding washer-dryer located in utility/cupboard

BATHROOM*

- Porcelain tiles to floor and three walls
- Bespoke designed vanity unit with Silestone top and timber effect finish
- Mirror splashback and mirrored cabinet with feature lighting
- White ceramic basin with wall mounted polished chrome Hansgrohe feature tap
- White Vitra wall mounted WC with concealed cistern and polished chrome dual flush button
- White double ended acrylic bath with frameless glass shower screen, Hansgrohe Raindance shower and wall mounted Hansgrohe mixer and bath filler (where bath shown on floorplan)
- White shower tray with frameless sliding glass door, Hansgrohe Raindance shower and wall mounted Hansgrohe mixer (where shower shown on floorplan)
- Recessed tiled shelf to bath and/or shower
- Chrome robe hooks to wall
- Shaver socket concealed in cabinet
- Polished chrome electric heated towel rail

ELECTRICS

- Polished chrome light switches
- Polished chrome sockets at high level, white plastic at low level
- LED downlights throughout
- Lighting to utility and coat cupboards
- Home office facility with telephone and data points (to 1 and 2 bedroom apartments only)
- Provision for SKY+ and HD to the living room and master bedroom
- Video door entry system
- Entrance to apartment building cores via key fob
- Entrance to basement car park via key fob
- CCTV to basement car park and external communal areas

HEATING

- Underfloor heating throughout

COMMUNAL AREAS

- Interior designed communal areas with feature walls and lighting
- Movement controlled lighting to all corridors
- Carpet to corridors



FIND YOUR
PERFECT PLACE AT
**SMITHFIELD
SQUARE**



SMITHFIELD SQUARE LONDON N8

Offering the ultimate in comfort and convenience Smithfield Square benefits from a new Sainsbury's supermarket, concierge service, private landscaped courtyard garden and a fully equipped gym exclusively for residents' use.



Floorplans

1st Floor



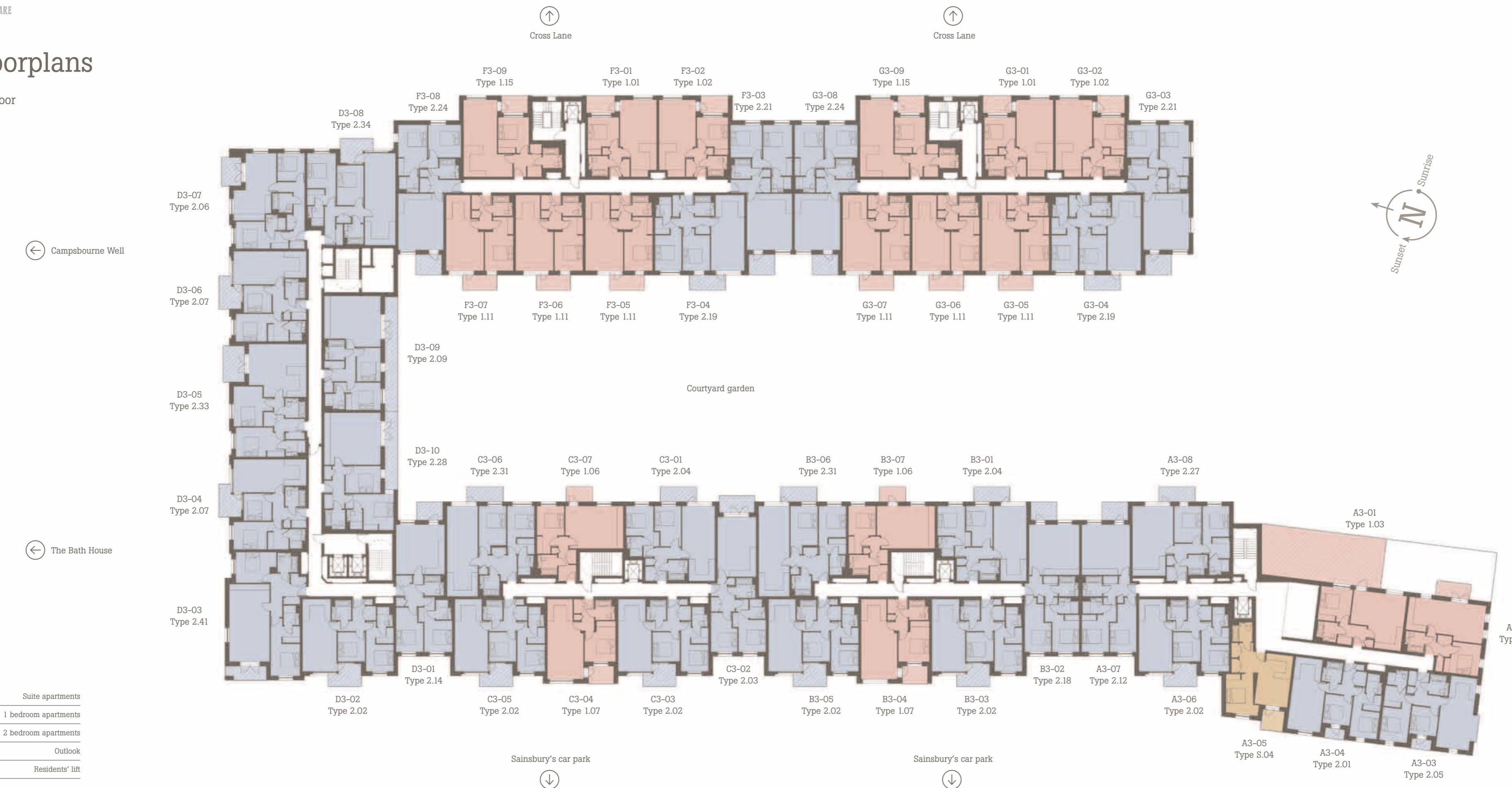
Floorplans

2nd Floor



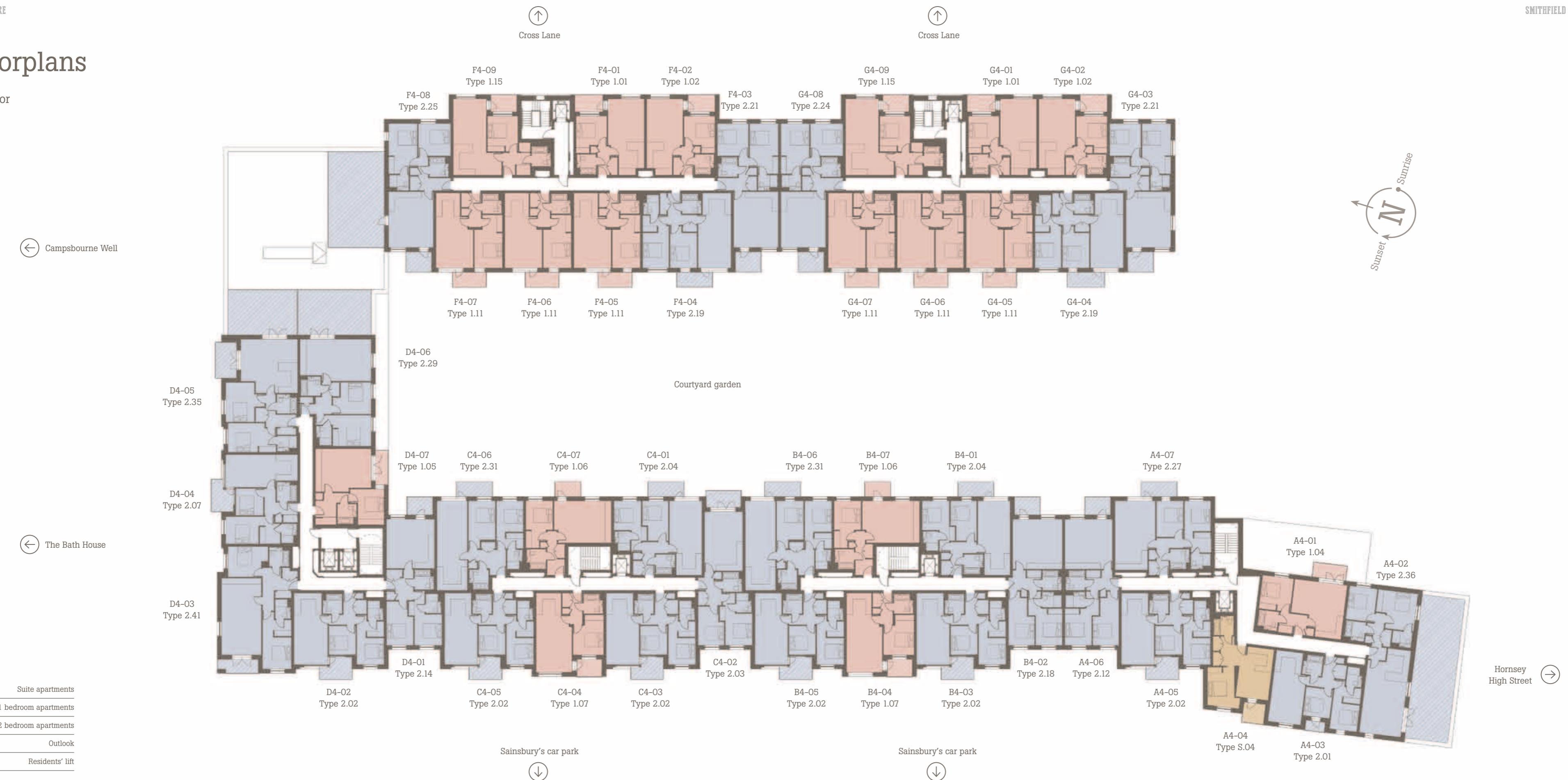
Floorplans

3rd Floor



Floorplans

4th Floor



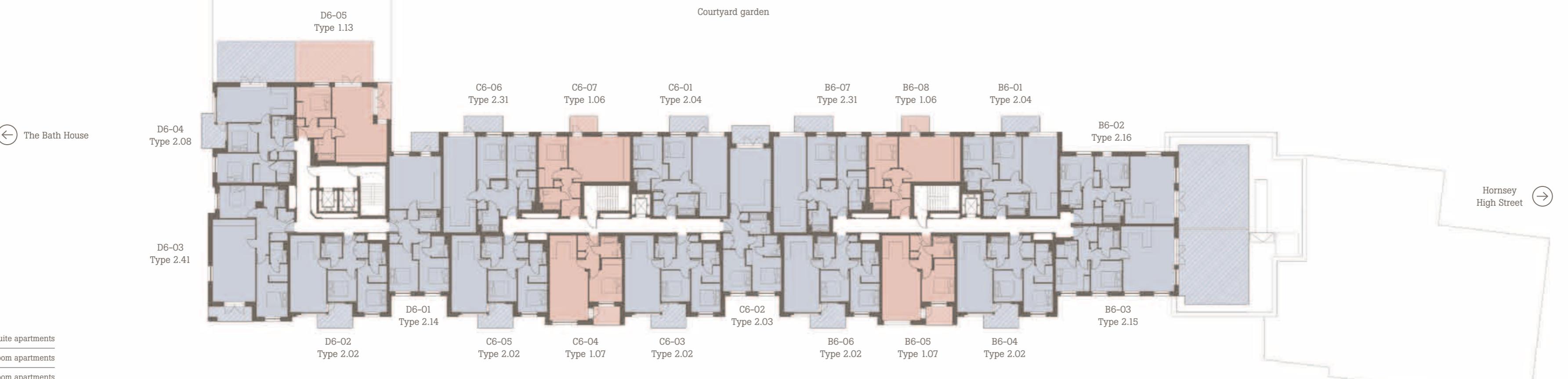
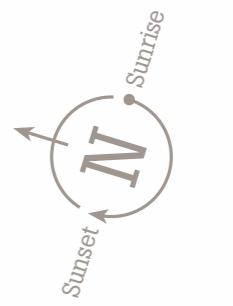
Floorplans

5th Floor



Floorplans

6th Floor



Key

- Suite apartments
- 1 bedroom apartments
- 2 bedroom apartments
- Outlook
- ☒ Residents' lift

Floorplans

7th Floor



ADMIRE THE ATTENTION TO DETAIL

Every suite, 1 and 2 bedroom apartment at Smithfield Square has been meticulously designed to create the perfect home.



Type S.01

Key

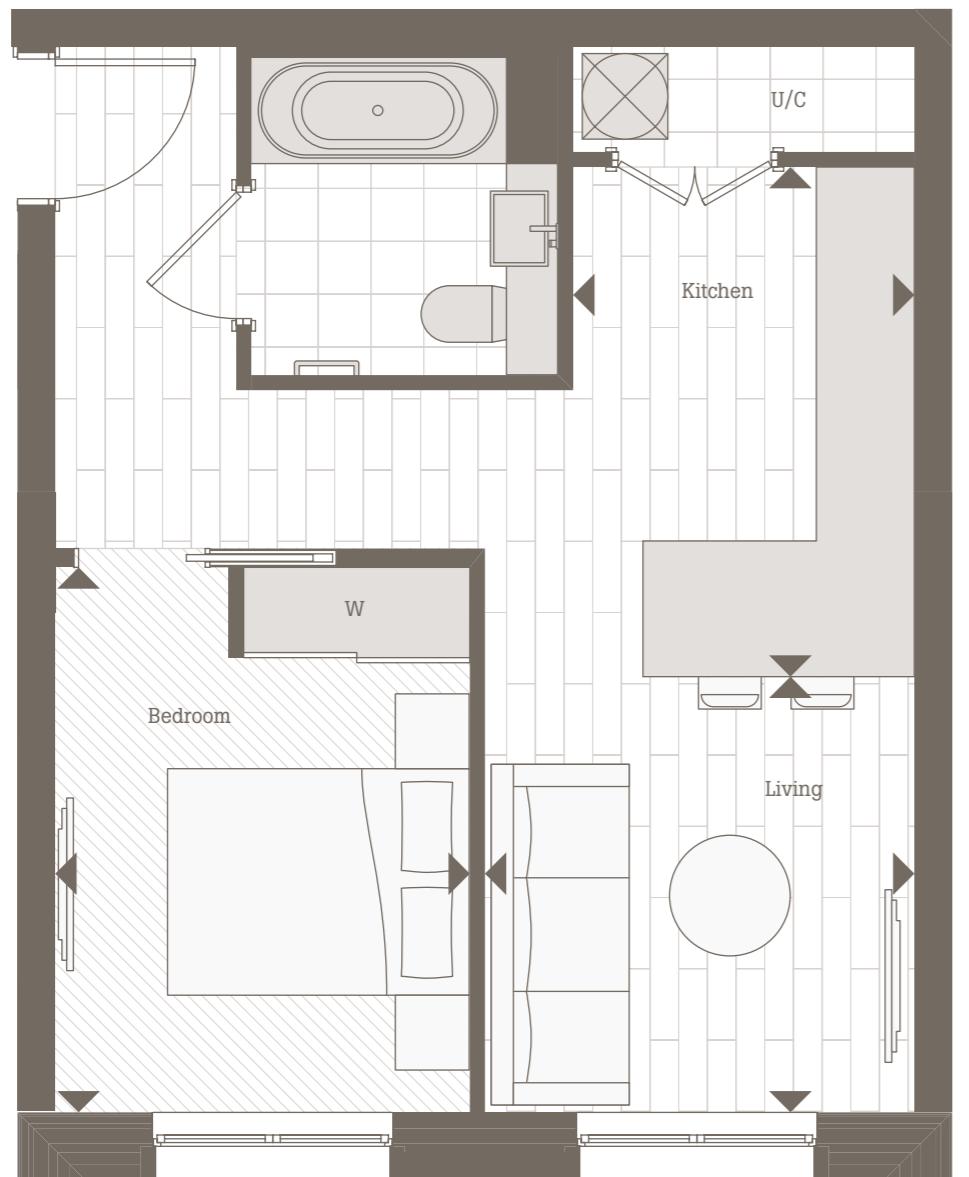
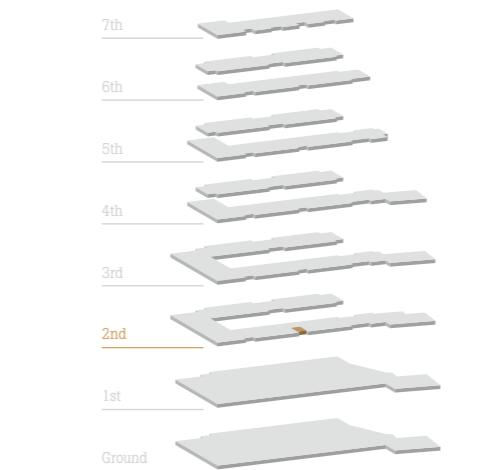
	Measurement points
	Fitted wardrobe
	Washer/dryer
	Utility/cupboard

Accommodation

Living	2.85m x 2.89m	9'4" x 9'6"
Kitchen	2.26m x 3.38m	7'5" x 11'1"
Bedroom	2.75m x 3.60m	9'0" x 11'10"
Total Internal Area	40.27 sq m	433 sq ft

Plots

C2-02



Suite Apartments

Type S.02

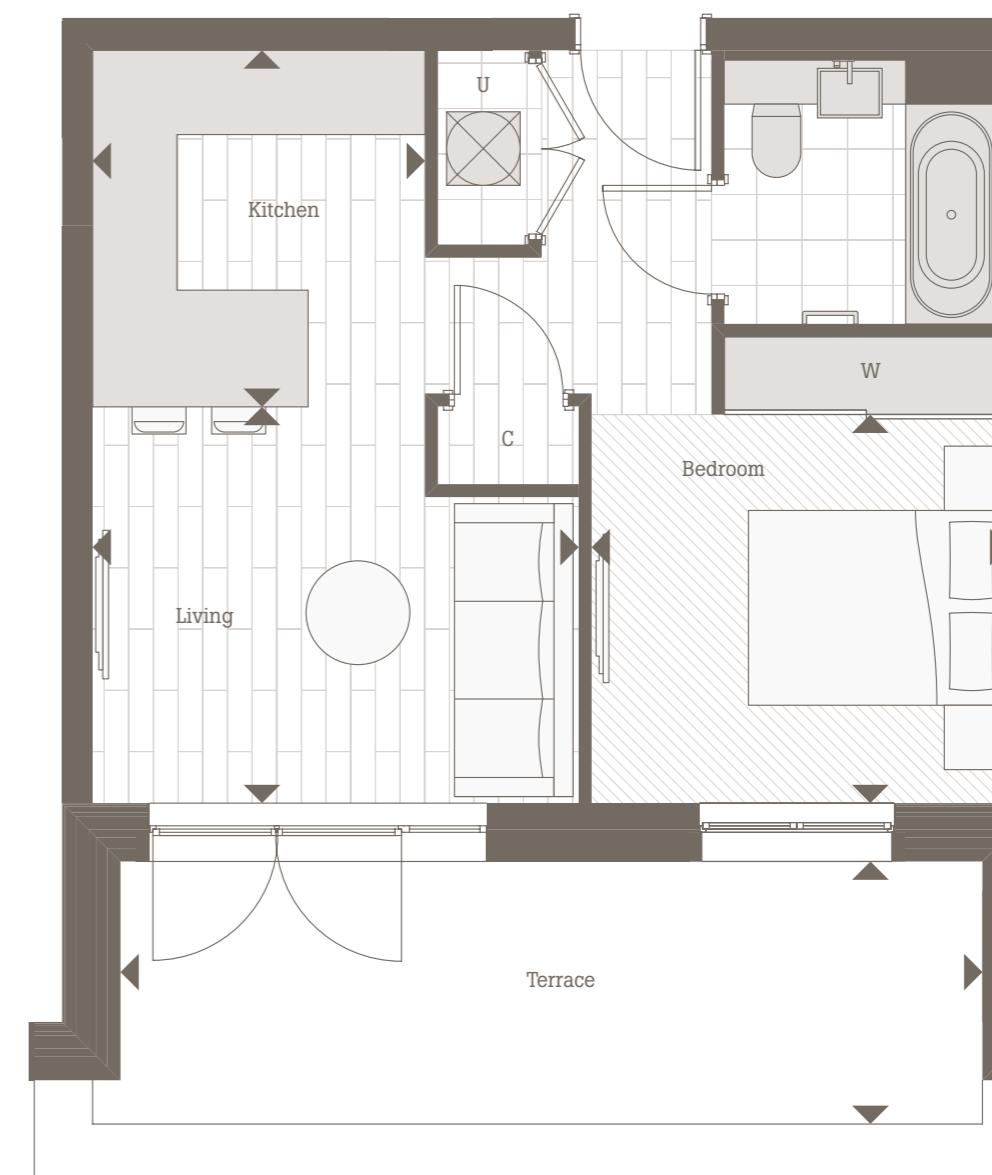
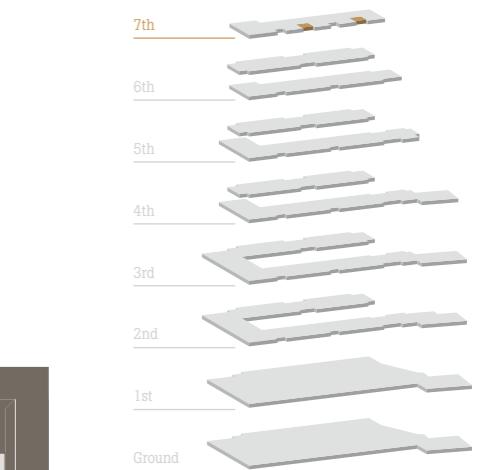
Key

	Measurement points
	Fitted wardrobe
	Washer/dryer
	Utility
	Cupboard

Accommodation

Living	3.75m x 3.06m	12'4" x 10'0"
Kitchen	2.56m x 2.75m	8'5" x 9'0"
Bedroom	3.21m x 3.0m	10'7" x 9'10"
Terrace	6.65m x 2.03m	21'10" x 6'8"
Total Internal Area	40.95 sq m	441 sq ft
Terrace Area	13.53 sq m	146 sq ft

Plots

B7-03
C7-04

Type S.03

Key

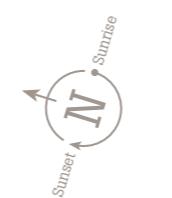
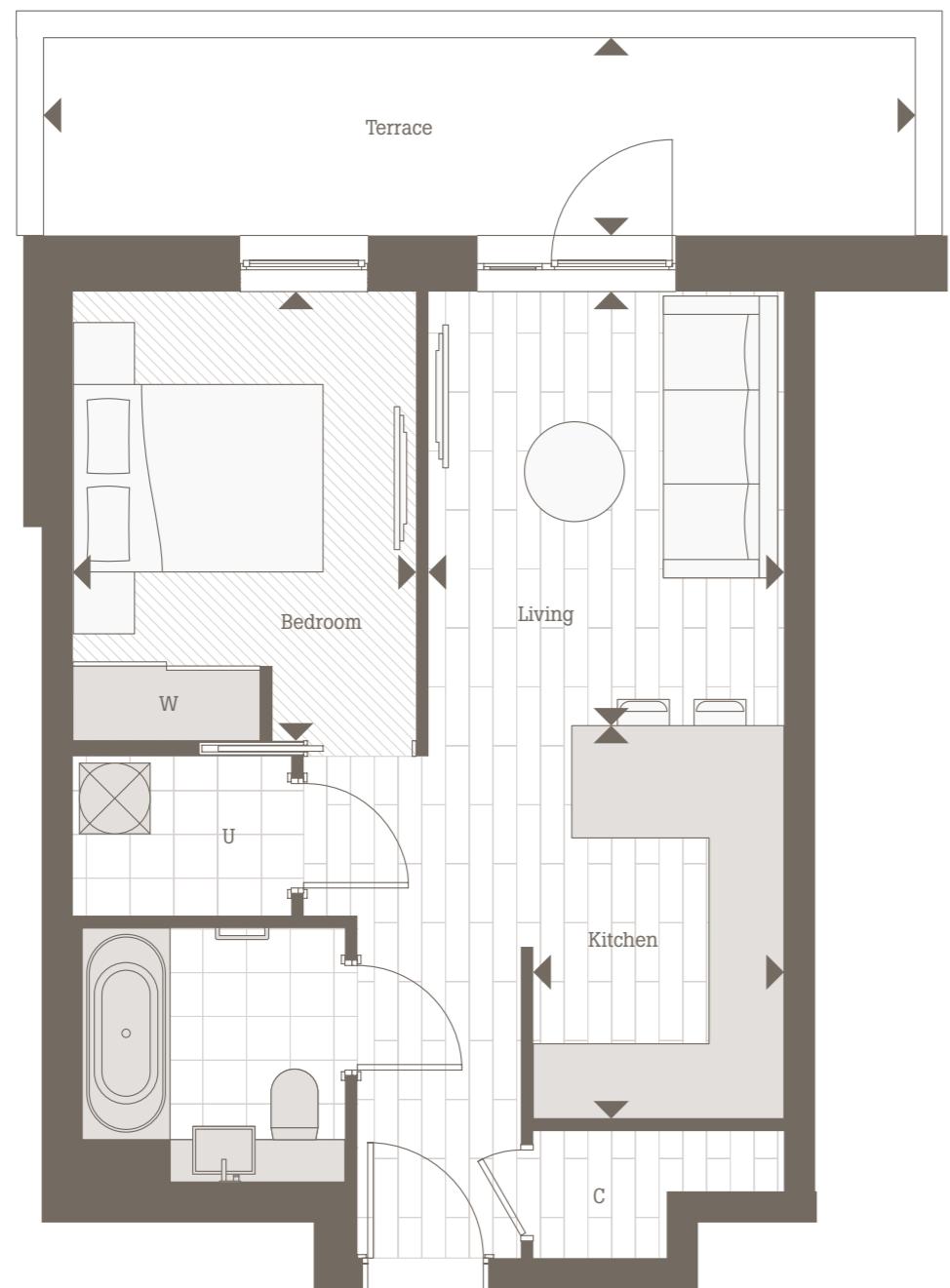
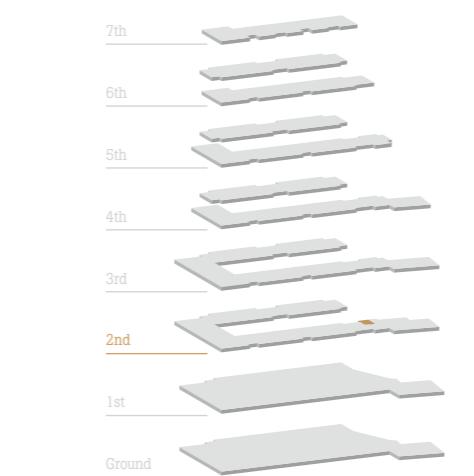
	Measurement points
	Fitted wardrobe
	Washer/dryer
	Utility
	Cupboard

Accommodation

Living	2.85m x 3.44m	9'4" x 11'3"
Kitchen	2.01m x 3.15m	6'7" x 10'4"
Bedroom	2.75m x 3.60m	9'0" x 11'10"
Terrace	7.0m x 1.59m	22'11" x 5'2"
Total Internal Area	42.41 sq m	456 sq ft
Terrace Area	11.07 sq m	119 sq ft

Plots

A2-07



Suite Apartments

Type S.04

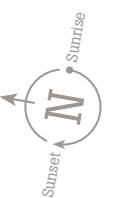
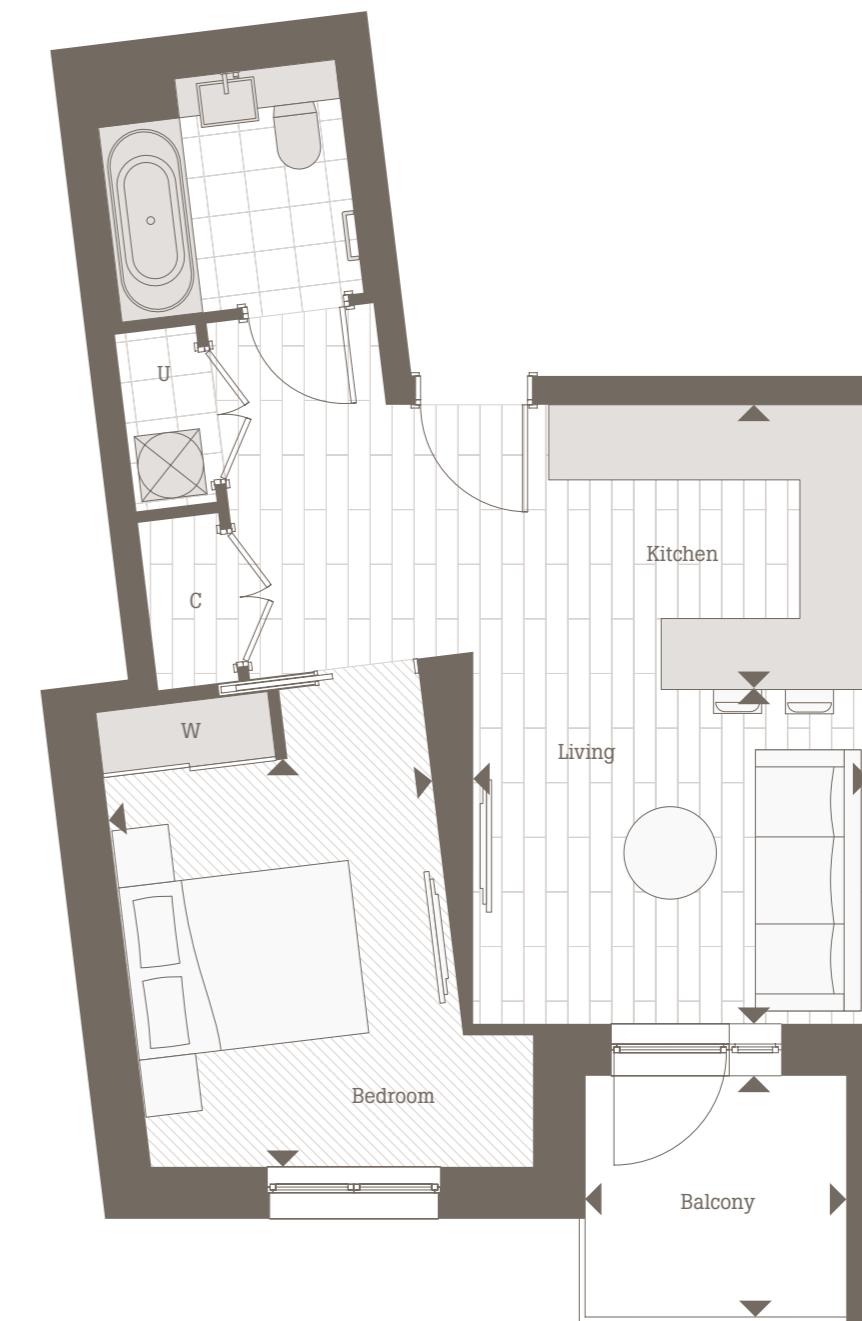
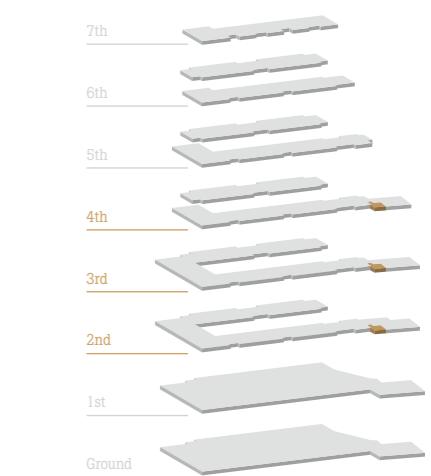
Key

	Measurement points
	Fitted wardrobe
	Washer/dryer
	Utility
	Cupboard

Accommodation

Living	3.43m x 2.91m	11'3" x 9'6"
Kitchen	2.77m x 2.45m	9'1" x 8'0"
Bedroom	2.82m x 3.36m	9'3" x 11'0"
Balcony	2.26m x 2.09m	7'5" x 6'10"
Total Internal Area	45.22 sq m	487 sq ft
Balcony Area	4.72 sq m	51 sq ft

Plots

A2-04
A3-05
A4-04

Type S.05

Key

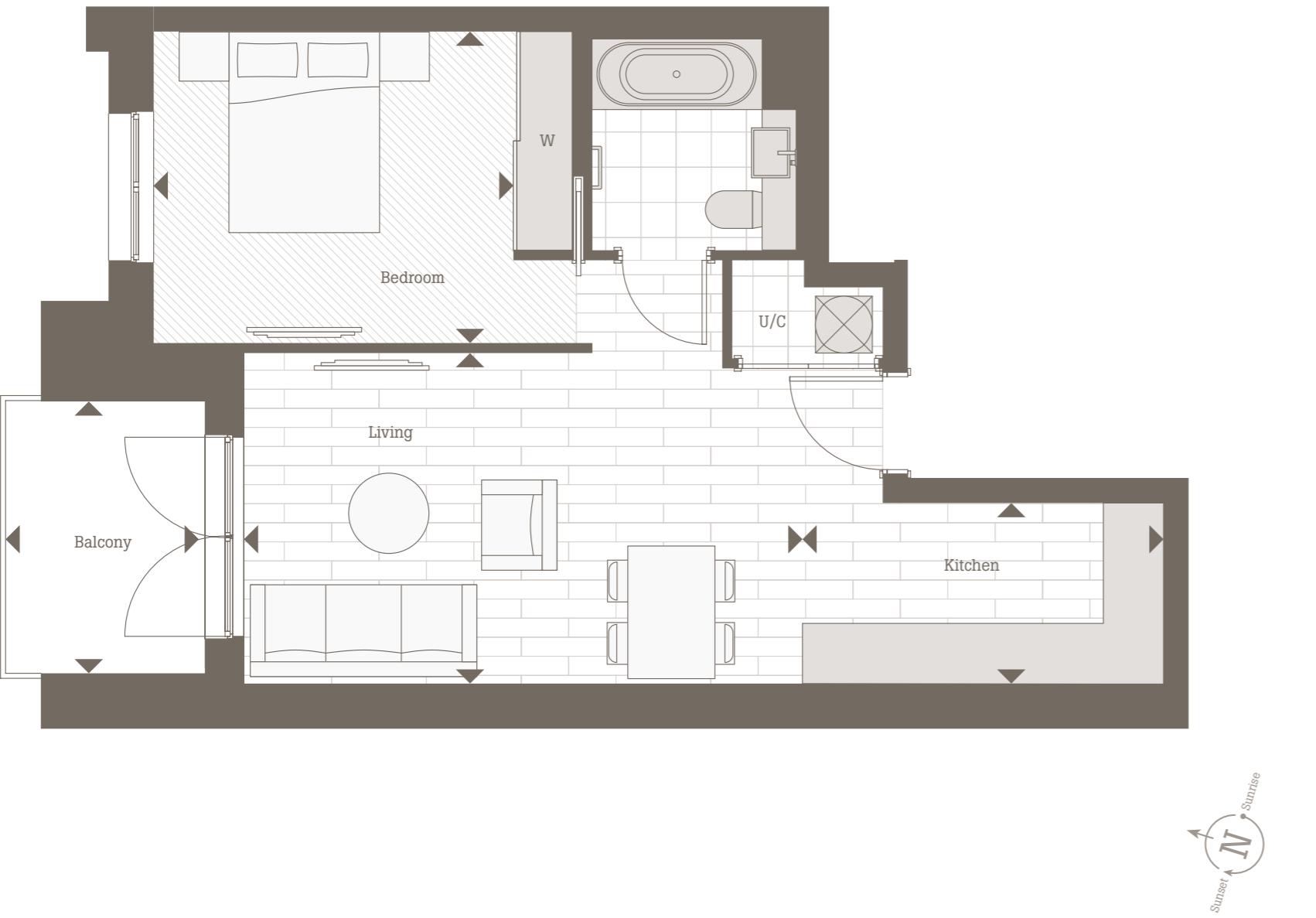
	Measurement points
W	Fitted wardrobe
<input checked="" type="checkbox"/>	Washer/dryer
U/C	Utility/cupboard

Accommodation

Living	5.54m x 3.30m	18'2" x 10'10"
Kitchen	3.63m x 1.8m	11'11" x 5'11"
Bedroom	3.59m x 3.10m	11'9" x 10'2"
Balcony	1.93m x 2.72m	6'4" x 8'11"
Total Internal Area	47.37 sq m	510 sq ft
Balcony Area	5.24 sq m	56 sq ft

elite Apartments

The diagram illustrates a stackable shelving system with seven levels. Each level consists of a rectangular base plate with a stepped top edge. The levels are labeled vertically from bottom to top: "Ground", "1st", "2nd", "3rd", "4th", "5th", "6th", and "7th". The "Ground" level is highlighted with an orange arrow pointing to its base plate. Horizontal lines connect each label to its corresponding shelf level.



Type 1.01

Key

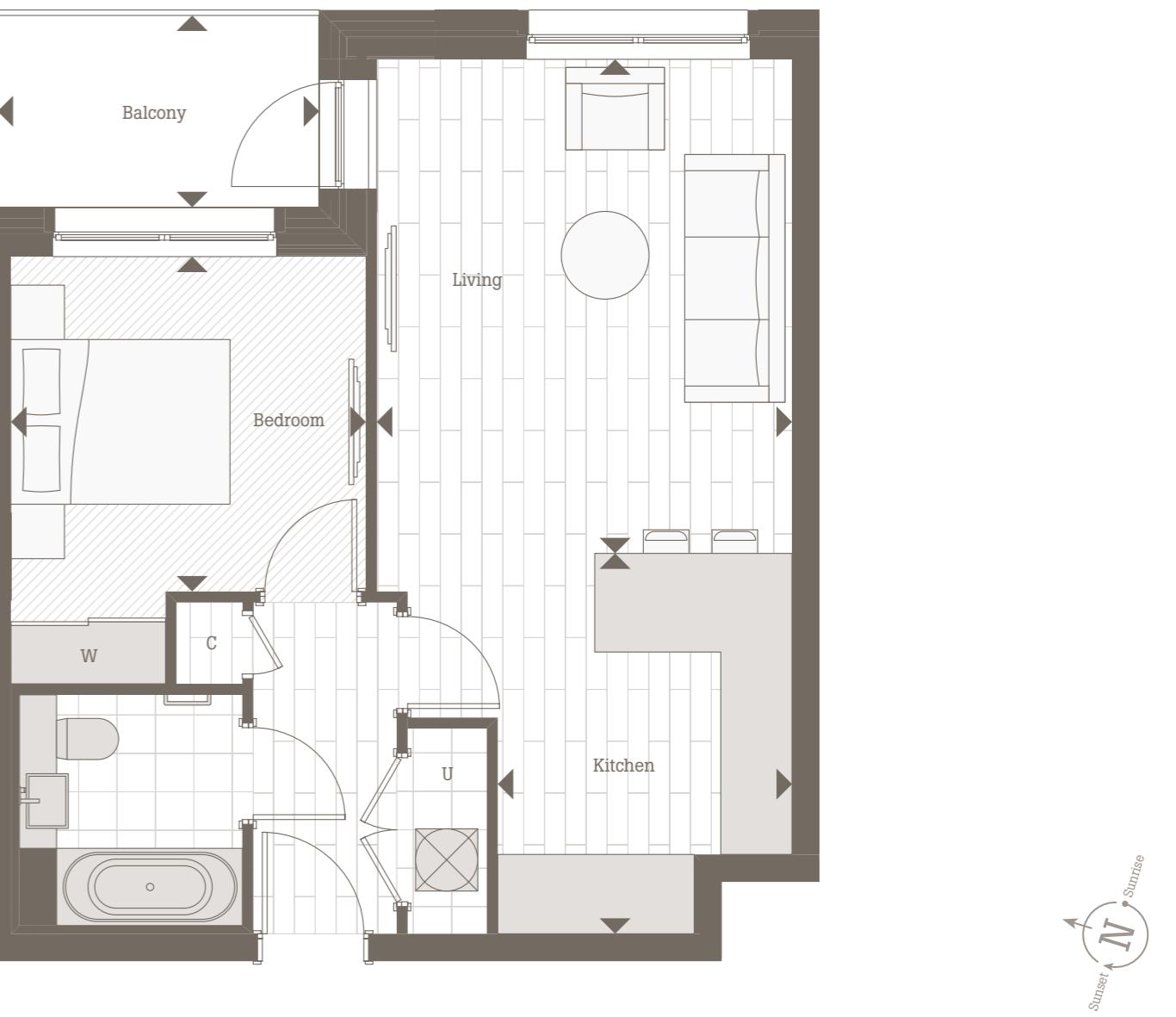
Measurement points	
W	Fitted wardrobe
☒	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	3.79m x 4.51m	12'5" x 14'9"
Kitchen	2.69m x 3.47m	8'10" x 11'5"
Bedroom	3.24m x 3.06m	10'7" x 10'0"
Balcony	2.99m x 1.75m	9'10" x 5'9"
Total Internal Area	50.32 sq m	541 sq ft
Balcony Area	5.25 sq m	57 sq ft

10

The diagram illustrates a sequence of seven steps (labeled 7th to Ground) for transforming a single rectangular block into a stepped, irregular shape. Each step is represented by a grey 3D model of the block's state at that stage. The 7th step shows a simple rectangle. Subsequent steps add progressively larger notches to the right side of the block, creating a series of steps. The 6th step adds a notch to the 7th step's right edge. The 5th step adds a notch to the 6th step's right edge. The 4th step adds a notch to the 5th step's right edge. The 3rd step adds a notch to the 4th step's right edge. The 2nd step adds a notch to the 3rd step's right edge. The 1st step adds a notch to the 2nd step's right edge. The final step, labeled 'Ground', shows the completed stepped block.



Type 1.02

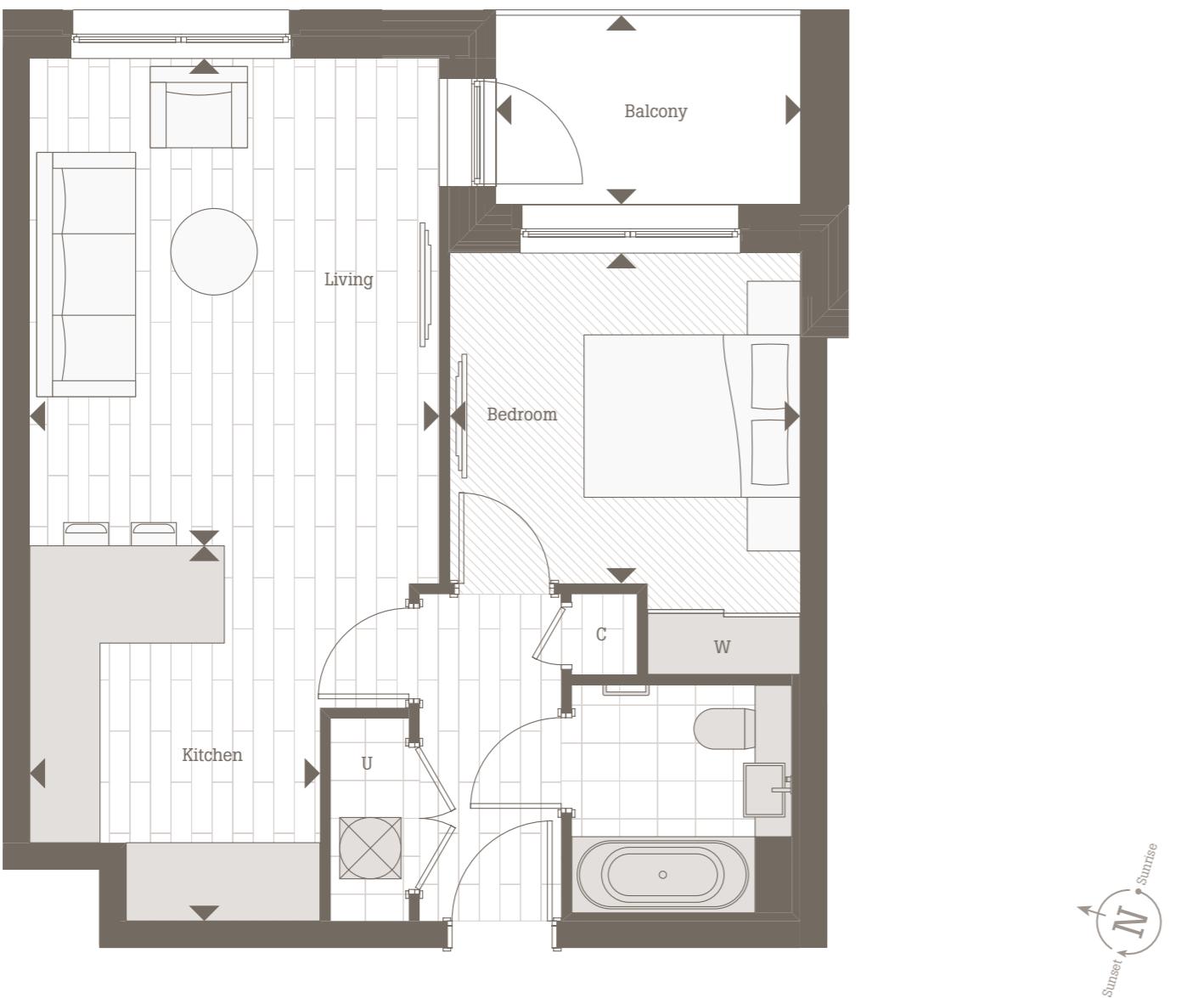
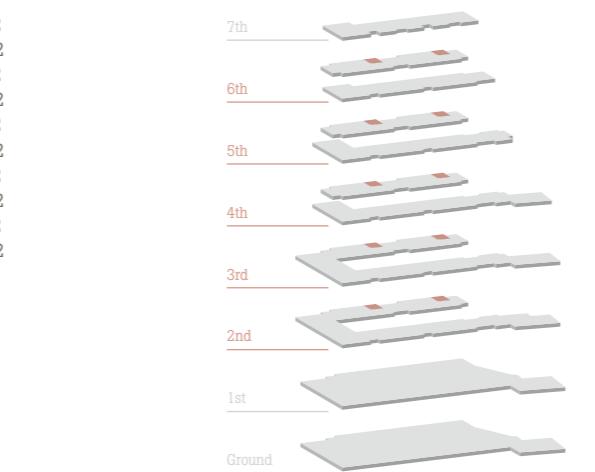
Key

	Measurement points
W	Fitted wardrobe
☒	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	3.79m x 4.51m	12'5" x 14'9"
Kitchen	2.69m x 3.47m	8'10" x 11'5"
Bedroom	3.24m x 3.06m	10'7" x 10'0"
Balcony	2.89m x 1.75m	9'6" x 5'9"
Total Internal Area	50.32 sq m	541 sq ft
Balcony Area	5.05 sq m	54 sq ft

Plots



1 Bedroom Apartments

Type 1.03

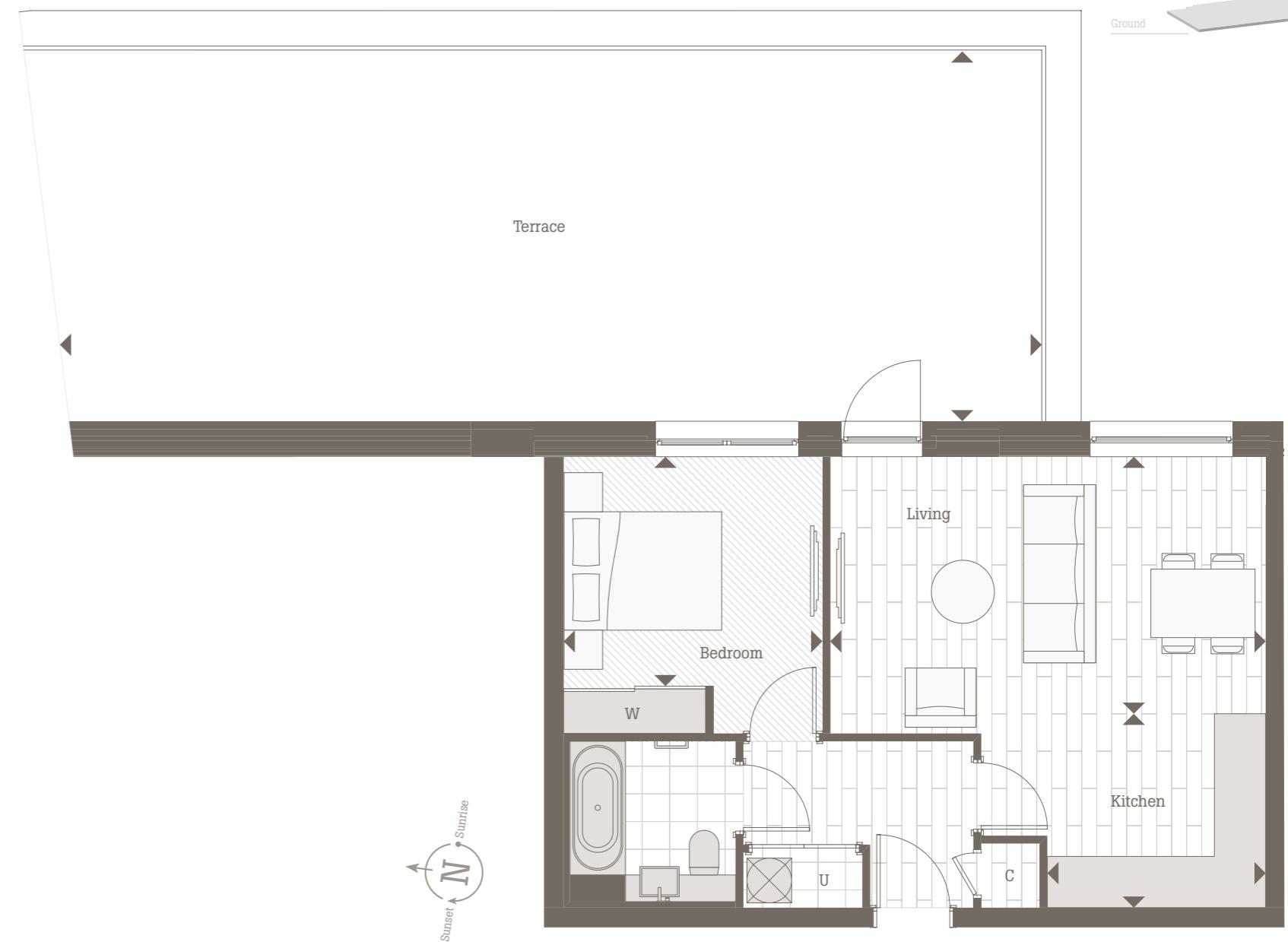
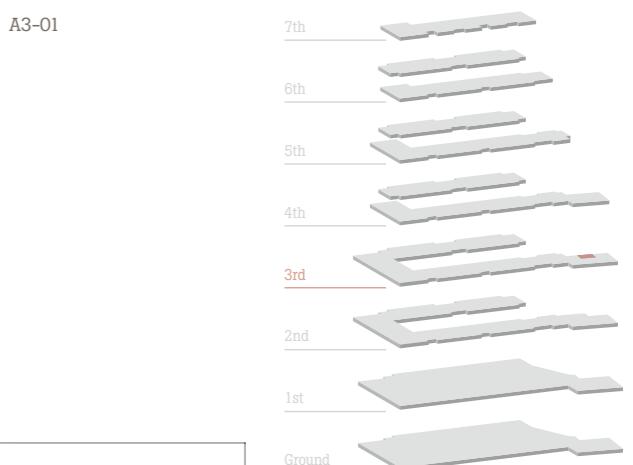
Key

	Measurement points
W	Fitted wardrobe
☒	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	5.52m x 3.26m	18'1" x 10'8"
Kitchen	2.77m x 2.46m	9'1" x 8'1"
Bedroom	3.28m x 2.91m	10'9" x 9'6"
Terrace	12.31m x 4.71m	40'5" x 15'5"
Total Internal Area	50.94 sq m	548 sq ft
Terrace Area	59.45 sq m	640 sq ft

Plots



1 Bedroom Apartments

Type 1.04

Key

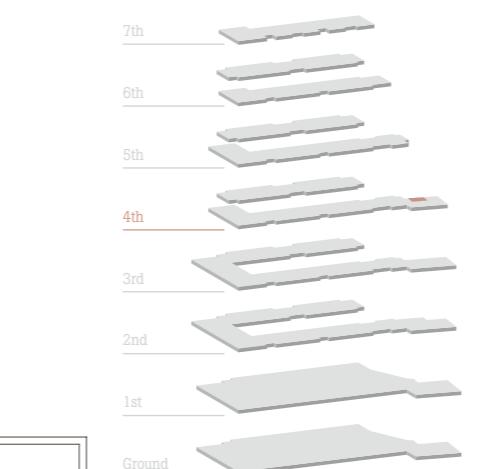
	Measurement points
	Fitted wardrobe
	Washer/dryer
	Utility
	Cupboard

Accommodation

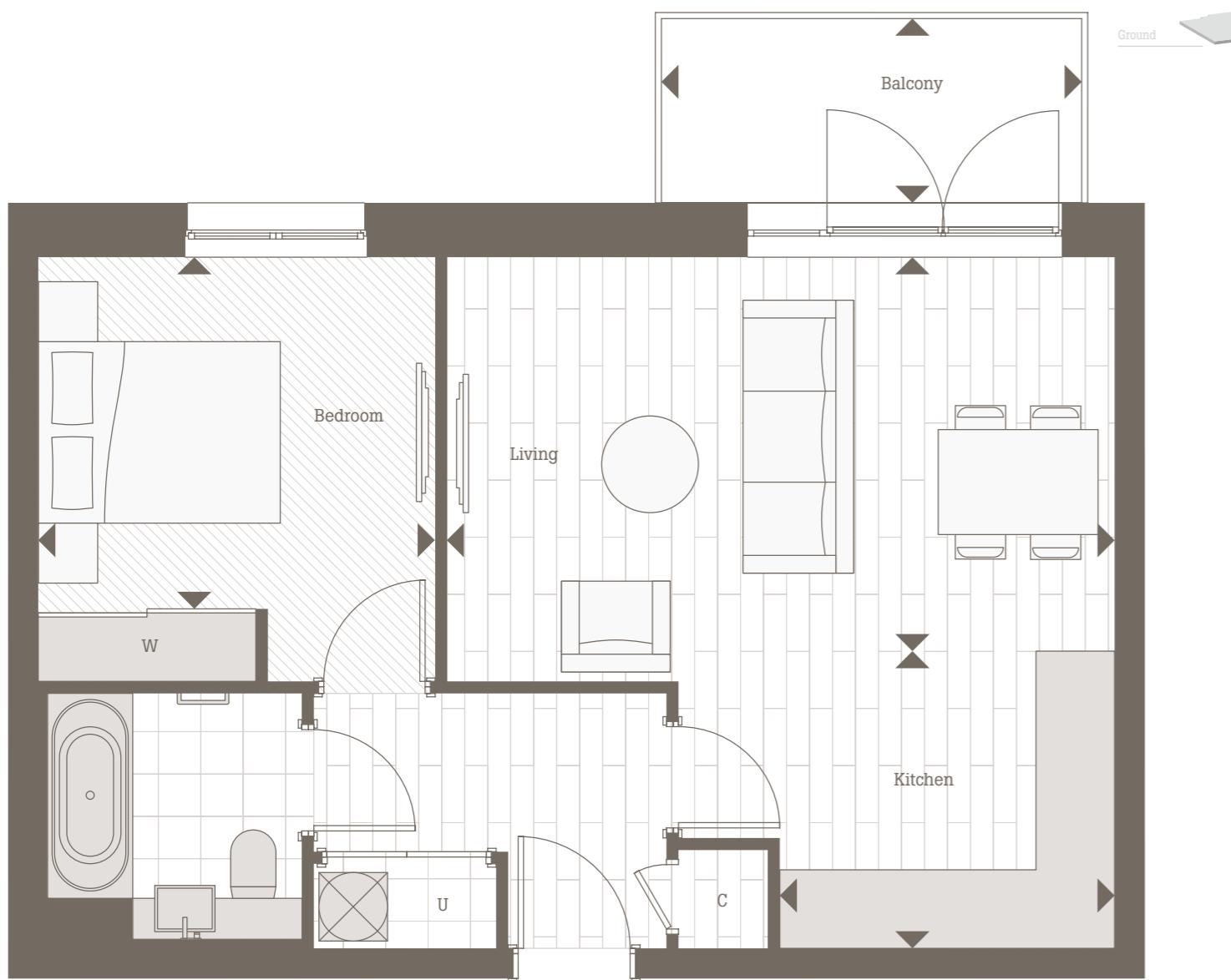
Living	5.62m x 3.26m	18'1" x 10'8"
Kitchen	2.77m x 2.46m	9'1" x 8'1"
Bedroom	3.28m x 3.50m	10'9" x 11'6"
Balcony	3.48m x 1.53m	11'5" x 5'0"
Total Internal Area	50.94 sq m	548 sq ft
Balcony Area	5.30 sq m	57 sq ft

Plots

A4-01



N
Sunrise
Sunset



1 Bedroom Apartments

Type 1.05

Key

	Measurement points
	Fitted wardrobe
	Washer/dryer
	Utility
	Cupboard

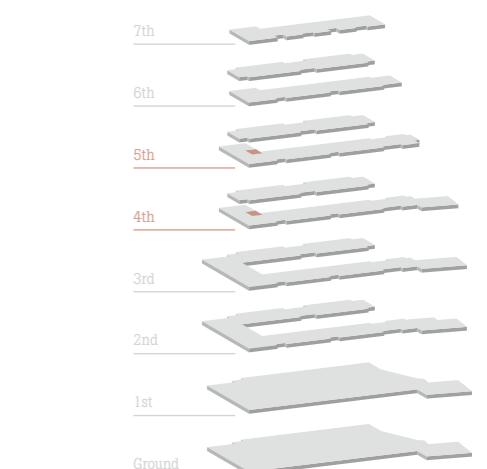
Accommodation

Living	4.03m x 4.12m	13'3" x 13'6"
Kitchen	1.8m x 4.52m	5'11" x 14'10"
Bedroom	2.75m x 3.13m	9'0" x 10'3"
Balcony	1.3m x 3.55m	4'3" x 11'8"
Total Internal Area	51.39 sq m	553 sq ft
Balcony Area	4.62 sq m	50 sq ft

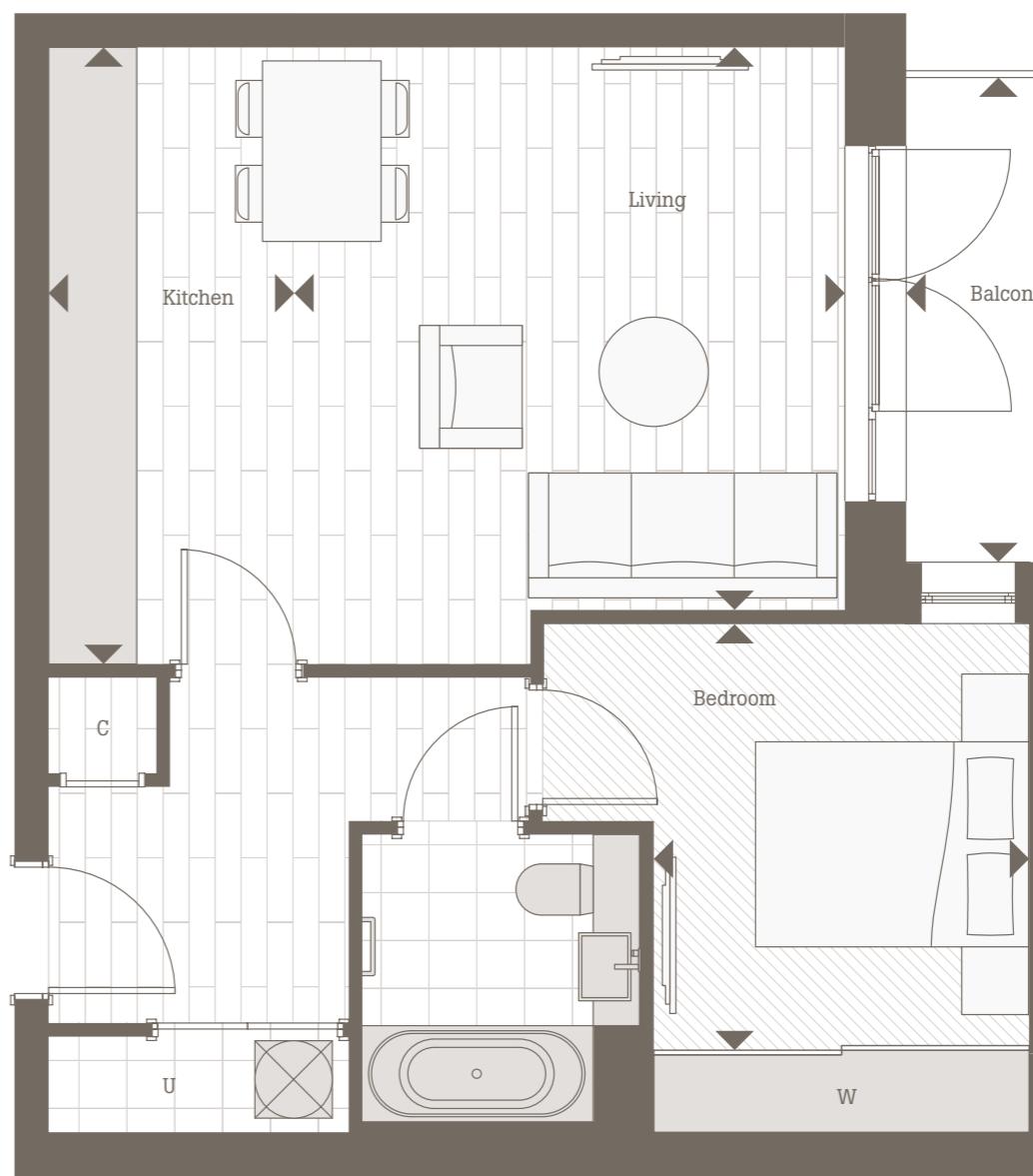
Plots

D4-07

D5-07



N
Sunrise
Sunset



1 Bedroom Apartments

Type 1.06

Key

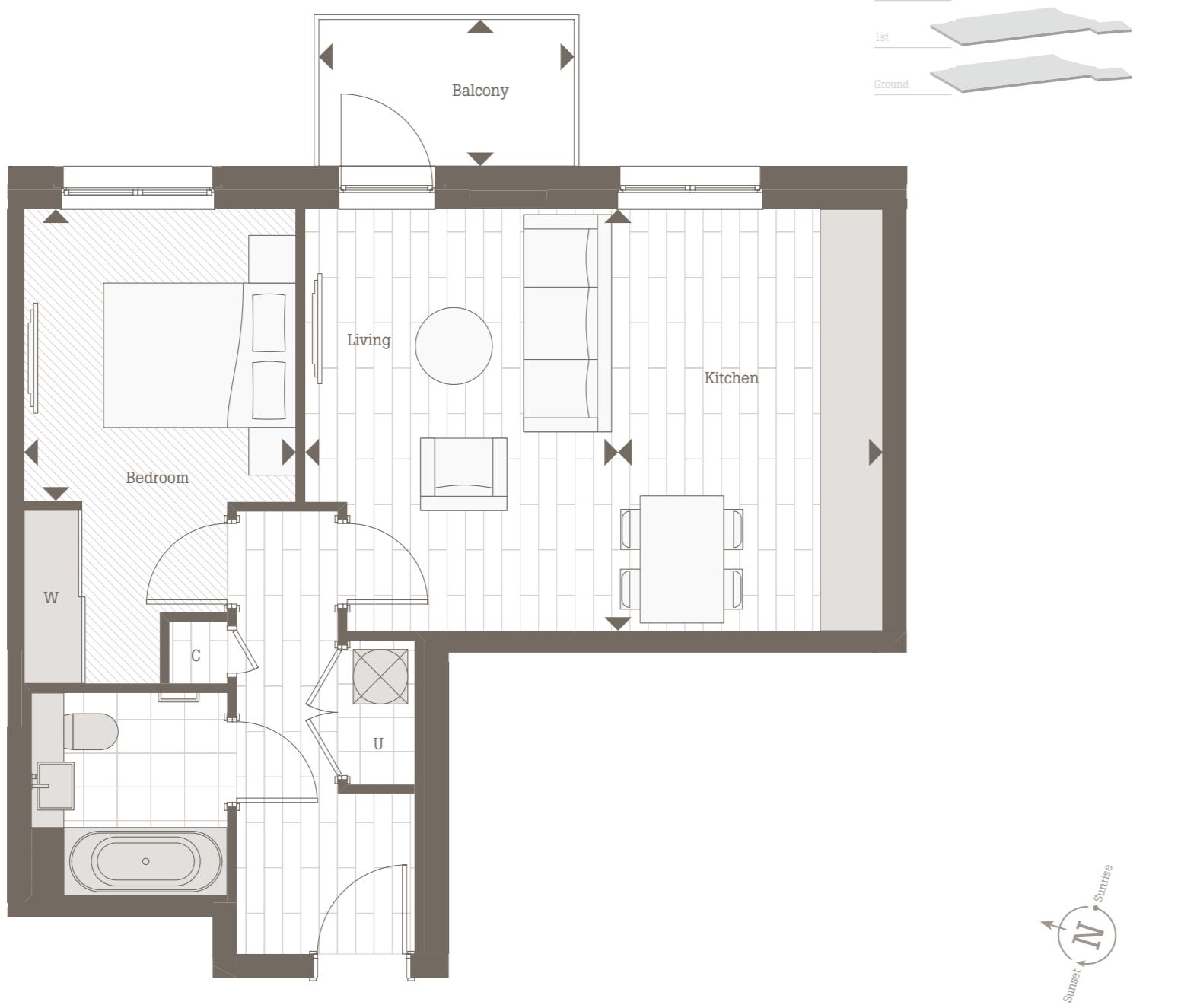
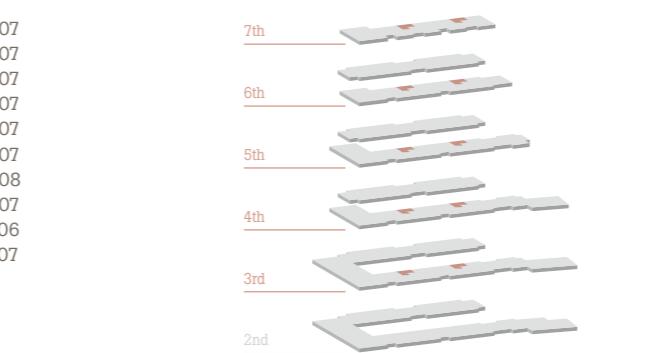
	Measurement points
W	Fitted wardrobe
☒	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	3.25m x 4.38m	10'8" x 14'5"
Kitchen	2.75m x 4.38m	9'0" x 14'5"
Bedroom	2.82m x 3.04m	9'3" x 10'0"
Balcony	2.66m x 1.53m	8'9" x 5'0"
Total Internal Area	51.61 sq m	555 sq ft
Balcony Area	4.05 sq m	44 sq ft

1 Bedroom Apartments

Plots



Sunset → Sunrise

Type 1.07

Key

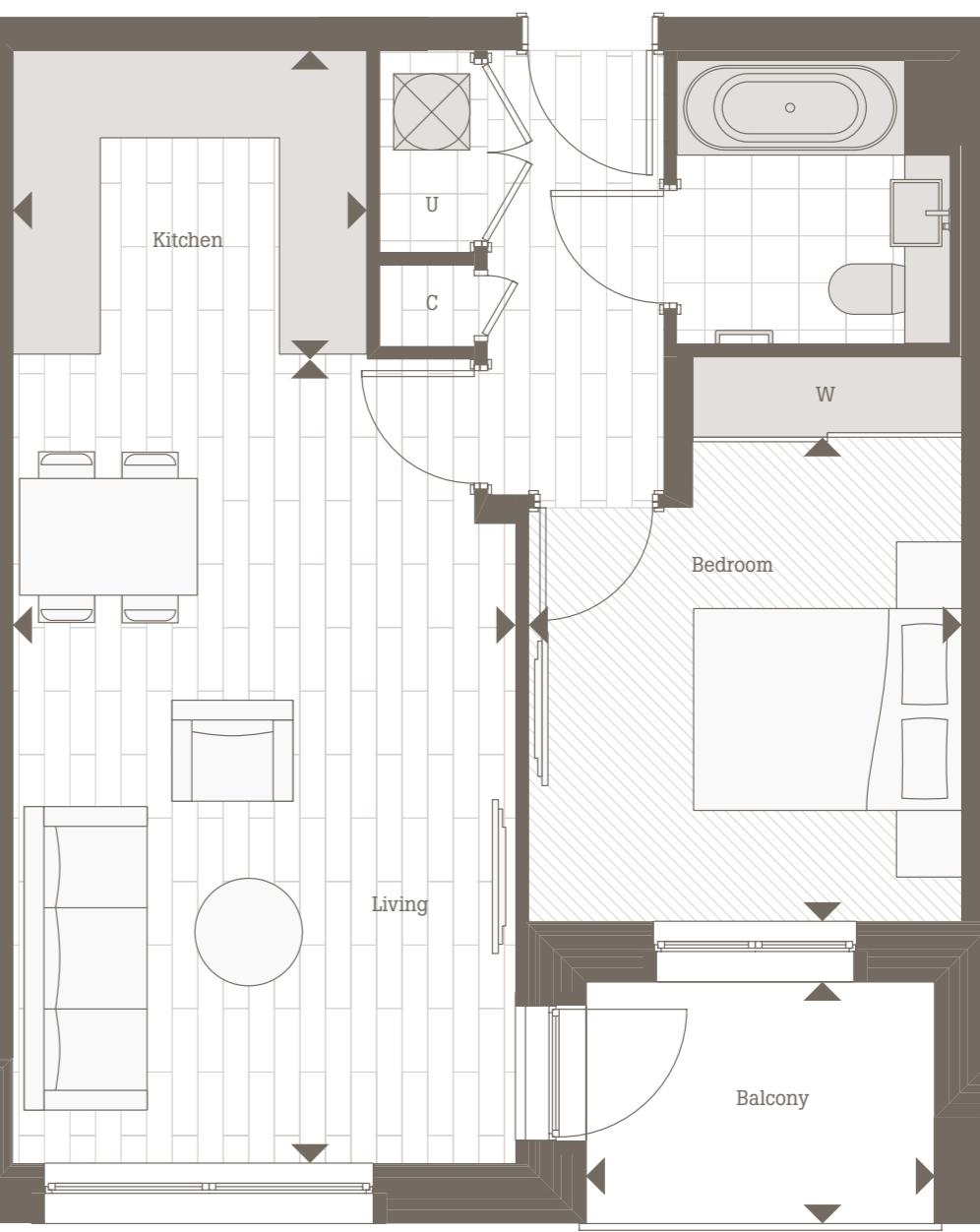
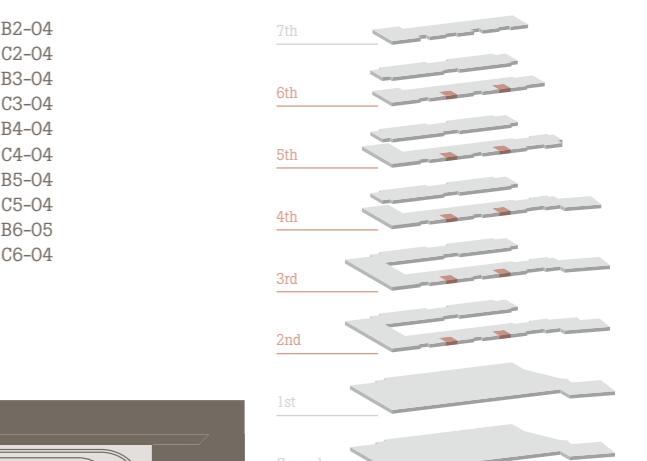
	Measurement points
W	Fitted wardrobe
☒	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	3.74m x 5.98m	12'3" x 19'7"
Kitchen	2.63m x 2.3m	8'8" x 7'7"
Bedroom	3.22m x 3.60m	10'7" x 11'10"
Balcony	2.66m x 1.8m	8'9" x 5'9"
Total Internal Area	52.58 sq m	566 sq ft
Balcony Area	4.65 sq m	50 sq ft

1 Bedroom Apartments

Plots



Sunset → Sunrise

Type 1.08



Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.
Location of washer/dryer is indicative only. Architect floorplan reference 1.16

Type 1.09



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Location of washer/dryer is indicative only. Architect floorplan reference 1.17

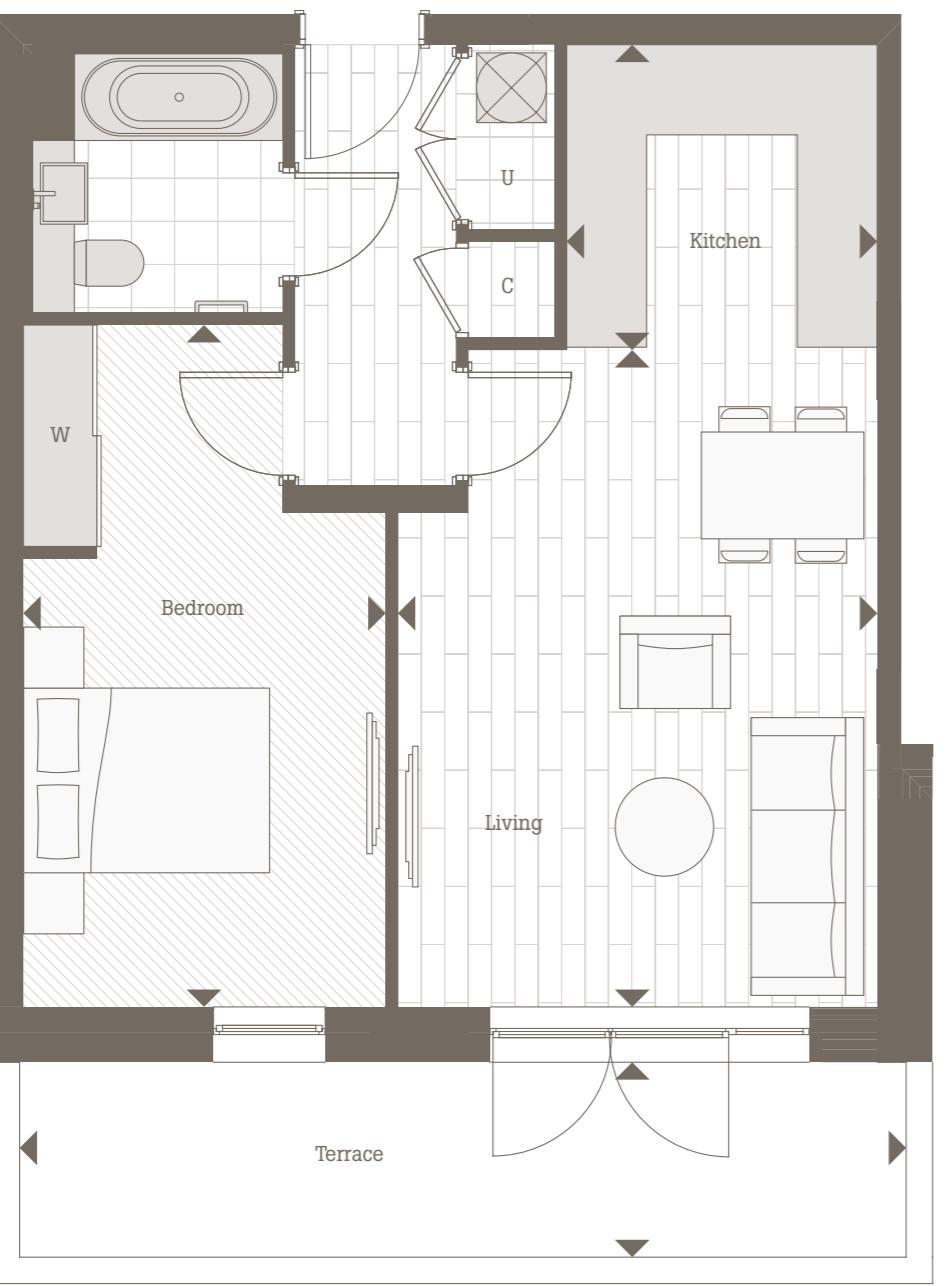
Type 1.10

Key

		Measurement points
W		Fitted wardrobe
		Washer/dryer
U		Utility
C		Cupboard

Accommodation

Living	3.90m x 5.34m	12'9" x 17'6"
Kitchen	2.53m x 2.48m	8'3" x 8'2"
Bedroom	2.95m x 5.55m	9'8" x 18'2"
Terrace	7.21m x 1.59m	23'8" x 5'2"
Total Internal Area	54.35 sq m	585 sq ft
Terrace Area	11.43 sq m	123 sq ft



droom Apartments

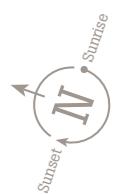
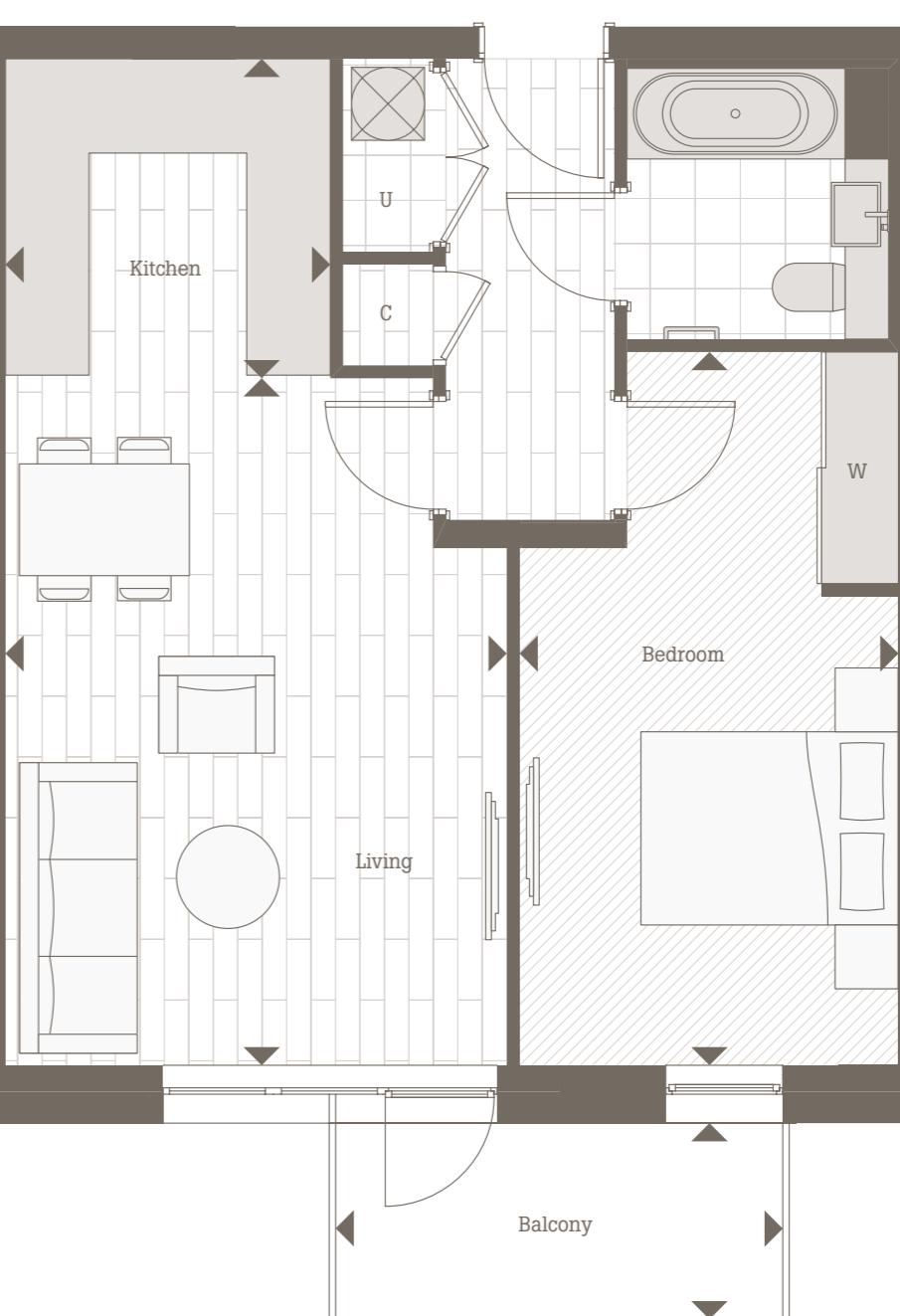
Type 1.11

Key

	Measurement points
W	Fitted wardrobe
<input checked="" type="checkbox"/>	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	3.90m x 5.34m	12'9" x 17'6"
Kitchen	2.53m x 2.48m	8'3" x 8'2"
Bedroom	2.95m x 5.55m	9'8" x 18'2"
Balcony	3.48m x 1.53m	11'5" x 5'0"
Total Internal Area	54.35 sq m	585 sq ft
Balcony Area	5.30 sq m	57 sq ft



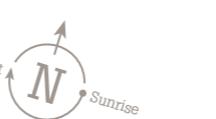
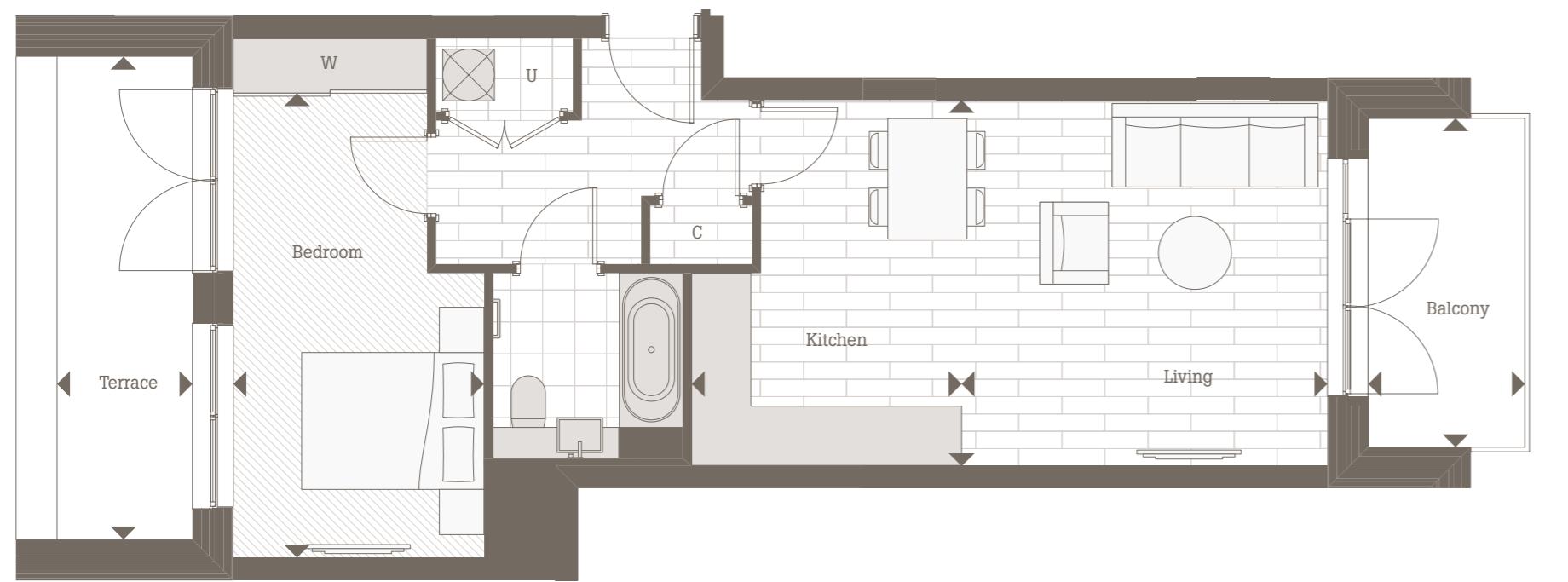
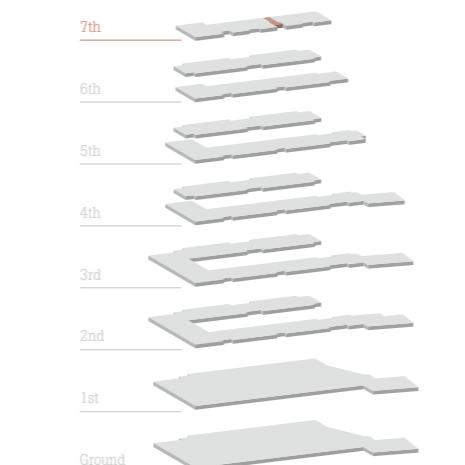
Type 1.12

Key

Measurement points	
W	Fitted wardrobe
<input checked="" type="checkbox"/>	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	4.01m x 4.01m	13'2" x 13'2"
Kitchen	2.96m x 4.01m	9'9" x 13'2"
Bedroom	2.75m x 5.10m	9'0" x 16'9"
Balcony	1.72m x 3.61m	5'8" x 11'10"
Terrace	1.49m x 5.30m	4'10" x 17'5"
Total Internal Area	55.18 sq m	594 sq ft
Balcony Area	6.20 sq m	67 sq ft
Terrace Area	7.87 sq m	85 sq ft



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Type 1.13

Key

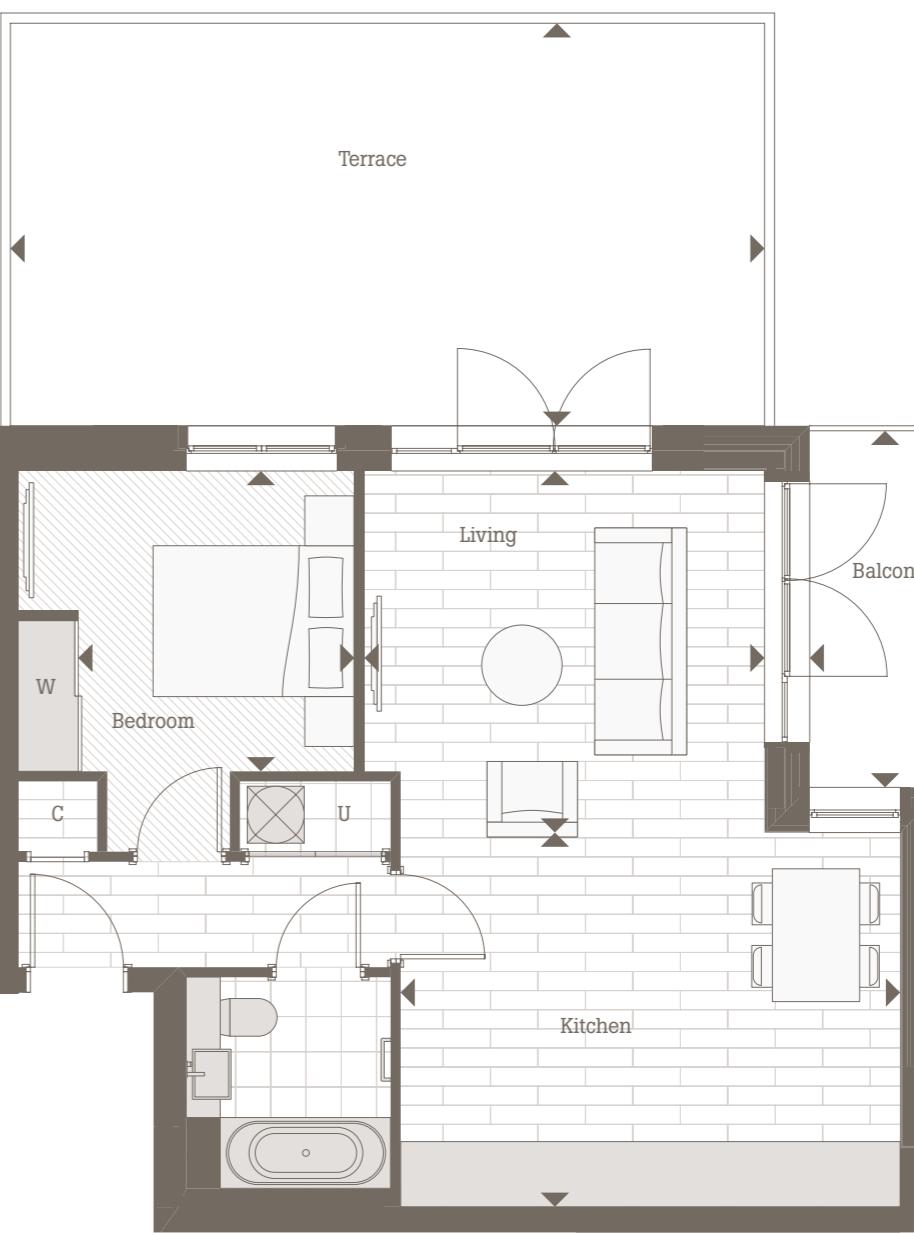
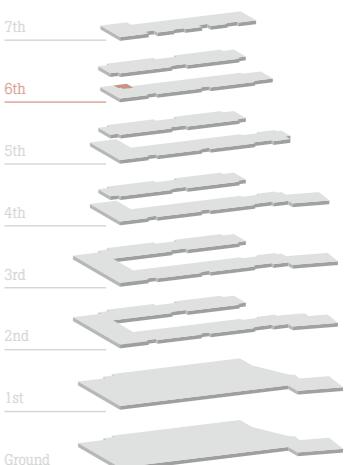
◀ ▶	Measurement points
W	Fitted wardrobe
<input checked="" type="checkbox"/>	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	3.98m x 3.60m	13'1" x 11'10"
Kitchen	4.97m x 3.73m	16'4" x 12'3"
Bedroom	2.75m x 2.99m	9'0" x 9'10"
Balcony	1.3m x 3.55m	4'3" x 11'8"
Terrace	7.51m x 4.01m	24'8" x 13'2"
Total Internal Area	55.66 sq m	599 sq ft
Balcony Area	4.62 sq m	50 sq ft
Terrace Area	30.09 sq m	324 sq ft

ts

5



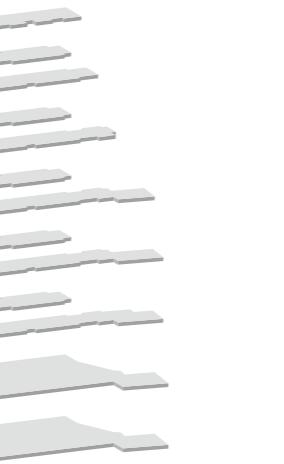
Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Location of washer/dryer is indicative only. Architect floorplan reference L13

Type 1.14

Key		Accommodation		
◀ ▶	Measurement points		3.98m x 3.60m	13'1" x 11'10"
W	Fitted wardrobe	Kitchen	4.97m x 3.73m	16'4" x 12'3"
☒	Washer/dryer	Bedroom	2.75m x 2.99m	9'0" x 9'10"
U	Utility	Balcony	1.3m x 3.55m	4'3" x 11'8"
C	Cupboard	Total Internal Area	55.66 sq m	599 sq ft
		Balcony Area	4.62 sq m	50 sq ft

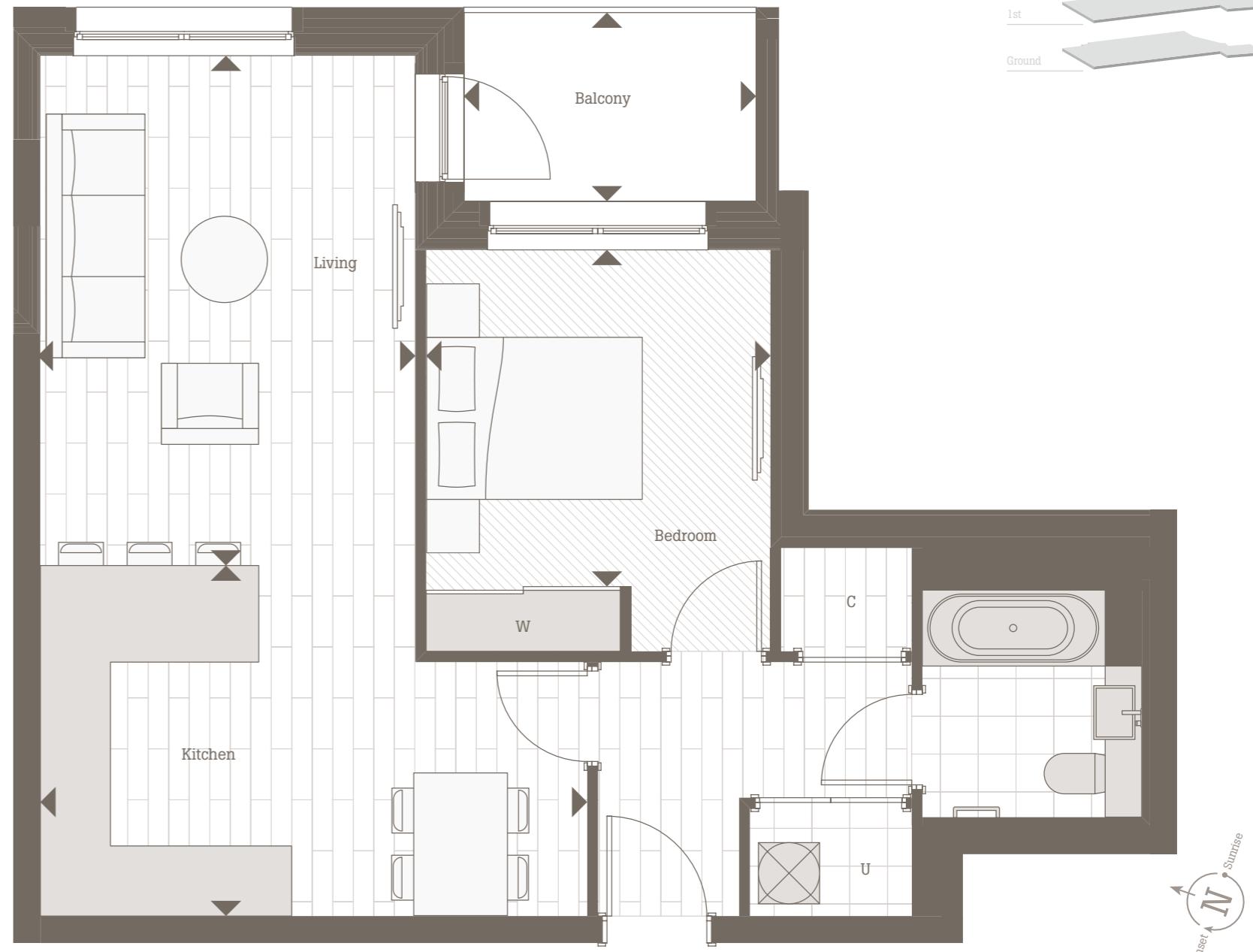


1bedroom Apartments

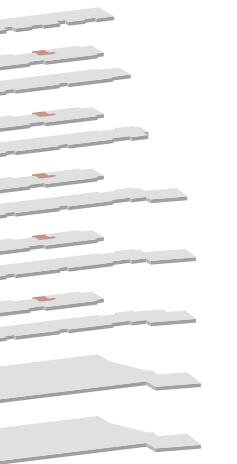


Type 1.15

Key		Accommodation		
	Measurement points	Living	3.48m x 4.73m	11'5" x 15'6"
W	Fitted wardrobe	Kitchen	5.07m x 3.25m	16'8" x 10'8"
☒	Washer/dryer	Bedroom	3.19m x 3.12m	10'6" x 10'3"
U	Utility	Balcony	2.77m x 1.75m	9'1" x 5'9"
C	Cupboard	Total Internal Area	57.68 sq m	621 sq ft
		Balcony Area	4.85 sq m	52 sq ft



Bedroom Apartments



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Type 1.16

Key

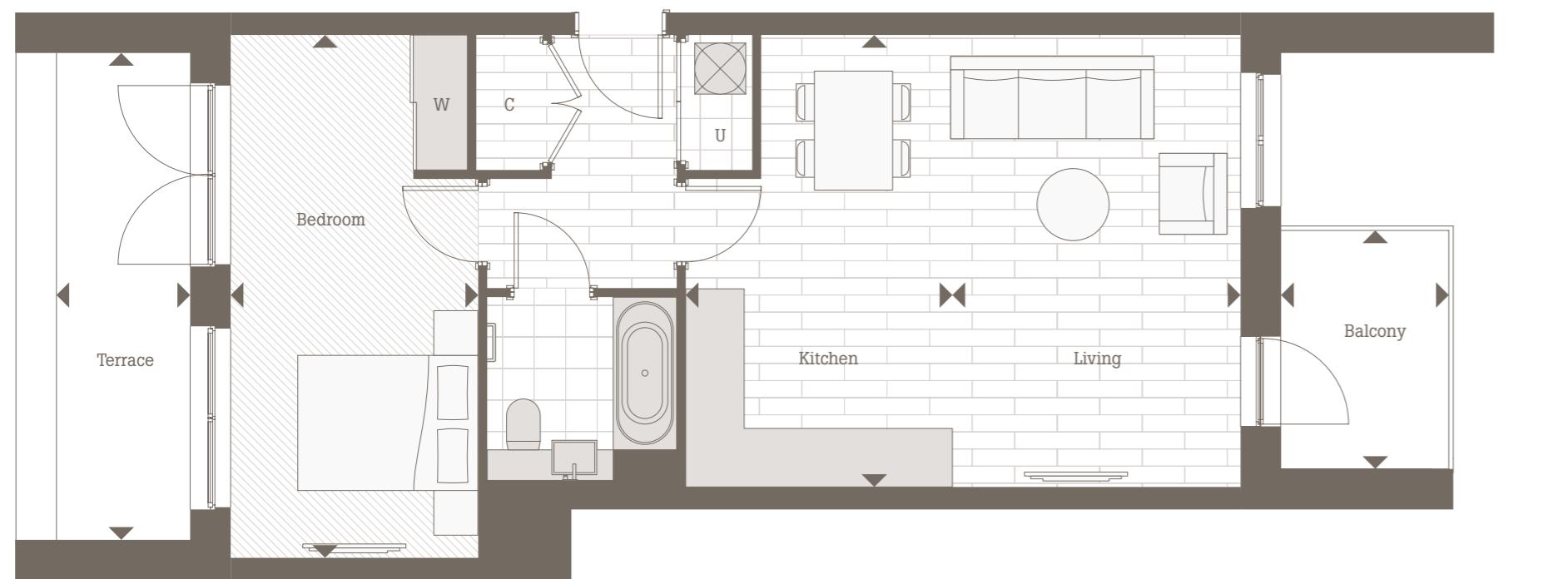
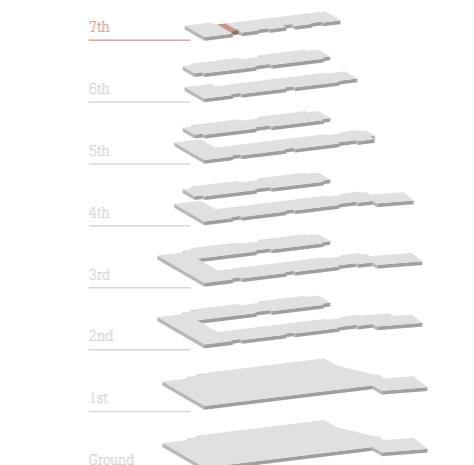
	Measurement points
W	Fitted wardrobe
<input checked="" type="checkbox"/>	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	3.2m x 5.02m	10'6" x 16'6"
Kitchen	2.96m x 5.02m	9'9" x 16'6"
Bedroom	2.75m x 5.81m	9'0" x 19'1"
Balcony	1.86m x 2.65m	6'1" x 8'8"
Terrace	1.49m x 5.41m	4'10" x 17'9"
Total Internal Area	59.11 sq m	636 sq ft
Balcony Area	4.94 sq m	53 sq ft
Terrace Area	8.03 sq m	86 sq ft

Plots

D7-01



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1 Bedroom Apartments

Type 2.01

Key

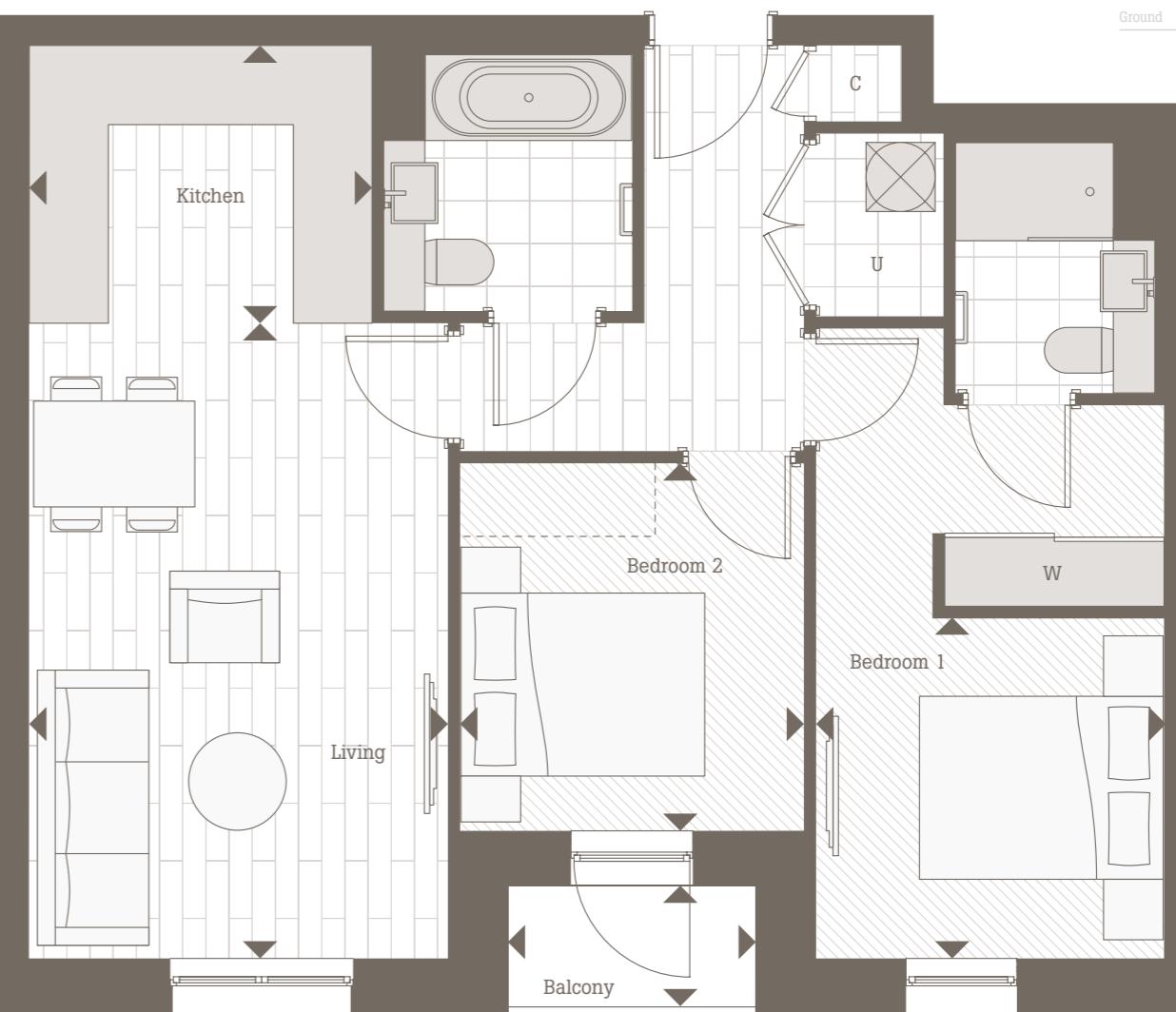
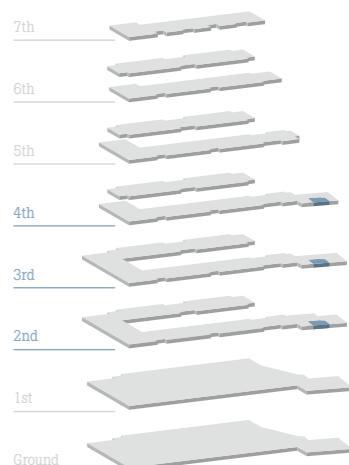
	Measurement points
W	Fitted wardrobe
<input checked="" type="checkbox"/>	Optional fitted wardrobe
<input checked="" type="checkbox"/>	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	3.44m x 5.22m	11'3" x 17'1"
Kitchen	2.81m x 2.28m	9'3" x 7'6"
Bedroom 1	2.86m x 2.79m	9'4" x 9'2"
Bedroom 2	2.82m x 3.02m	9'3" x 9'11"
Balcony	2.04m x 1.06m	6'8" x 3'6"
Total Internal Area	65.06 sq m	700 sq ft
Balcony Area	2.16 sq m	23 sq ft

Plots

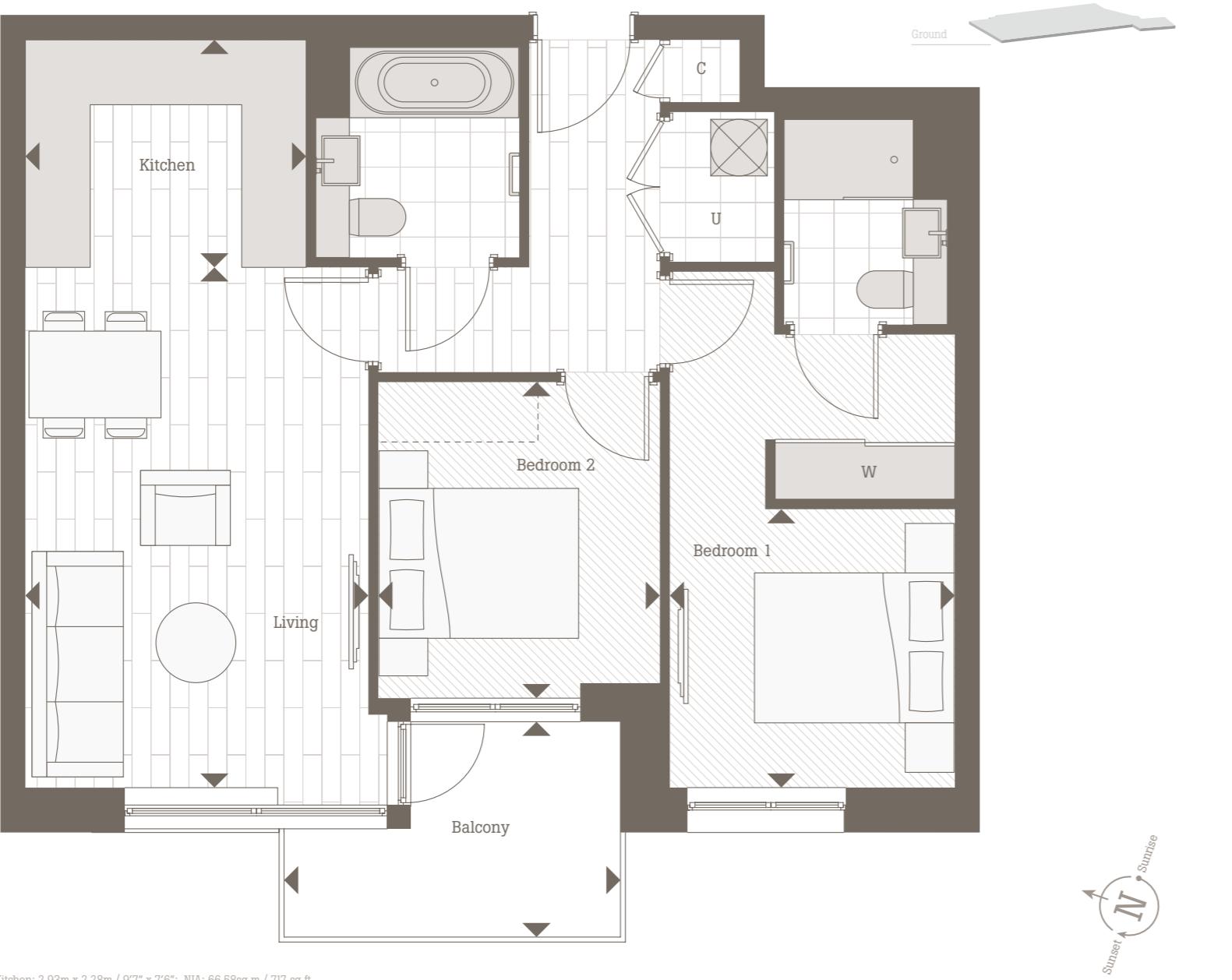
A2-03	7th
A3-04	6th
A4-03	5th



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Type 2.02

Key			Accommodation			Plots		
Measurement points			Living	3.44m x 5.22m	11'3" x 17'1"	A2-05	A4-05	B6-04
W	Fitted wardrobe		Kitchen	2.81m x 2.28m	9'3" x 7'6"	B2-03	B4-03	B6-06
---	Optional fitted wardrobe		Bedroom 1	2.86m x 2.79m	9'4" x 9'2"	B2-05	B4-05	C6-03
☒	Washer/dryer		Bedroom 2	2.82m x 3.17m	9'3" x 10'5"	C2-03	C4-03	C6-05
U	Utility		Balcony	3.37m x 2.16m	11'1" x 7'1"	C2-05	C4-05	D6-02*
C	Cupboard		Total Internal Area	65.74 sq m	708 sq ft	D2-02*	D4-02*	B7-02
			Balcony Area	5.91 sq m	64 sq ft	A3-06	A5-01	B7-04
						B3-03	B5-03	C7-03
						B3-05	B5-05	C7-05
						C3-03	C5-03	D7-02*
						C3-05	C5-05	
						D3-02*	D5-02*	



* Living: 3.55m x 5.22m / 11'8" x 17'1"; Kitchen: 2.93m x 2.28m / 9'7" x 7'6". NIA: 66.58sq m / 717 sq ft

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Type 2.03

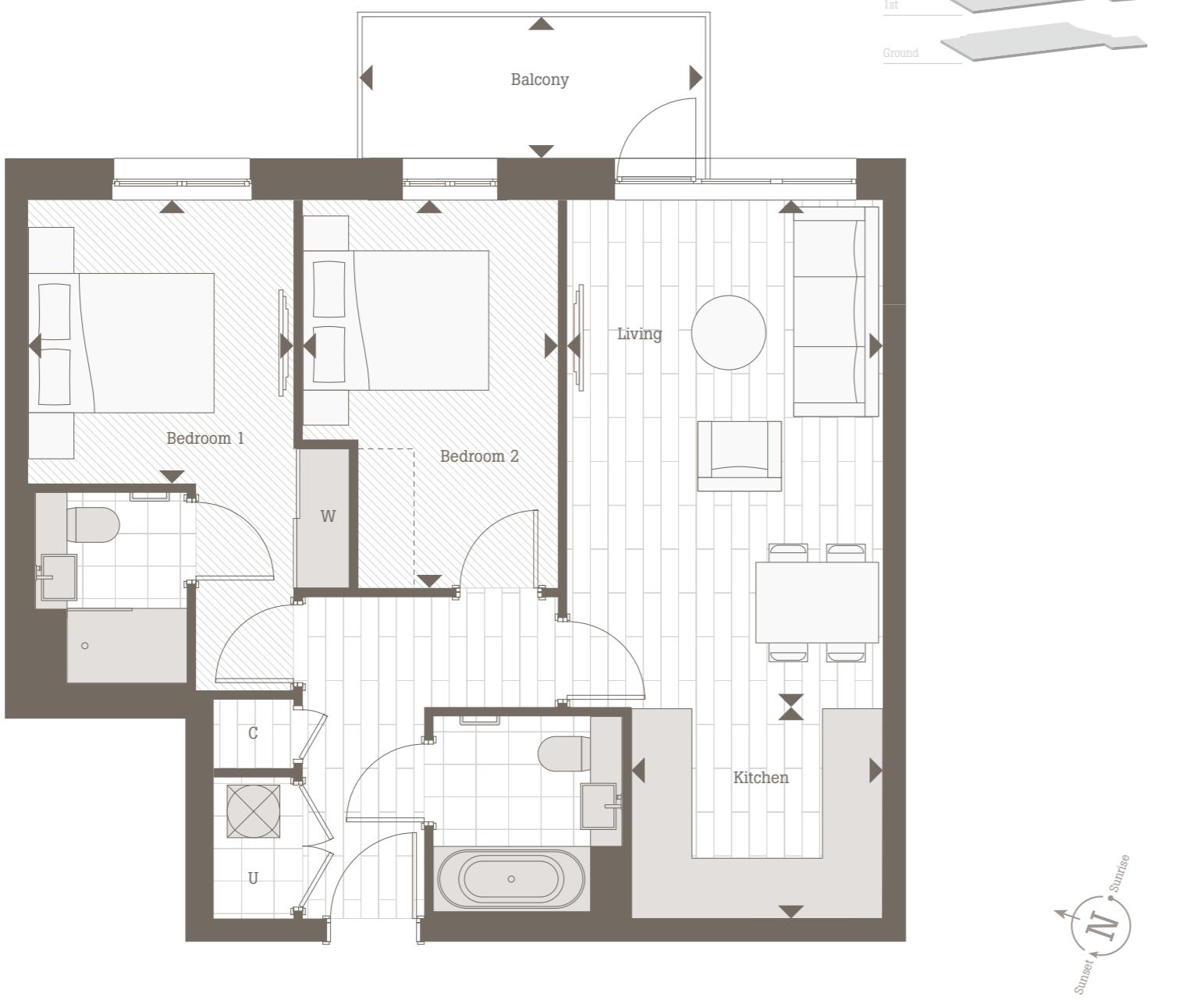
Key			Accommodation			Plots		
Measurement points			Living	3.13m x 4.01m	10'3" x 13'2"	C3-02		
W	Fitted wardrobe		Kitchen	3.06m x 4.01m	10'1" x 13'2"	C4-02		
---	Optional fitted wardrobe		Bedroom 1	3.31m x 2.85m	10'10" x 9'4"	C5-02		
☒	Washer/dryer		Bedroom 2	4.06m x 2.75m	13'4" x 9'0"	C6-02		
U	Utility		Balcony	1.72m x 3.61m	5'8" x 11'10"	7th		
C	Cupboard		Total Internal Area	66.15 sq m	712 sq ft	6th		
			Balcony Area	6.20 sq m	67 sq ft	5th		
						4th		
						3rd		
						2nd		
						1st		
						Ground		



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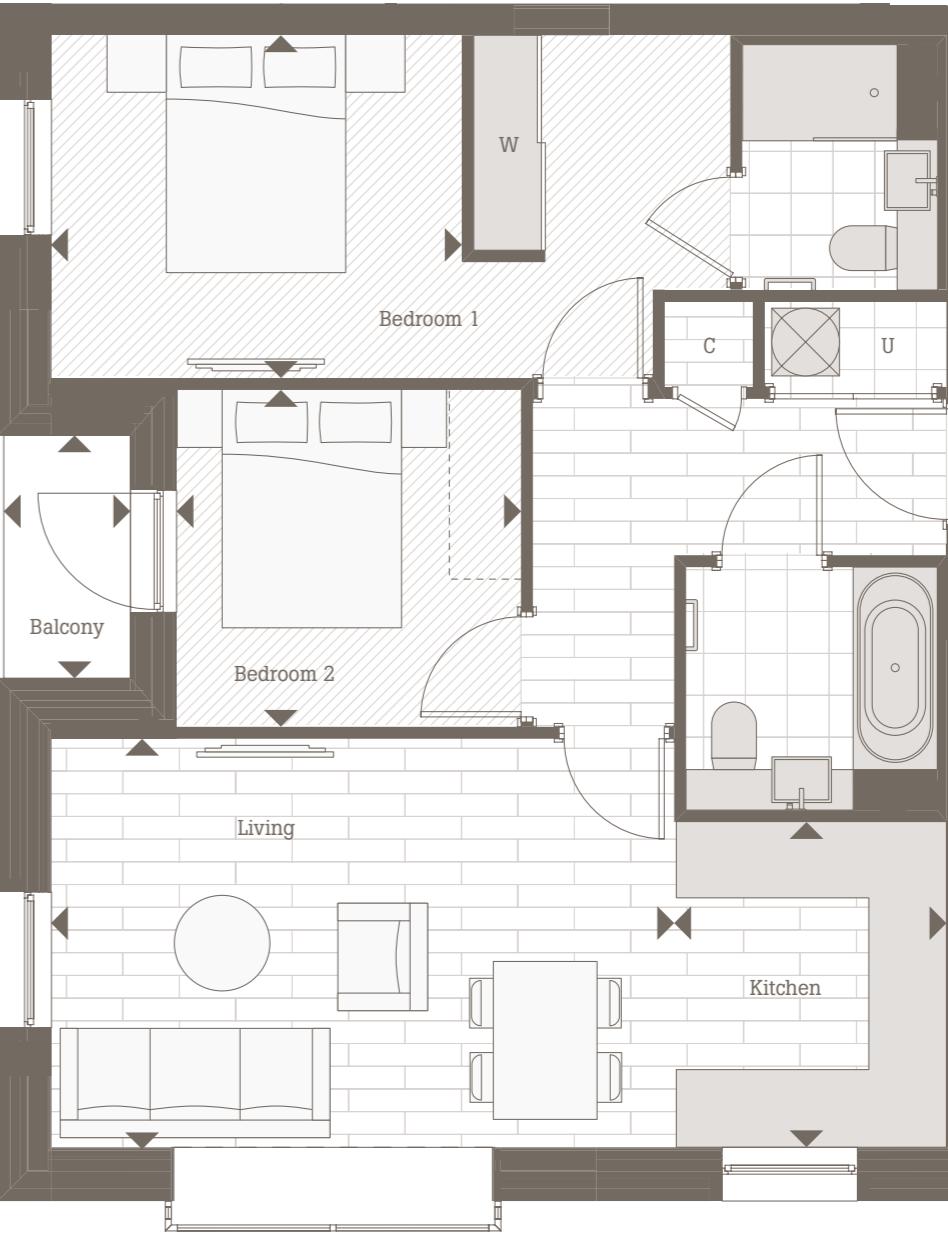
Type 2.04

Key			Accommodation			Plots		
◀ ▶	Measurement points		Living	3.40m x 5.47m	11'2" x 17'11"	B3-01		
W	Fitted wardrobe		Kitchen	2.71m x 2.28	8'11" x 7'6"	C3-01		
- - -	Optional fitted wardrobe		Bedroom 1	2.86m x 3.06m	9'5" x 10'0"	B4-01		
☒	Washer/dryer		Bedroom 2	2.75m x 4.18m	9'0" x 13'9"	C4-01		
U	Utility		Balcony	3.7m x 1.53m	12'2" x 5'0"	B5-01		
C	Cupboard		Total Internal Area	66.43 sq m	715 sq ft	C5-01		
			Balcony Area	5.64 sq m	61 sq ft	B6-01		
						C6-01		
						B7-01		
						C7-01		



Type 2.05

Key			Accommodation			Plots		
◀ ▶	Measurement points		Living	5.21m x 3.42m	17'1" x 11'3"	A2-02		
W	Fitted wardrobe		Kitchen	2.28m x 2.74m	7'6" x 9'0"	A3-03		
- - -	Optional fitted wardrobe		Bedroom 1	3.44m x 2.87m	11'3" x 9'5"			
☒	Washer/dryer		Bedroom 2	2.88m x 2.82m	9'6" x 9'3"			
U	Utility		Balcony	1.05m x 2.04m	3'5" x 6'8"			
C	Cupboard		Total Internal Area	66.74 sq m	718 sq ft			
			Balcony Area	2.16 sq m	23 sq ft			



Type 2.06

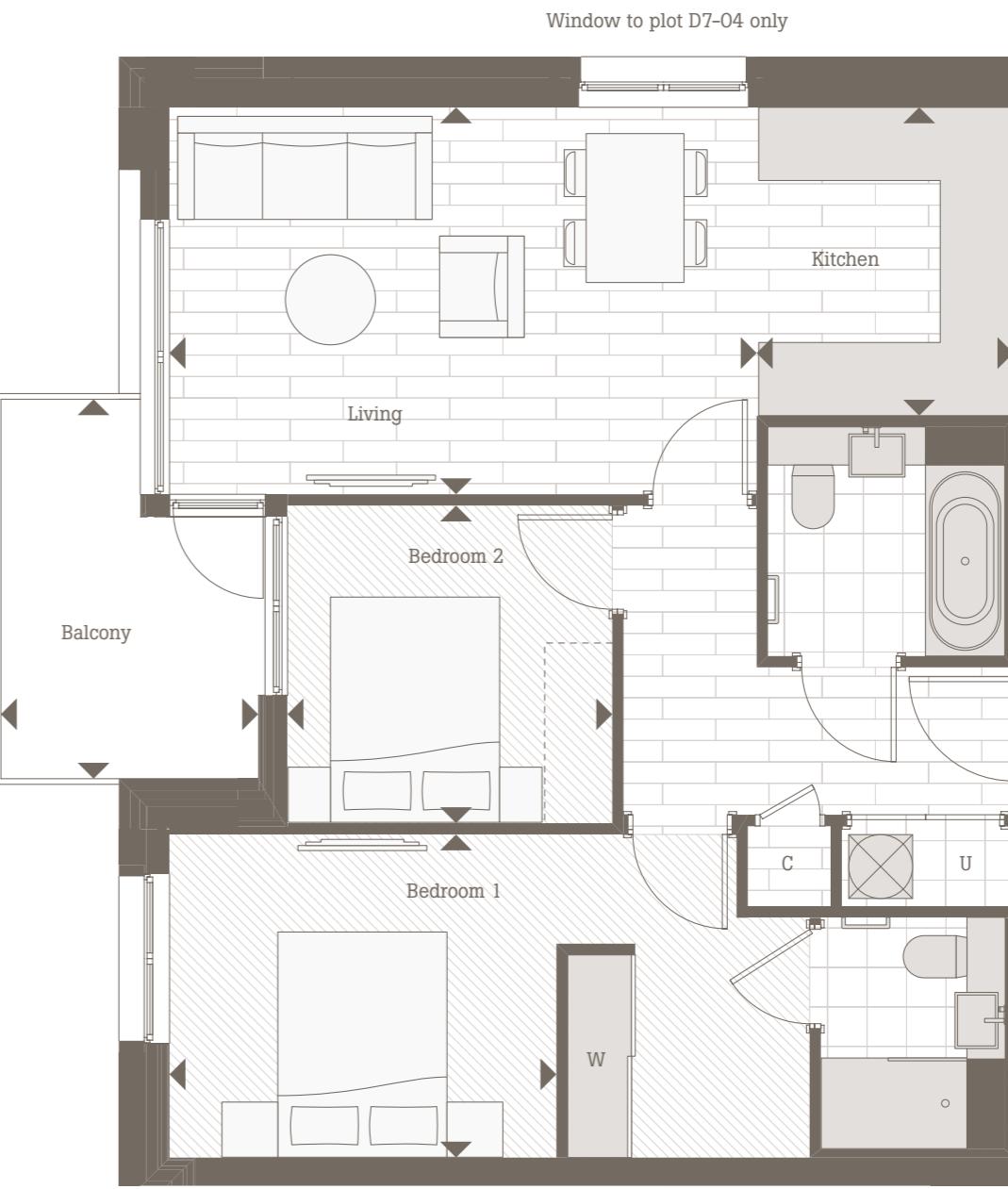
Key			Accommodation			Plots		
◀ ▶	Measurement points		Living	3.19m x 3.83m	10'5" x 12'7"	D1-05		
W	Fitted wardrobe		Kitchen	3.88m x 3.14m	12'9" x 10'4"	D2-07		
- - -	Optional fitted wardrobe		Bedroom 1	3.00m x 2.81m	9'10" x 9'3"	D3-07		
☒	Washer/dryer		Bedroom 2	2.82m x 2.88m	9'3" x 9'6"			
U	Utility		Balcony	2.00m x 2.94m	6'7" x 9'8"			
C	Cupboard		Total Internal Area	67.14 sq m	722 sq ft			
			Balcony Area	5.87 sq m	63 sq ft			



2 Bedroom Apartments

Type 2.07

Key			Accommodation			Plots		
◀ ▶	Measurement points		Living	5.21m x 3.44m	17'1" x 11'3"	D1-02		
W	Fitted wardrobe		Kitchen	2.28m x 2.74m	7'6" x 9'0"	D1-04*		
- - -	Optional fitted wardrobe		Bedroom 1	3.44m x 2.87m	11'3" x 9'5"	D2-04		
☒	Washer/dryer		Bedroom 2	3.04m x 2.82m	9'11" x 9'3"	D2-06*		
U	Utility		Balcony	2.16m x 3.37m	7'1" x 11'1"	D3-04		
C	Cupboard		Total Internal Area	67.42 sq m	726 sq ft	D3-06*		
			Balcony Area	5.91 sq m	64 sq ft	D4-04		
						D5-04		
						D7-04		



2 Bedroom Apartments

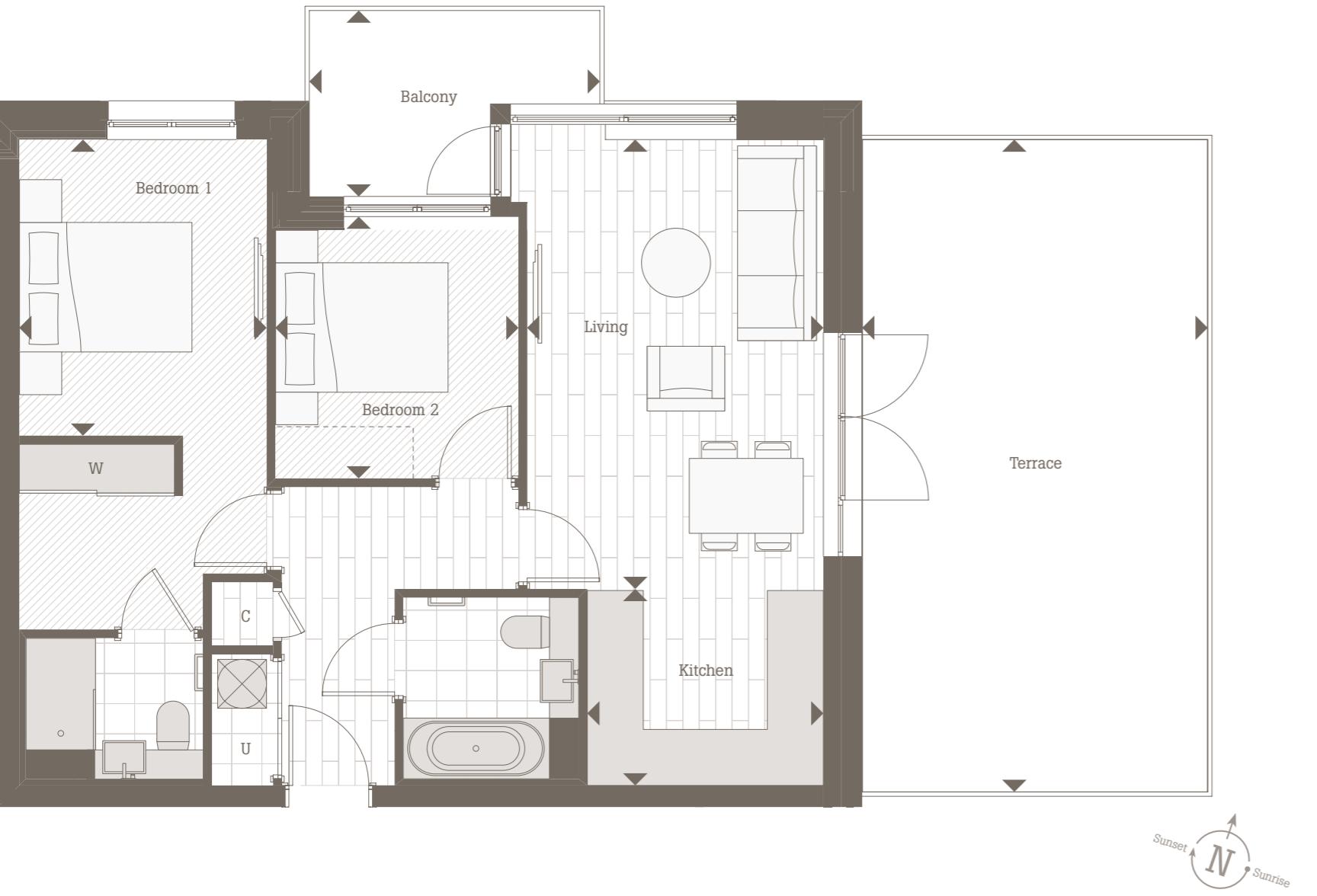
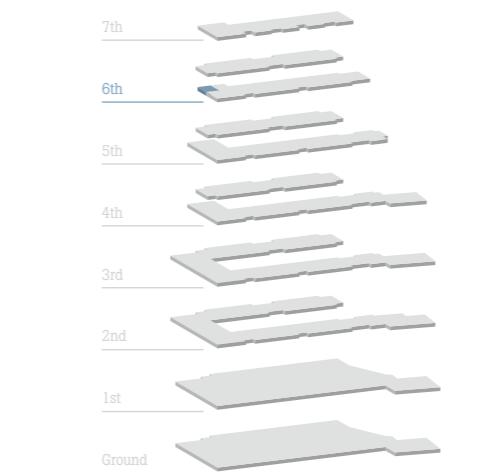
Type 2.08

Key

Measurement points	
W	Fitted wardrobe
- - -	Optional fitted wardrobe
<input checked="" type="checkbox"/>	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	5.21m x 3.44m	17'1" x 11'3"
Kitchen	2.28m x 2.74m	7'6" x 9'0"
Bedroom 1	3.44m x 2.87m	11'3" x 9'5"
Bedroom 2	3.04m x 2.82m	9'11" x 9'3"
Balcony	2.16m x 3.37m	7'1" x 11'1"
Terrace	7.57m x 4.01m	24'10" x 13'2"
Total Internal Area	67.42 sq m	726 sq ft
Balcony Area	5.91 sq m	64 sq ft
Terrace Area	30.34 sq m	327 sq ft



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Type 2.09

Ke

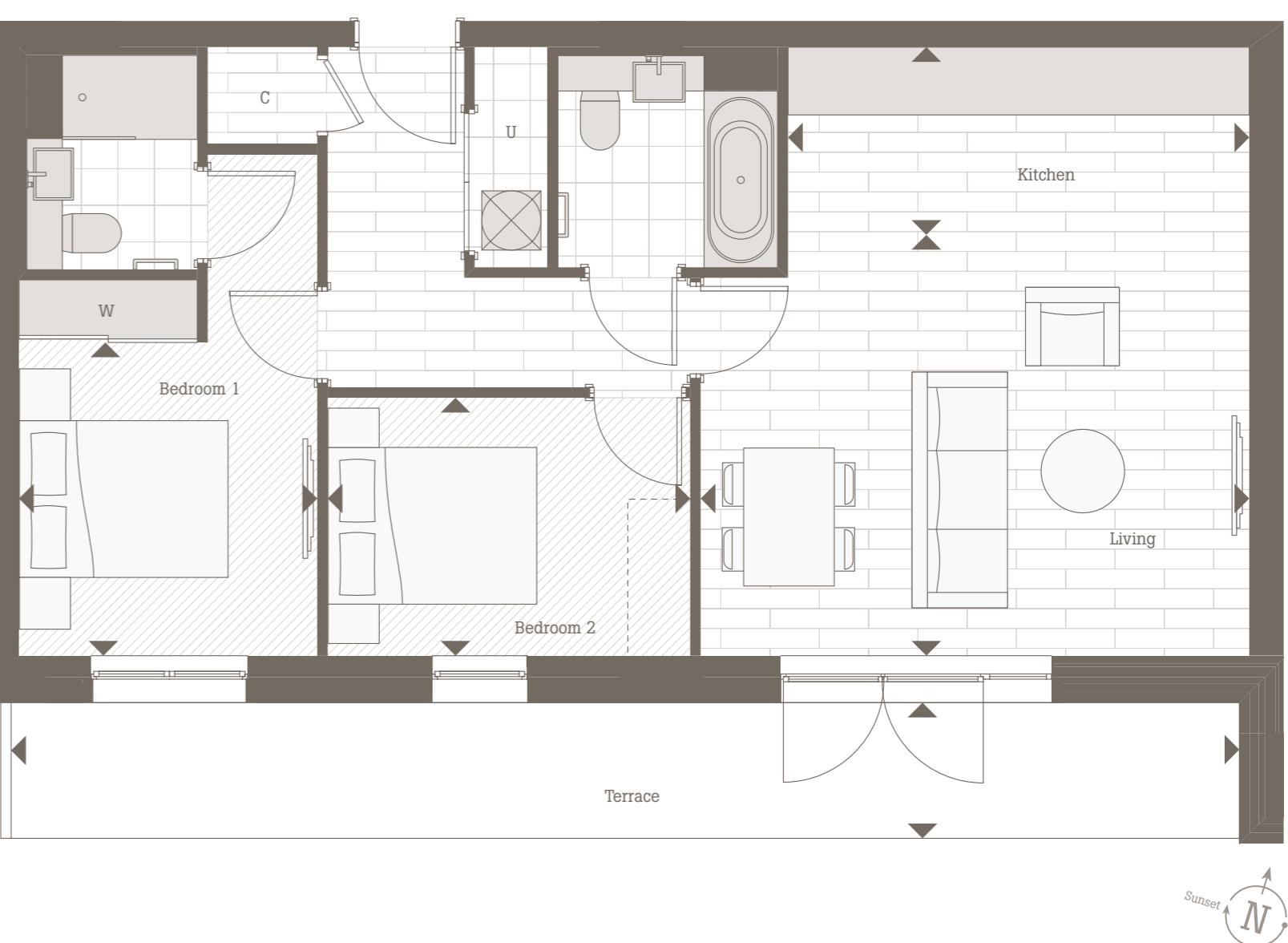
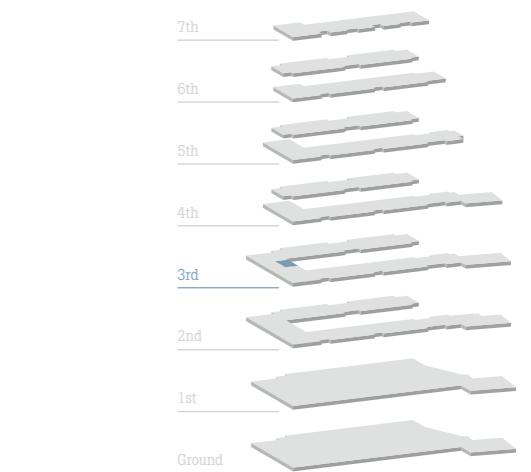
Measurement points	
W	Fitted wardrobe
- - -	Optional fitted wardrobe
☒	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	4.03m x 5.26m	13'3" x 17'3"
Kitchen	1.8m x 4.5m	5'11" x 14'9"
Bedroom 1	3m x 2.86m	9'10" x 9'5"
Bedroom 2	2.47m x 3.48m	8'1" x 11'5"
Terrace	1.3m x 11.78m	4'3" x 38'8"
Total Internal Area	68.81 sq m	740 sq ft
Terrace Area	15.31 sq m	165 sq ft

Plots

3-09

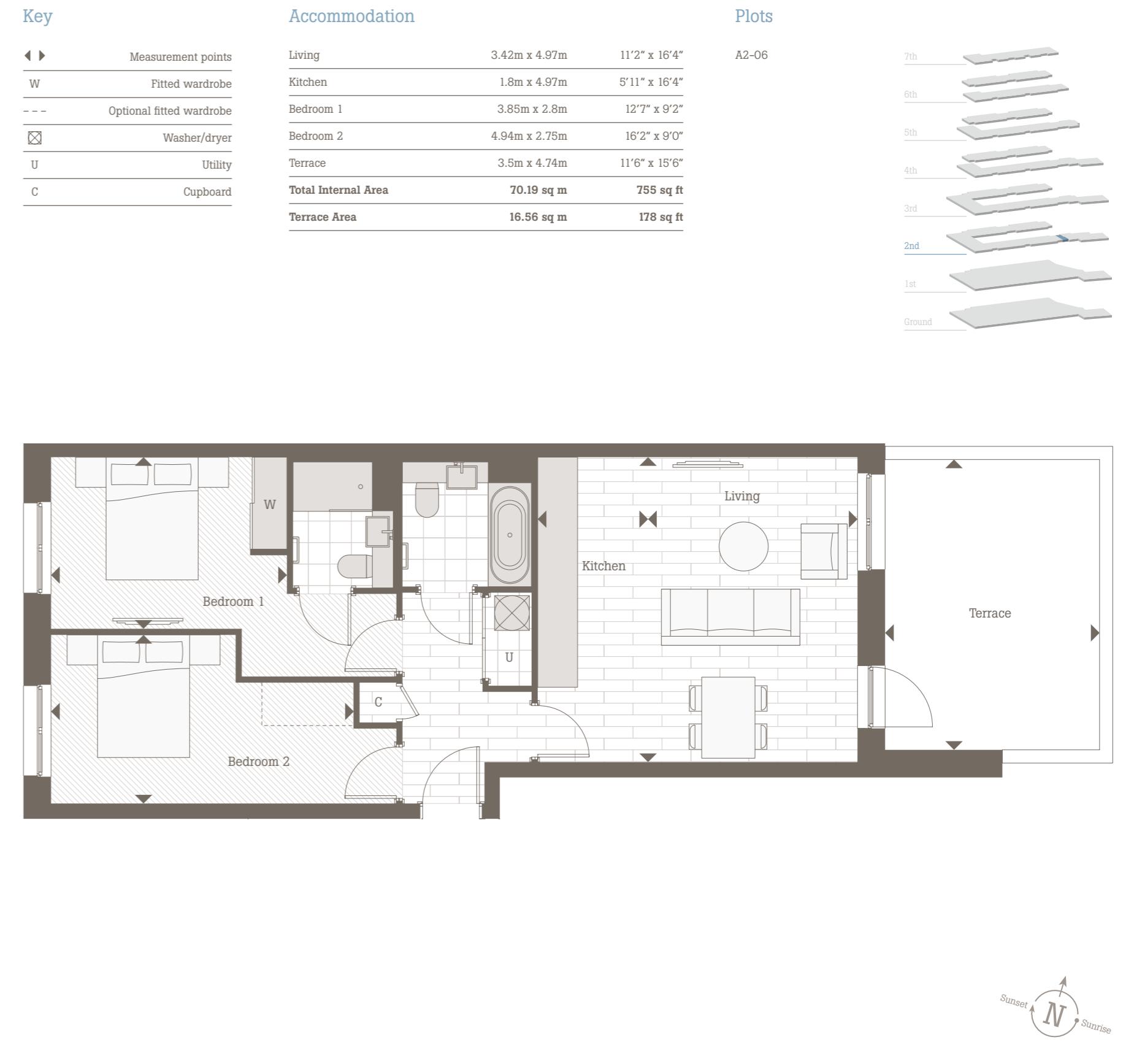


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Type 2.10

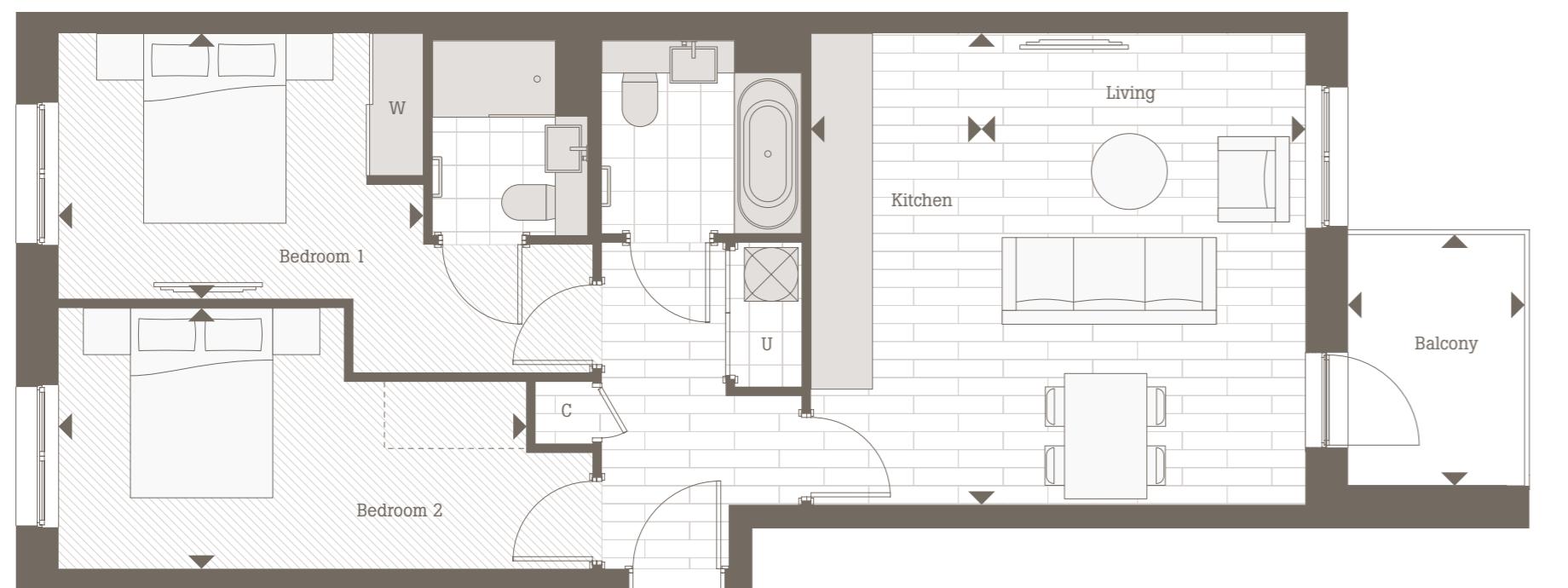


Type 2.11



Type 2.12

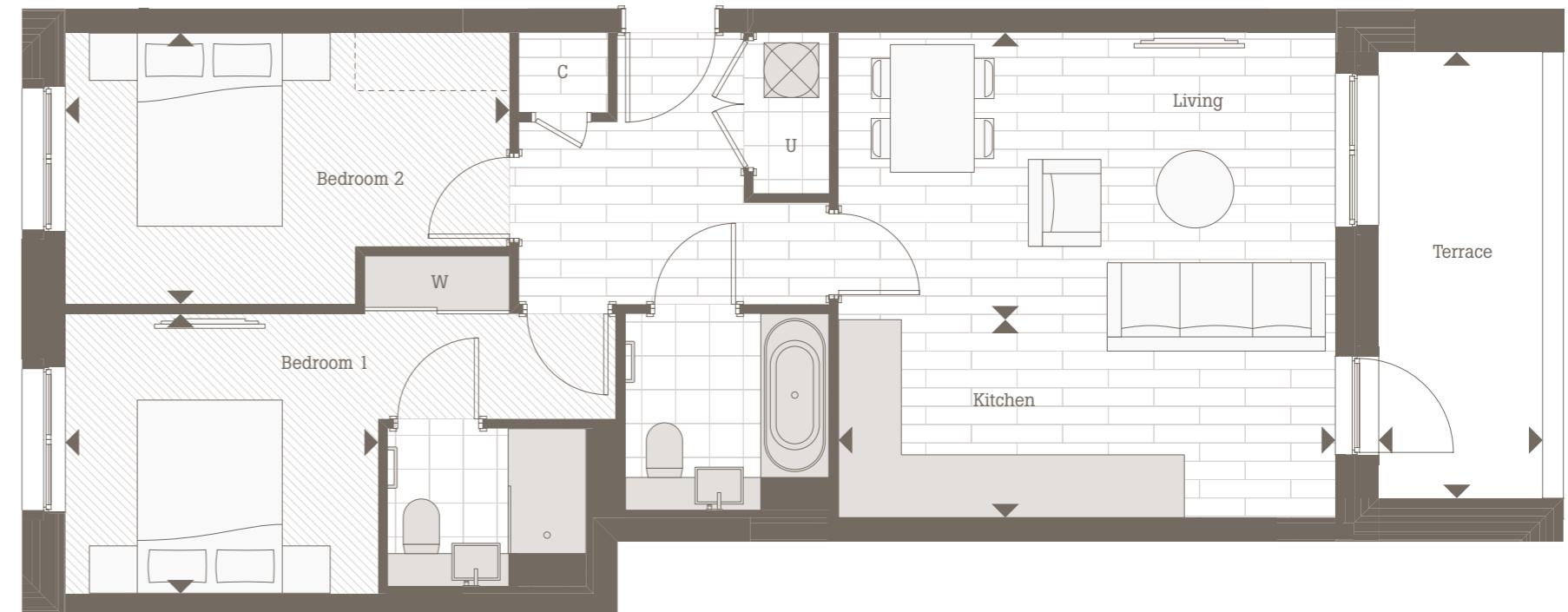
Key			Accommodation			Plots		
Measurement points			Living	3.42m x 4.97m	11'2" x 16'4"	A3-07		
W	Fitted wardrobe		Kitchen	1.8m x 4.97m	5'11" x 16'4"	A4-06		
---	Optional fitted wardrobe		Bedroom 1	3.85m x 2.8m	12'7" x 9'2"	A5-02		
☒	Washer/dryer		Bedroom 2	4.94m x 2.75m	16'2" x 9'0"			
U	Utility		Balcony	1.86m x 2.65m	6'1" x 8'8"			
C	Cupboard		Total Internal Area	70.19 sq m	755 sq ft			
			Balcony Area	4.94 sq m	53 sq ft			



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Type 2.13

Key			Accommodation			Plots		
Measurement points			Living	5.15m x 2.97m	16'11" x 9'9"	D2-01		
W	Fitted wardrobe		Kitchen	5.15m x 2.05m	16'11" x 6'9"			
---	Optional fitted wardrobe		Bedroom 1	3.24m x 2.9m	10'8" x 9'6"			
☒	Washer/dryer		Bedroom 2	4.6m x 2.81m	15'1" x 9'3"			
U	Utility		Terrace	1.7m x 4.62m	5'7" x 15'2"			
C	Cupboard		Total Internal Area	70.37 sq m	757 sq ft			
			Terrace Area	7.85 sq m	85 sq ft			



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Type 2.14

Key

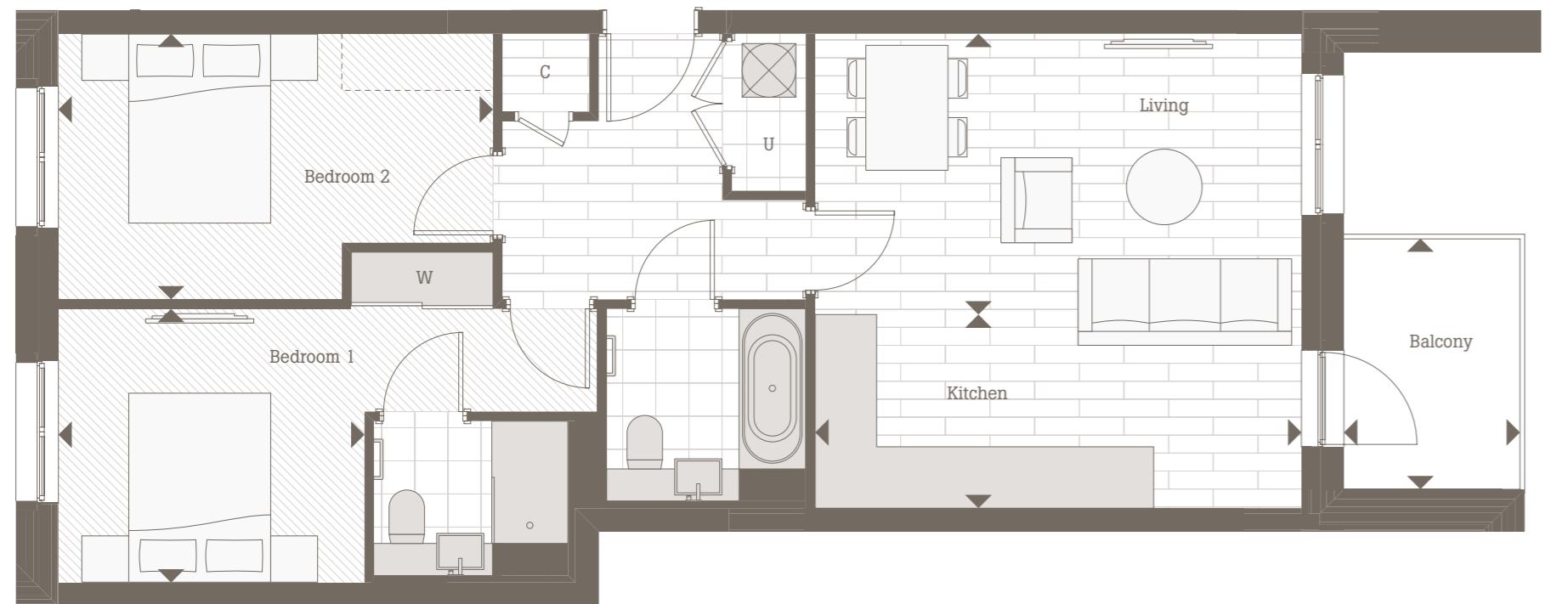
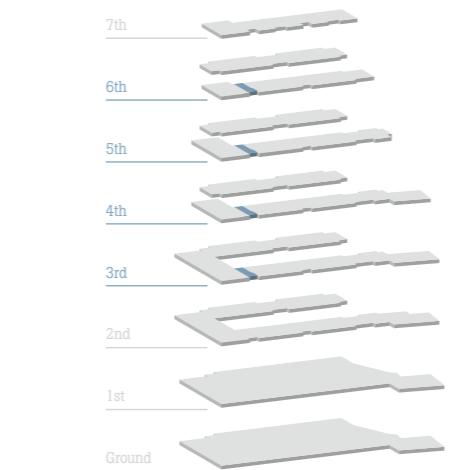
	Measurement points
	Fitted wardrobe
	Optional fitted wardrobe
	Washer/dryer
	Utility
	Cupboard

Accommodation

Living	5.15m x 2.97m	16'11" x 9'9"
Kitchen	5.15m x 2.05m	16'11" x 6'9"
Bedroom 1	3.24m x 2.9m	10'8" x 9'6"
Bedroom 2	4.6m x 2.81m	15'1" x 9'3"
Balcony	1.86m x 2.65m	6'1" x 8'8"
Total Internal Area	70.37 sq m	757 sq ft
Balcony Area	4.94 sq m	53 sq ft

2 Bedroom Apartments

Plots



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Type 2.15

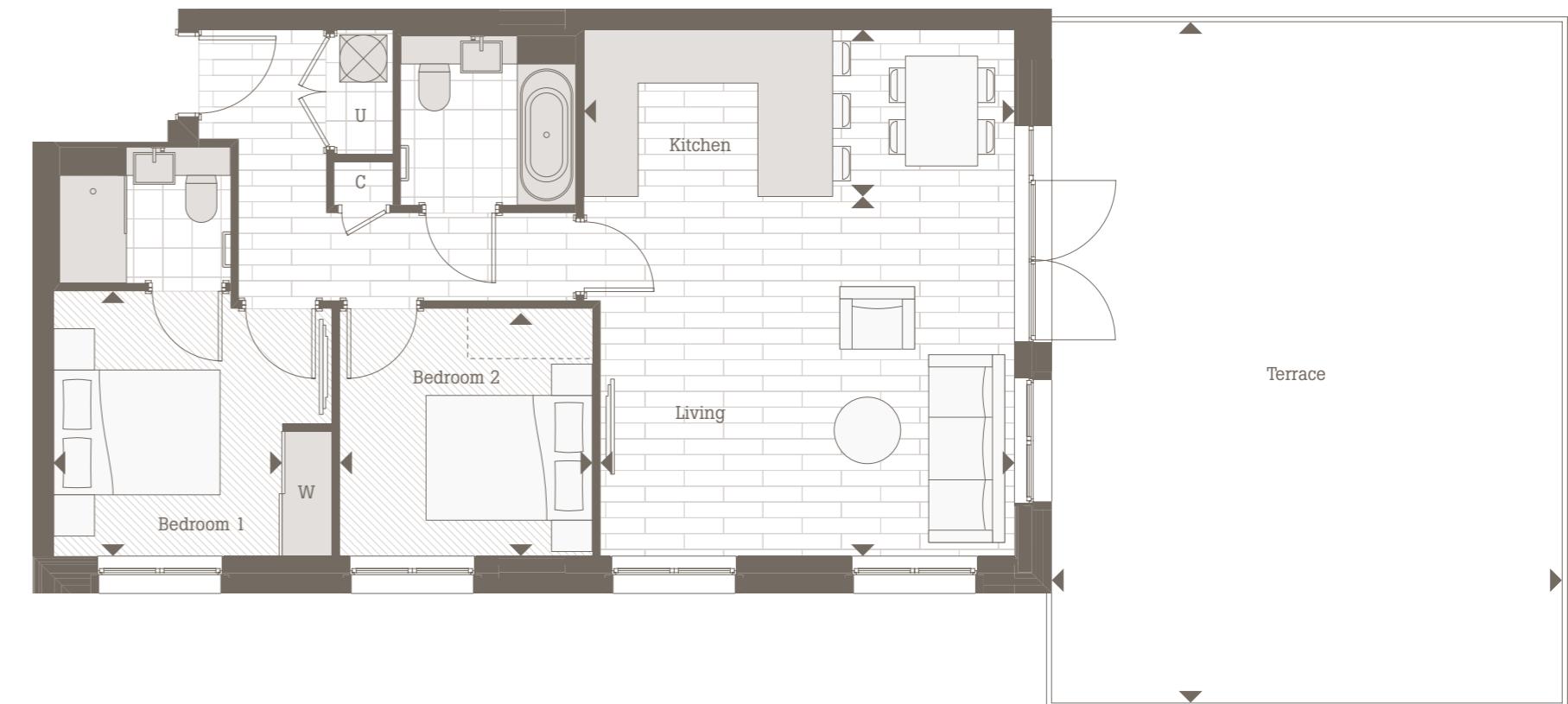
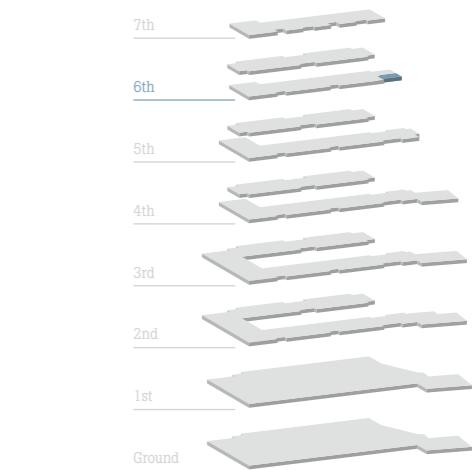
Key

	Measurement points
	Fitted wardrobe
	Optional fitted wardrobe
	Washer/dryer
	Utility
	Cupboard

Accommodation

Living	4.98m x 4.33m	16'4" x 14'2"
Kitchen	5.18m x 2.01m	17'0" x 6'7"
Bedroom 1	2.75m x 3.19m	9'0" x 10'5"
Bedroom 2	3.03m x 2.98m	9'11" x 9'9"
Terrace	6.14m x 8.19m	20'1" x 26'10"
Total Internal Area	70.92 sq m	763 sq ft
Terrace Area	50.33 sq m	541.7 sq ft

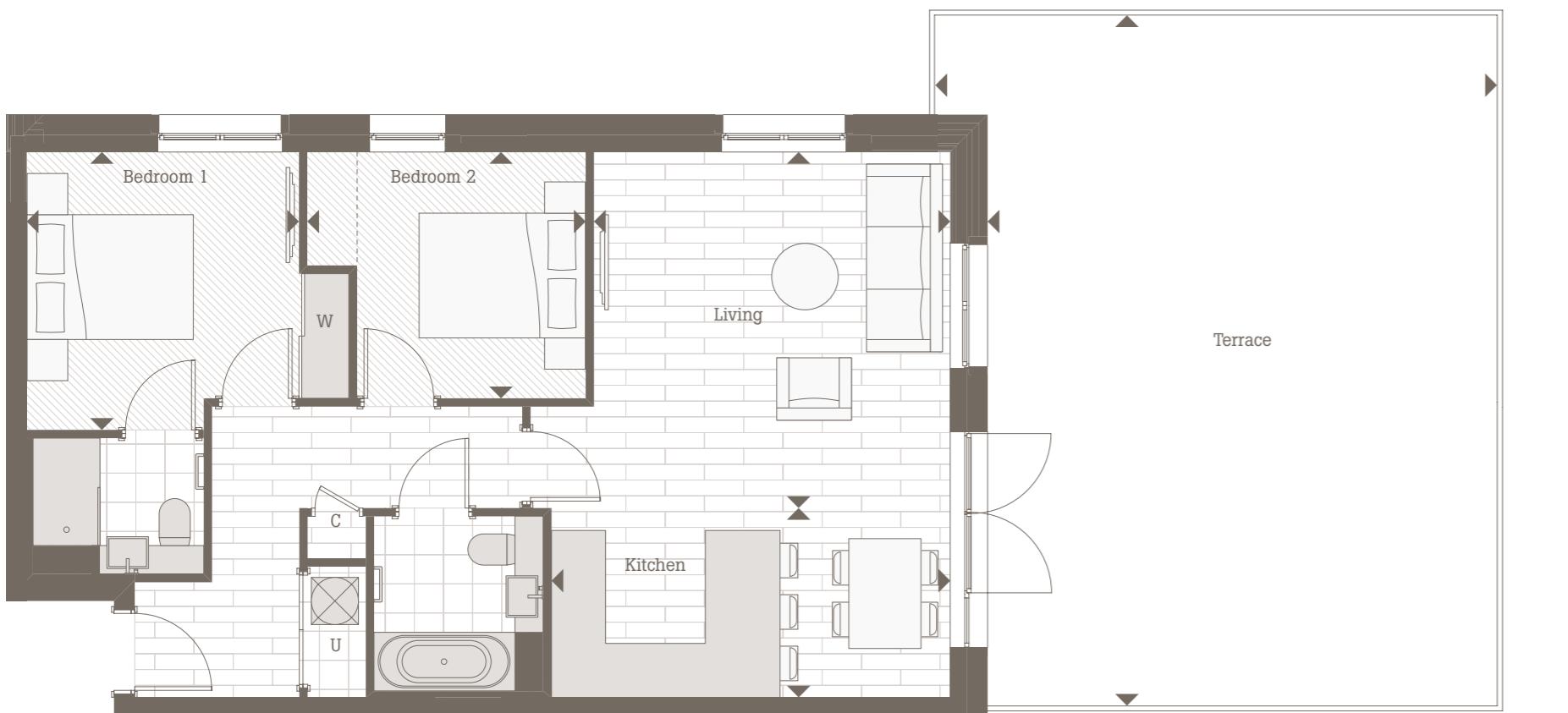
Plots



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Type 2.16

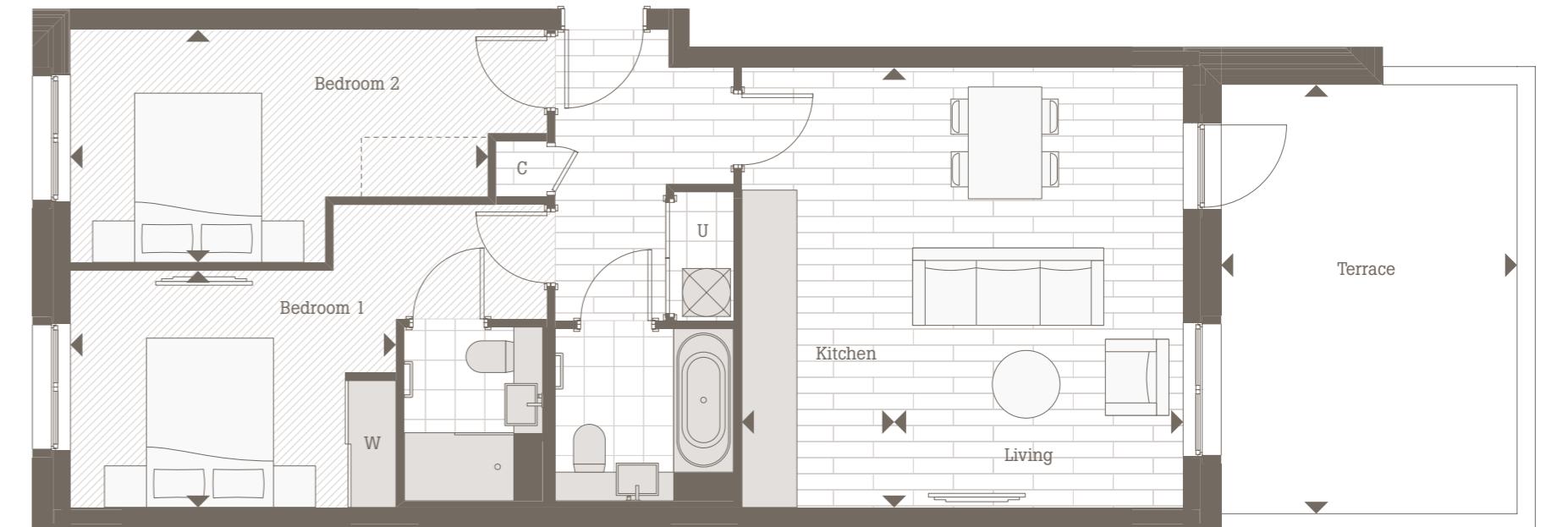
Key			Accommodation			Plots		
◀ ▶	Measurement points		Living	4.29m x 4.29m	14'1" x 14'1"	B6-02		
W	Fitted wardrobe		Kitchen	4.80m x 2.28m	15'9" x 7'6"			
---	Optional fitted wardrobe		Bedroom 1	3.28m x 3.34m	10'9" x 11'0"			
☒	Washer/dryer		Bedroom 2	3.35m x 2.97m	11'0" x 9'9"			
U	Utility		Terrace	9.7m x 8.31m	31'10" x 27'3"			
C	Cupboard		Total Internal Area	71.13 sq m	765 sq ft			
			Terrace Area	51.81 sq m	557.6 sq ft			



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Type 2.17

Key			Accommodation			Plots		
◀ ▶	Measurement points		Living	3.42m x 5.2m	11'2" x 17'1"	B2-02		
W	Fitted wardrobe		Kitchen	1.8m x 5.2m	5'11" x 17'1"			
---	Optional fitted wardrobe		Bedroom 1	3.85m x 2.8m	12'7" x 9'2"			
☒	Washer/dryer		Bedroom 2	4.94m x 2.75m	16'2" x 9'0"			
U	Utility		Terrace	3.5m x 5.07m	11'6" x 16'8"			
C	Cupboard		Total Internal Area	71.55 sq m	770 sq ft			
			Terrace Area	17.74 sq m	191 sq ft			



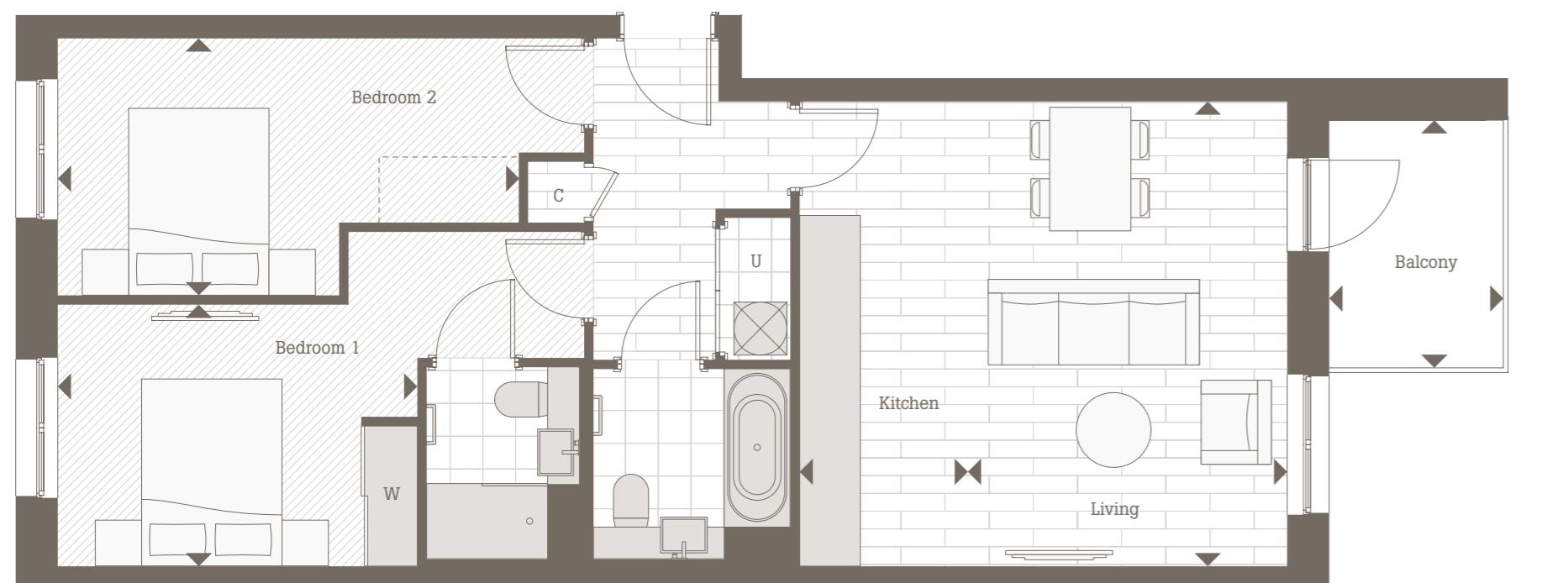
Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Location of washer/dryer is indicative only. Architect floorplan reference 2.11 terrace and area variant

Type 2.18

Key		
Measurement points		
W	Fitted wardrobe	
---	Optional fitted wardrobe	
☒	Washer/dryer	
U	Utility	
C	Cupboard	

Accommodation		
Living	3.42m x 5.2m	11'2" x 17'1"
Kitchen	1.8m x 5.2m	5'11" x 17'1"
Bedroom 1	3.85m x 2.8m	12'7" x 9'2"
Bedroom 2	4.94m x 2.75m	16'2" x 9'0"
Balcony	1.86m x 2.65m	6'1" x 8'8"
Total Internal Area	71.55 sq m	770 sq ft
Balcony Area	4.94 sq m	53 sq ft

Plots		
B3-02		7th
B4-02		6th
B5-02		5th
		4th
		3rd
		2nd
		1st
		Ground

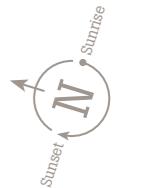
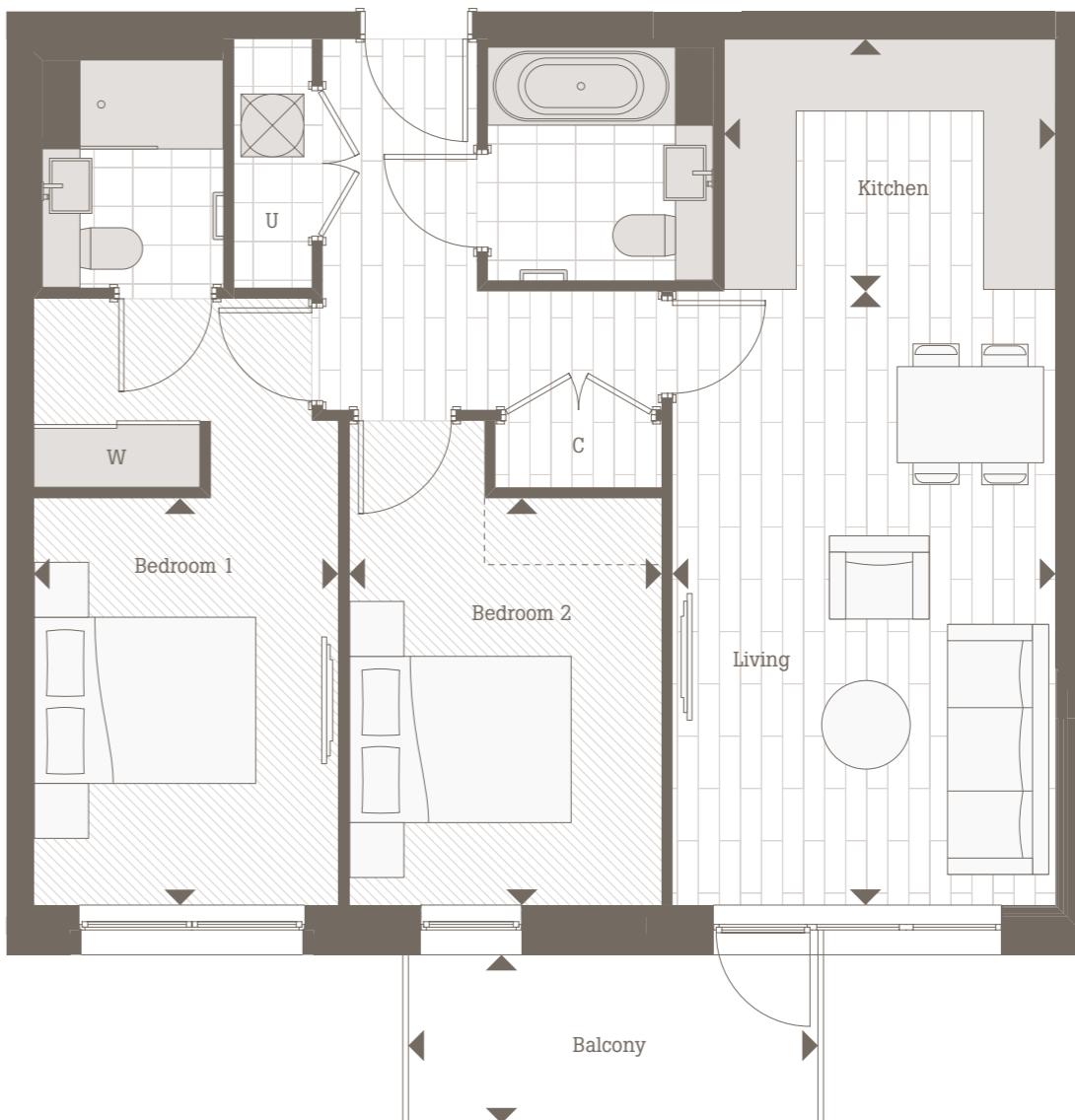


Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Location of washer/dryer is indicative only. Architect floorplan reference 2.11 variant.

Type 2.19

Key		
Measurement points		
W	Fitted wardrobe	
---	Optional fitted wardrobe	
☒	Washer/dryer	
U	Utility	
C	Cupboard	
Living	3.46m x 5.55m	11'4" x 18'2"
Kitchen	2.99m x 2.28m	9'10" x 7'6"
Bedroom 1	2.75m x 3.73m	9'0" x 12'3"
Bedroom 2	2.82m x 3.67m	9'3" x 12'1"
Balcony	3.7m x 1.53m	12'2" x 5'0"
Total Internal Area	72.23 sq m	777 sq ft
Balcony Area	5.64 sq m	61 sq ft

Plots		
F3-04		7th
G3-04		6th
F4-04		5th
G4-04		4th
F5-04		3rd
G5-04		2nd
F6-04		1st
G6-04		Ground



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Type 2.20

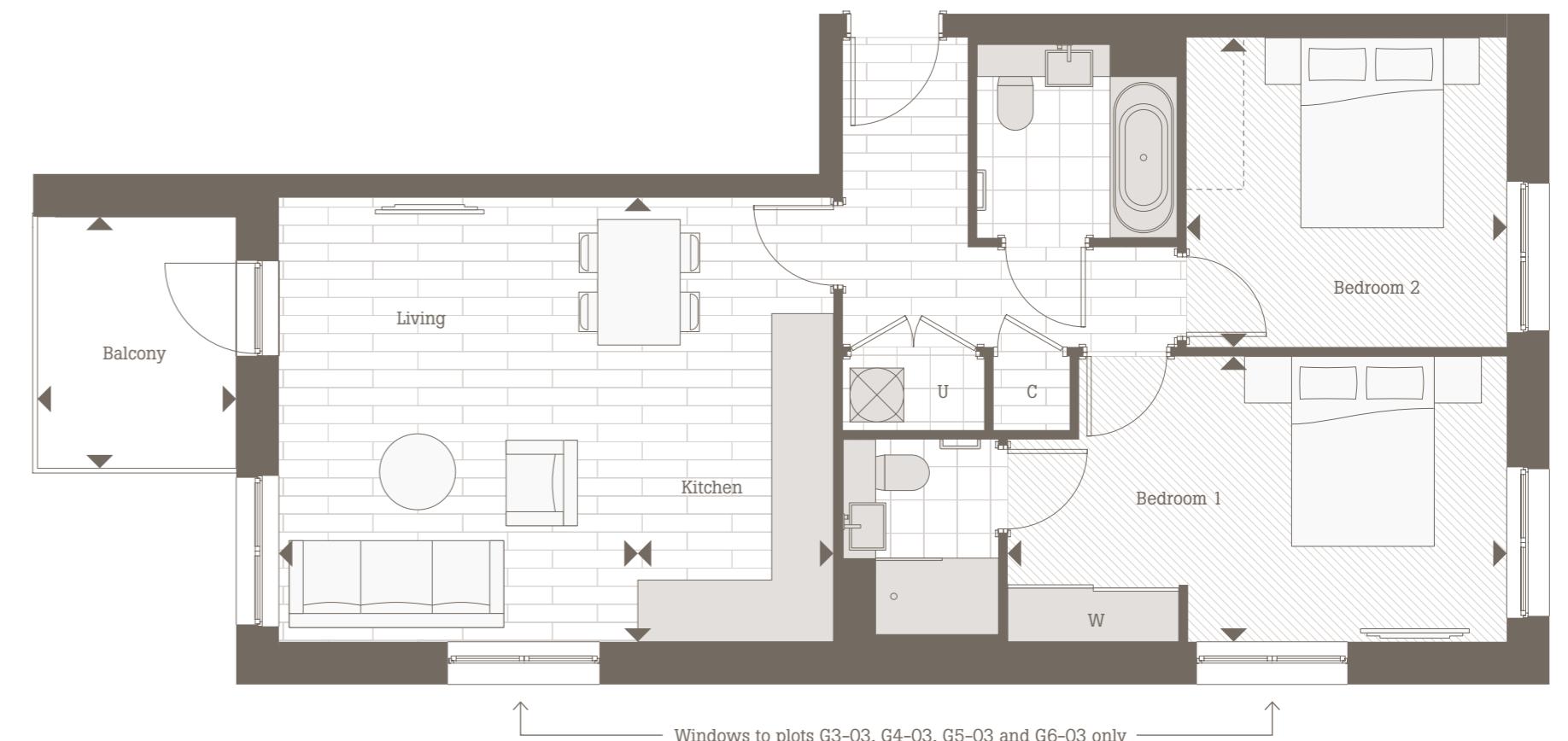
Key			Accommodation			Plots		
Measurement points			Living	3.78m x 4.68m	12'5" x 15'4"	F2-03		
W	Fitted wardrobe		Kitchen	2.06m x 4.68m	6'9" x 15'4"	7th		
---	Optional fitted wardrobe		Bedroom 1	5.25m x 3.01m	17'3" x 9'10"	6th		
☒	Washer/dryer		Bedroom 2	3.37m x 3.26m	11'1" x 10'8"	5th		
U	Utility		Terrace	3.72m x 4.51m	12'3" x 14'10"	4th		
C	Cupboard		Total Internal Area	72.26 sq m	778 sq ft	3rd		
			Terrace Area	16.79 sq m	181 sq ft	2nd		



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Type 2.21

Key			Accommodation			Plots		
Measurement points			Living	3.78m x 4.68m	12'5" x 15'4"	F3-03		
W	Fitted wardrobe		Kitchen	2.06m x 4.68m	6'9" x 15'4"	G3-03*		
---	Optional fitted wardrobe		Bedroom 1	5.25m x 3.01m	17'3" x 9'10"	F4-03		
☒	Washer/dryer		Bedroom 2	3.37m x 3.26m	11'1" x 10'8"	G4-03*		
U	Utility		Balcony	2.09m x 2.65m	6'10" x 8'3"	F5-03		
C	Cupboard		Total Internal Area	72.26 sq m	778 sq ft	G5-03*		
			Balcony Area	5.54 sq m	60 sq ft	F6-03		
						G6-03*		



Windows to plots G3-03, G4-03, G5-03 and G6-03 only

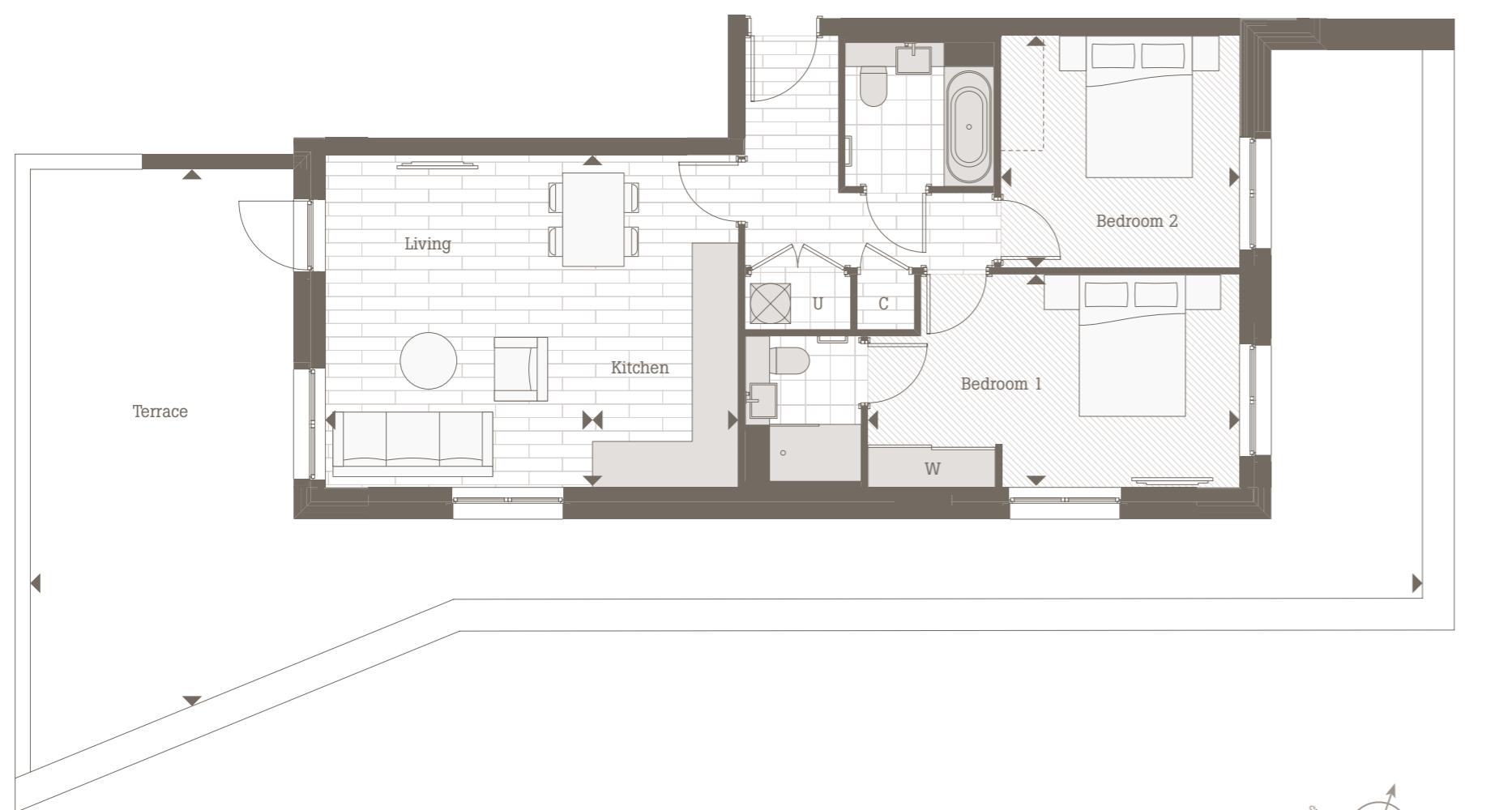


* Living: 3.78m x 4.7m / 12'5" x 15'5"; Kitchen: 2.06m x 4.7m / 6'9" x 15'5"; Bedroom 2: 3.37m x 3.28m / 11'1" x 10'9"; NIA: 72.55 sq m / 781 sq ft

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Type 2.22

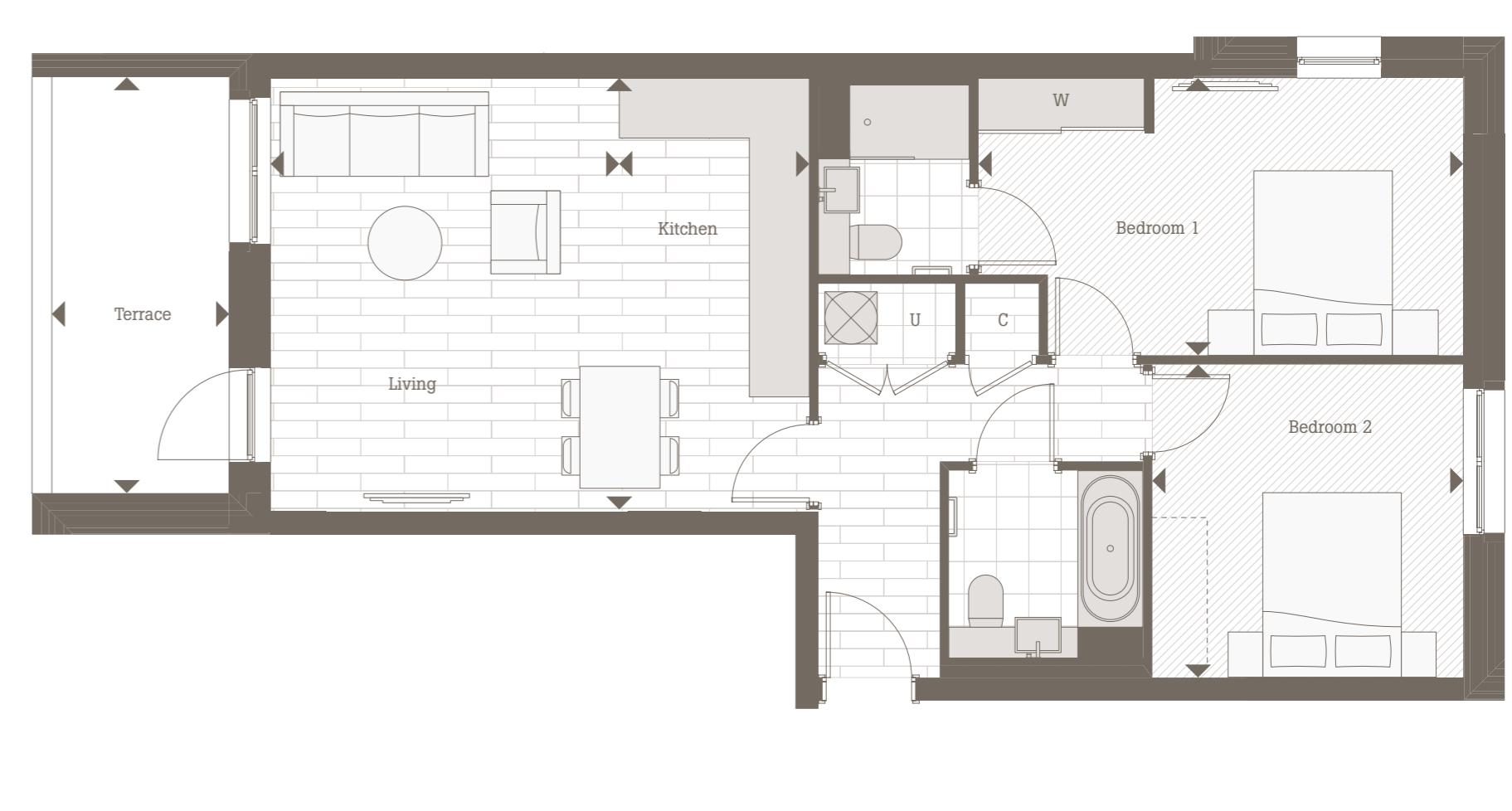
Key			Accommodation			Plots		
Measurement points			Living	3.78m x 4.7m	12'5" x 15'5"	G2-03		
W	Fitted wardrobe		Kitchen	2.06m x 4.7m	6'9" x 15'5"			
---	Optional fitted wardrobe		Bedroom 1	5.25m x 3.01m	17'3" x 9'10"			
☒	Washer/dryer		Bedroom 2	3.37m x 3.28m	11'1" x 10'9"			
U	Utility		Terrace	8.53m x 19.69m	28'0" x 64'7"			
C	Cupboard		Total Internal Area	72.55 sq m	781 sq ft			
			Terrace Area	62.14 sq m	669 sq ft			



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Type 2.23

Key			Accommodation			Plots		
Measurement points			Living	3.78m x 4.7m	12'5" x 15'5"	F2-07		
W	Fitted wardrobe		Kitchen	2.06m x 4.7m	6'9" x 15'5"			
---	Optional fitted wardrobe		Bedroom 1	5.25m x 3.01m	17'3" x 9'10"			
☒	Washer/dryer		Bedroom 2	3.37m x 3.4m	11'1" x 11'2"			
U	Utility		Terrace	1.92m x 4.51m	6'4" x 14'11"			
C	Cupboard		Total Internal Area	73.34 sq m	789 sq ft			
			Terrace Area	8.67 sq m	93 sq ft			



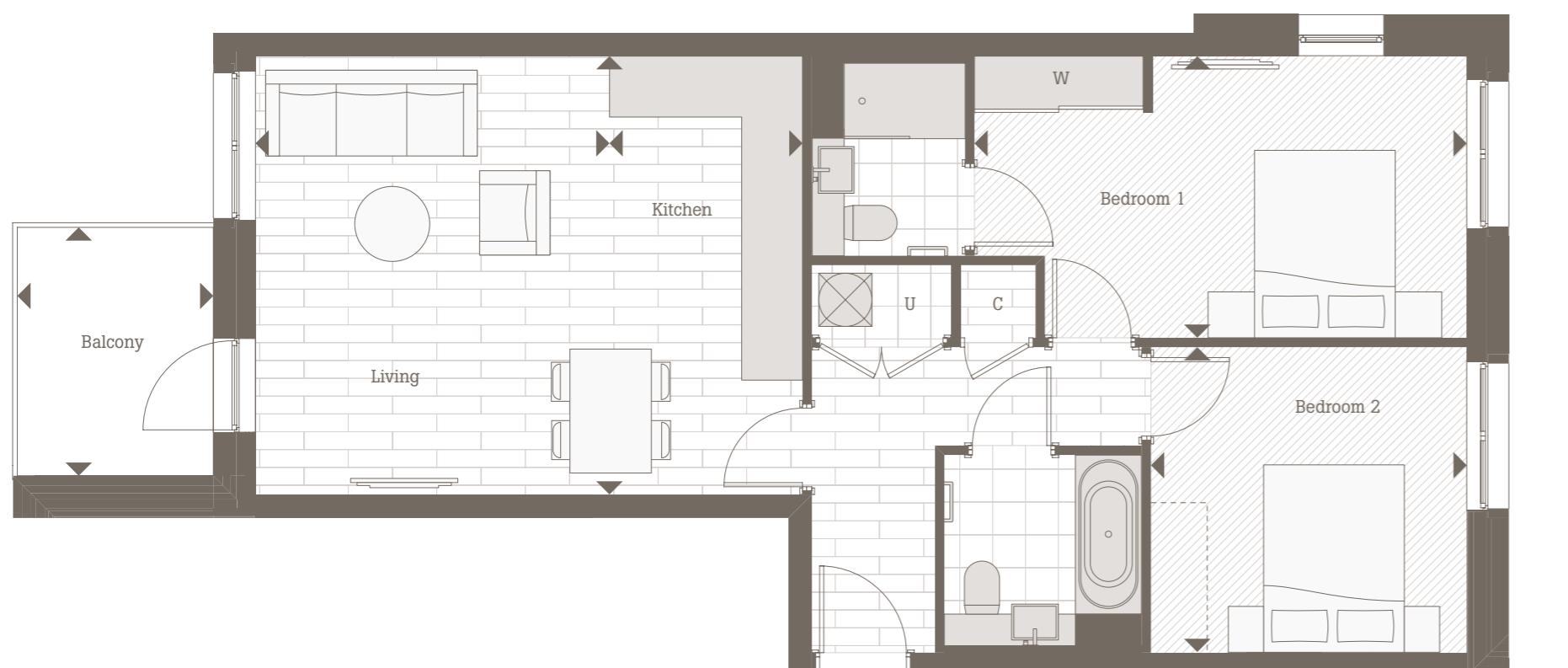
Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Location of washer/dryer is indicative only. Architect floorplan reference 2.18 terrace variant 2

Type 2.24

Key			Accommodation			Plots		
Measurement points			Living	3.78m x 4.7m	12'5" x 15'5"	F3-08	7th	
W	Fitted wardrobe		Kitchen	2.06m x 4.7m	6'9" x 15'5"	G3-08*	6th	
---	Optional fitted wardrobe		Bedroom 1	5.25m x 3.01m	17'3" x 9'10"	G4-08*	5th	
☒	Washer/dryer		Bedroom 2	3.37m x 3.4m	11'1" x 11'2"	F5-08	4th	
U	Utility		Balcony	2.09m x 2.65m	6'10" x 8'8"	G5-08*	3rd	
C	Cupboard		Total Internal Area	73.34 sq m	789 sq ft	F6-08	2nd	
			Balcony Area	5.54 sq m	60 sq ft	G6-08*	1st	



Window to plots F3-08, F5-08 and F6-08 only

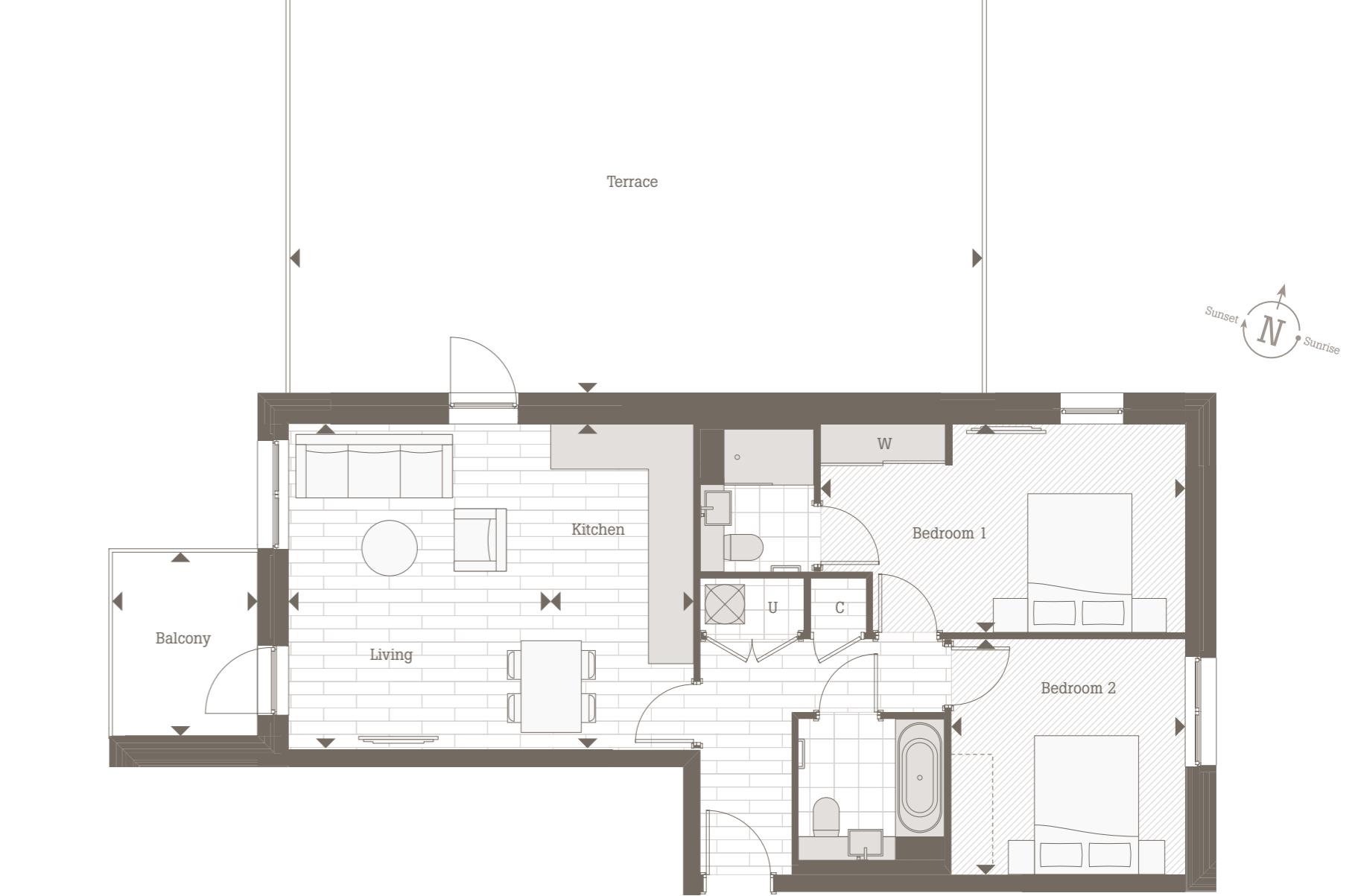


* Living: 3.78m x 4.71m / 12'5" x 15'5"; Kitchen: 2.06m x 4.71m / 6'9" x 15'5". Bedroom 2: 3.37m x 3.4m / 11'1" x 11'2"; NIA: 73.42 sq m / 790 sq ft

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Type 2.25

Key			Accommodation			Plots		
Measurement points			Living	3.78m x 4.7m	12'5" x 15'5"	F4-08	7th	
W	Fitted wardrobe		Kitchen	2.06m x 4.7m	6'9" x 15'5"	G3-08*	6th	
---	Optional fitted wardrobe		Bedroom 1	5.25m x 3.01m	17'3" x 9'10"	G4-08*	5th	
☒	Washer/dryer		Bedroom 2	3.37m x 3.4m	11'1" x 11'2"	F5-08	4th	
U	Utility		Balcony	2.09m x 2.65m	6'10" x 8'8"	G6-08*	3rd	
C	Cupboard		Terrace	5.82m x 9.98m	19'2" x 32'9"	F6-08	2nd	
			Total Internal Area	73.34 sq m	789 sq ft	G7-08	1st	
			Balcony Area	5.54 sq m	60 sq ft			
			Terrace Area	58.23 sq m	627 sq ft			



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Type 2.26

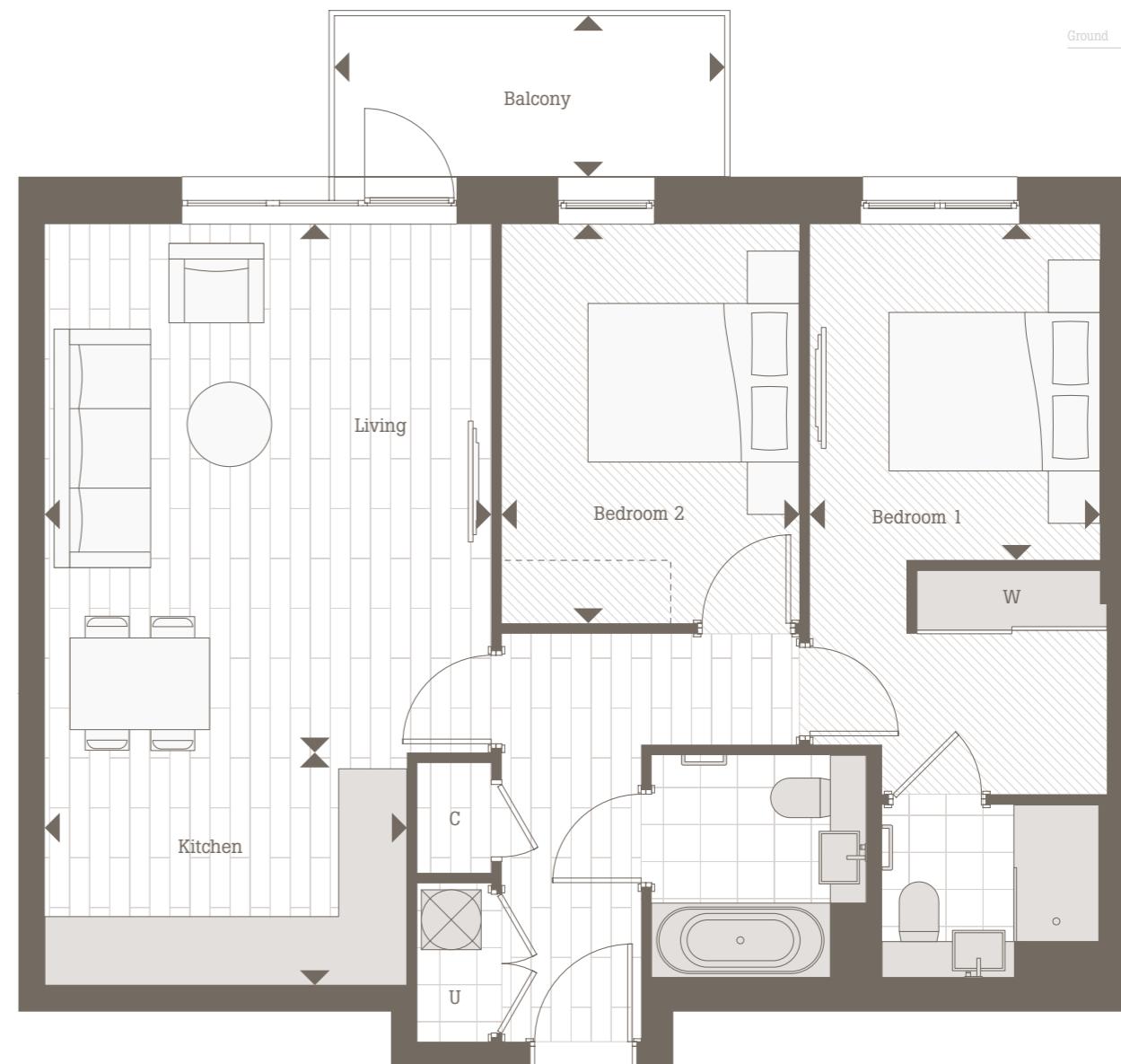
Key			Accommodation			Plots		
Measurement points			Living	3.78m x 4.71m	12'5" x 15'5"	G2-07		
W	Fitted wardrobe		Kitchen	2.06m x 4.71m	6'9" x 15'5"			
---	Optional fitted wardrobe		Bedroom 1	5.25m x 3.01m	17'3" x 9'10"			
☒	Washer/dryer		Bedroom 2	3.37m x 3.4m	11'1" x 11'2"			
U	Utility		Terrace	3.72m x 4.51m	12'3" x 14'10"			
C	Cupboard		Total Internal Area	73.42 sq m	790 sq ft			
			Terrace Area	16.79 sq m	181 sq ft			



2 Bedroom Apartments

Type 2.27

Key			Accommodation			Plots		
Measurement points			Living	4.23m x 5.01m	13'11" x 16'5"	A3-08		
W	Fitted wardrobe		Kitchen	3.43m x 2.21m	11'3" x 7'3"	A4-07		
---	Optional fitted wardrobe		Bedroom 1	2.75m x 3.18m	9'0" x 10'5"	A5-03		
☒	Washer/dryer		Bedroom 2	2.82m x 3.78m	9'3" x 12'5"			
U	Utility		Balcony	3.7m x 1.53m	12'2" x 5'0"			
C	Cupboard		Total Internal Area	73.53 sq m	791 sq ft			
			Balcony Area	5.64 sq m	61 sq ft			



2 Bedroom Apartments

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Location of washer/dryer is indicative only. Architect floorplan reference 2.18 terrace variant 1

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Location of washer/dryer is indicative only. Architect floorplan reference 2.28

Type 2.28

Key

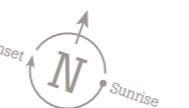
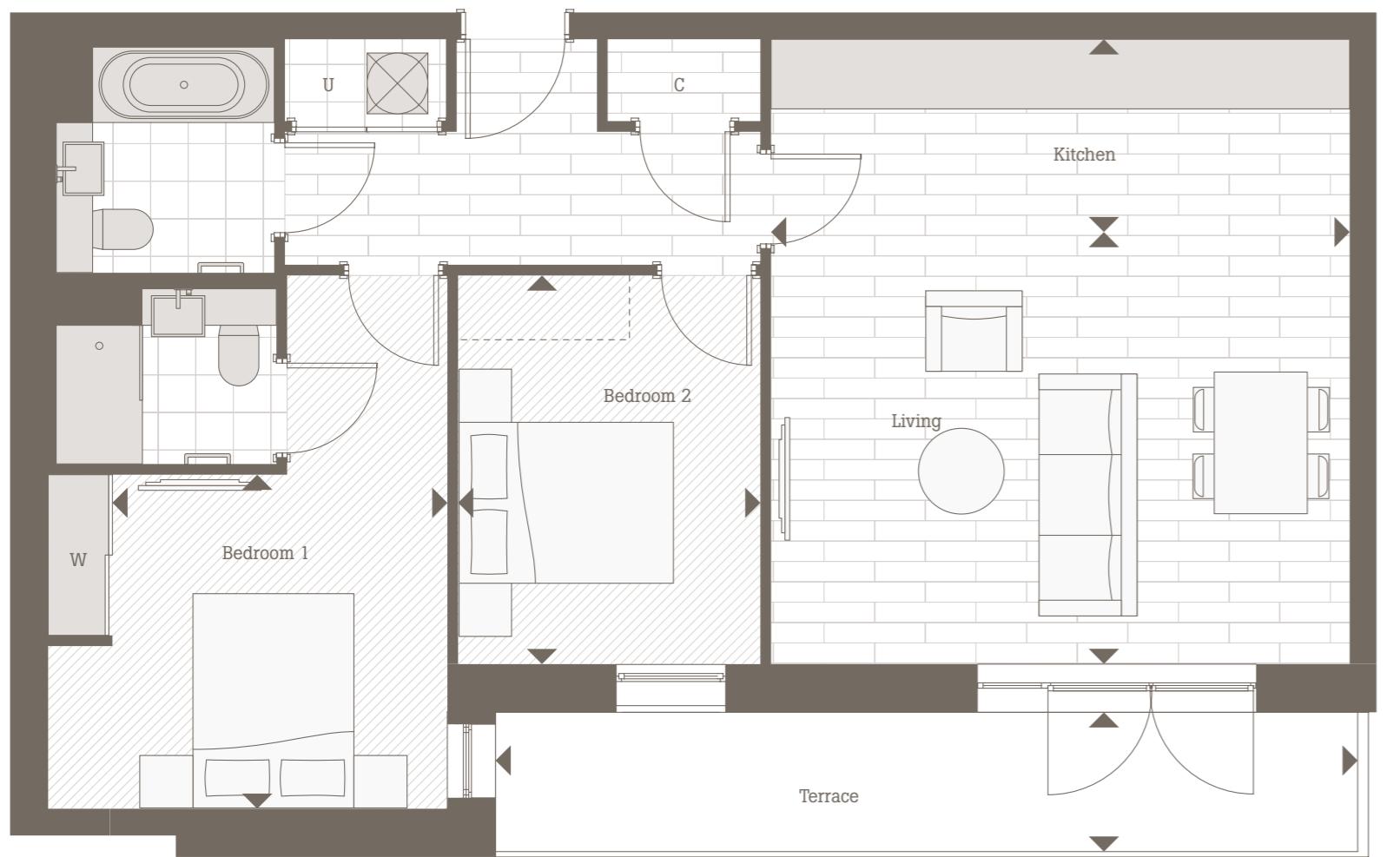
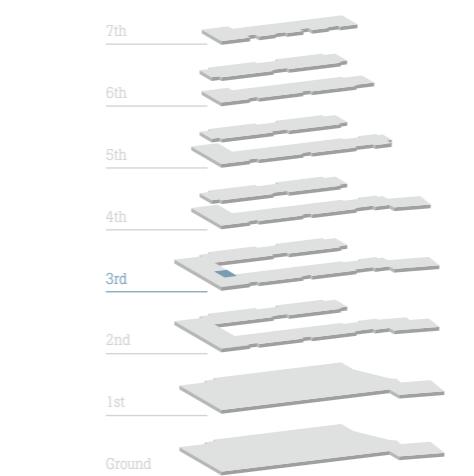
	Measurement points
W	Fitted wardrobe
---	Optional fitted wardrobe
	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	4.03m x 5.4m	13'3" x 17'9"
Kitchen	1.8m x 5.4m	5'11" x 17'9"
Bedroom 1	3.12m x 3.13m	10'3" x 10'3"
Bedroom 2	3.63m x 2.82m	11'11" x 9'3"
Terrace	1.3m x 8.05m	4'3" x 26'5"
Total Internal Area	75.89 sq m	817 sq ft
Terrace Area	10.46 sq m	113 sq ft

Plots

D3-10



2 Bedroom Apartments

Type 2.29

Key

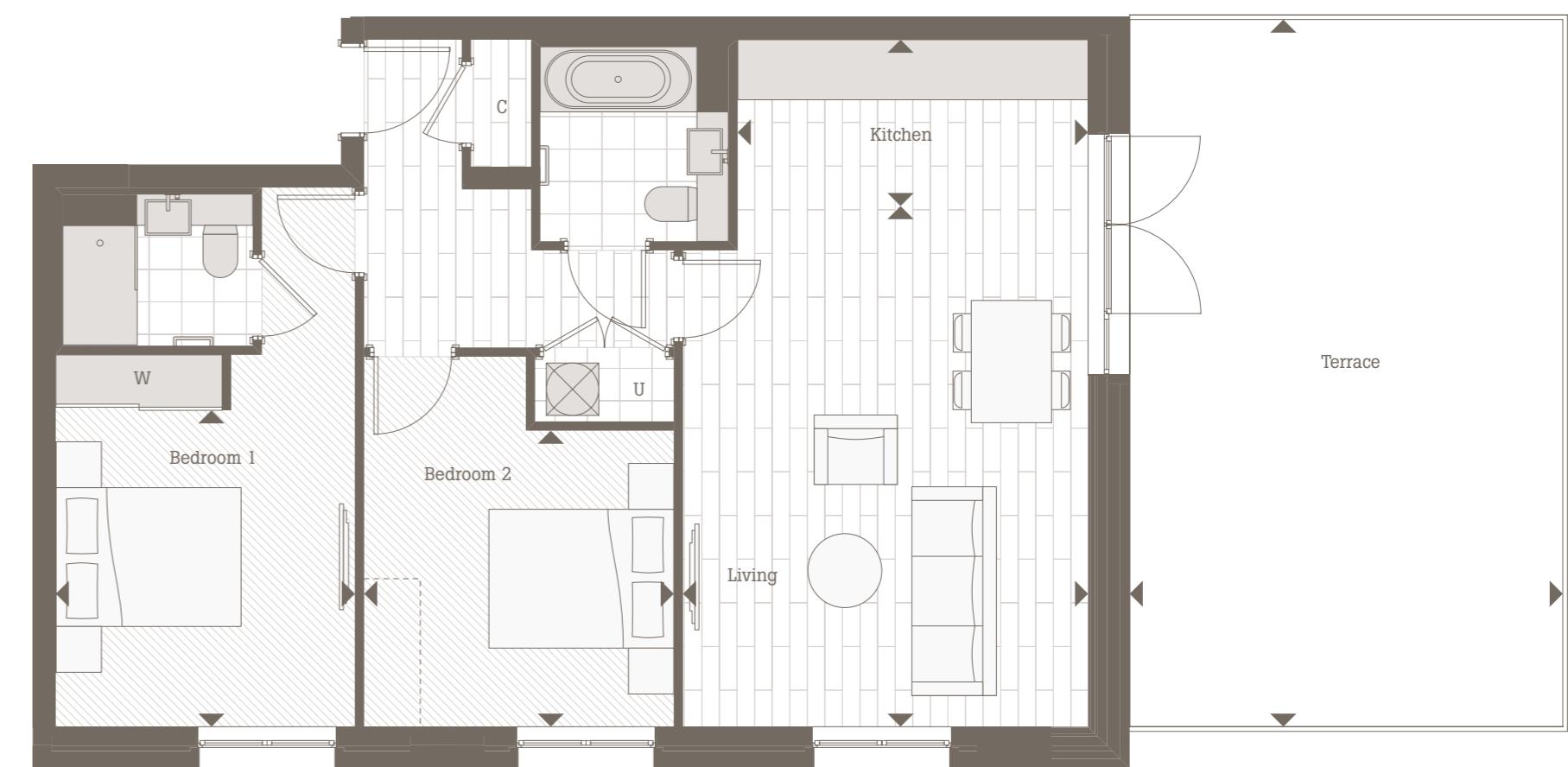
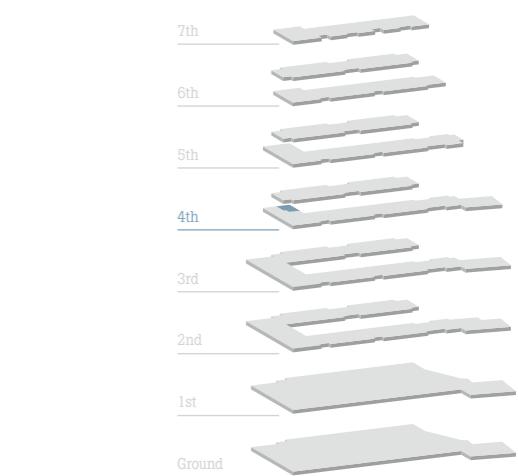
	Measurement points
W	Fitted wardrobe
---	Optional fitted wardrobe
	Washer/dryer
U	Utility
C	Cupboard

Accommodation

Living	4.38m x 5.63m	14'5" x 18'6"
Kitchen	3.79m x 1.8m	12'5" x 5'11"
Bedroom 1	3.24m x 3.42m	10'7" x 11'3"
Bedroom 2	3.35m x 3.2m	11'0" x 10'6"
Terrace	4.69m x 7.65m	15'4" x 24'11"
Total Internal Area	77.67 sq m	836 sq ft
Terrace Area	35.84 sq m	386 sq ft

Plots

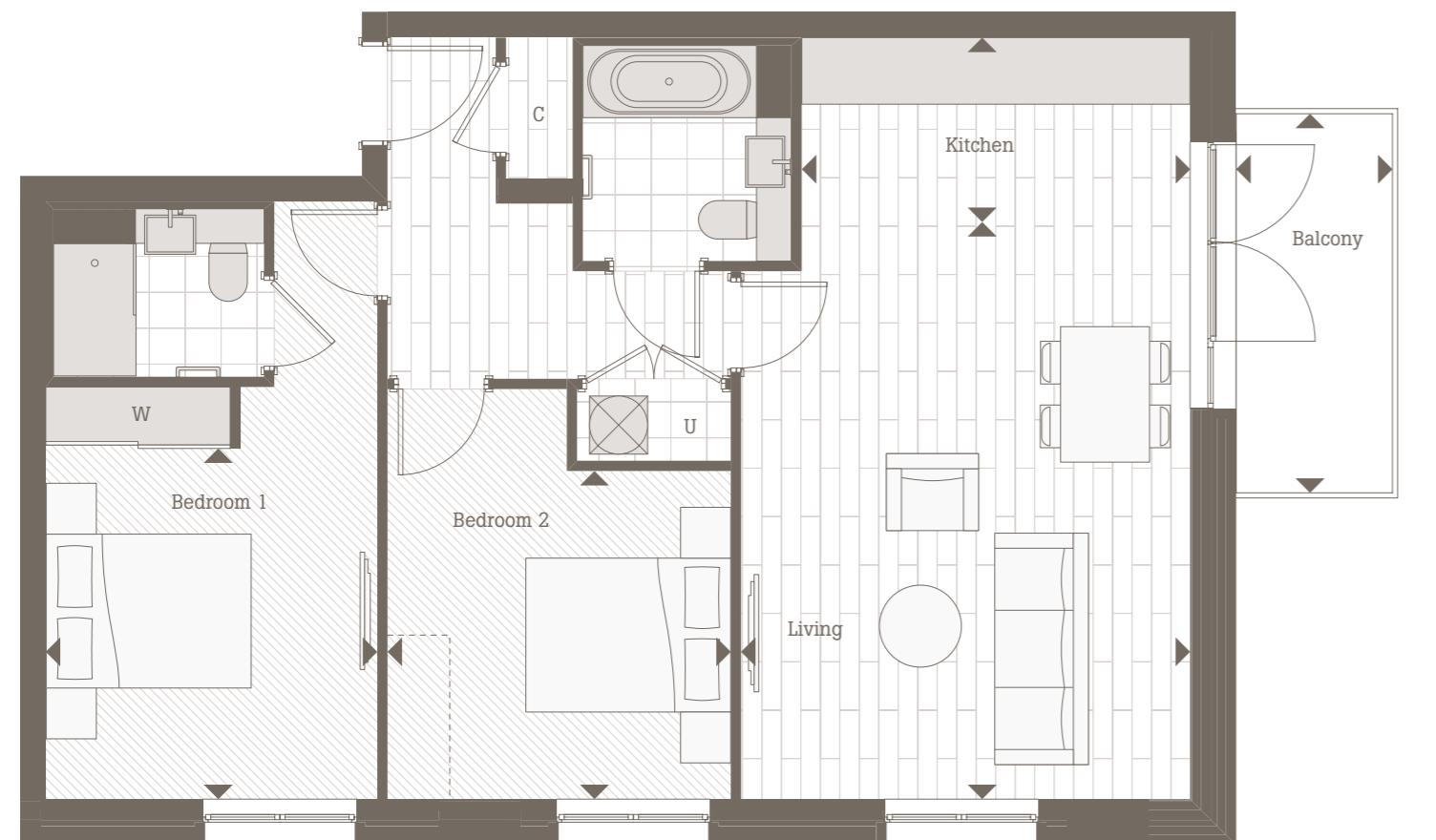
D4-06



2 Bedroom Apartments

Type 2.30

Key			Accommodation			Plots		
Measurement points			Living	4.38m x 5.63m	14'5" x 18'6"	D5-06		
W	Fitted wardrobe		Kitchen	3.79m x 1.8m	12'5" x 5'11"	7th		
---	Optional fitted wardrobe		Bedroom 1	3.24m x 3.42m	10'7" x 11'3"	6th		
<input checked="" type="checkbox"/>	Washer/dryer		Bedroom 2	3.35m x 3.2m	11'0" x 10'6"	5th		
U	Utility		Balcony	1.53m x 3.7m	5'0" x 12'2"	4th		
C	Cupboard		Total Internal Area	77.67 sq m	836 sq ft	3rd		
			Balcony Area	5.64 sq m	61 sq ft	2nd		



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Location of washer/dryer is indicative only. Architect floorplan reference 2.25 balcony variant

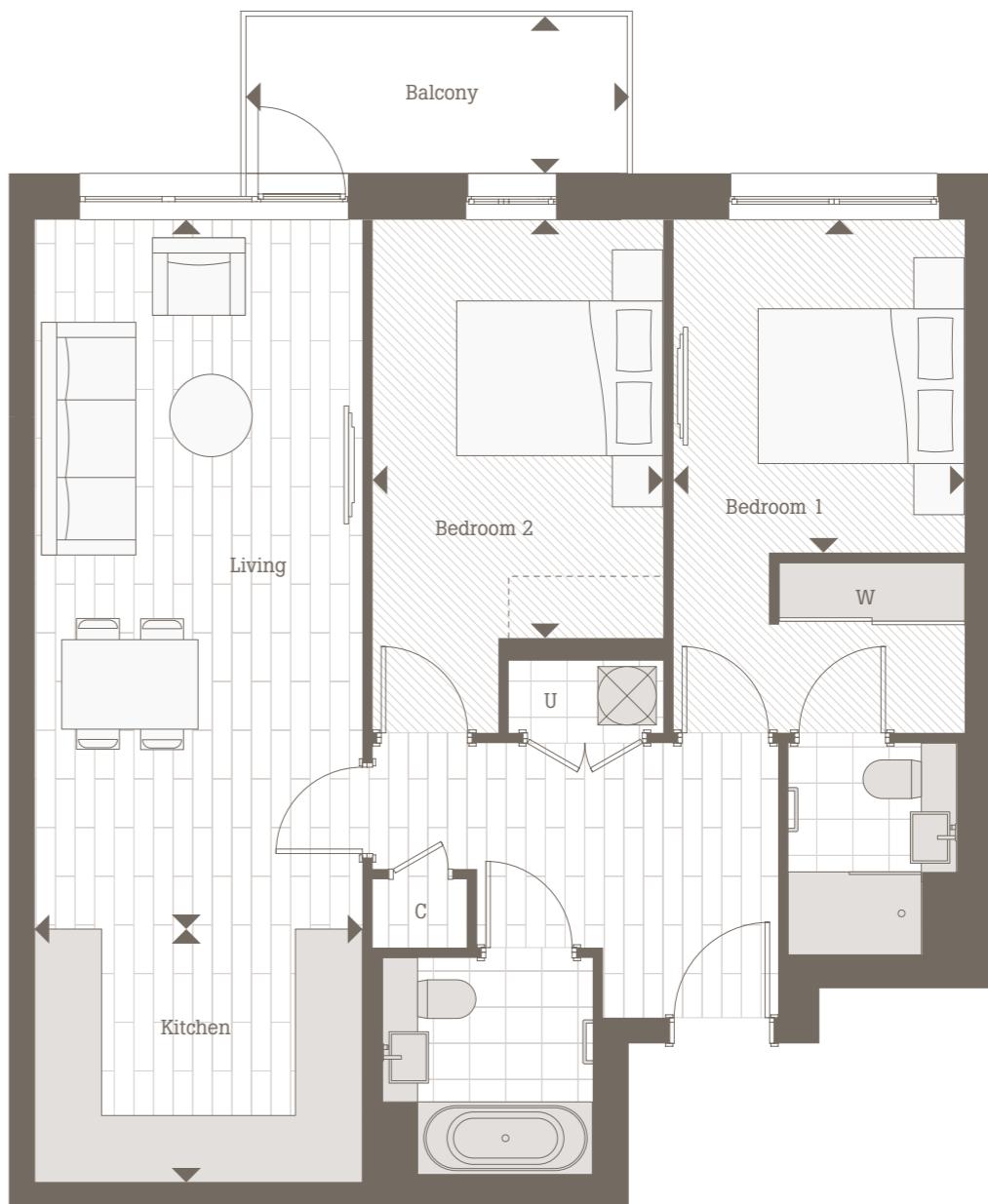
Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

Location of washer/dryer is indicative only. Architect floorplan reference 2.22



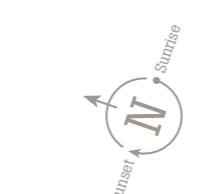
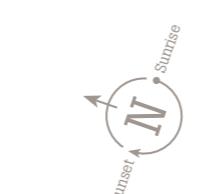
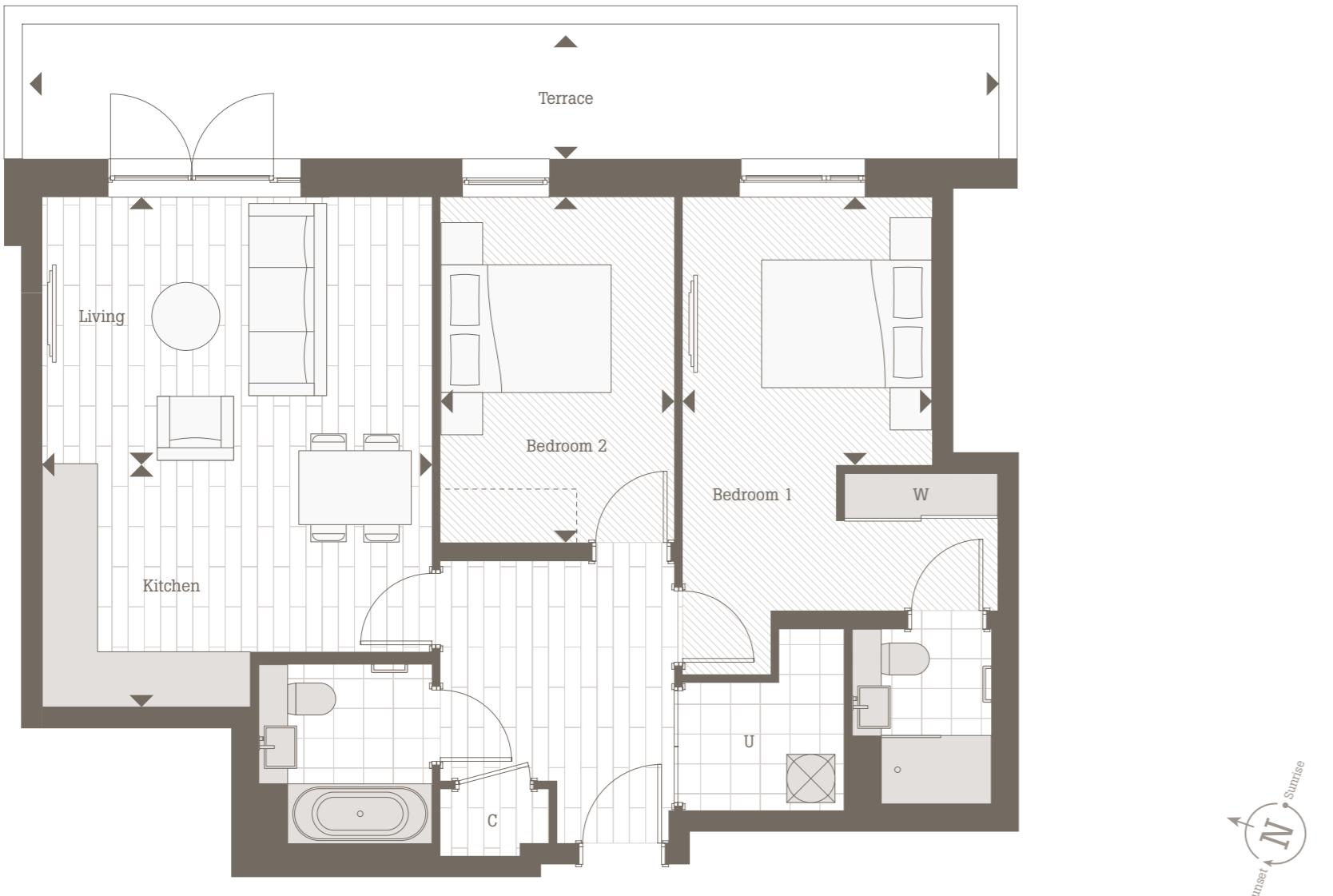
Type 2.31

Key			Accommodation			Plots		
Measurement points			Living	3.18m x 6.89m	10'5" x 22'7"	B3-06		
W	Fitted wardrobe		Kitchen	3.18m x 2.46m	10'5" x 8'1"	C3-06		
---	Optional fitted wardrobe		Bedroom 1	2.83m x 3.23m	9'3" x 10'7"	B4-06		
<input checked="" type="checkbox"/>	Washer/dryer		Bedroom 2	2.82m x 4.06m	9'3" x 13'4"	C4-06		
U	Utility		Balcony	3.7m x 1.53m	12'2" x 5'0"	B5-06		
C	Cupboard		Total Internal Area	77.84 sq m	838 sq ft	C5-06		
			Balcony Area	5.64 sq m	61 sq ft	B6-07		



Type 2.32 (wheelchair adaptable)

Key		Accommodation			Plots	
◀ ▶	Measurement points	Living	4.58m x 3.13m	15'0" x 10'4"	B2-06	
W	Fitted wardrobe	Kitchen	4.58m x 2.86m	15'0" x 9'4"		
- - -	Optional fitted wardrobe	Bedroom 1	2.93m x 3.15m	9'7" x 10'4"		
☒	Washer/dryer	Bedroom 2	2.75m x 4.06m	9'0" x 13'4"		
U	Utility	Terrace	11.49m x 1.59m	38'1" x 5'2"		
C	Cupboard	Total Internal Area	77.87 sq m	838 sq ft		
		Terrace Area	18.20 sq m	196 sq ft		



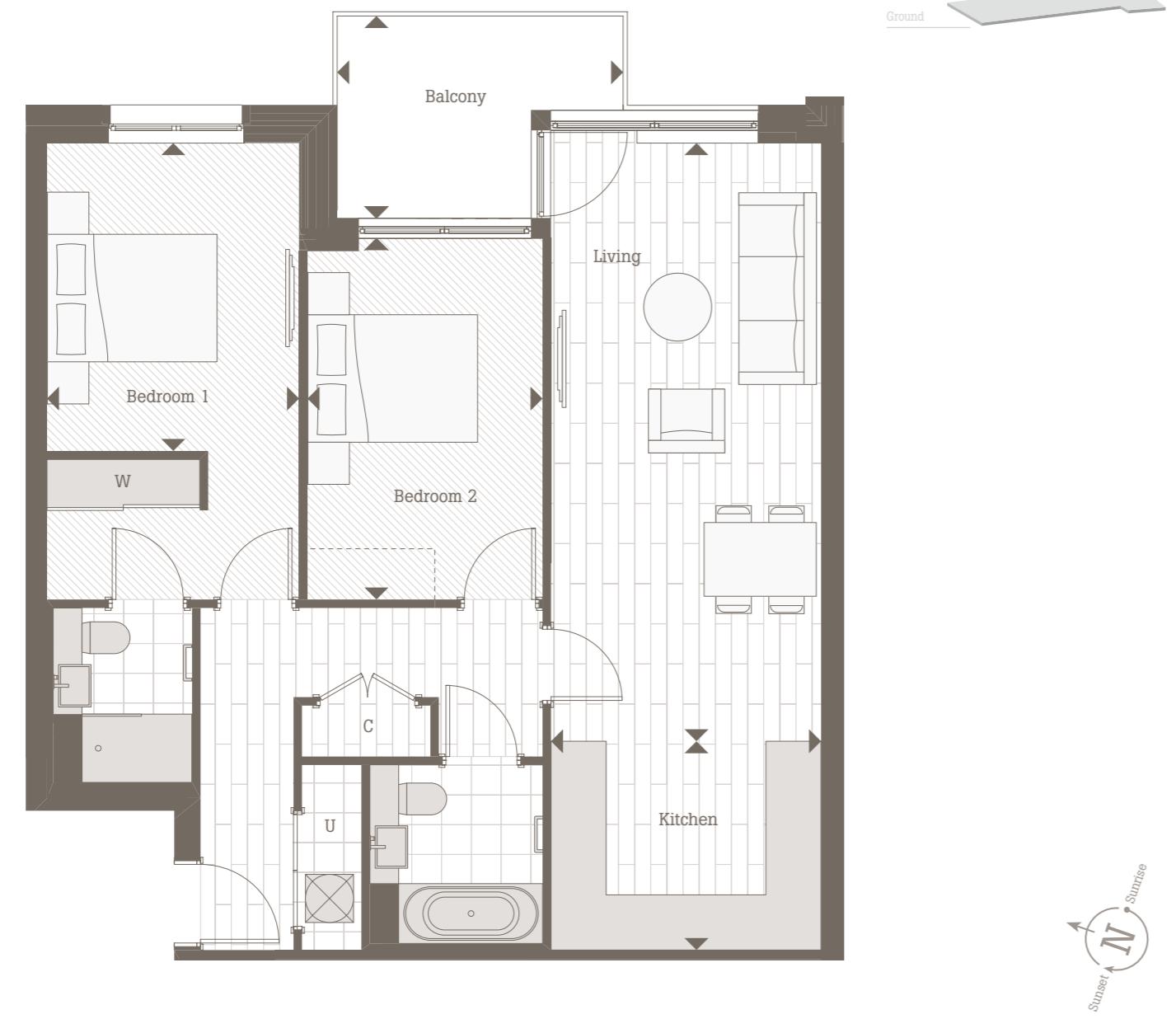
Type 2.33 (wheelchair adaptable)

Key		Accommodation			Plots	
◀ ▶	Measurement points	Living	3.91m x 4.27m	12'10" x 14'0"	D1-03	
W	Fitted wardrobe	Kitchen	2.01m x 5.49m	6'7" x 18'0"	D2-05	
- - -	Optional fitted wardrobe	Bedroom 1	5.04m x 3.04m	16'9" x 9'11"	D3-05	
☒	Washer/dryer	Bedroom 2	4.06m x 4.15m	13'4" x 13'7"	D5-05*	
U	Utility	Balcony	2.25m x 3.72m	7'5" x 12'3"		
C	Cupboard	Total Internal Area	79.47 sq m	855 sq ft		
		Balcony Area	8.37 sq m	90 sq ft		



Type 2.34 (wheelchair adaptable)

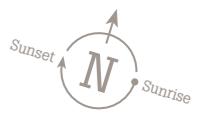
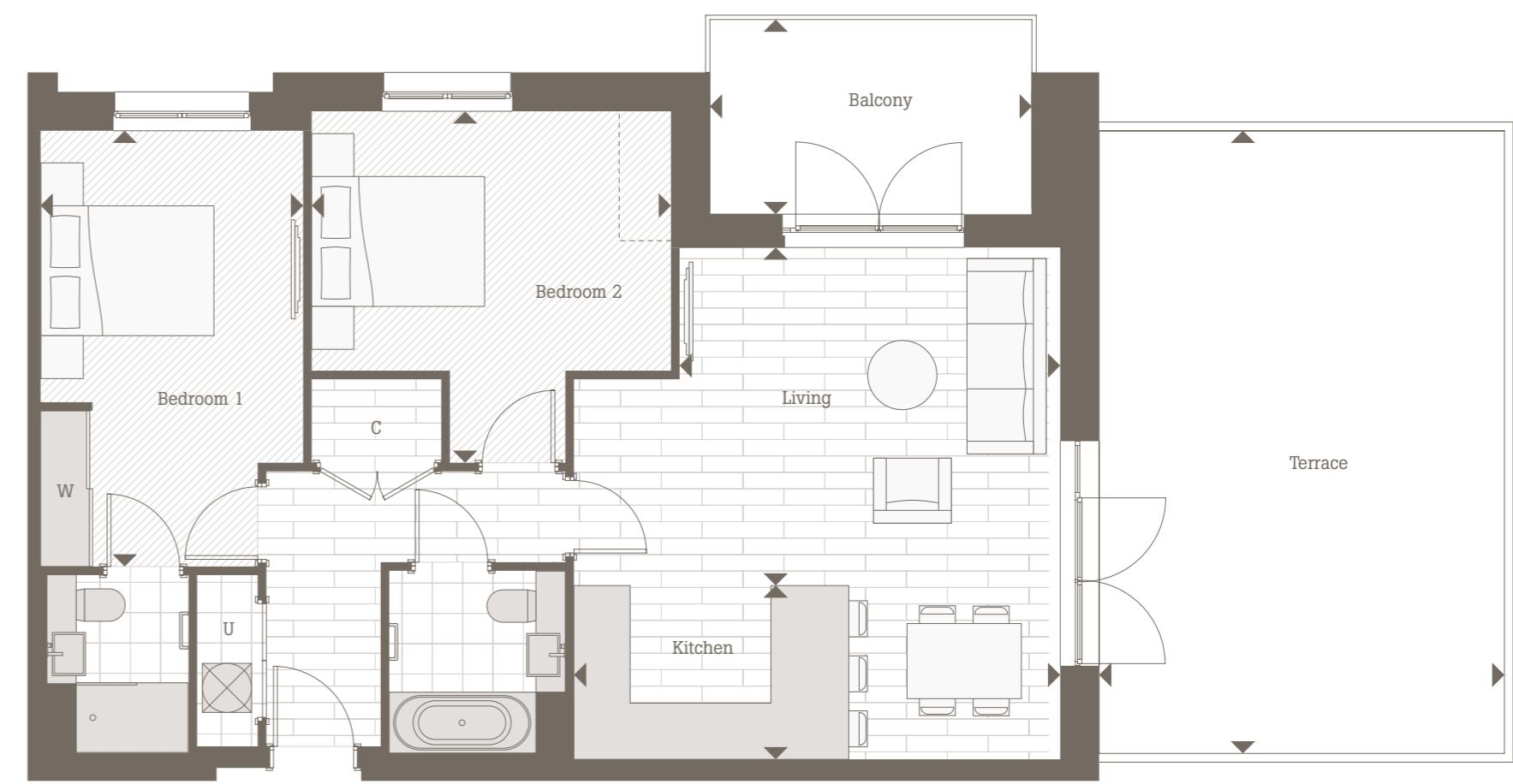
Key		Accommodation		Plots	
◀ ▶	Measurement points	Living	3.18m x 7.05m	10'5" x 23'1"	D1-06
W	Fitted wardrobe	Kitchen	3.18m x 2.46m	10'5" x 8'1"	D2-08
- - -	Optional fitted wardrobe	Bedroom 1	2.97m x 3.63m	9'9" x 11'11"	D3-08
☒	Washer/dryer	Bedroom 2	2.77m x 4.25m	9'1" x 13'11"	
U	Utility	Balcony	3.37m x 2.38m	11'1" x 7'10"	
C	Cupboard	Total Internal Area	80.20 sq m	863 sq ft	
		Balcony Area	6.65 sq m	72 sq ft	



2 Bedroom Apartments

Type 2.35 (wheelchair adaptable)

Key		Accommodation		Plots	
◀ ▶	Measurement points	Living	3.91m x 4.41m	12'6" x 14'6"	D4-05
W	Fitted wardrobe	Kitchen	2.01m x 5.62m	6'7" x 18'5"	
- - -	Optional fitted wardrobe	Bedroom 1	5.04m x 3.04m	16'9" x 9'11"	
☒	Washer/dryer	Bedroom 2	4.06m x 4.15m	13'4" x 13'7"	
U	Utility	Balcony	2.25m x 3.72m	7'5" x 12'3"	
C	Cupboard	Terrace	7.20m x 4.69m	23'8" x 15'4"	
		Total Internal Area	80.22 sq m	863 sq ft	
		Balcony Area	8.37 sq m	90 sq ft	
		Terrace Area	33.74 sq m	363 sq ft	



Type 2.36

Key			Accommodation			Plots		
W	Measurement points		Living	4.36m x 5.75m	14'4" x 18'10"	A4-02		
W	Fitted wardrobe		Kitchen	2.43m x 3.32m	7'11" x 11'0"			
- - -	Optional fitted wardrobe		Bedroom 1	3.55m x 3.97m	11'8" x 13'0"			
<input checked="" type="checkbox"/>	Washer/dryer		Bedroom 2	2.93m x 3.5m	9'7" x 11'6"			
U	Utility		Terrace	4.5m x 15.07m	14'9" x 49'5"			
C	Cupboard		Total Internal Area	81.79 sq m	880 sq ft			
			Terrace Area	67.79 sq m	729 sq ft			

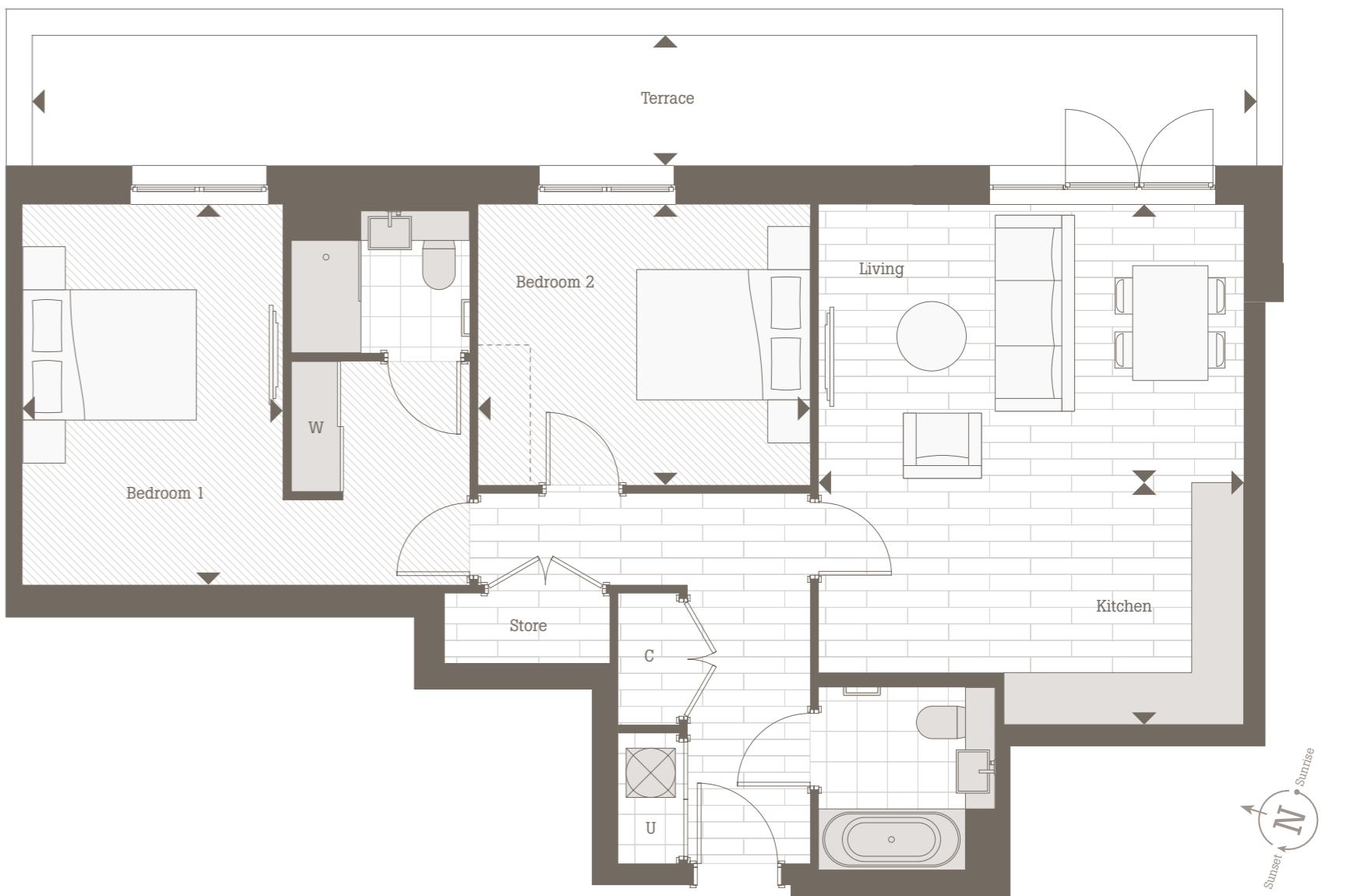


Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

Location of washer/dryer is indicative only. Architect floorplan reference 2.31

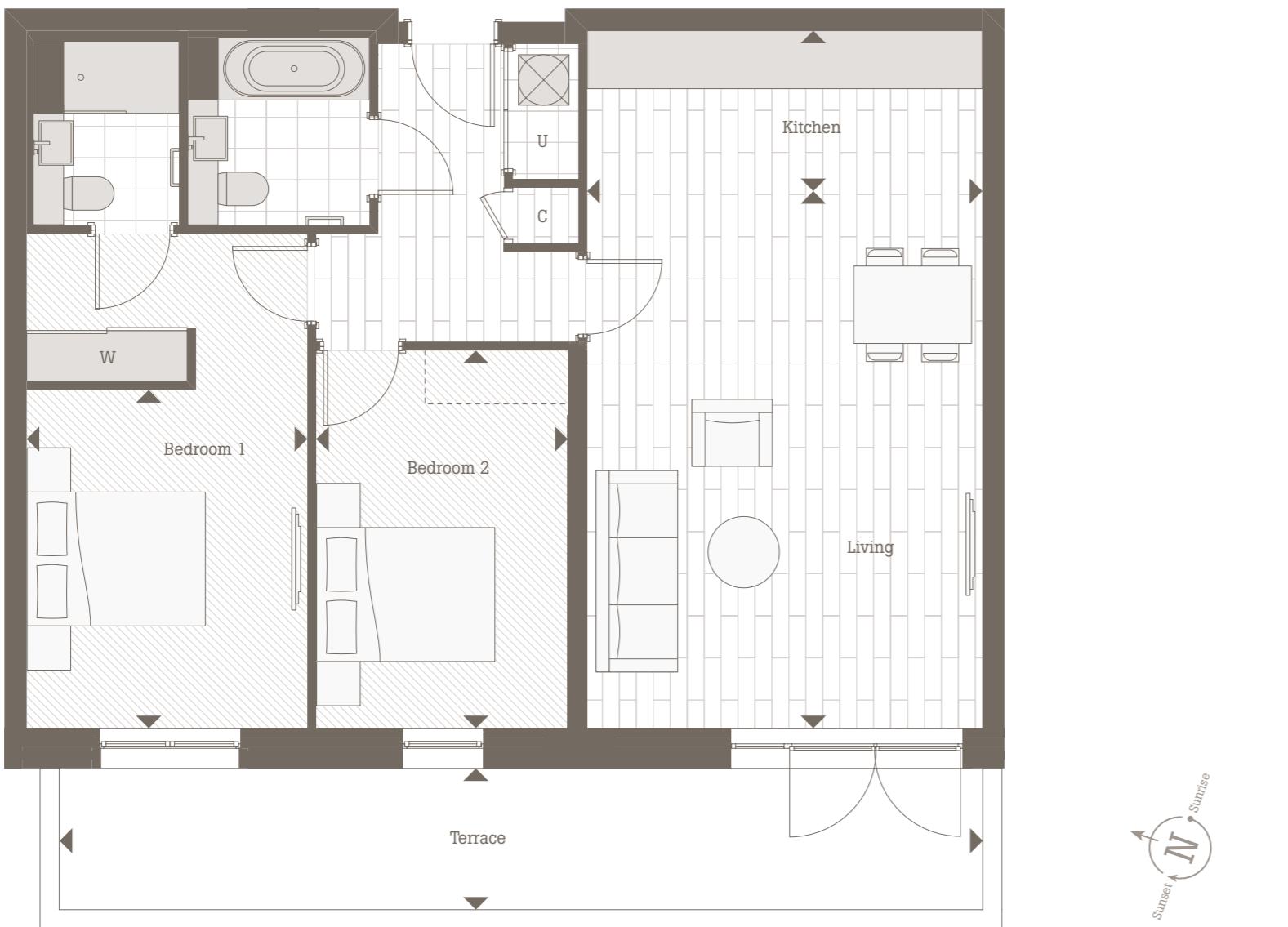
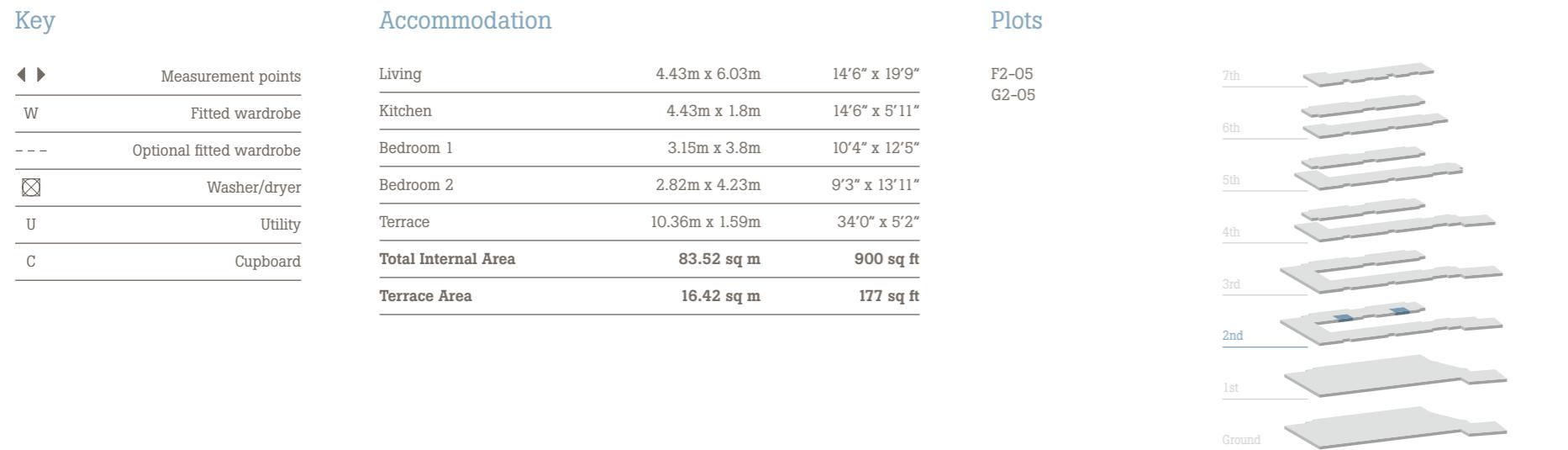
Type 2.37 (wheelchair adaptable)

Key			Accommodation			Plots		
W	Measurement points		Living	4.90m x 3.53m	16'1" x 11'7"	C2-01		
W	Fitted wardrobe		Kitchen	4.9m x 2.46m	16'1" x 8'1"			
- - -	Optional fitted wardrobe		Bedroom 1	3.0m x 4.38m	9'10" x 14'5"			
<input checked="" type="checkbox"/>	Washer/dryer		Bedroom 2	3.83m x 3.23m	12'7" x 10'7"			
U	Utility		Terrace	14.07m x 1.59m	46'2" x 5'2"			
C	Cupboard		Total Internal Area	82.56 sq m	888 sq ft			
			Terrace Area	22.30 sq m	240 sq ft			

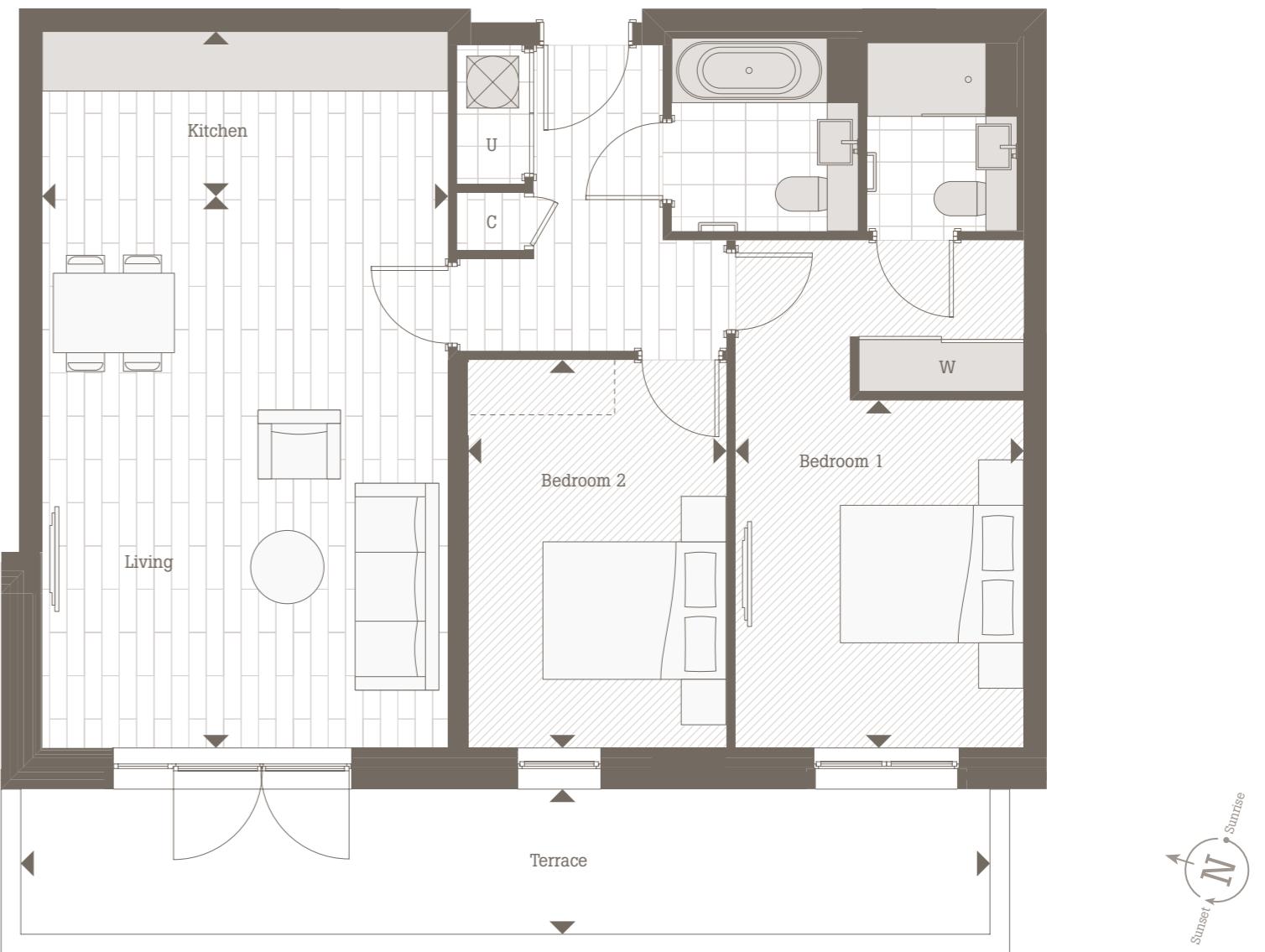


Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

Location of washer/dryer is indicative only. Architect floorplan reference 2.37

Type 2.38 (wheelchair adaptable)

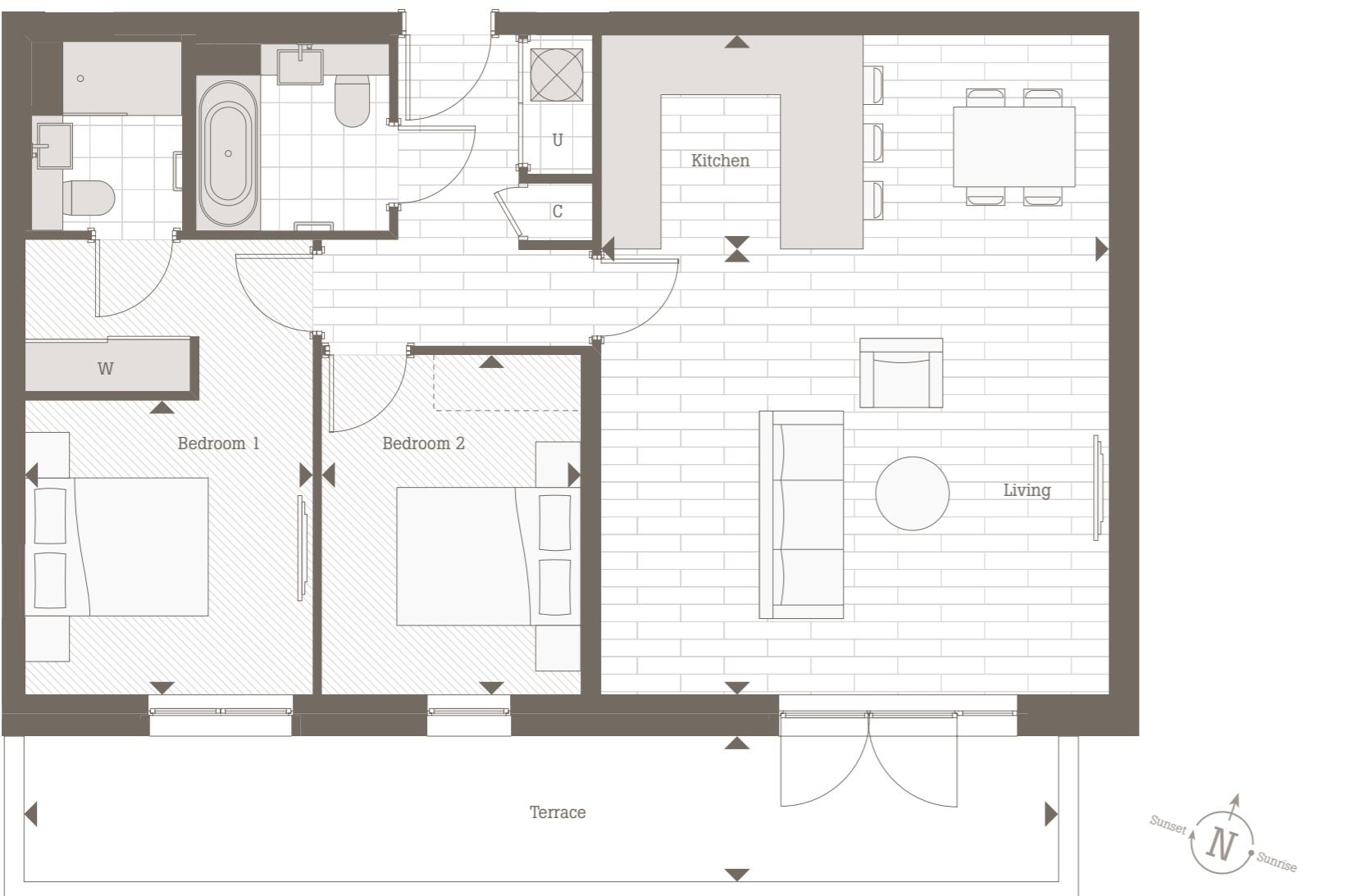
Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Location of washer/dryer is indicative only. Architect floorplan reference 2.19 terrace variant

Type 2.39 (wheelchair adaptable)

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Type 2.40

Key			Accommodation			Plots		
Measurement points			Living	5.62m x 4.85m	18'1" x 15'11"	D2-09		
W	Fitted wardrobe		Kitchen	5.52m x 2.33m	18'1" x 7'8"	7th		
---	Optional fitted wardrobe		Bedroom 1	3.2m x 3.13m	10'6" x 10'3"	6th		
☒	Washer/dryer		Bedroom 2	2.82m x 3.7m	9'3" x 12'2"	5th		
U	Utility		Terrace	11.26m x 1.59m	36'11" x 5'2"	4th		
C	Cupboard		Total Internal Area	84.74 sq m	912 sq ft	3rd		
			Terrace Area	17.85 sq m	192 sq ft	2nd		

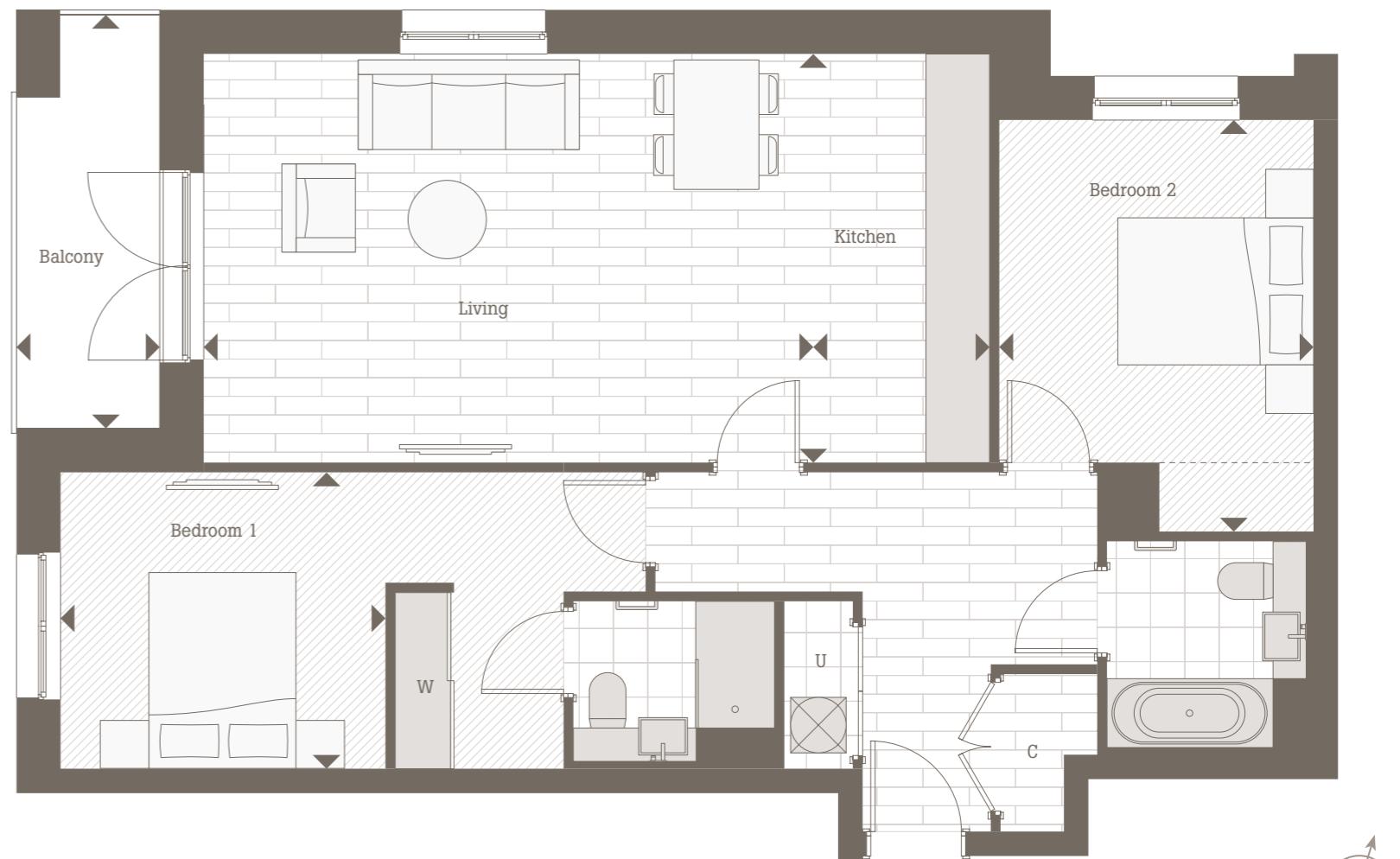


Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Location of washer/dryer is indicative only. Architect floorplan reference 2.17

Floorplans shown for Smithfield Square are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Location of washer/dryer is indicative only. Architect floorplan reference 2.17

Type 2.41 (wheelchair adaptable)

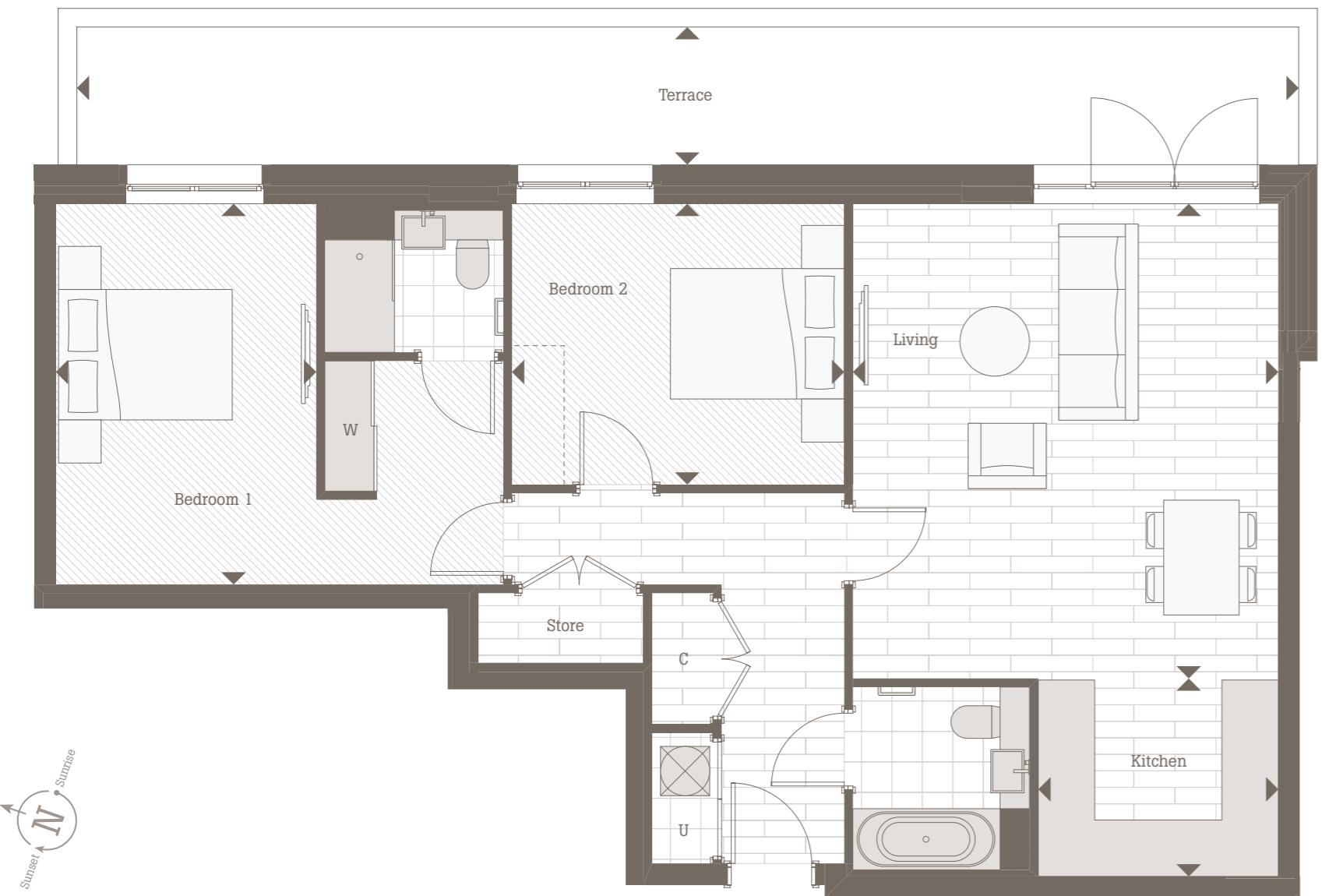
Key			Accommodation			Plots		
Measurement points			Living	4.18m x 6.23m	13'8" x 20'5"	D2-03		
W	Fitted wardrobe		Kitchen	4.18m x 1.8m	13'8" x 5'11"	D3-03		
---	Optional fitted wardrobe		Bedroom 1	3.03m x 3.32m	9'11" x 10'11"	D4-03		
☒	Washer/dryer		Bedroom 2	4.20m x 3.21m	13'9" x 10'6"	D5-03		
U	Utility		Balcony	4.16m x 1.46m	13'8" x 4'10"	D6-03		
C	Cupboard		Total Internal Area	86.06 sq m	926 sq ft	D7-03		
			Balcony Area	5.83 sq m	63 sq ft	7th		
						6th		
						5th		
						4th		
						3rd		
						2nd		
						1st		
						Ground		



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Type 2.42 (wheelchair adaptable)

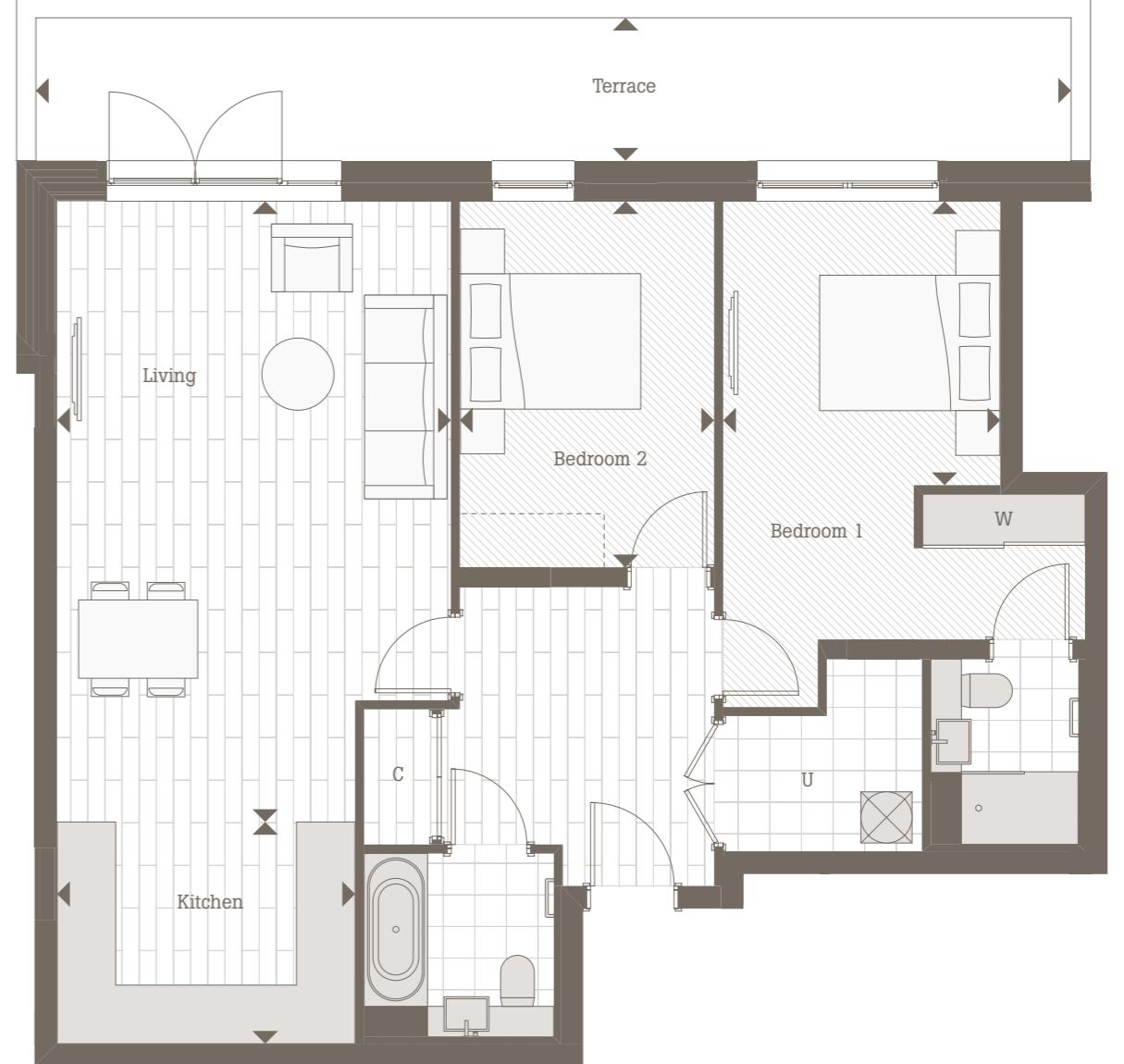
Key			Accommodation			Plots		
Measurement points			Living	4.90m x 5.47m	16'1" x 17'11"	B2-01		
W	Fitted wardrobe		Kitchen	2.76m x 2.28m	9'1" x 7'6"			
---	Optional fitted wardrobe		Bedroom 1	3.0m x 4.38m	9'10" x 14'5"			
<input checked="" type="checkbox"/>	Washer/dryer		Bedroom 2	3.83m x 3.23m	12'7" x 10'7"			
U	Utility		Terrace	14.07m x 1.56m	46'2" x 5'2"			
C	Cupboard		Total Internal Area	87.44 sq m	941 sq ft			
			Terrace Area	22.30 sq m	240 sq ft			



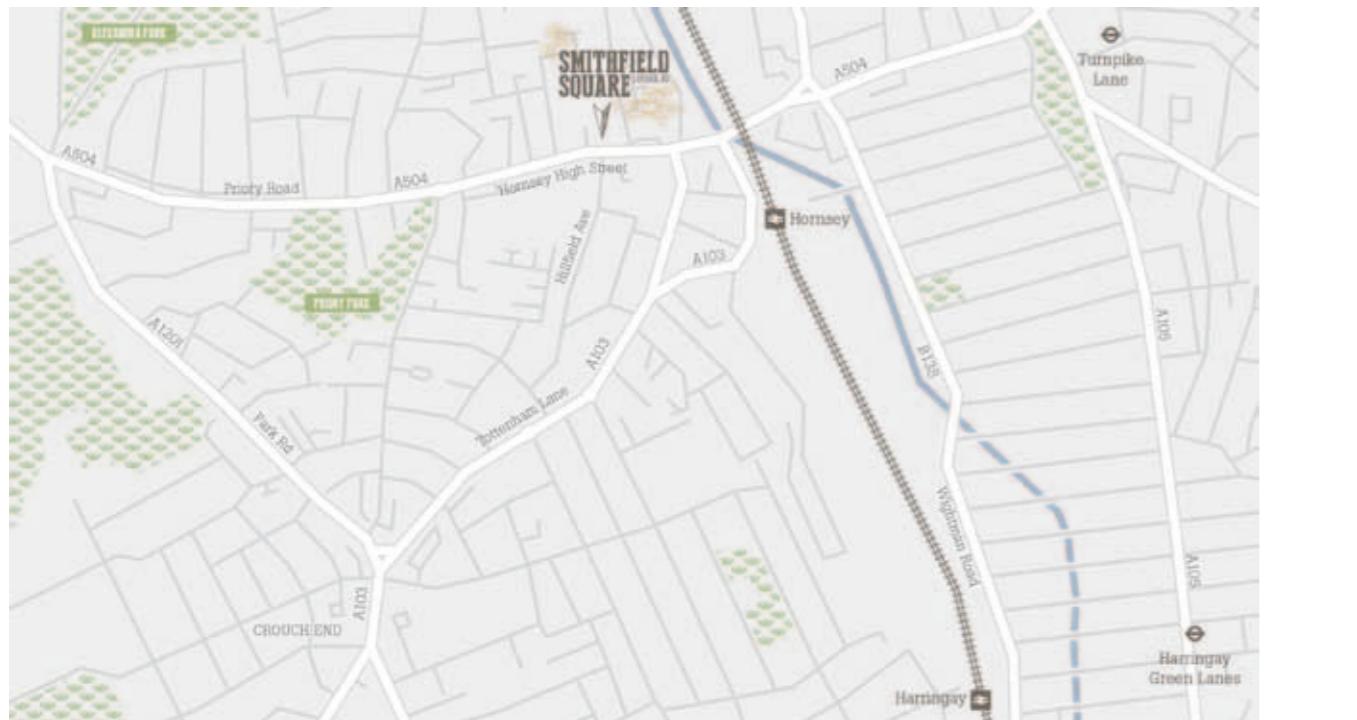
2 Bedroom Apartments

Type 2.43 (wheelchair adaptable)

Key			Accommodation			Plots		
Measurement points			Living	4.37m x 6.89m	14'4" x 22'7"	C2-06		
W	Fitted wardrobe		Kitchen	3.3m x 2.46m	10'10" x 8'1"			
---	Optional fitted wardrobe		Bedroom 1	3.08m x 3.15m	10'1" x 10'4"			
<input checked="" type="checkbox"/>	Washer/dryer		Bedroom 2	2.82m x 4.06m	9'3" x 13'4"			
U	Utility		Terrace	11.49m x 1.59m	37'8" x 5'2"			
C	Cupboard		Total Internal Area	91.80 sq m	988 sq ft			
			Terrace Area	18.20 sq m	196 sq ft			



2 Bedroom Apartments



DEVELOPMENT LOCATION

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Issue 1. December 2014.

St James
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