

F I T Z R O Y  
G A T E

R I C H M O N D   R O A D   T W 7

St James  
Designed for life



# FITZROY GATE

A STUNNING COLLECTION OF 4, 5 & 6 BEDROOM  
FAMILY HOMES SET WITHIN A PRIVATE GATED  
PARKLAND ESTATE ON THE RIVER THAMES

# A RARE OPPORTUNITY

Fitzroy Gate is a collaboration between St James – part of the Berkeley Group – and Beechcroft Developments.

Fitzroy Gate will transform this seven acre site on the banks of the River Thames into a gated estate with Beechcroft converting the Grade II listed buildings into 15 two and three bedroom apartments and 8 mews houses. St James will create 39 stunning four, five and six bedroom houses, together with a care home for the elderly.

The beautifully restored grounds provide a private mature parkland setting, enclosed by the original estate walls set behind the refurbished entrance gates.

Less than a mile from Richmond and within easy access of Central London, Fitzroy Gate offers a rare opportunity to live in a gated community in West London.

## THE ST JAMES DIFFERENCE

St James is a design conscious residential developer with a proven track record for delivering fantastic homes in amazing places, utilising world class architecture, cultural initiatives, landscape and interior design to create a unique sense of place.

St James prides itself on adding value through the design, quality of homes and level of service it provides to its customers.



A BIRD'S EYE VIEW OF THIS  
**PRIVATE ESTATE**





## EXCLUSIVE LIVING

Behind the impressive gated entrance on Richmond Road and enclosed by the original estate walls, Fitzroy Gate is an exclusive development, positioned in a unique, historic setting on the River Thames.

## ISLEWORTH HOUSE

This desirable riverside manor was built as a home for Edward Blore, George III's physician, in 1832. This grand building, known locally as The White House, is where the privileged from the King's court would be invited to visit on the weekend to admire its manicured lawns, on-site chapel and large stable block.

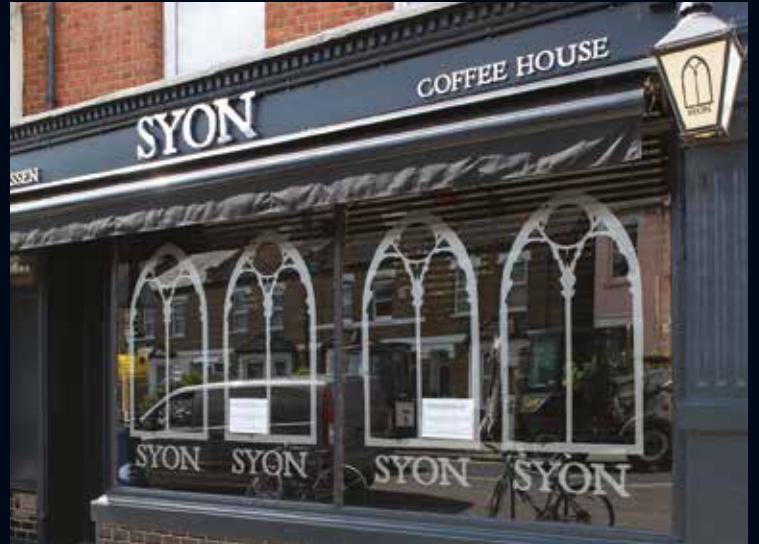


Computer-generated image is indicative only.

# NEIGHBOURING DELIGHTS



**TAKE SOME TIME  
TO INDULGE  
A LITTLE....**



#### FEAST ON

There is an abundance of choice when it comes to eating out, from Artisan coffee shops to Michelin-starred restaurants. Enjoy a riverside view whilst dining on modern British quality food at The Bingham in Richmond or head to the brasserie regarded as 'the little corner of Paris in Twickenham' for fabulous rustic French food at Brula.

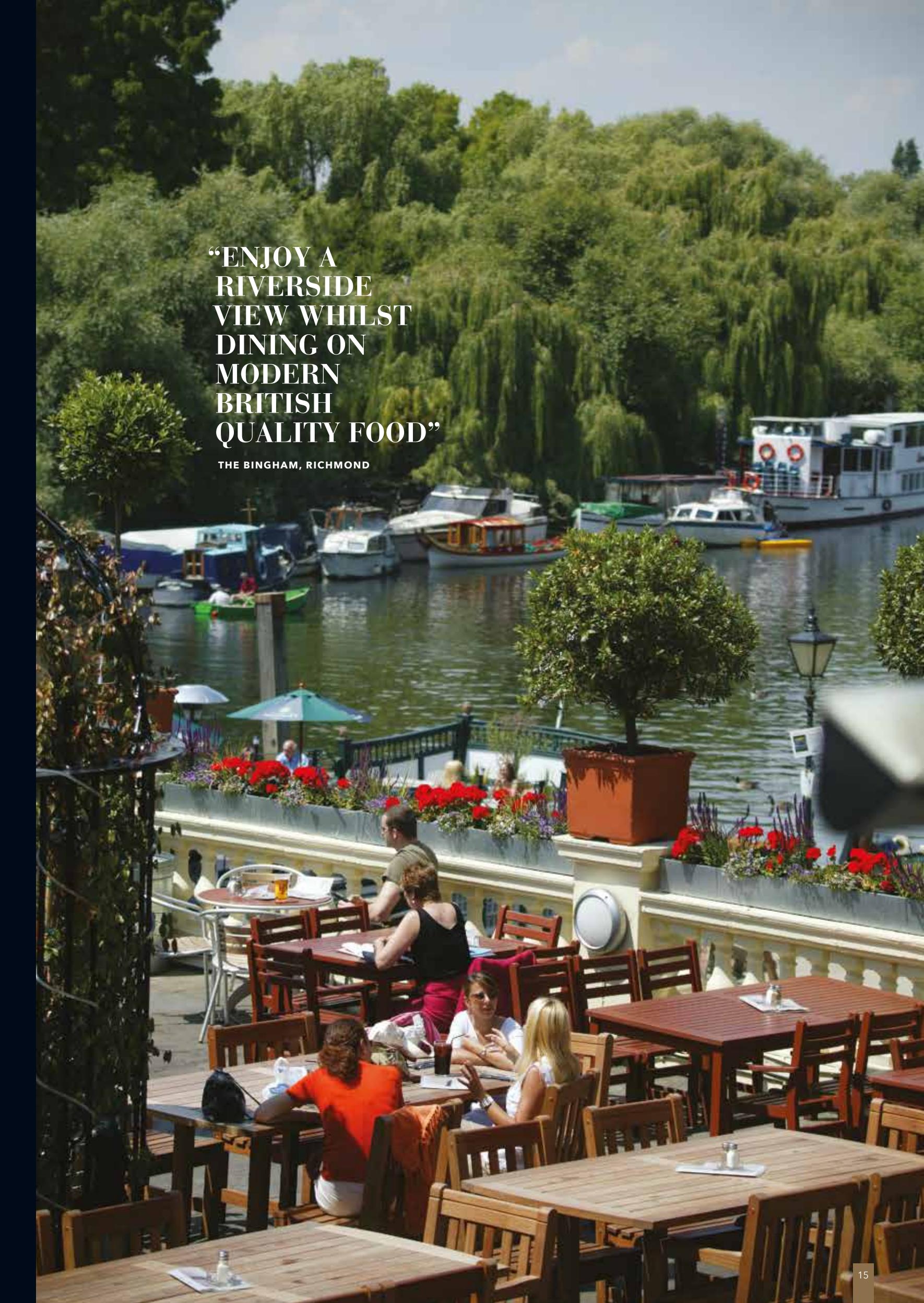
For a local pub offering a friendly atmosphere with all creature comforts - roaring fires, sofas and hearty pies - you cannot go wrong with a visit to The Crown in St Margaret's.

#### CAFÉ CULTURE

The beautiful Syon Coffee House delivers a homely oasis where you can enjoy a relaxing cappuccino and pastry. For a waterside treat, seek out Tide Tables, a café hidden in a converted arch beneath Richmond Bridge where you can enjoy a wholesome breakfast and a cup of tea.

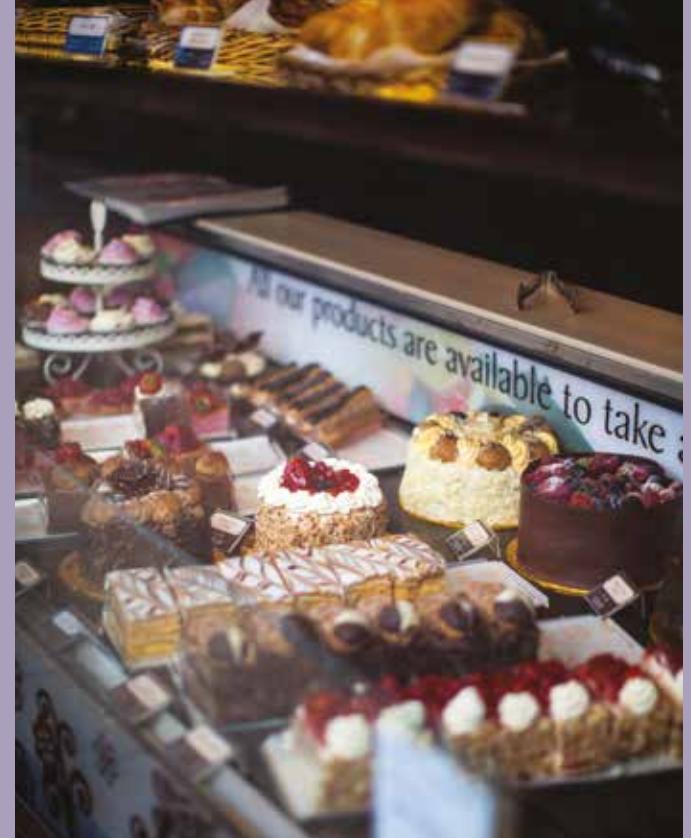
**"ENJOY A  
RIVERSIDE  
VIEW WHILST  
DINING ON  
MODERN  
BRITISH  
QUALITY FOOD"**

THE BINGHAM, RICHMOND



## RETAIL THERAPY

Richmond's cobbled lanes have a plethora of cute boutiques and antique shops. Browse the high street style leaders Anthropologie and Whistles or pick up a one-off at Feather and Stitch. From the fine chocolates of William Curley to the designer brands of House of Fraser, Fitzroy Gate is perfectly placed to enjoy all that the local area has to offer.



## ALL ON YOUR DOORSTEP

For a more traditional experience, Armstrong's Family Butchers in St Margaret's is an ideal way to stock up the pantry. This family run business has been established for over 30 years, and supplies fine rare breed meats, alongside delicious homemade pies, jams and chutneys.

Each Saturday, Richmond Farmers' Market comes to town, offering a selection of fresh vegetables, organic local meat and artisan cheese.



# A WEALTH OF CULTURE AND RELAXATION AWAITS



## ENJOY A NIGHT AT THE THEATRE

Watch much loved musicals and ballets at the beautiful Victorian Richmond Theatre, or for a more intimate experience, the cosy Orange Tree Theatre, just opposite the station, is a must for serious theatre goers.

There are three cinemas in Richmond. Movie buffs will love the award-winning Curzon cinema for its regular digital screenings of art-house and independent films.

## LOOK GOOD, FEEL GREAT

Rejuvenate your mind, body and soul with an afternoon at one of the local spas. For a touch of luxury go for a VIP treatment at the Kallima Spa at The Hilton in Syon House. Those wanting a more upbeat tempo can join a class there or visit nearby Richmond Hill Health Club.

## RIVER THAMES



### THE HOME OF ENGLAND RUGBY

Twickenham stadium is the largest rugby union stadium in the world. Experience the electric atmosphere of match day alongside 82,000 other excited spectators at England's hallowed turf.

### HAM POLO CLUB

Ham Polo Club is the last remaining polo club in Greater London. Founded in 1926, the club has an established and distinguished reputation. Known for excellent playing and social facilities, combined with a relaxed family atmosphere the club is well worth a visit.

### RIVER LIFE

See the River Thames from a totally different perspective – on the water. Twickenham Rowing Club offers the chance for everyone, from kids to top class athletes, to exercise on London’s most beautiful stretch of the river.

### TWICKENHAM LAWN TENNIS CLUB

The club offers a great family-friendly atmosphere – including a junior tennis programme through to competitive tennis, for players of all standards, as well as regular social events for members.



#### ROYAL RESIDENCES

This stretch of the River Thames is home to a series of royal landmarks. King George II's Marble Hill Palace, the 17th Century Ham House and one of the most famous royal residences of all time, Hampton Court Palace, all nestle into these banks. Beautiful big mansions such as Osterley House and Syon House also serve as a reminder to the area's heritage.

Fitzroy Gate is just a short stroll from Richmond Lock, where you can cross the water and find the Royal Botanical Gardens at Kew. With over 30,000 different plant species, this horticultural centre is now a World Heritage Site.

## AT ALMOST 2,500 ACRES, NEARBY RICHMOND PARK IS THE LARGEST OF THE CAPITAL'S EIGHT ROYAL PARKS

For hundreds of years, deer herds have roamed these historic landscapes. Richmond Park, a National Nature Reserve, is home to 650 roaming Red and Fallow deer, providing a wonderful place in which to enjoy the wildlife and while away the summer days with friends and family.

Soak up the heritage at Marble Hill, offering 66 acres of outstanding riverside parkland, or discover Syon Park and its enchanted woodland and ornamental lake.





#### AN ACADEMIC NEIGHBOURHOOD

## OPPORTUNITIES FOR EDUCATION

With many well-represented private and state schools within walking distance, Fitzroy Gate is ideally located for families. Established in 1630, The Blue School Primary is one of the country's oldest Church of England schools and classified 'Outstanding' by Ofsted.

There are two exceptional secondary school in the neighbourhood. Both the Green School and Gunnersbury Catholic School have topped the local league tables with their 90% plus record of five or more A\* - C GCSE results.

St Mary's University, in nearby Twickenham, offers one of the UK's most distinguished places to train as a teacher. Just a short distance away, the highly reputed Kingston University has over 23,000 students enrolled at its five campuses.

#### PRIMARY SCHOOLS

**THE BLUE SCHOOL COFE PRIMARY**  
0.2 miles

**WORPLE PRIMARY SCHOOL**  
0.2 miles

**ST MARY'S CATHOLIC PRIMARY SCHOOL, ISLEWORTH**  
0.5 miles

**ISLEWORTH TOWN PRIMARY SCHOOL**  
0.6 miles

**ST STEPHEN'S COFE PRIMARY SCHOOL**  
0.9 miles

**IVYBRIDGE PRIMARY SCHOOL**  
1.0 miles

**THE SMALLBERRY GREEN PRIMARY SCHOOL**  
1.1 miles

**MARLBOROUGH PRIMARY SCHOOL**  
1.1 miles

**ASHTON HOUSE SCHOOL**  
1.5 miles

#### SECONDARY SCHOOLS

**GUMLEY HOUSE CONVENT SCHOOL**  
0.7 Miles

**THE GREEN SCHOOL**  
1.1 miles

**ISLEWORTH AND SYON SCHOOL FOR BOYS**  
1.5 miles

**BRENTFORD SCHOOL FOR GIRLS**  
1.8 miles

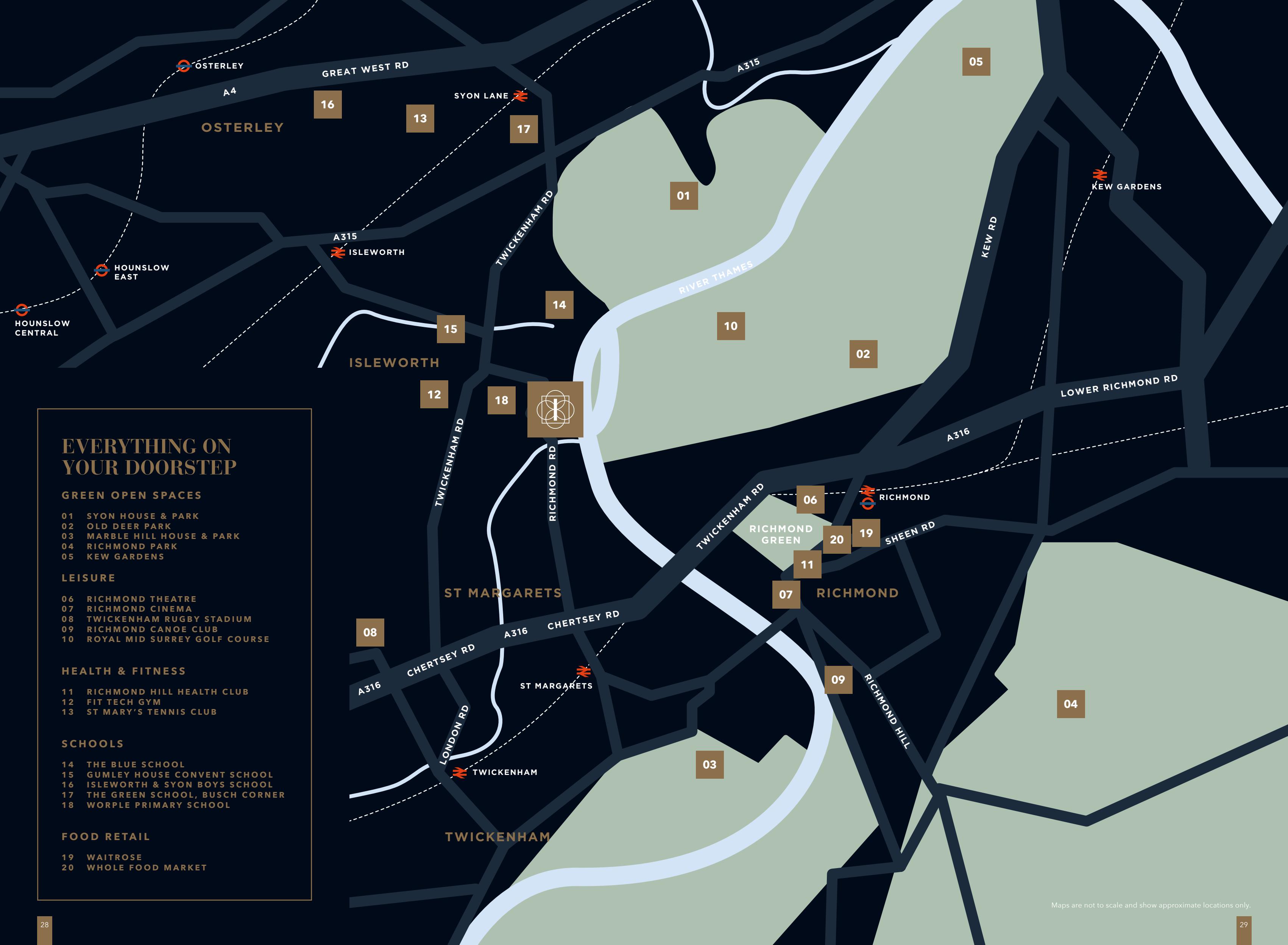
**RADNOR HOUSE INDEPENDENT PREP SCHOOL**  
2.1 miles

**GUNNERSBURY CATHOLIC SCHOOL**  
2.4 miles

**ST MARK'S CATHOLIC SCHOOL**  
2.7 miles

**WALDEGRAVE SCHOOL FOR GIRLS**  
2.8 miles

**HAMPTON SCHOOL**  
4.5 miles



# WELL CONNECTED

Life at Fitzroy Gate is one that promises comfort and peace of mind, all within a location that offers convenient transport connections. Isleworth and St Margaret's stations are both less than a mile away.

Nearby main roads such as the M3, M4 and the M25 connect Fitzroy Gate to the whole of London and further afield. Jetting off is easy too, as Heathrow airport can be reached in less than half an hour.



TRAVELLING  
FROM  
ST MARGARET'S  
RAILWAY STATION



TRAVELLING  
BY CAR

**2**

MINS BY TRAIN  
TO TWICKENHAM

**09**

MINS TO THE M4  
(3 MILES)

**20**

MINS BY TRAIN  
TO CLAPHAM  
JUNCTION

**11**

MINS TO THE M3  
(6.1 MILES)

**26**

MINS BY TRAIN TO  
VAUXHALL

**16**

MINS TO THE M25  
(12.1 MILES)

**30**

MINS BY TRAIN  
TO CHISWICK

**17**

MINS TO  
HEATHROW AIRPORT  
(6.3 MILES)

**32**

MINS BY TRAIN  
TO LONDON  
WATERLOO

**45**

MINS TO  
GATWICK AIRPORT  
(43.6 MILES)



All of the above are fastest journey (with no changes) taken from National Rail Enquiries website on 1st October 2015. The road distances were calculated from TW7 7BS via Google Maps accessed on 1st October 2015 to the closest part of the motorways/areas/places and timings reflect journey time without traffic.



## ENTRANCE HALL

The exclusive London interior designer Laura Hammett has brought an opulent, sophisticated feel to the interiors of every home, with precise attention to detail and the use of natural, contemporary tones.









ENTERTAINMENT ROOM





## STUNNING SPECIFICATION

### KITCHEN

- Bespoke fitted handleless kitchens with gloss and textured finishes to doors
- Feature lighting to underside of wall units
- Full height mirrored splash back
- Composite stone worktop
- Stainless steel under mount sink
- Polished chrome monoblock mixer
- Fully integrated appliances including:
  - Extractor
  - 5-ring gas hob\*
  - Double oven including combination steam oven (Honywood houses)
  - Coffee machine (Honywood houses)
  - Microwave (Honywood houses)
  - Combination microwave/oven (Turner houses)
  - Single oven (Turner houses)
  - Fridge/freezer
  - Wine cooler
  - Dishwasher
  - Warming drawer
- Siemens branded appliances to Turner houses
- Miele branded appliances to Honywood houses

**ENSUITE BATHROOM**

Computer-generated image of ensuite is indicative only.

**BATHROOMS & ENSUITES**

- White wall mounted dual flush WC
- Polished chrome dual flush button
- White double basin to master ensuite\*
- White single basin to master ensuite (to remaining plots)
- White countertop or under mount basin to all remaining bathrooms and shower rooms
- White bath with bath screen or white shower tray with shower screen to bathrooms
- Combination of stone vanity and bath surround to master ensuite\*
- Porcelain tiles to walls and floors with feature wall to bathrooms and shower rooms
- White bath with timber effect side panel to all remaining bathrooms\*
- Flush shower tray to master ensuite (Honywood houses)
- Hansgrohe polished chrome brassware including basin mixer, bath/shower mixer, ceiling mounted showerhead and handheld shower
- Polished chrome robe hooks and toilet roll holder
- Polished chrome heated towel radiator\*

**FINISHES / JOINERY**

- Mirrored cabinet with feature lighting and shaver socket to master bathroom, master ensuite and bedroom 2 ensuite\*
- Mirrored bathroom cabinet to all remaining bathrooms

**UTILITY ROOM**

- Utility room with fitted cupboards including sink\*
- Washing machine and tumble dryer (located in utility room\*)
- Combination washer dryer (Plots 16,17, 21, 22, 23, 24)

**WARDROBE**

- Walk in wardrobe to master bedroom with drawers, shelves, hanging rails and LED strip lighting
- Timber effect doors to secondary bedrooms with high level shelf, hanging rail and LED strip lighting\*
- All secondary bedrooms with fitted wardrobes (Honywood houses)
- Only bedroom 2 and 3 with fitted wardrobes (Turner houses)
- Chrome finish ironmongery where applicable

**COAT CUPBOARDS**

- High level shelf with hanging rail and light\*

**EXTERNALS**

- Glazed bi-folding doors to rear garden patio
- White French doors to upper floors\*
- White sliding sash or casement windows
- Lighting to patio and terraces\*
- External tap and outdoor power socket to rear garden
- Turfed garden and paving to external areas\*

**BEDROOM**

Computer-generated image of bedroom is indicative only.

**IRONMONGERY**

- Chrome finish lever handles to internal doors

**ELECTRICS / LIGHTING**

- Chrome finish to light switches and visible kitchen sockets
- White plastic switch and sockets at low level to other locations
- Home office facility with telephone and data points
- Glazed door to kitchen\*
- Cornice to entrance hall, living room, dining room and kitchen
- High and low level HDMI to reception and master bedroom
- High level TV point to reception and master bedroom
- LED downlights throughout
- Provision for pendant lighting to hall, kitchen breakfast bar and main reception room\*

**STRUCTURE**

- Enhanced acoustic performance with concrete floors and staircase (with applied finishes)

**HEATING / VENTILATION**

- Gas fireplace to reception (Honywood houses only)
- Underfloor heating throughout (Honywood houses only)
- Underfloor heating to ground floor and radiators to bedrooms (Turner houses only)
- Gas fired boiler

**SECURITY**

- Gated development accessed by key fob
- Door entry system panel linked from each house to main entrance gates

**CAR PARKING**

- 2 parking spaces per house\*
- Garages or Car Barns\*

**OTHER**

- Timber sheds to rear gardens\*
- Rear access to all gardens

**CUSTOMER UPGRADES**

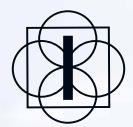
- Intruder alarm
- Bespoke joinery to reception\*
- Timber flooring to first floor reception room\*
- Tall wine cooler\*
- Bespoke coat and storage joinery to ground floor service cupboard\*
- Bespoke joinery with integrated fridge to entertainment room\*
- Timber flooring to entertainment room\*
- Widescreen television to reception\*

# A LUXURY RIVERSIDE LOCATION

## KEY

- THE HONYWOOD COLLECTION
- THE TURNER COLLECTION
- COOPER HOUSE, EXTRA CARE APARTMENTS
- THE BEECHCROFT COLLECTION





# THE TURNER COLLECTION

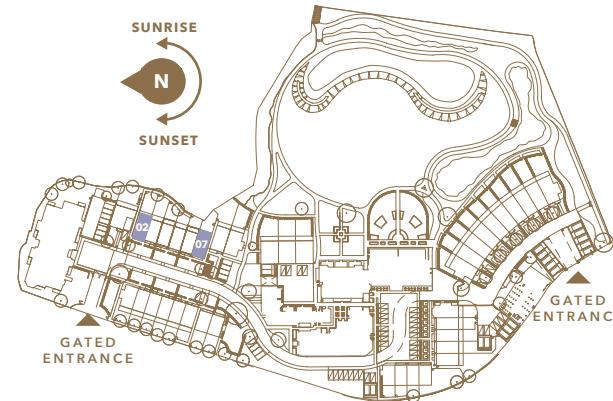
4 & 5 BEDROOM HOUSES



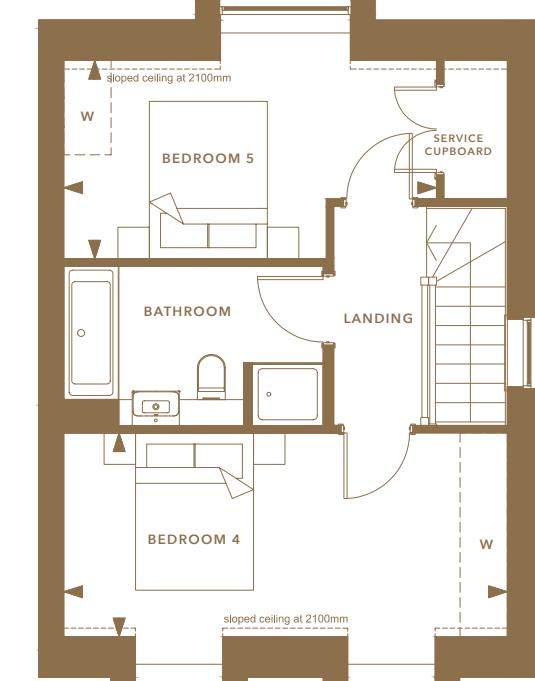
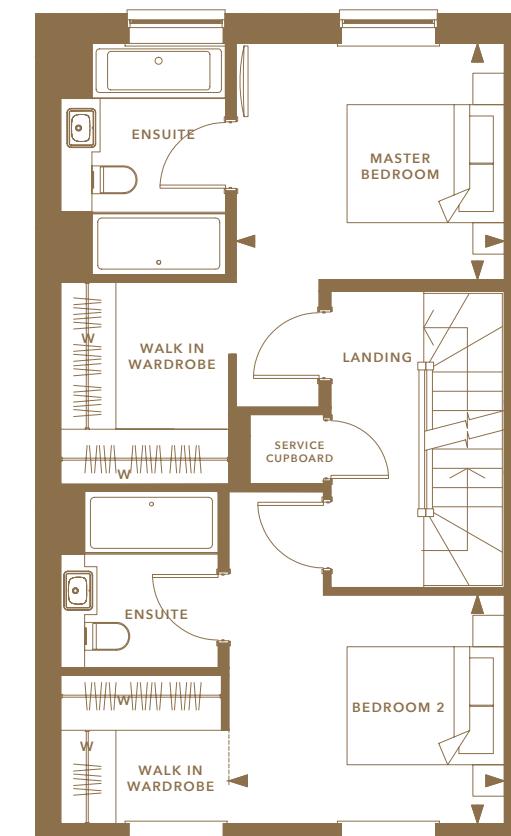
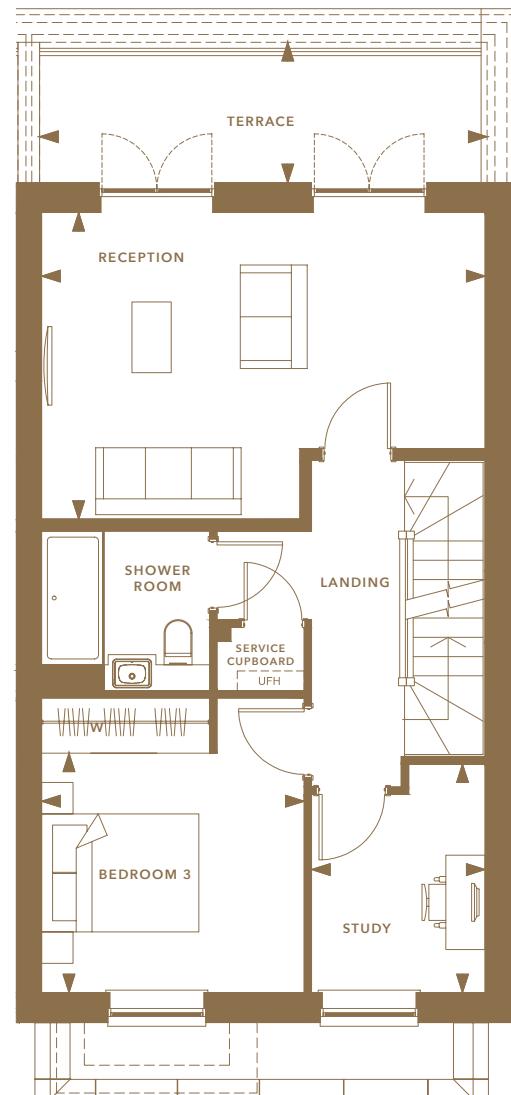
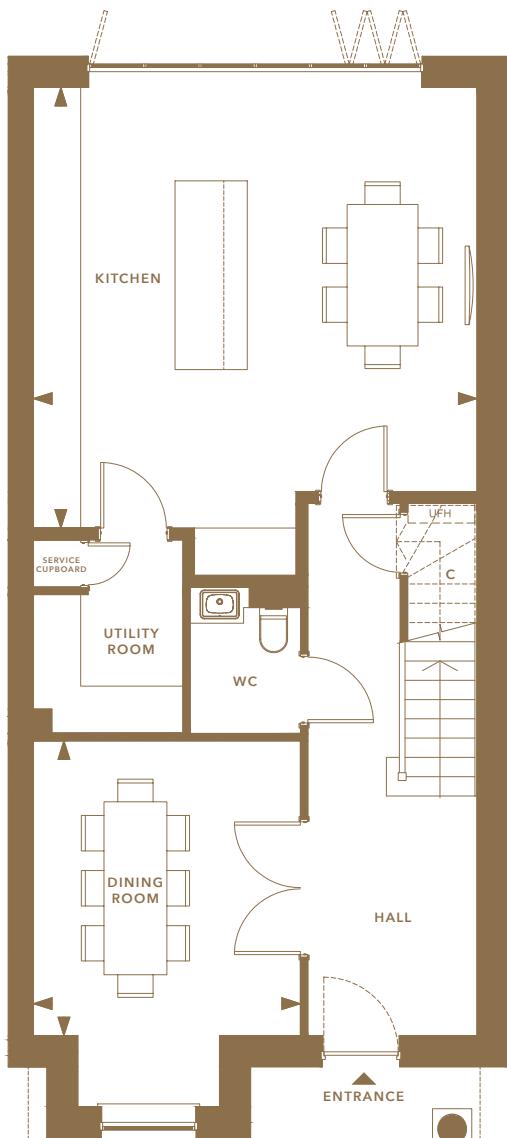


## 5 BEDROOM HOUSES

PLOT NO. 02\* & 07



C CUPBOARD  
 W WARDROBE  
 - - - OPTIONAL WARDROBE  
 ▲ MEASUREMENT POINTS  
 UFH UNDERFLOOR HEATING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**TOTAL AREA** 224.5M<sup>2</sup> 2417FT<sup>2</sup>

### GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

### FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.680m x 1.785m	18'8" x 5'10"

### SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

### THIRD FLOOR

BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

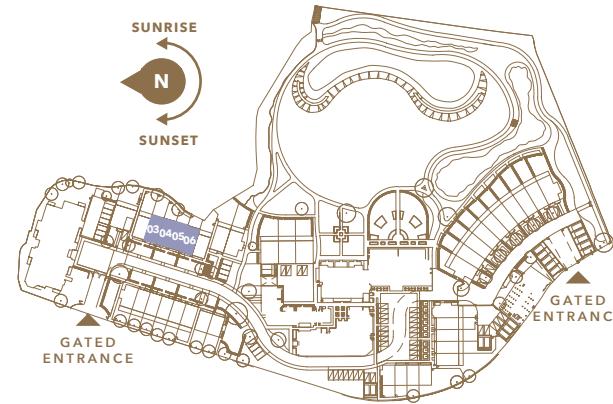
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\* Homes are handed

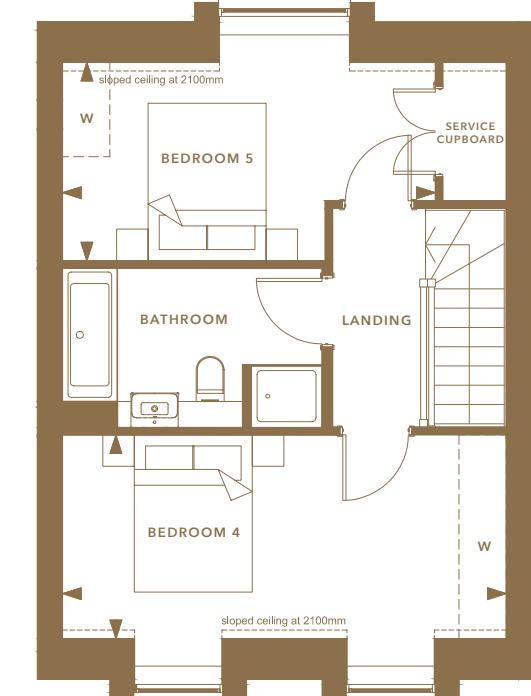
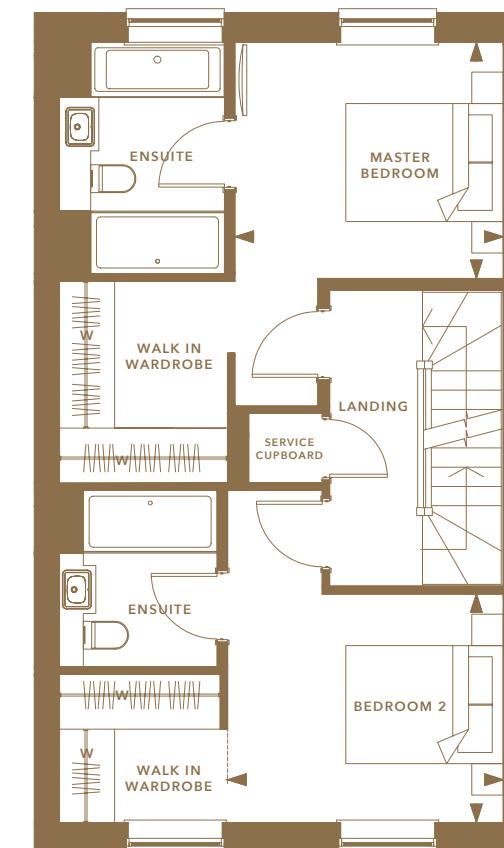
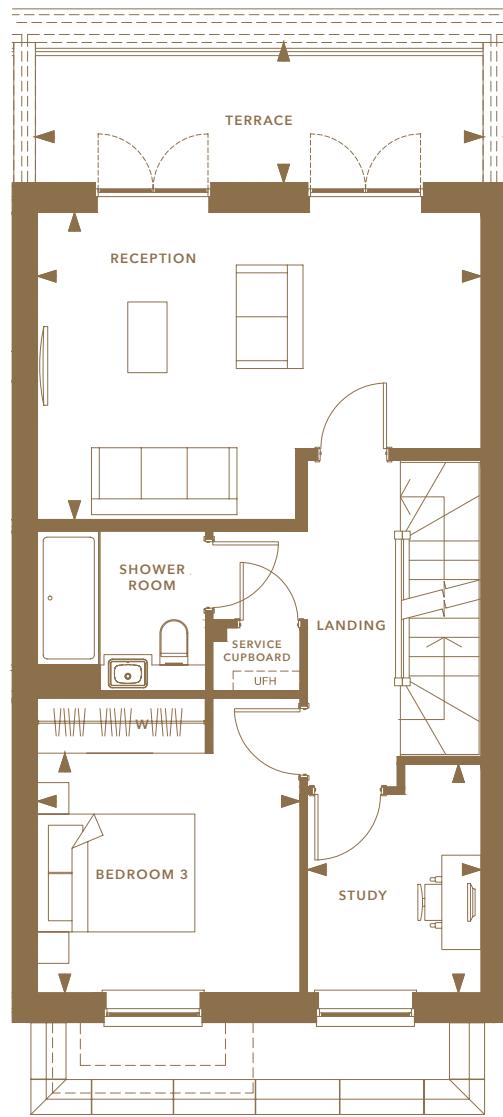
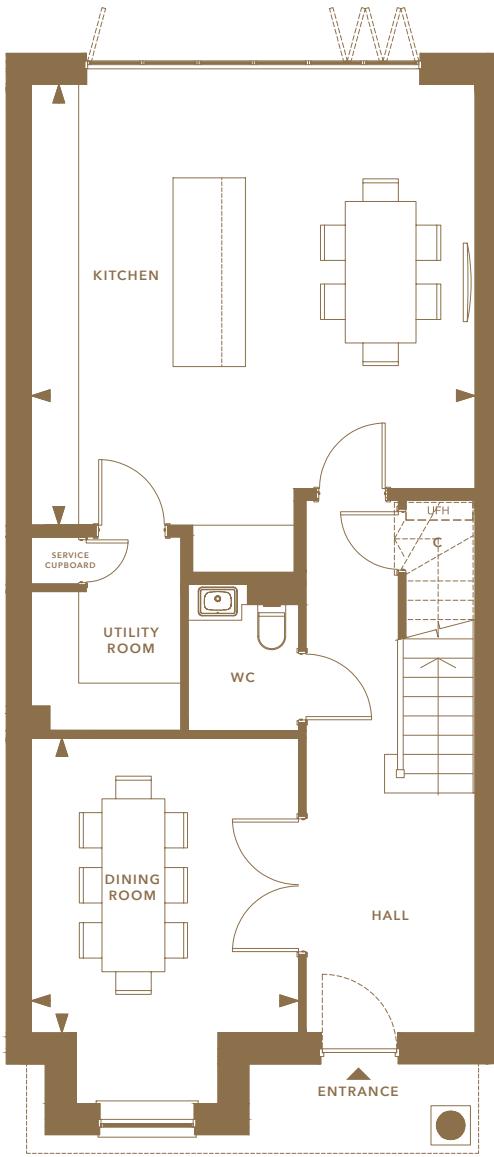


## 5 BEDROOM HOUSES

PLOT NO. 03\*, 04, 05\* & 06



- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ◀► MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**TOTAL AREA** 224.5M<sup>2</sup> 2417FT<sup>2</sup>

### GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

### FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

### SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

### THIRD FLOOR

BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

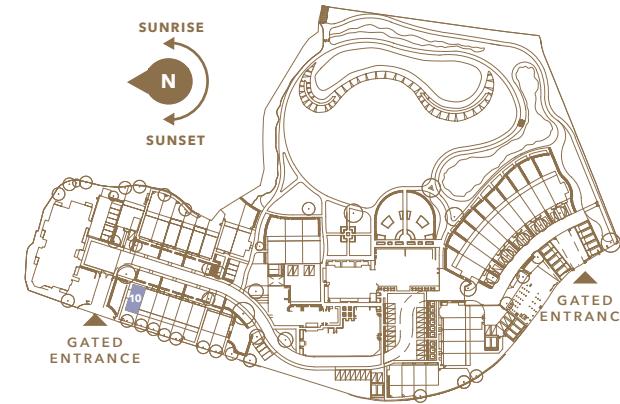
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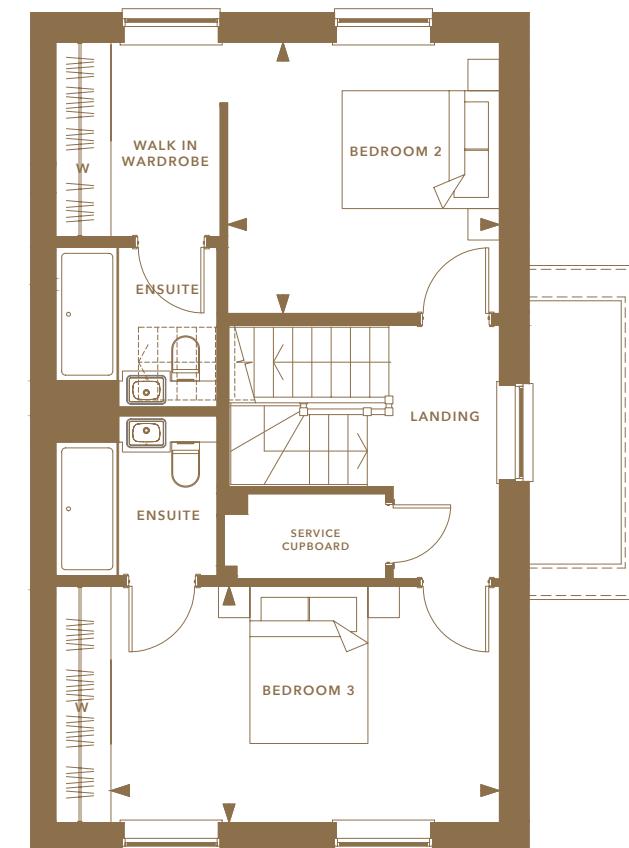
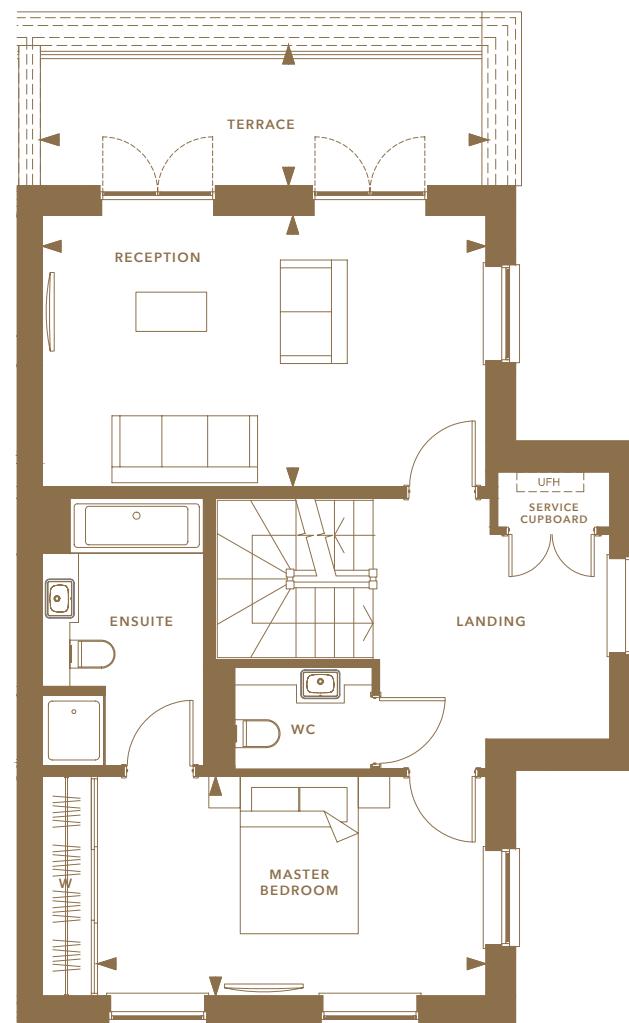
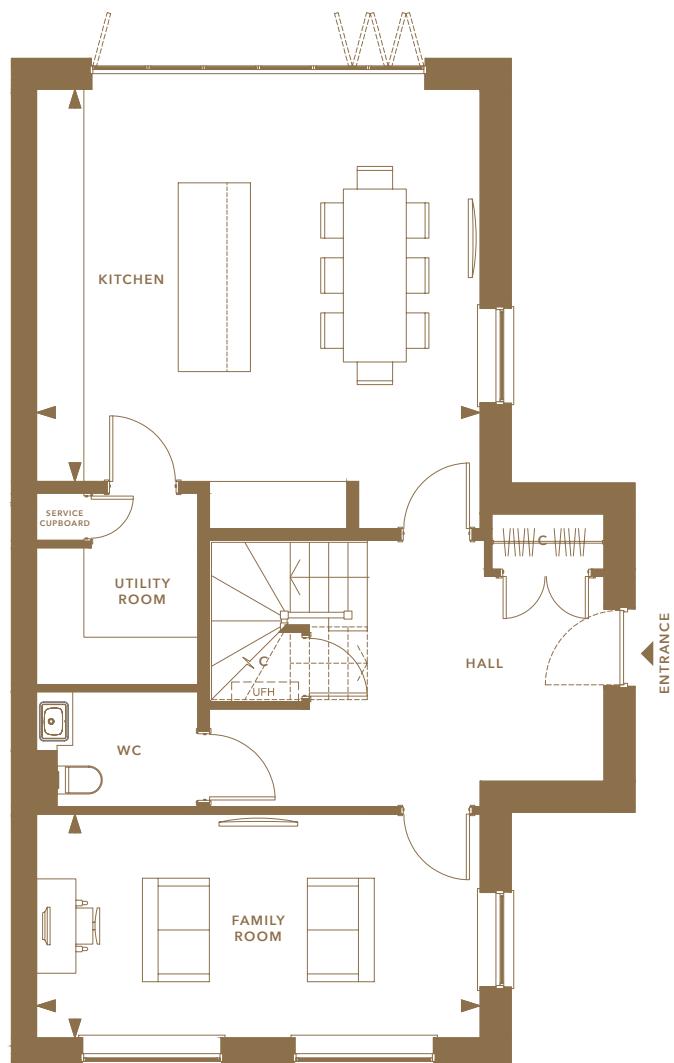


## 5 BEDROOM HOUSE

PLOT NO. 10



- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ◀► MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**TOTAL AREA** 233.3M<sup>2</sup> 2511FT<sup>2</sup>

### GROUND FLOOR

KITCHEN	5.635m x 4.985m	18'6" x 16'4"
FAMILY ROOM	5.635m x 2.840m	18'6" x 9'4"

### FIRST FLOOR

RECEPTION	5.635m x 3.445m	18'6" x 11'4"
MASTER BEDROOM	4.395m x 2.785m	16'2" x 9'2"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

### SECOND FLOOR

BEDROOM 2	3.455m x 3.445m	11'4" x 11'4"
BEDROOM 3	4.935m x 3.005m	16'2" x 9'10"

### THIRD FLOOR

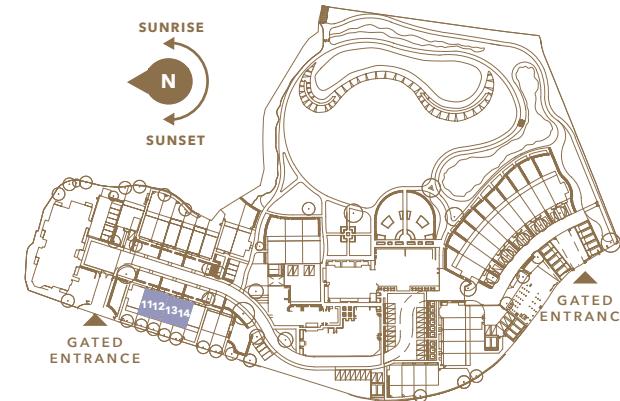
BEDROOM 4	3.565m x 2.715m	11'8" x 8'11"
BEDROOM 5	5.635m x 2.205m	18'6" x 7'3"

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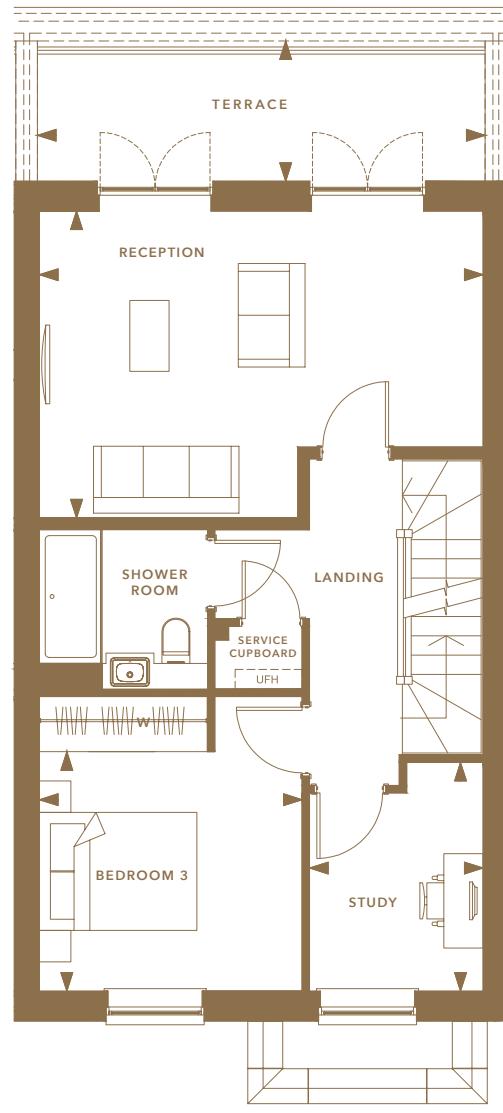
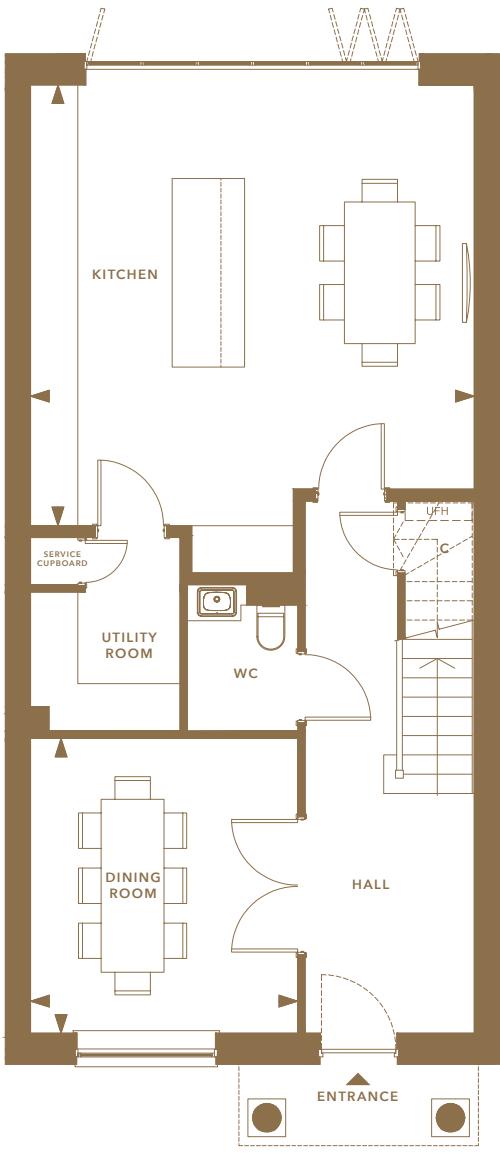


## 5 BEDROOM HOUSES

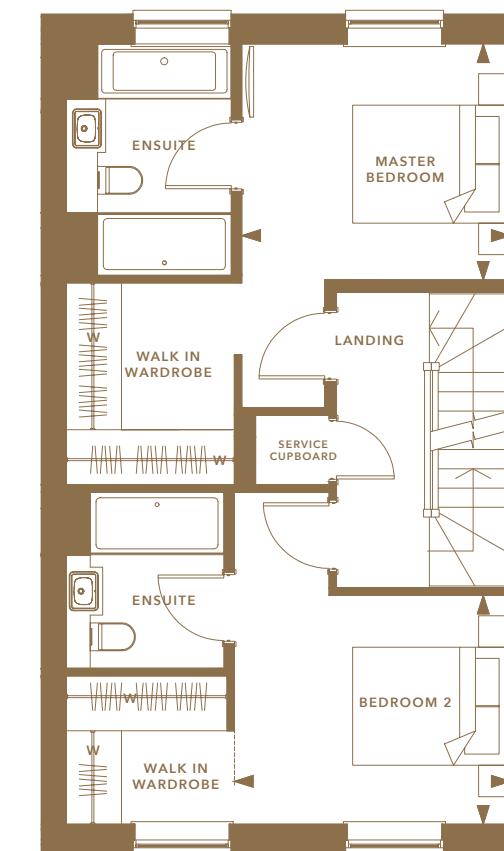
PLOT NO. 11, 12\*, 13 & 14\*



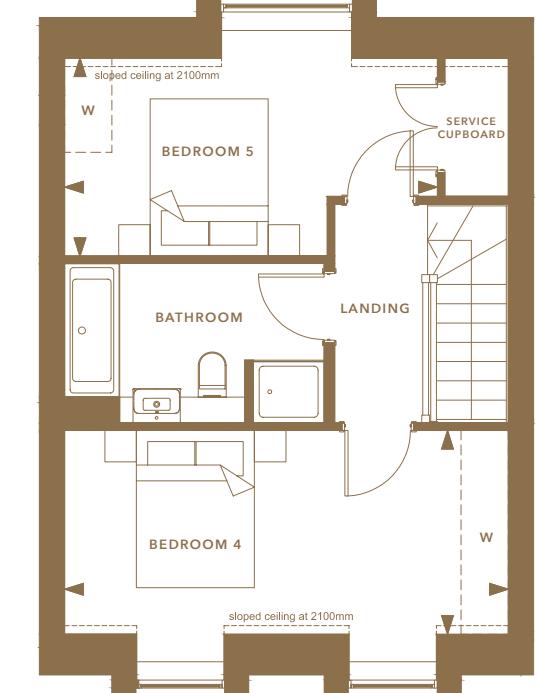
C CUPBOARD  
W WARDROBE  
--- OPTIONAL WARDROBE  
◀► MEASUREMENT POINTS  
UFH UNDERFLOOR HEATING



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

**TOTAL AREA** 222.8M<sup>2</sup> 2398FT<sup>2</sup>

### GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

### FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

### SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

### THIRD FLOOR

BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

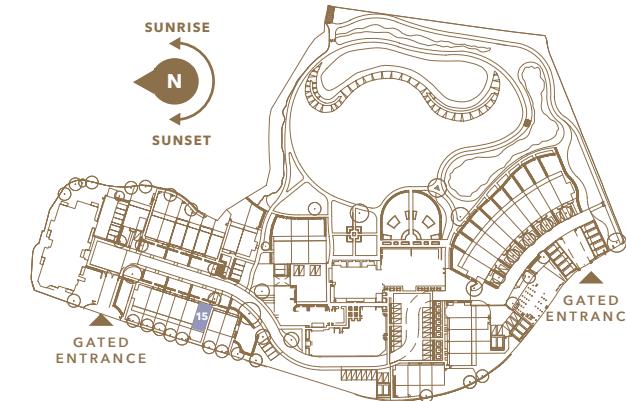
House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony/garden dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.

\* Homes are handed

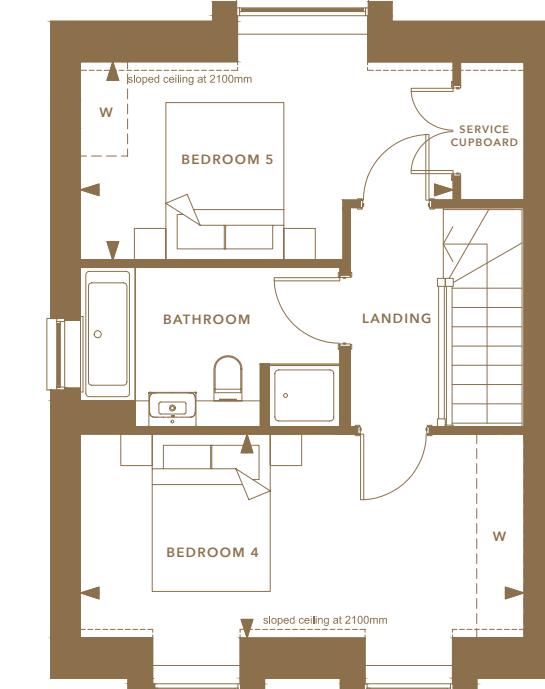
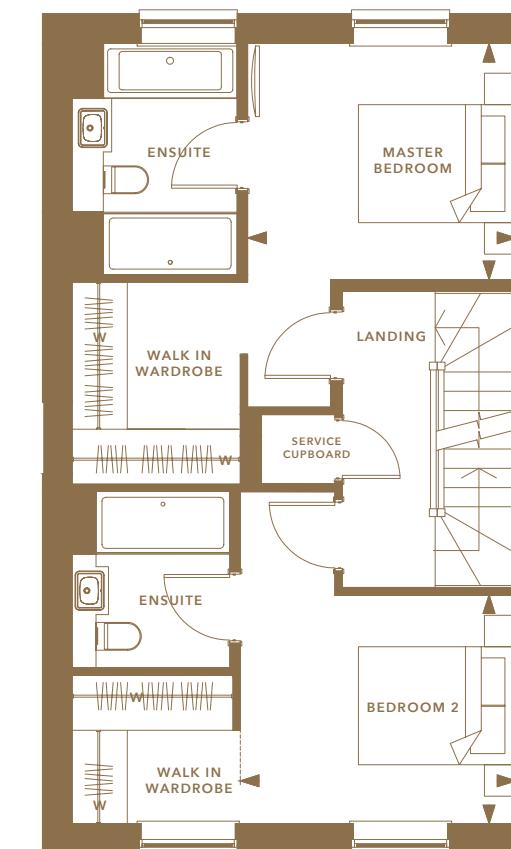
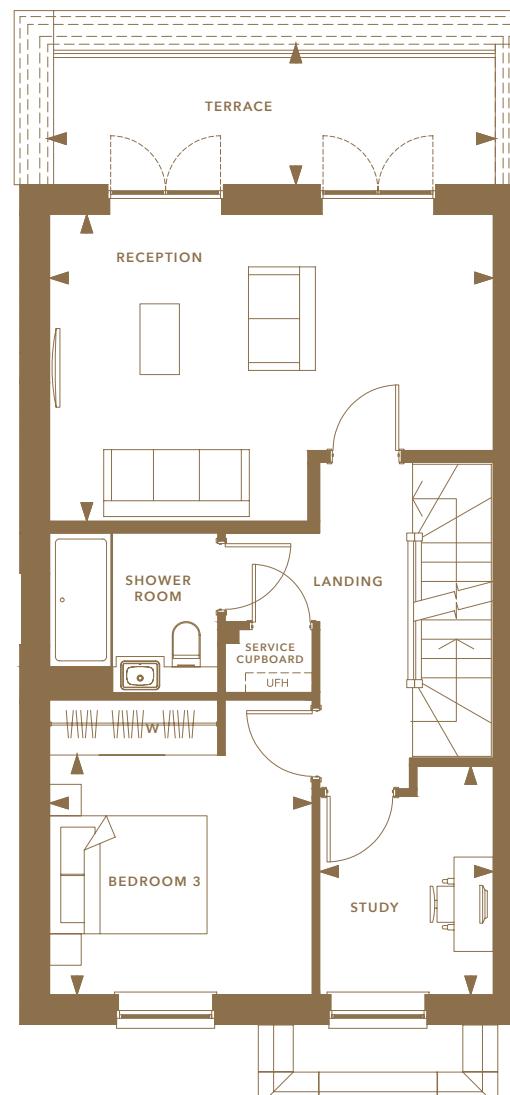
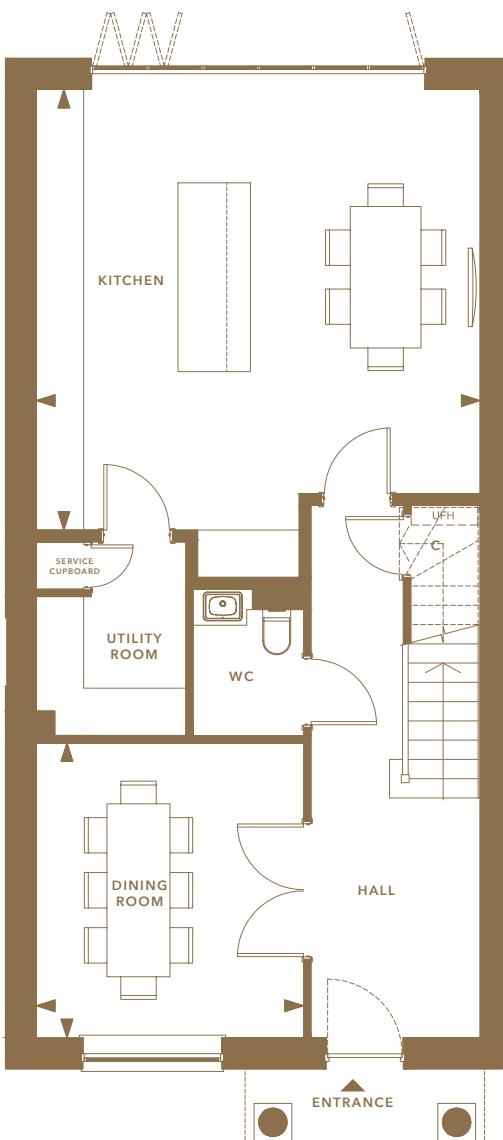


## 5 BEDROOM HOUSE

PLOT NO. 15



- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ◀► MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**TOTAL AREA**    **222.8M<sup>2</sup>**    **2398FT<sup>2</sup>**

### GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

### FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

### SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

### THIRD FLOOR

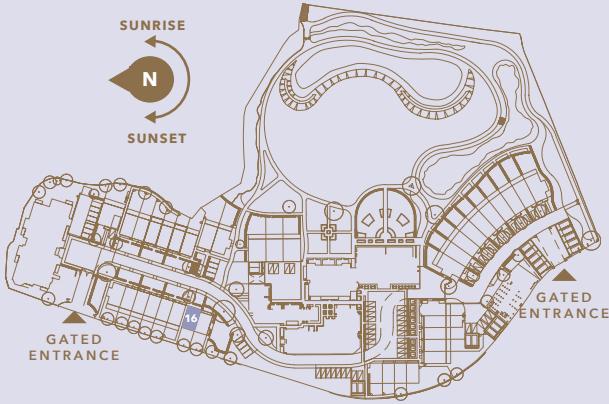
BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

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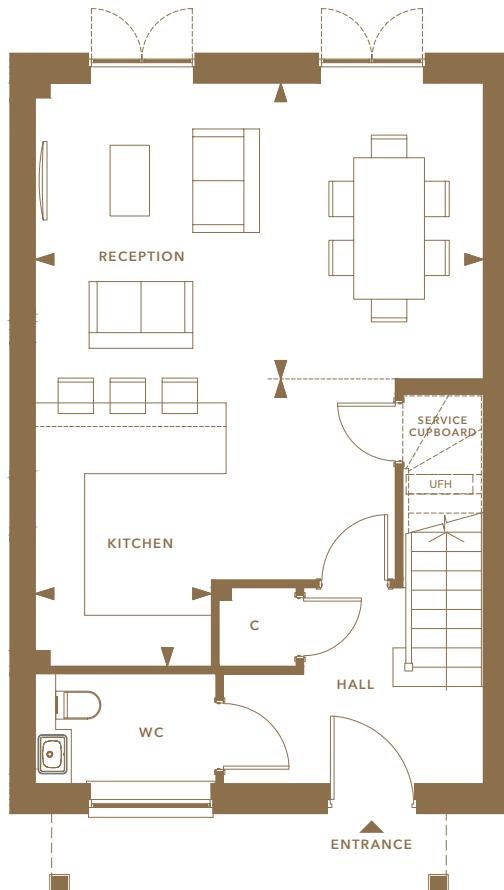


## 4 BEDROOM HOUSE

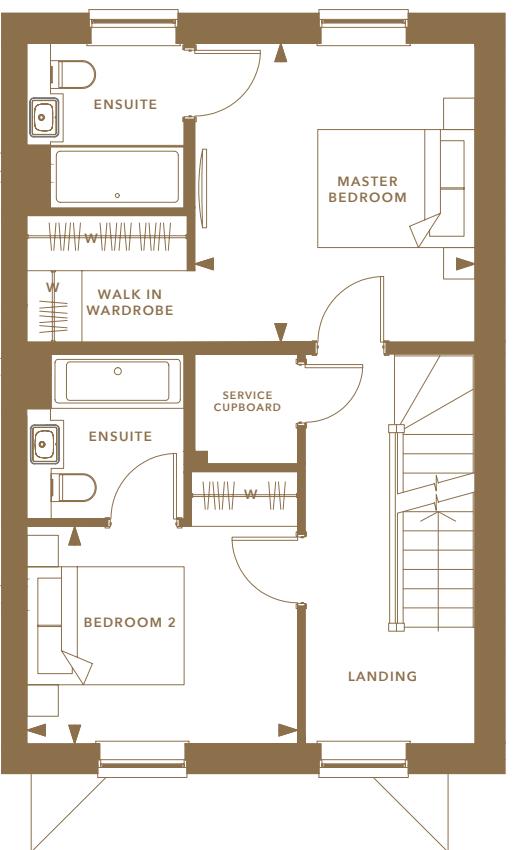
PLOT NO. 16



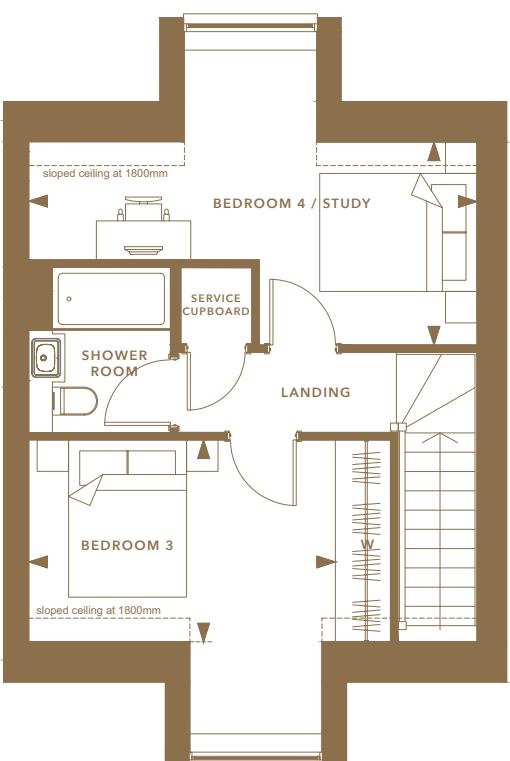
- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

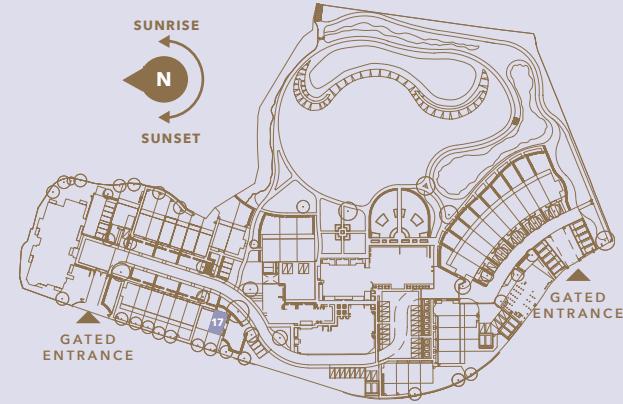
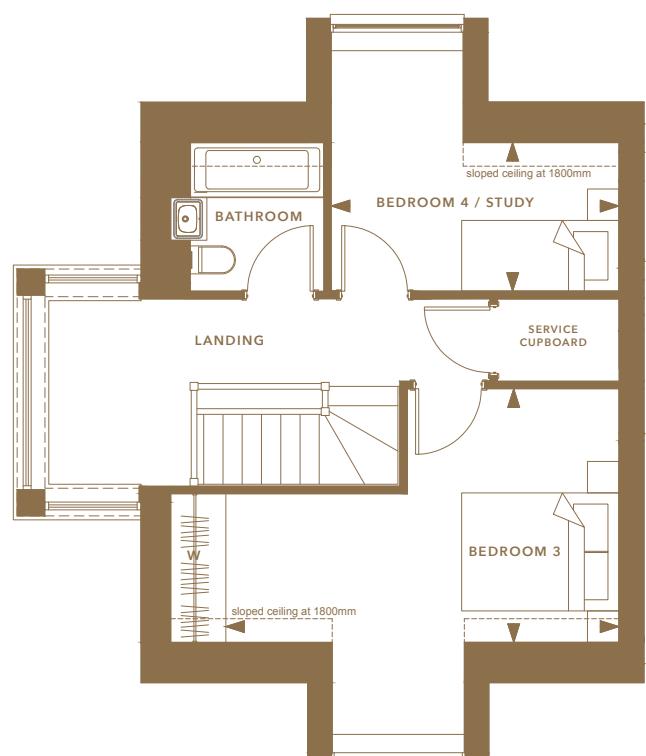
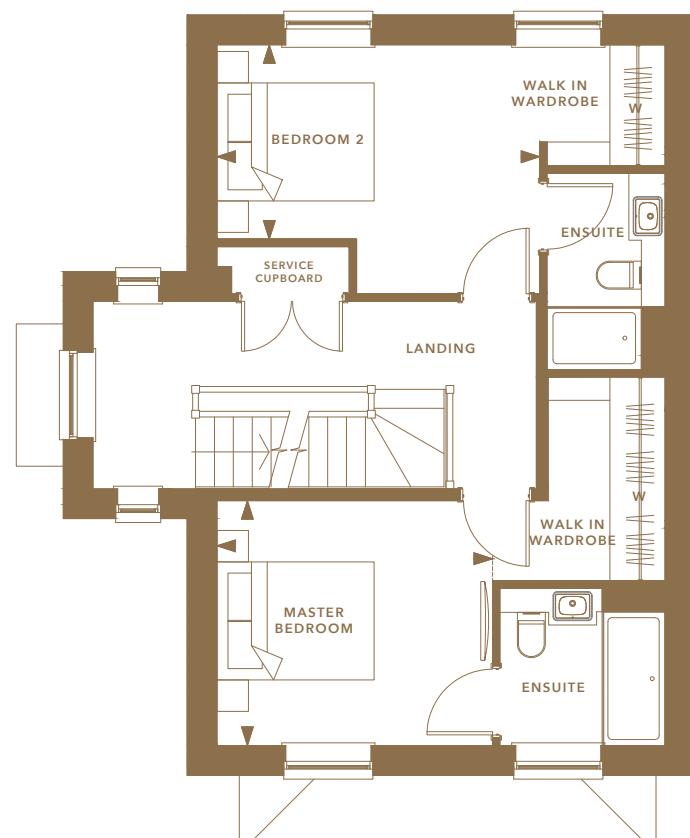
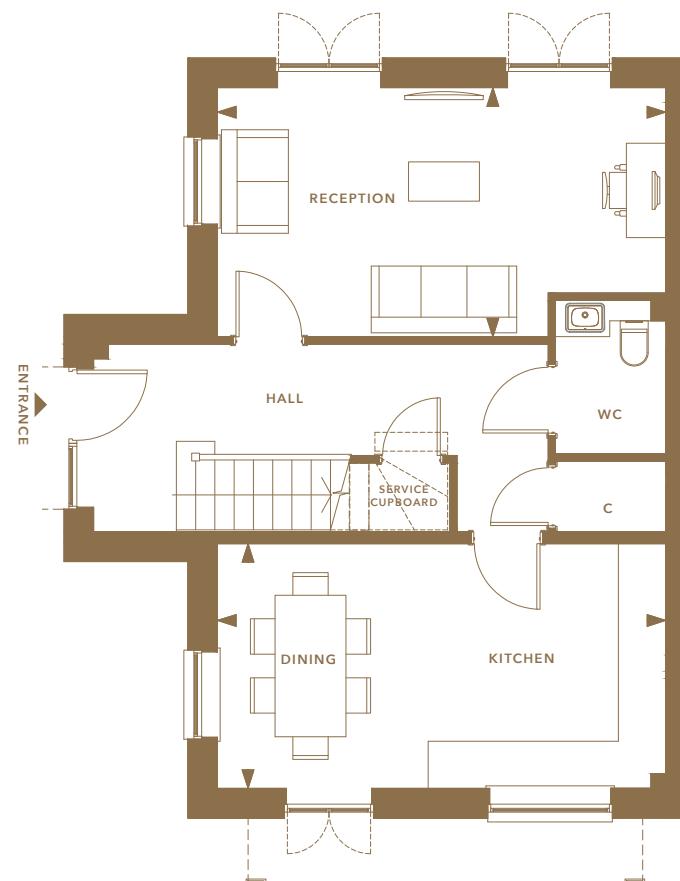
TOTAL AREA		141.7 M <sup>2</sup>	1525 FT <sup>2</sup>
<b>GROUND FLOOR</b>			
RECEPTION		5.695m x 3.760m	18'8" x 12'4"
KITCHEN		3.655m x 2.240m	12'0" x 7'4"
<b>FIRST FLOOR</b>			
MASTER BEDROOM		3.800m x 3.560m	12'6" x 11'8"
BEDROOM 2		3.440m x 2.760m	11'4" x 9'1"
<b>SECOND FLOOR</b>			
BEDROOM 3		3.895m x 2.565m	12'9" x 8'5"
BEDROOM 4/STUDY		5.695m x 2.580m	18'8" x 8'6"

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## 4 BEDROOM HOUSE

PLOT NO. 17



- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING

**TOTAL AREA** 152.9 M<sup>2</sup> 1646 FT<sup>2</sup>

### GROUND FLOOR

RECEPTION	5.695m x 3.165m	18'8" x 10'5"
KITCHEN/DINING	5.695m x 3.110m	18'8" x 10'3"

### FIRST FLOOR

MASTER BEDROOM	3.505m x 3.110m	11'6" x 10'3"
BEDROOM 2	4.105m x 2.470m	13'6" x 8'1"

### SECOND FLOOR

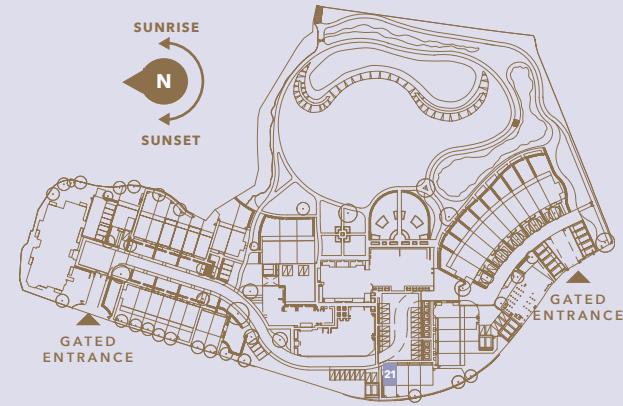
BEDROOM 3	4.995m x 3.225m	16'5" x 10'7"
BEDROOM 4/STUDY	3.655m x 1.890m	12'0" x 6'2"

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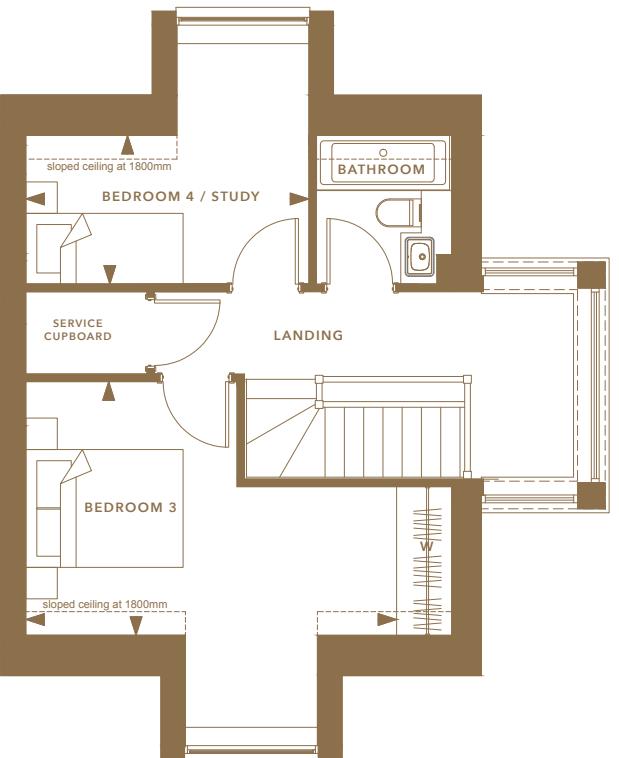
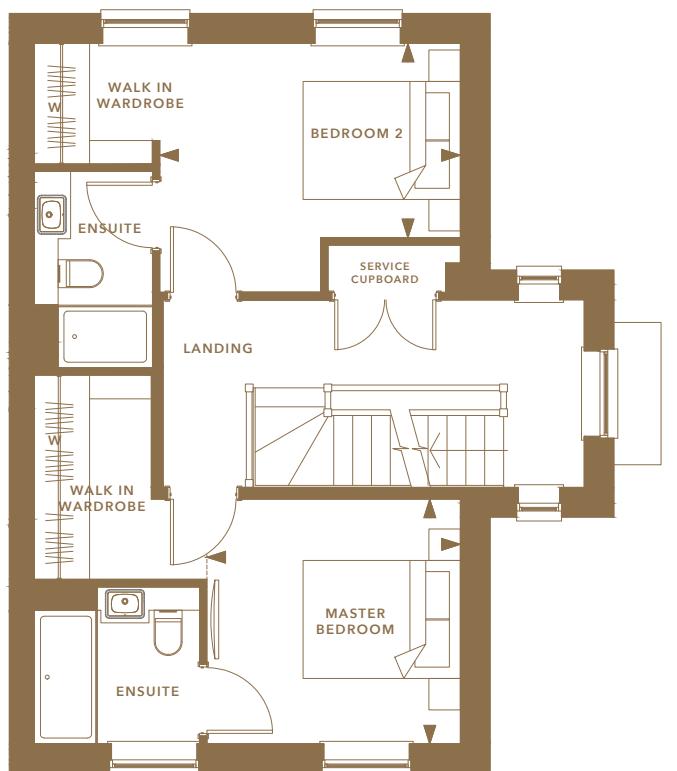
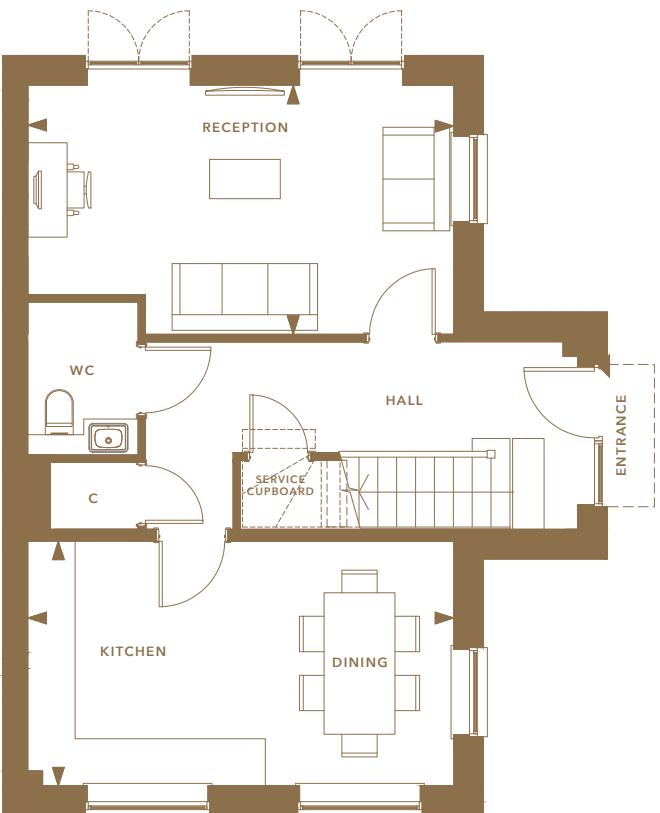


## 4 BEDROOM HOUSE

PLOT NO. 21



- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

**TOTAL AREA** **146.1 M<sup>2</sup>** **1573 FT<sup>2</sup>**

### GROUND FLOOR

RECEPTION	5.415m x 3.165m	17'9" x 10'5"
KITCHEN/DINING	5.415m x 3.110m	17'9" x 10'3"

### FIRST FLOOR

MASTER BEDROOM	3.505m x 3.110m	11'6" x 10'3"
BEDROOM 2	3.820m x 2.470m	12'6" x 8'1"

### SECOND FLOOR

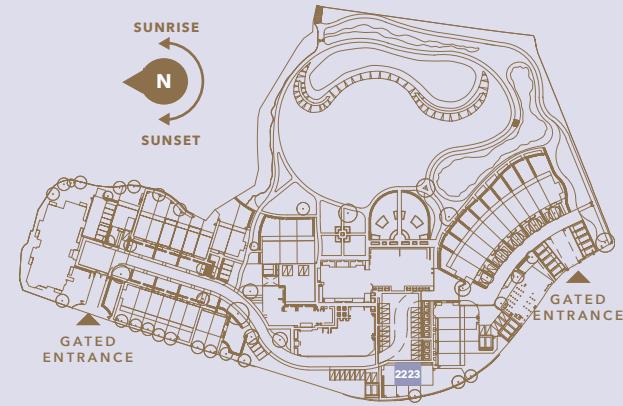
BEDROOM 3	4.715m x 3.225m	15'6" x 10'7"
BEDROOM 4/STUDY	3.595m x 1.890m	11'10" x 6'2"

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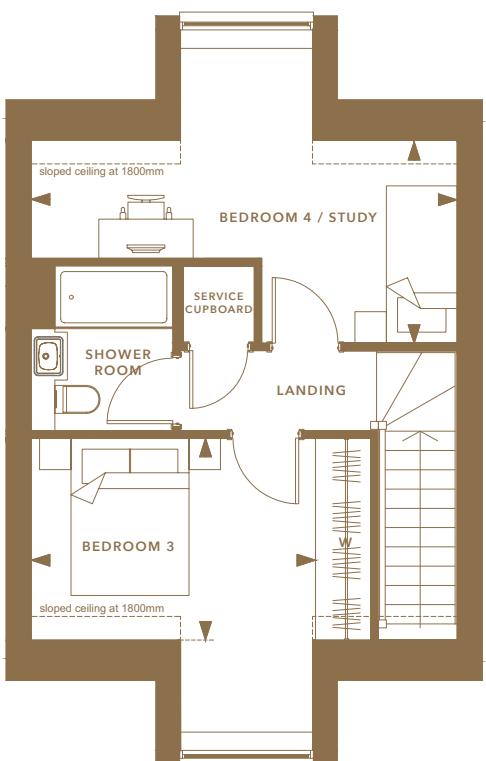
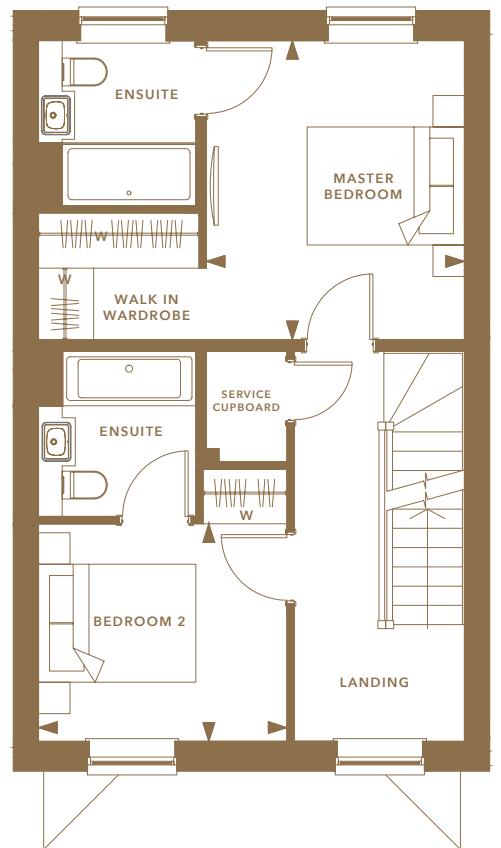
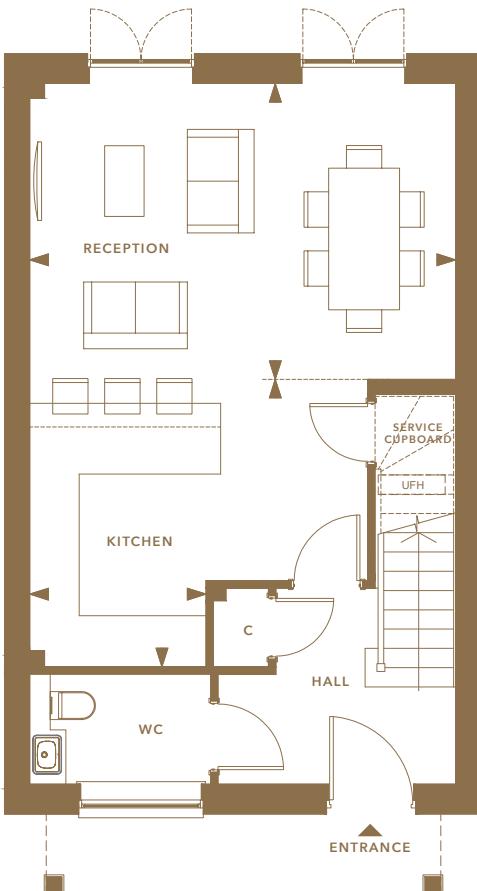


## 4 BEDROOM HOUSES

PLOT NO. 22\* & 23



- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

**TOTAL AREA** 134.7 M<sup>2</sup> 1450 FT<sup>2</sup>

### GROUND FLOOR

RECEPTION	5.415m x 3.760m	17'9" x 12'4"
KITCHEN	3.655m x 2.240m	12'0" x 7'4"

### FIRST FLOOR

MASTER BEDROOM	3.800m x 3.280m	12'6" x 10'9"
BEDROOM 2	3.155m x 2.760m	10'4" x 9'1"

### SECOND FLOOR

BEDROOM 3	3.615m x 2.565m	11'10" x 8'5"
BEDROOM 4/STUDY	5.415m x 2.580m	17'9" x 8'6"

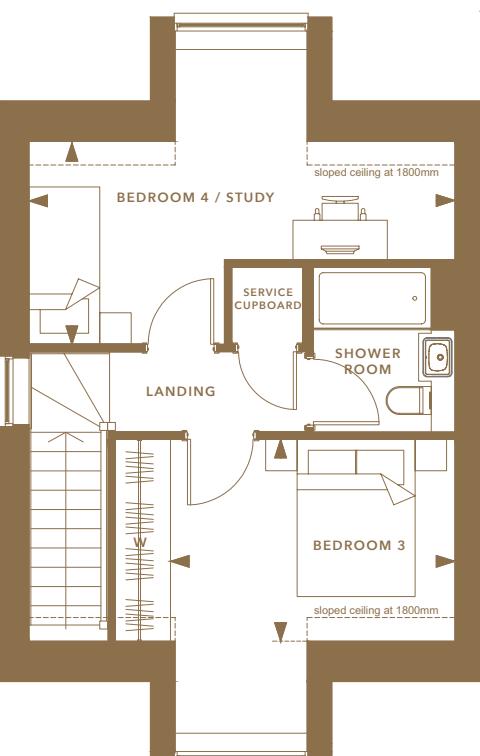
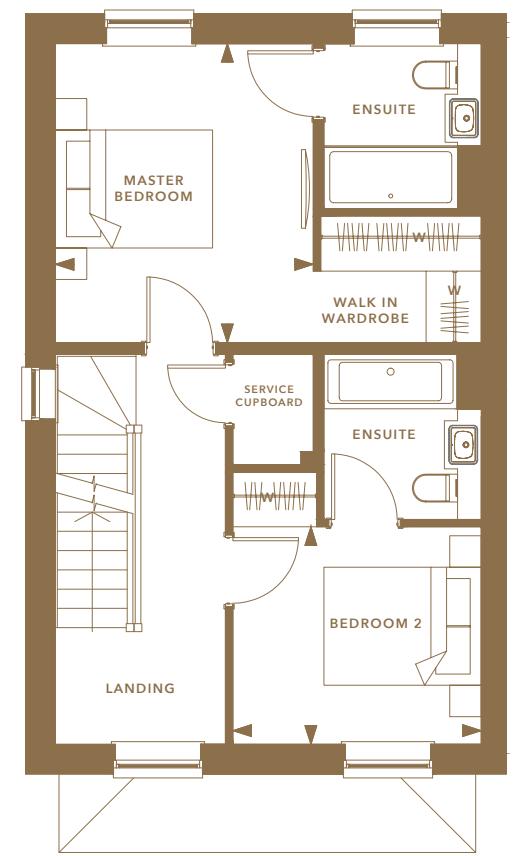
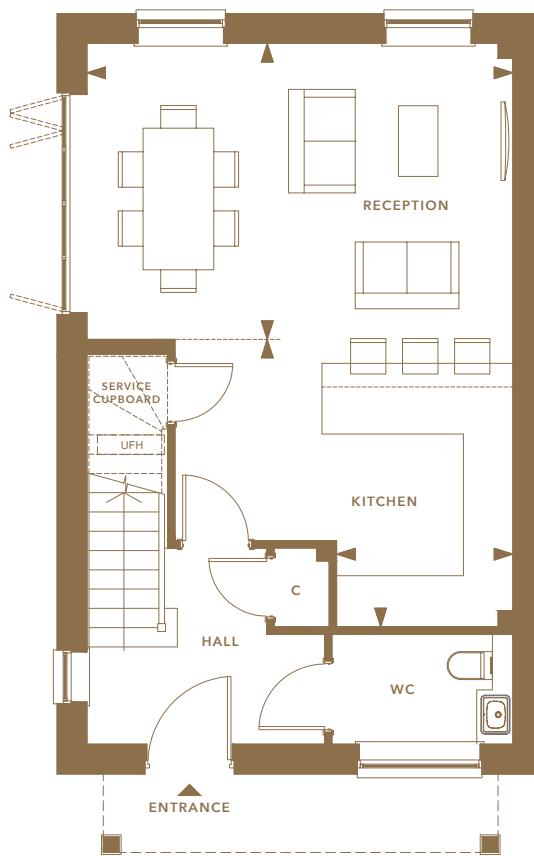
\* Homes are handed

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## 4 BEDROOM HOUSE

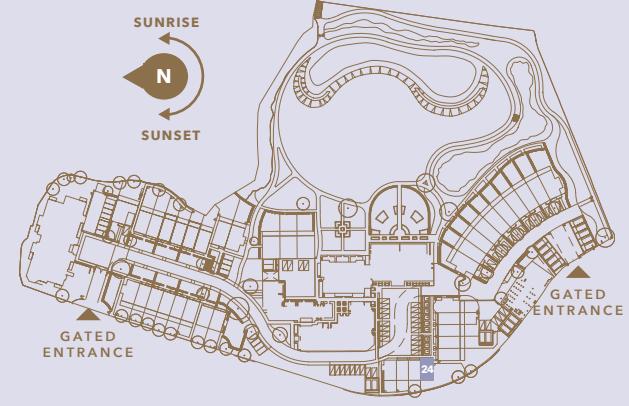
PLOT NO. 24



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**



- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- Ufh UNDERFLOOR HEATING

**TOTAL AREA** 134.7 M<sup>2</sup> 1450 FT<sup>2</sup>

**GROUNDFLOOR**

RECEPTION	5.415m x 3.760m	17'9" x 12'4"
KITCHEN	3.655m x 2.240m	12'0" x 7'4"

**FIRST FLOOR**

MASTER BEDROOM	3.800m x 3.280m	12'6" x 10'9"
BEDROOM 2	3.155m x 2.565m	10'4" x 9'1"

**SECOND FLOOR**

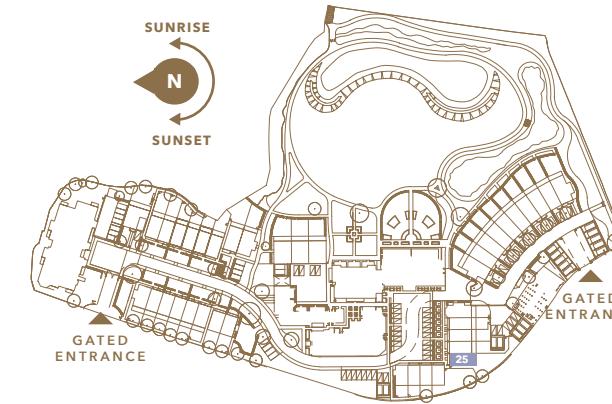
BEDROOM 3	3.615m x 2.760m	11'10" x 8'5"
BEDROOM 4/STUDY	5.415m x 2.580m	17'9" x 8'6"

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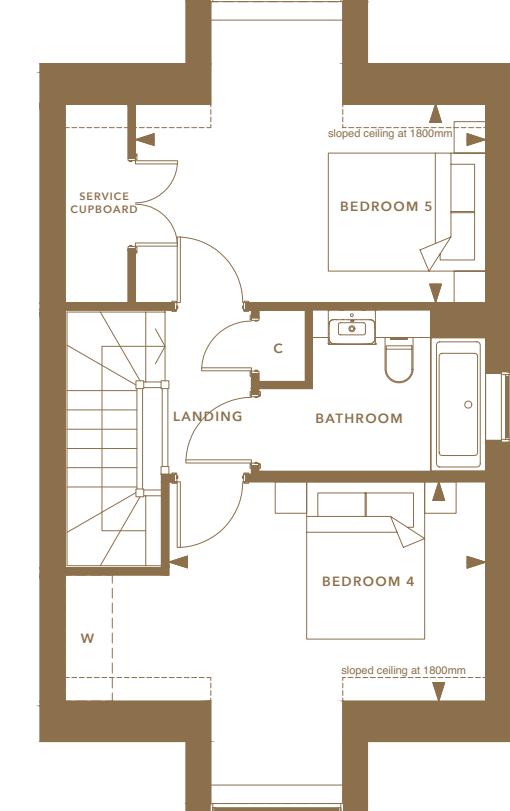
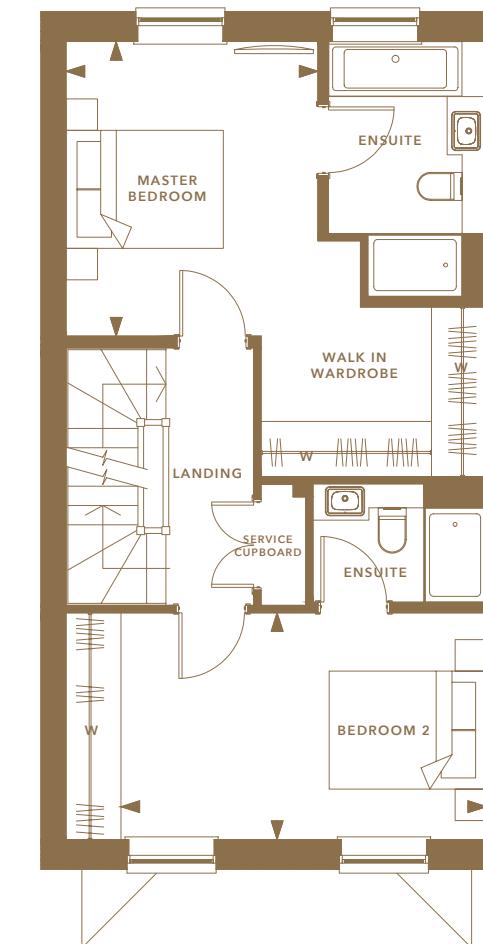
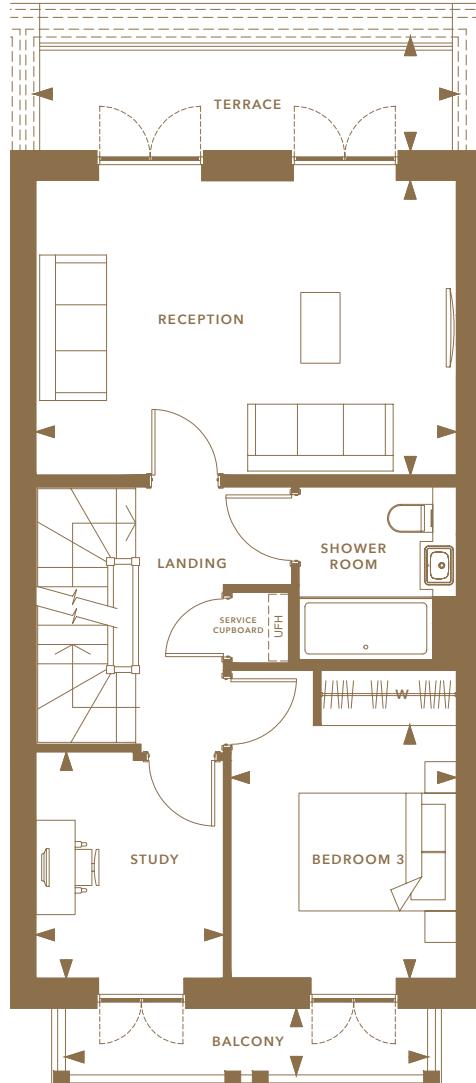
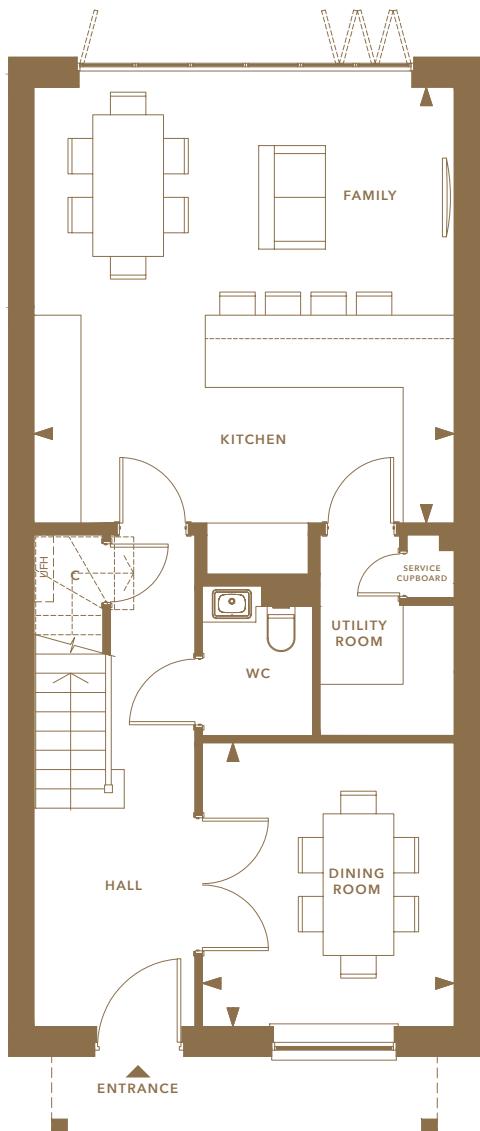


## 5 BEDROOM HOUSE

PLOT NO. 25



- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ↔ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**TOTAL AREA** 216.5M<sup>2</sup> 2330FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY	5.545m x 5.345m	18'2" x 17'7"
DINING ROOM	3.605m x 3.200m	11'10" x 10'6"

### FIRST FLOOR

RECEPTION	5.345m x 3.745m	17'7" x 12'3"
STUDY	2.880m x 2.385m	9'5" x 7'10"
BEDROOM 3	3.215m x 2.865m	10'7" x 9'5"
TERRACE	5.395m x 1.445m	17'8" x 4'9"
BALCONY	4.600m x 0.850m	15'1" x 2'9"

### SECOND FLOOR

MASTER BEDROOM	3.745m x 3.200m	12'3" x 10'6"
BEDROOM 2	4.645m x 2.880m	15'3" x 9'5"

### THIRD FLOOR

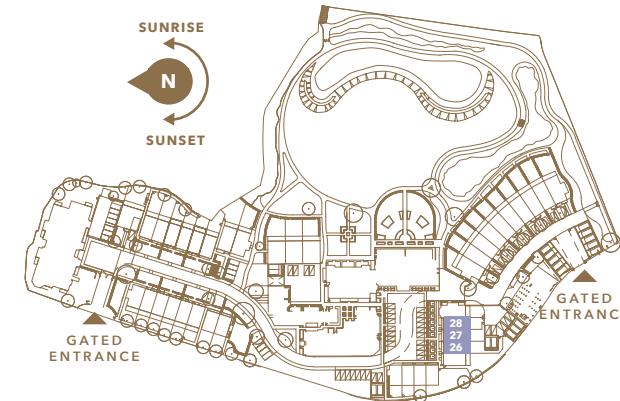
BEDROOM 4	4.025m x 2.785m	13'3" x 9'2"
BEDROOM 5	4.450m x 2.525m	14'7" x 8'3"

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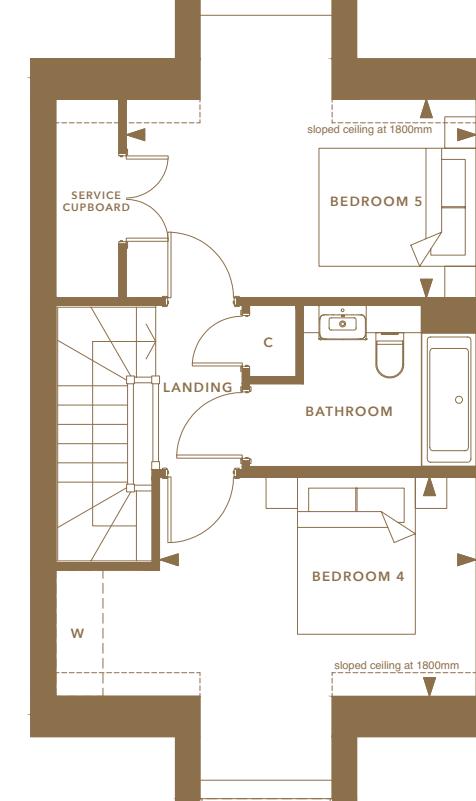
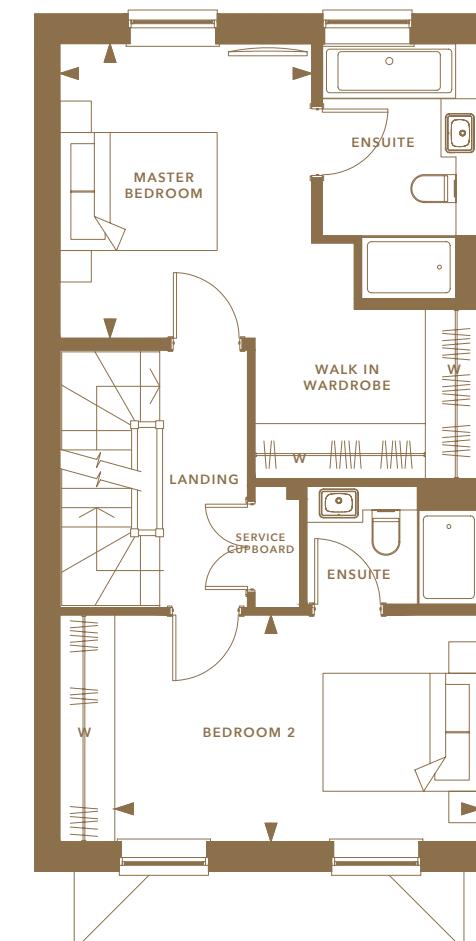
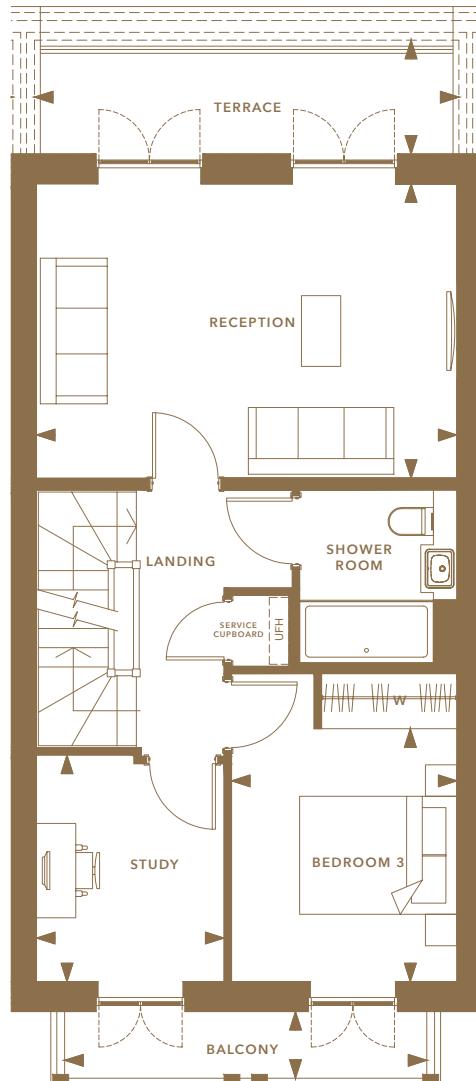
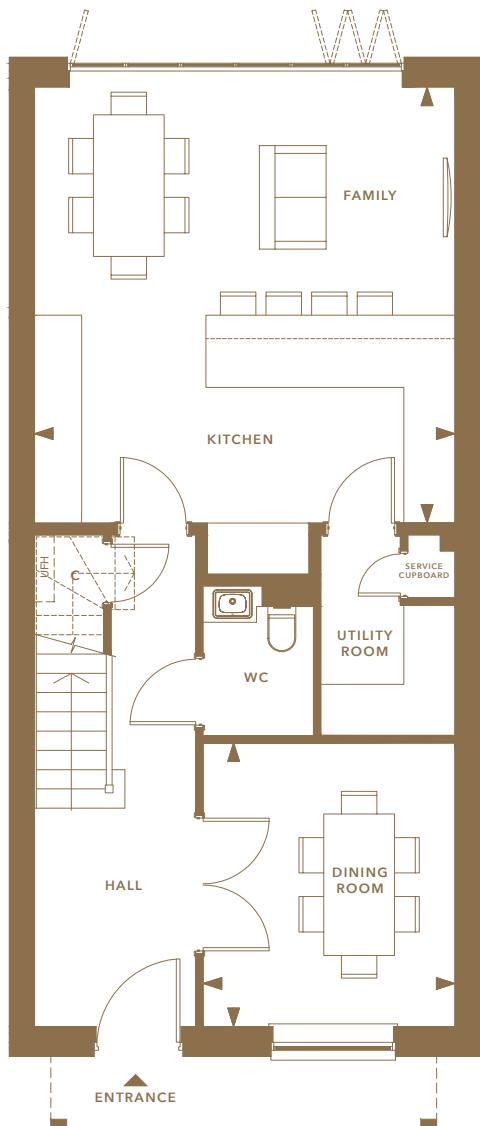


## 5 BEDROOM HOUSES

PLOT NO. 26\*, 27 & 28\*



- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ◀► MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**TOTAL AREA** 216.5M<sup>2</sup> 2330FT<sup>2</sup>

### GROUND FLOOR

FAMILY/KITCHEN	5.545m x 5.345m	18'2" x 17'7"
DINING ROOM	3.605m x 3.200m	11'10" x 10'6"

### FIRST FLOOR

RECEPTION	5.345m x 3.745m	17'7" x 12'3"
STUDY	2.880m x 2.385m	9'5" x 7'10"
BEDROOM 3	3.215m x 2.865m	10'7" x 9'5"
TERRACE	5.395m x 1.445m	17'8" x 4'9"
BALCONY	4.605m x 0.850m	15'1" x 2'9"

### SECOND FLOOR

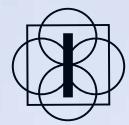
MASTER BEDROOM	3.745m x 3.200m	12'3" x 10'6"
BEDROOM 2	4.645m x 2.880m	15'3" x 9'5"

### THIRD FLOOR

BEDROOM 4	4.025m x 2.785m	13'3" x 9'2"
BEDROOM 5	4.450m x 2.525m	14'7" x 8'3"

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# THE HONYWOOD COLLECTION

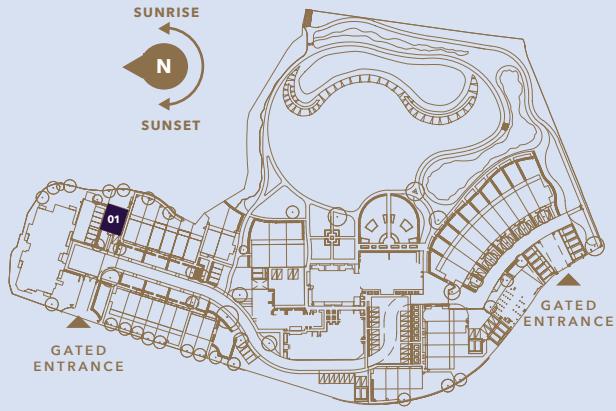
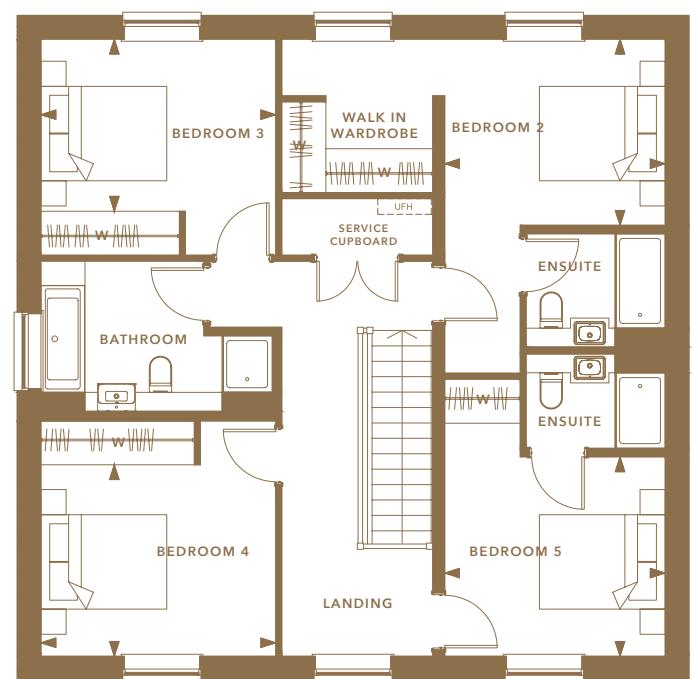
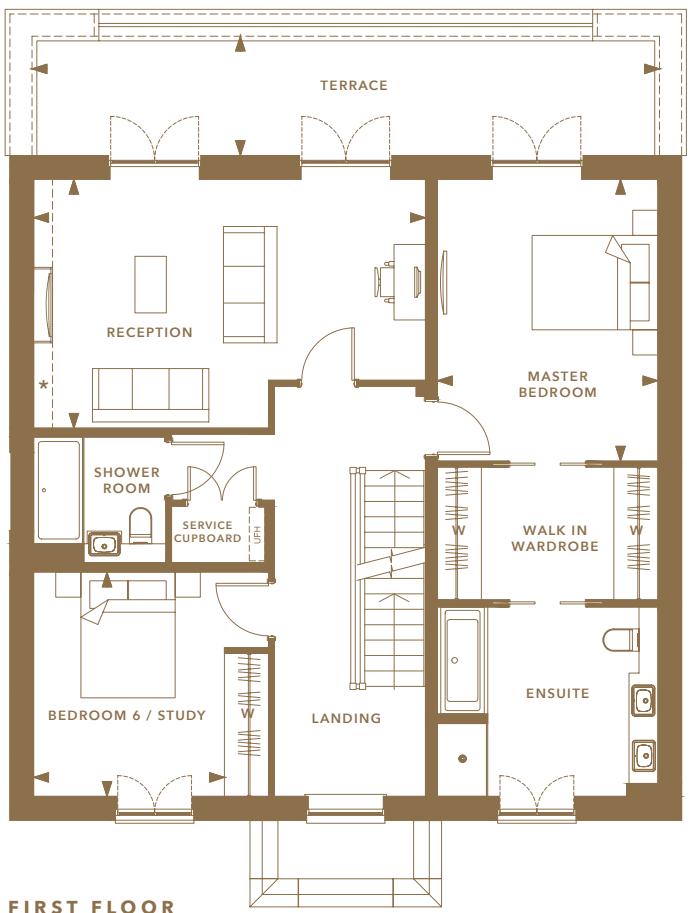
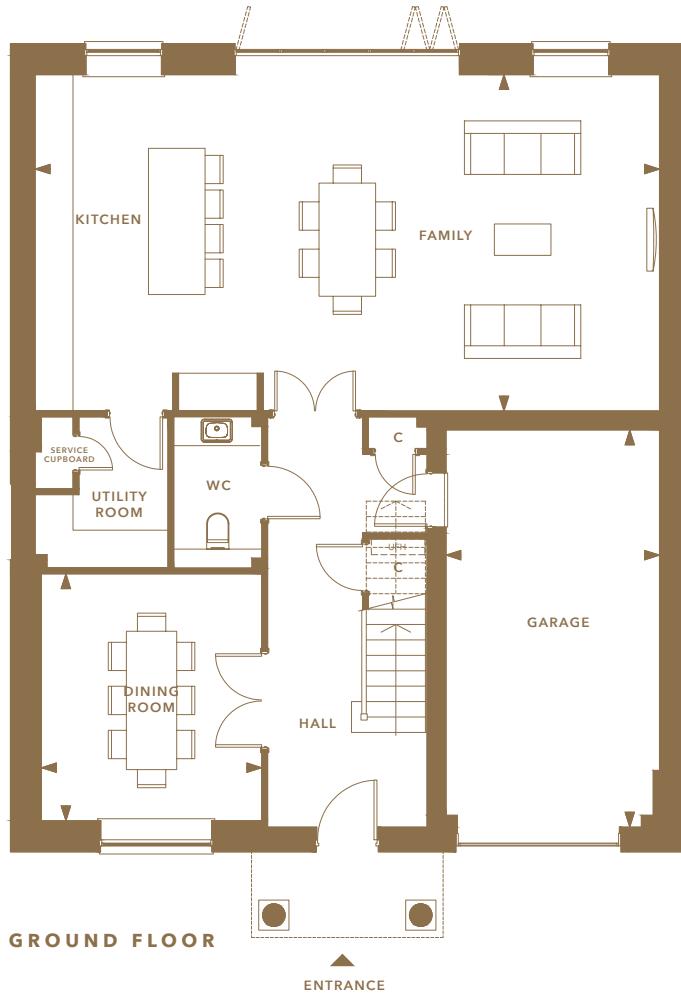
4, 5 AND 6 BEDROOM HOUSES





## 6 BEDROOM HOUSE

PLOT NO. 01



- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀► MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS  
(OPTIONAL EXTRA)

**TOTAL AREA** 288M<sup>2</sup> 3100FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY	9.920m x 5.345m	32'7" x 17'6"
DINING ROOM	3.925m x 3.500m	12'11" x 11'6"
GARAGE	6.310m x 3.390m	20'9" x 11'2"

### FIRST FLOOR

RECEPTION	6.225m x 3.955m	20'5" x 13'0"
MASTER BEDROOM	4.480m x 3.505m	11'6" x 14'8"
BEDROOM 6/STUDY	3.565m x 3.030m	11'8" x 9'11"
TERRACE	9.970m x 1.895m	32'9" x 6'3"

### SECOND FLOOR

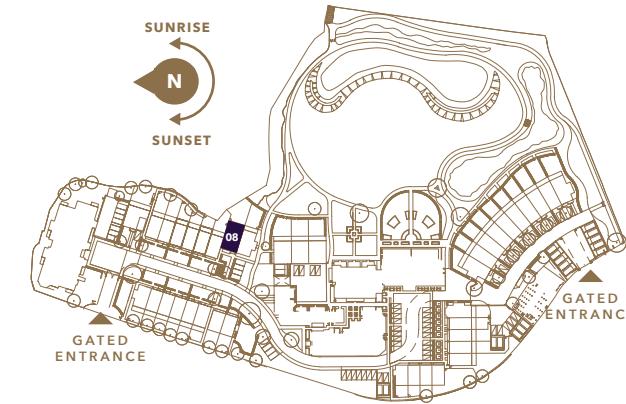
BEDROOM 2	3.505m x 2.955m	11'6" x 9'8"
BEDROOM 3	3.730m x 2.735m	12'3" x 9'0"
BEDROOM 4	3.730m x 3.045m	12'3" x 10'0"
BEDROOM 5	3.505m x 3.170m	11'6" x 10'5"

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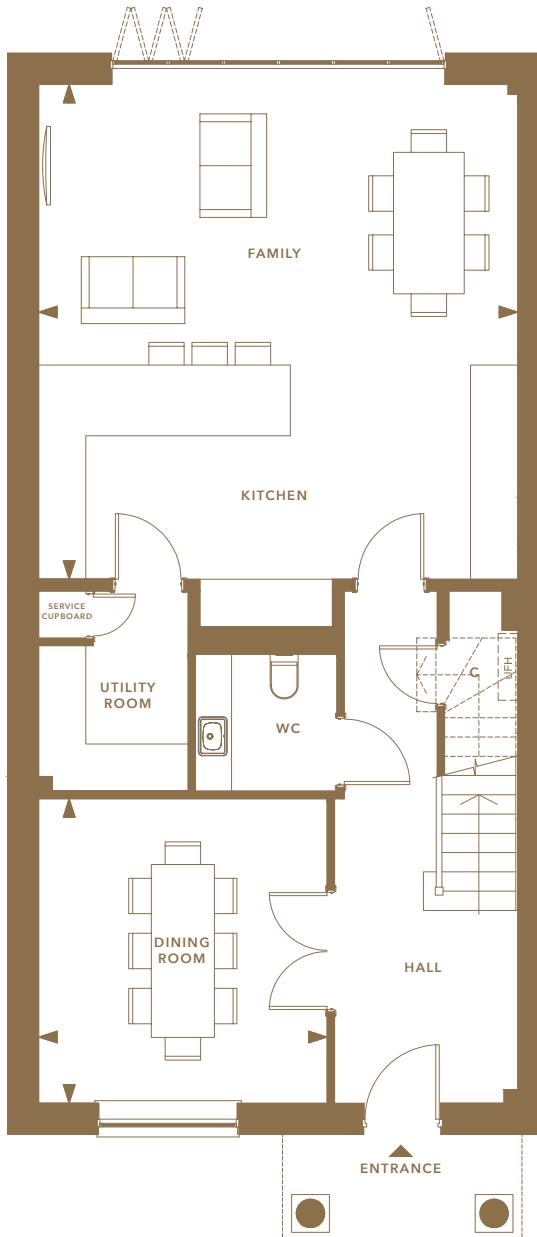


## 5 BEDROOM HOUSE

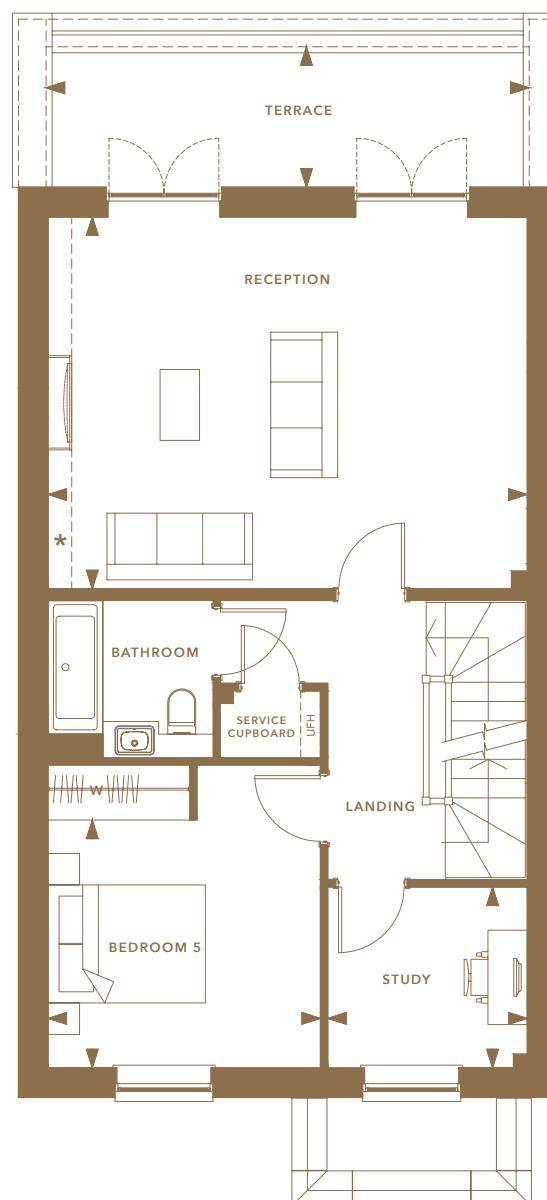
PLOT NO. 08



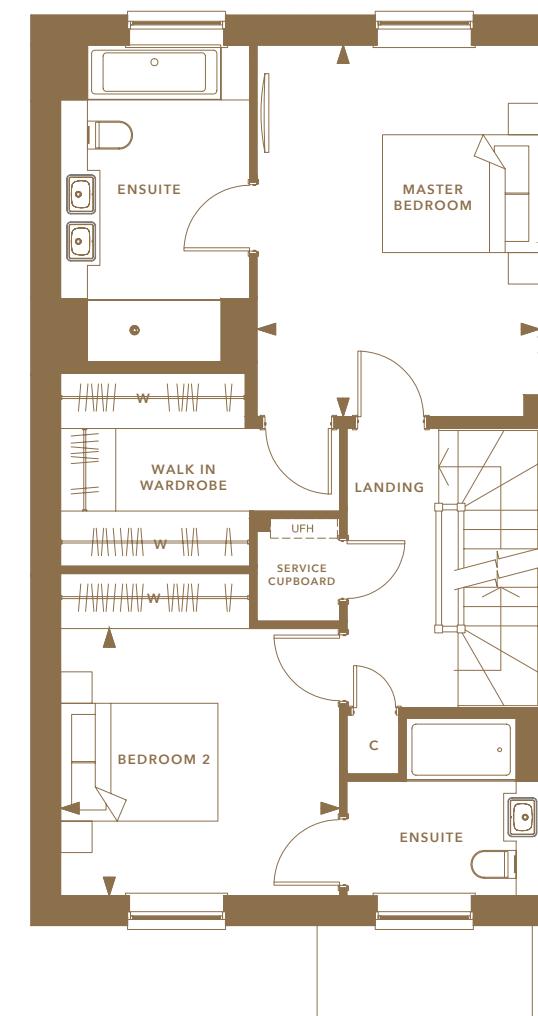
- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS  
(OPTIONAL EXTRA)



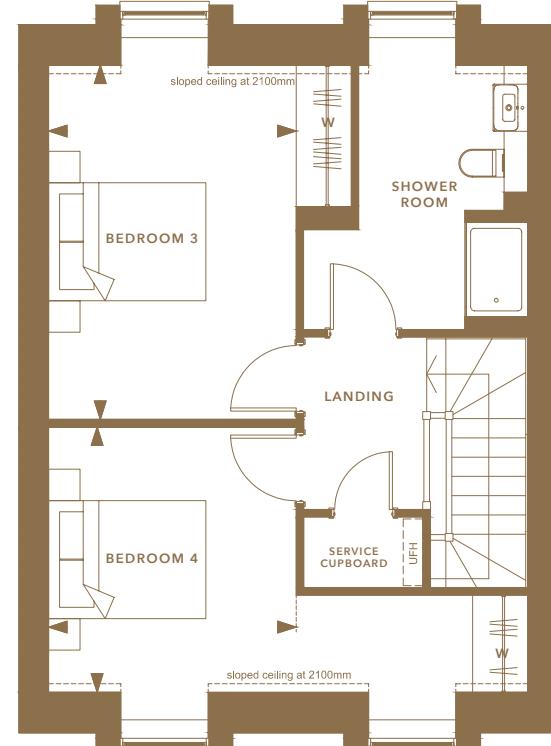
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**TOTAL AREA** 260.8M<sup>2</sup> 2807FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY	6.295m x 6.090m	20'8" x 20'0"
DINING ROOM	3.875m x 3.665m	12'9" x 12'0"

### FIRST FLOOR

RECEPTION	6.090m x 4.725m	20'0" x 15'6"
STUDY	2.535m x 2.295m	8'4" x 7'7"
BEDROOM 5	3.460m x 3.150m	11'4" x 10'4"
TERRACE	6.140m x 1.785m	20'2" x 5'10"

### SECOND FLOOR

MASTER BEDROOM	4.725m x 3.595m	15'6" x 11'10"
BEDROOM 2	3.545m x 3.395m	11'8" x 11'2"

### THIRD FLOOR

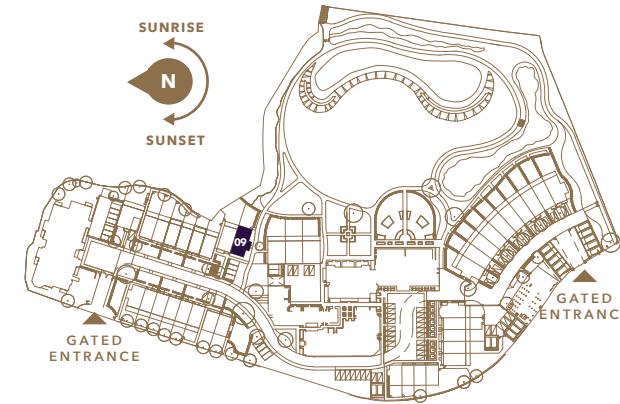
BEDROOM 3	4.505m x 3.150m	14'9" x 10'4"
BEDROOM 4	3.375m x 3.150m	11'1" x 10'4"

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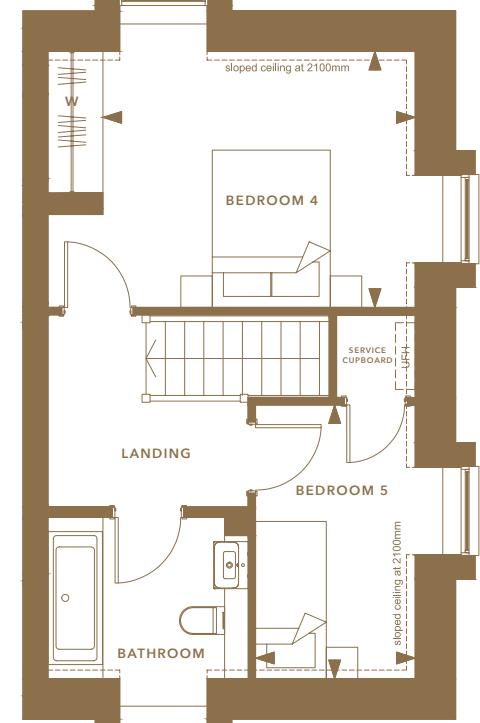
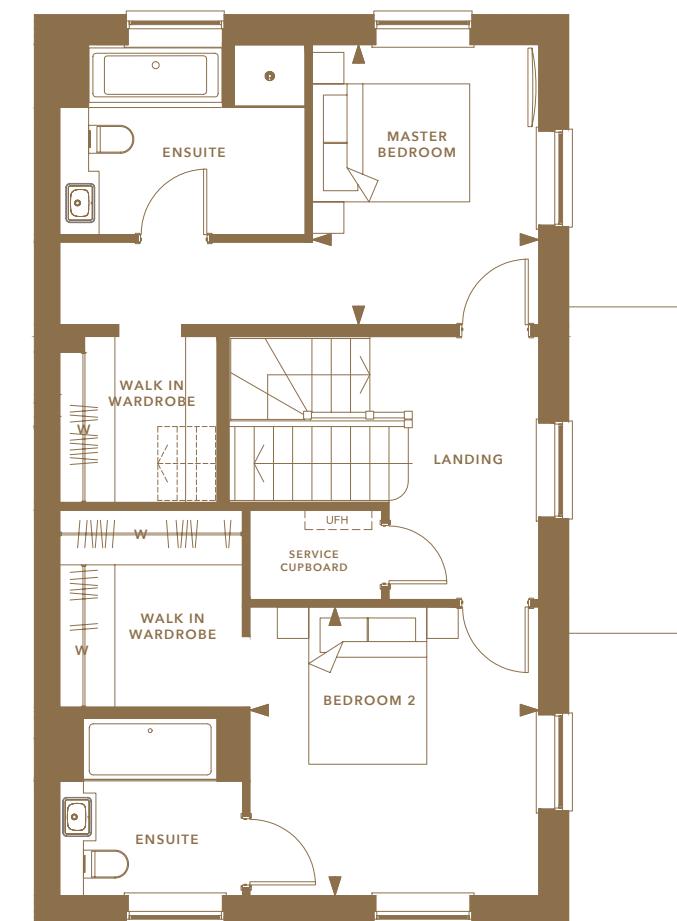
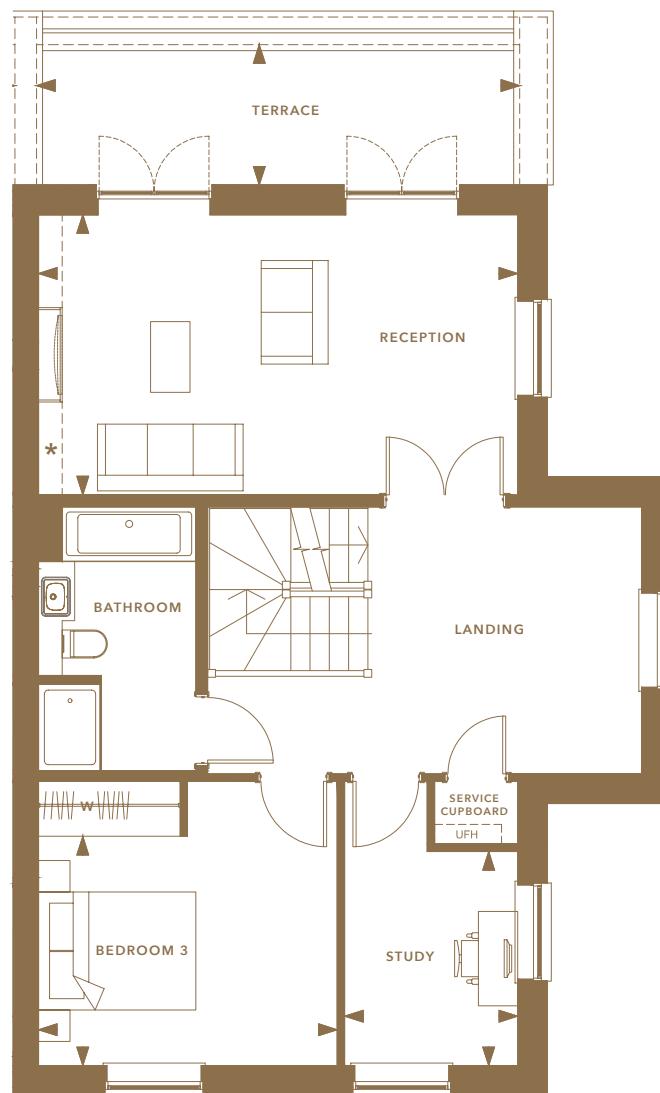
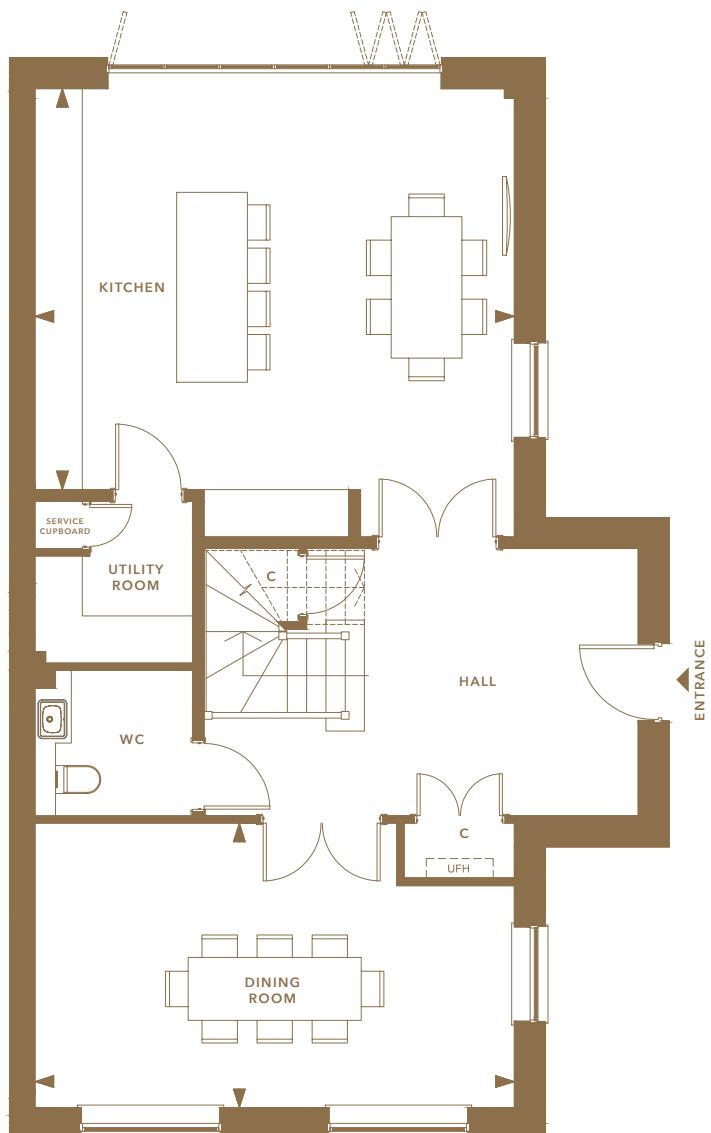


## 5 BEDROOM HOUSE

PLOT NO. 09



- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS  
(OPTIONAL EXTRA)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**TOTAL AREA** 260.3M<sup>2</sup> 2802FT<sup>2</sup>

### GROUND FLOOR

KITCHEN	6.090m x 5.100m	20'0" x 16'9"
DINING ROOM	6.090m x 3.615m	20'0" x 11'10"

### FIRST FLOOR

RECEPTION	6.090m x 3.560m	20'0" x 11'8"
STUDY	2.720m x 2.200m	8'11" x 7'3"
BEDROOM 3	3.795m x 2.915m	12'6" x 9'7"
TERRACE	6.140m x 1.785m	20'2" x 5'10"

### SECOND FLOOR

MASTER BEDROOM	3.560m x 2.875m	11'8" x 9'5"
BEDROOM 2	3.670m x 3.670m	12'1" x 12'0"

### THIRD FLOOR

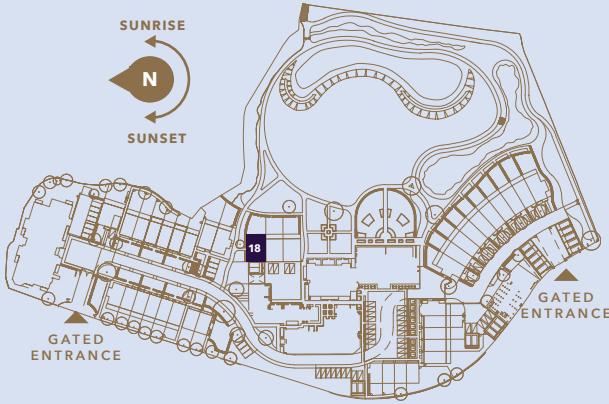
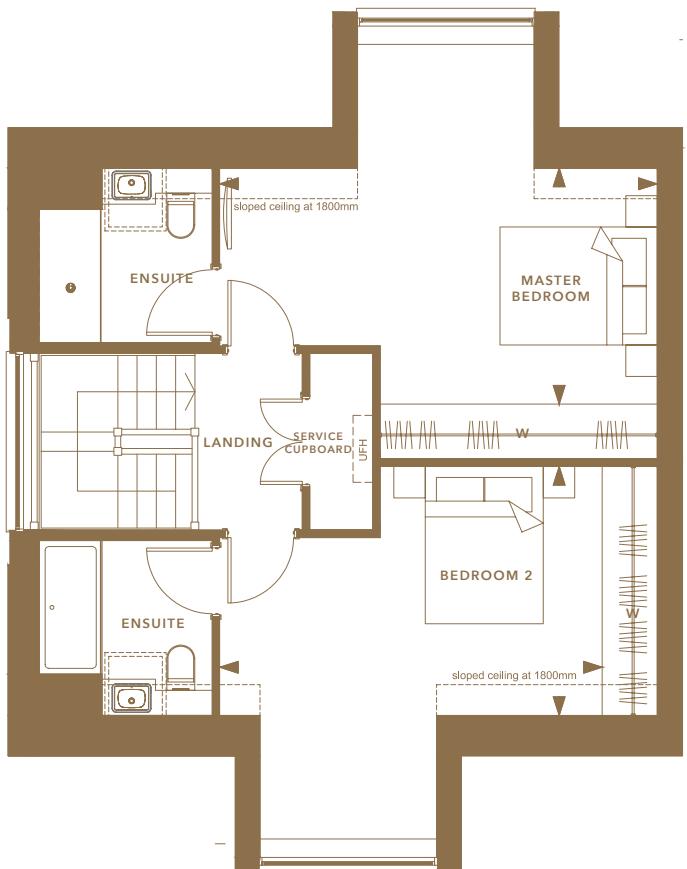
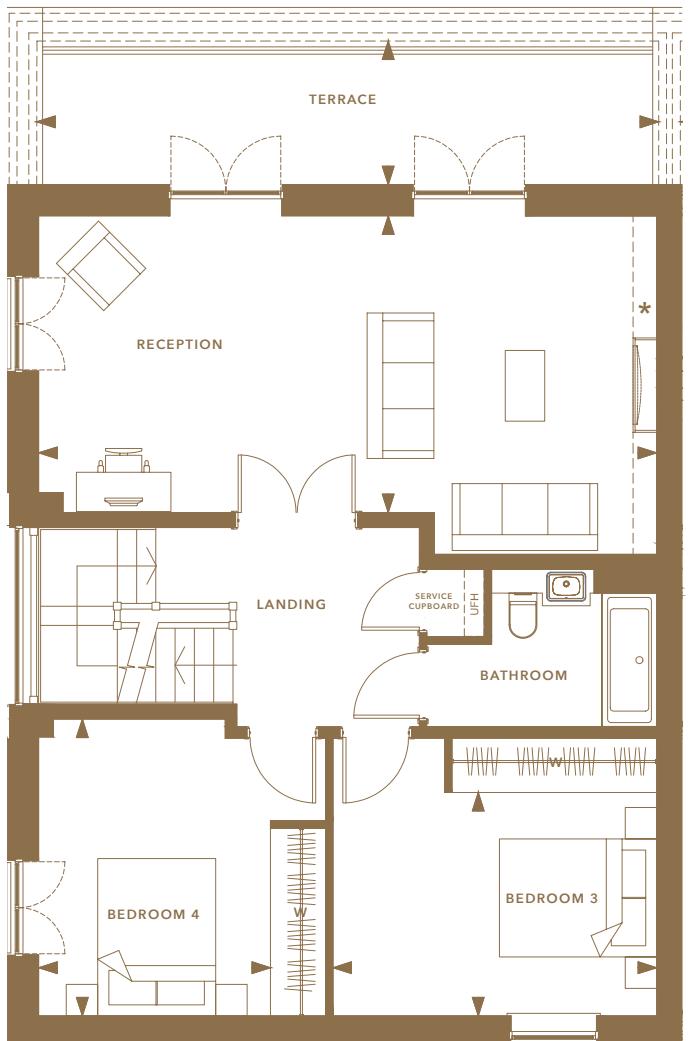
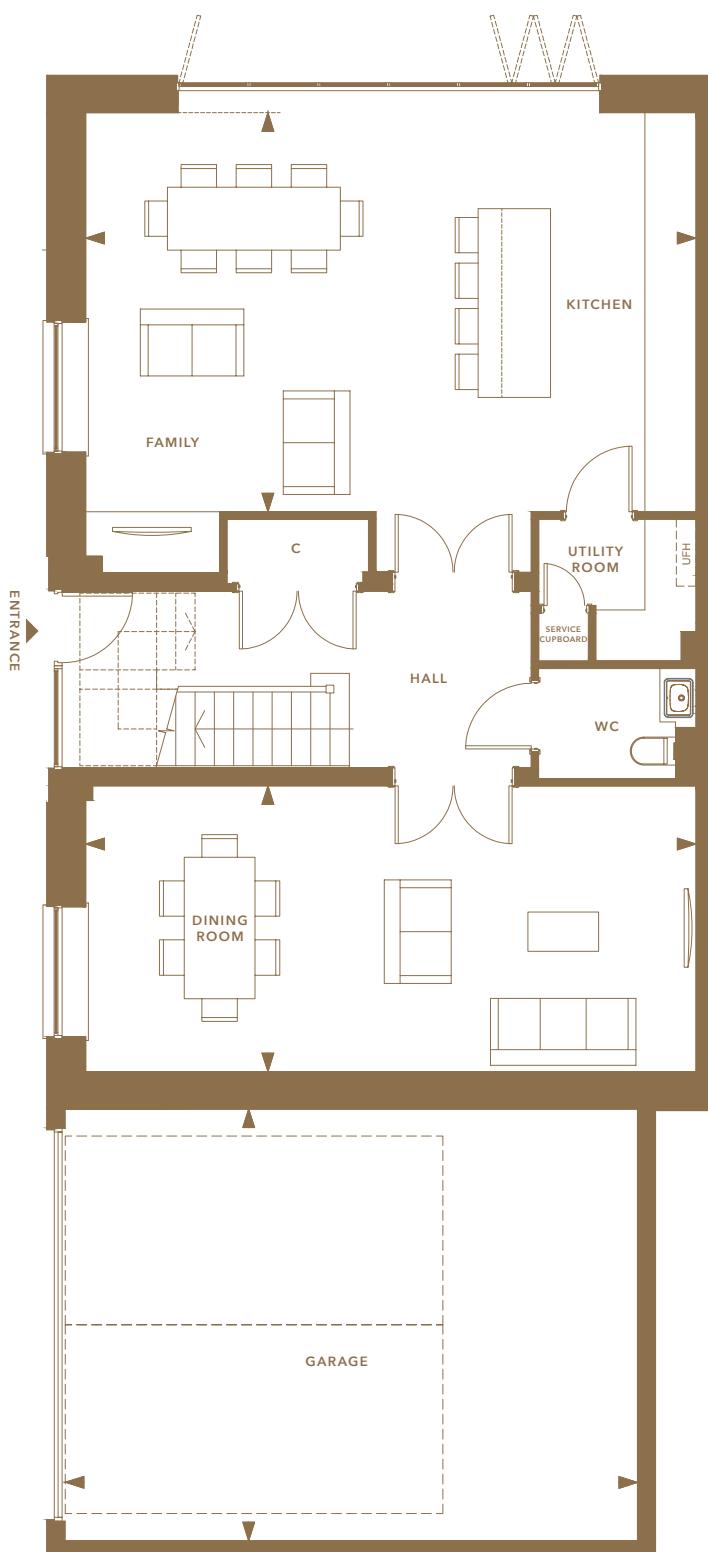
BEDROOM 4	3.970m x 3.255m	13'0" x 10'8"
BEDROOM 5	3.480m x 2.030m	11'5" x 6'8"

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## 4 BEDROOM HOUSE

PLOT NO. 18



- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS

**TOTAL AREA** **236.1 M<sup>2</sup>** **2542 FT<sup>2</sup>**

### GROUND FLOOR

<b>FAMILY/KITCHEN</b>	7.755m x 5.075m	25'5" x 16'8"
<b>DINING ROOM</b>	7.755m x 3.635m	25'5" x 11'11"
<b>GARAGE</b>	7.280m x 5.490m	23'11" x 18'0"

### FIRST FLOOR

<b>RECEPTION</b>	7.855m x 3.775m	25'9" x 12'6"
<b>BEDROOM 3</b>	4.115m x 2.840m	13'6" x 9'3"
<b>BEDROOM 4</b>	3.775m x 2.945m	12'4" x 9'7"
<b>TERRACE</b>	7.905m x 1.825m	25'11" x 6'0"

### SECOND FLOOR

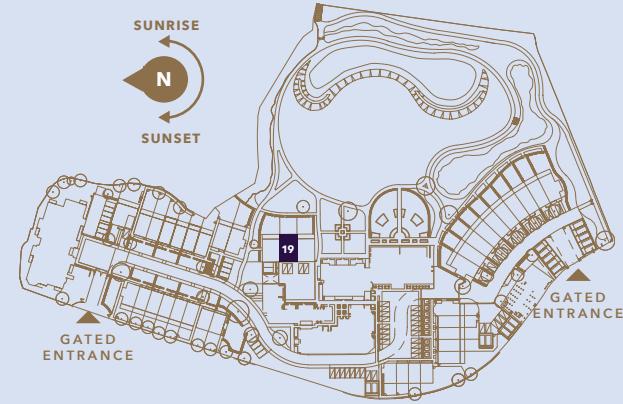
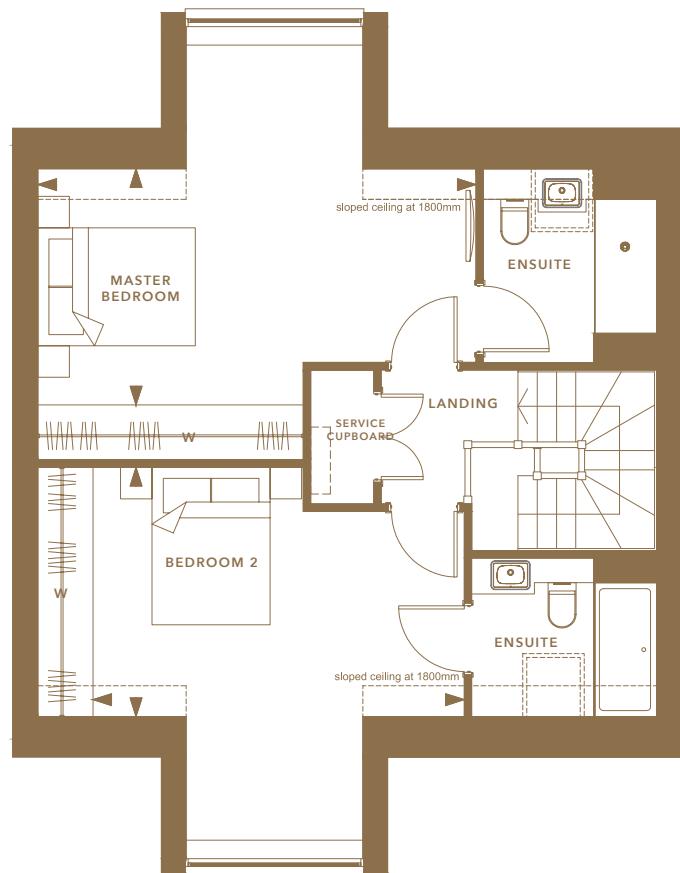
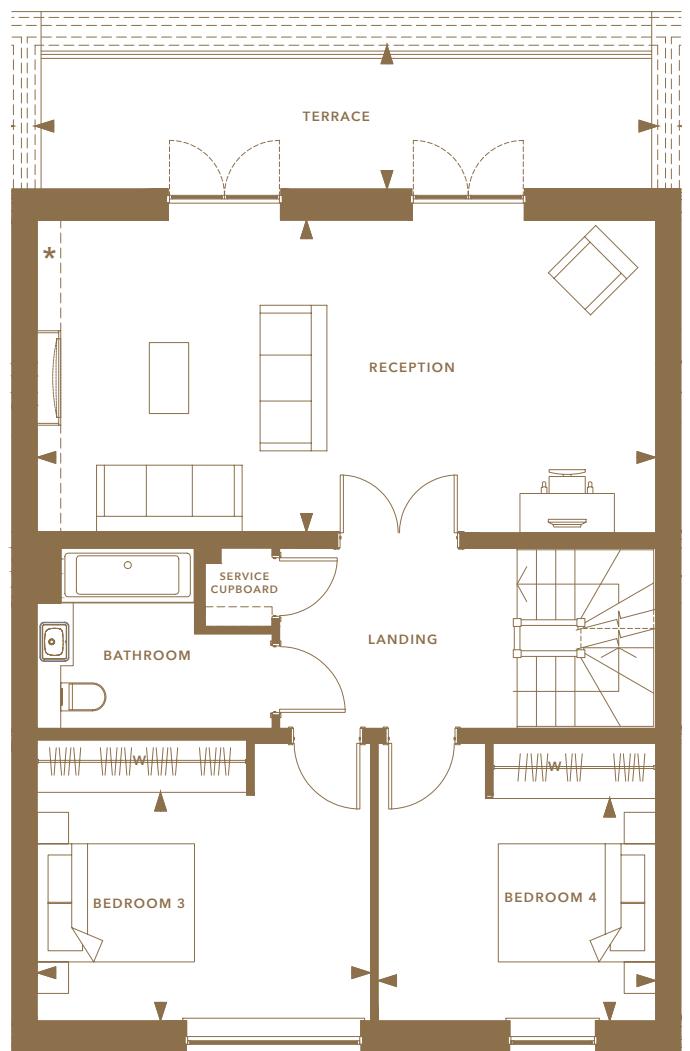
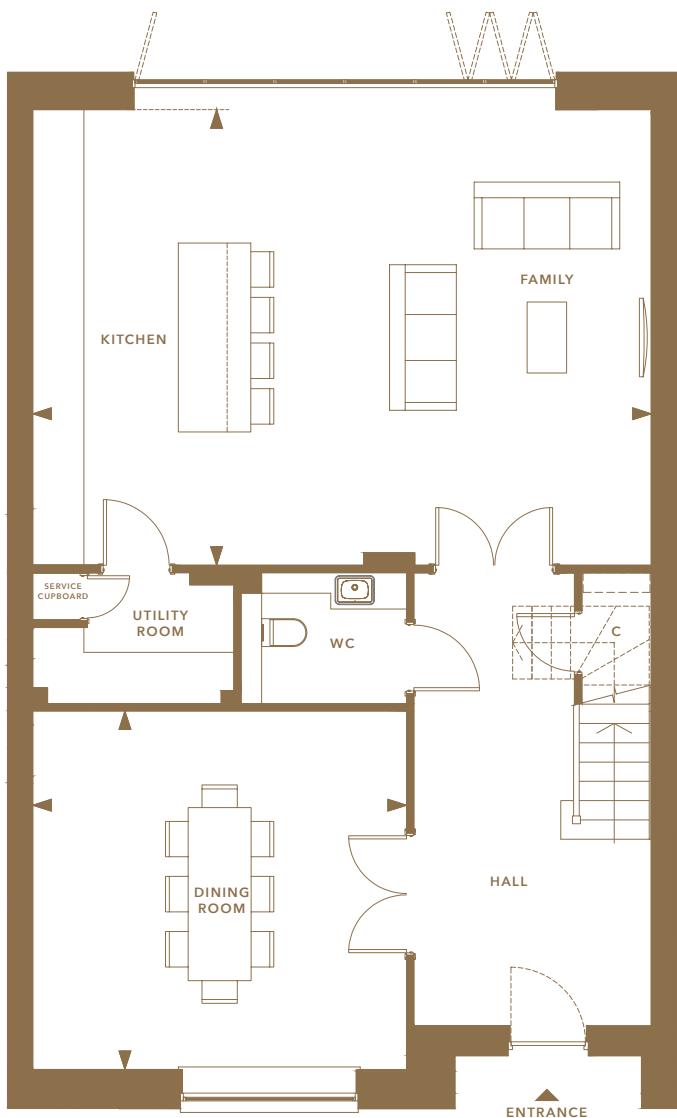
<b>MASTER BEDROOM</b>	5.565m x 3.000m	18'3" x 9'10"
<b>BEDROOM 2</b>	4.865m x 3.165m	16'0" x 10'5"

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony/garden dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.



## 4 BEDROOM HOUSE

PLOT NO. 19



- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS  
(OPTIONAL EXTRA)

**TOTAL AREA** **235.6 M<sup>2</sup>** **2536 FT<sup>2</sup>**

### GROUND FLOOR

<b>FAMILY/KITCHEN</b>	7.855m x 5.785m	25'9" x 19'0"
<b>DINING ROOM</b>	4.745m x 4.555m	15'7" x 14'11"

### FIRST FLOOR

<b>RECEPTION</b>	7.855m x 3.960m	25'9" x 13'0"
<b>BEDROOM 3</b>	4.235m x 2.900m	13'11" x 9'6"
<b>BEDROOM 4</b>	3.525m x 2.825m	11'7" x 9'3"
<b>TERRACE</b>	7.905m x 1.825m	25'11" x 6'0"

### SECOND FLOOR

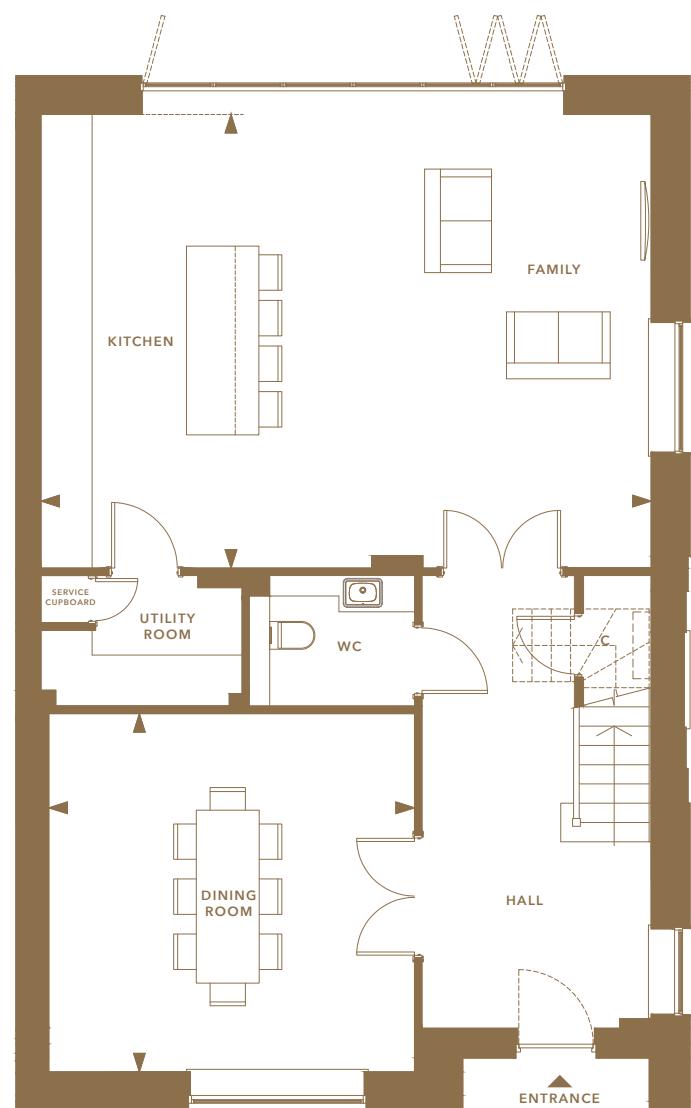
<b>MASTER BEDROOM</b>	5.565m x 3.000m	18'3" x 9'10"
<b>BEDROOM 2</b>	4.715m x 3.165m	15'6" x 10'5"

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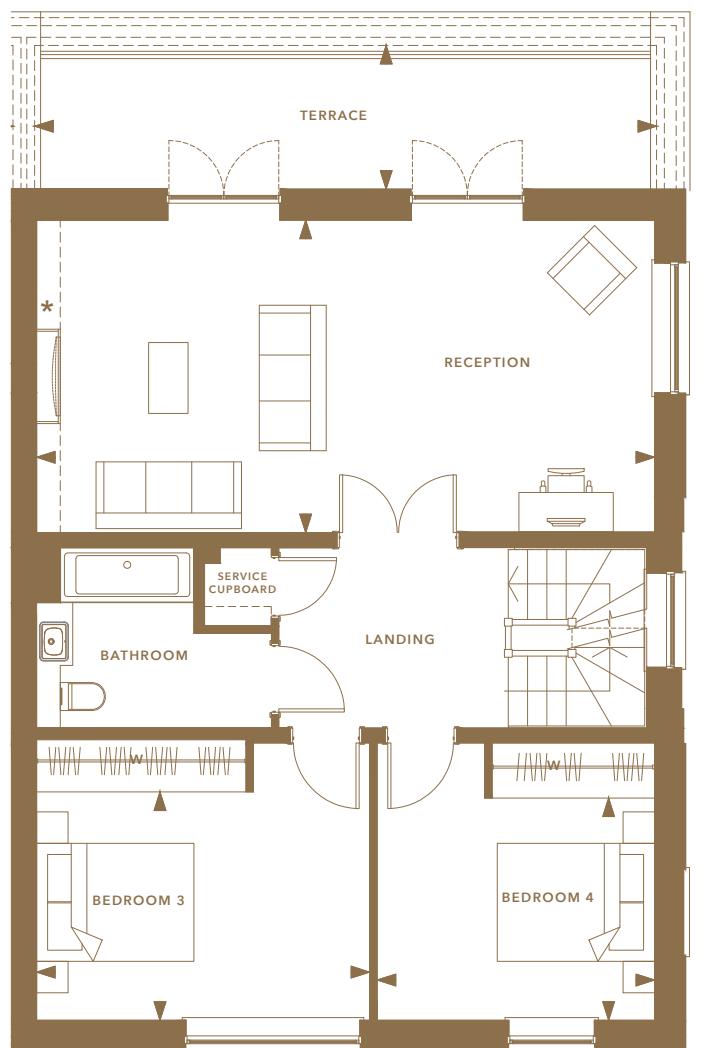


## 4 BEDROOM HOUSE

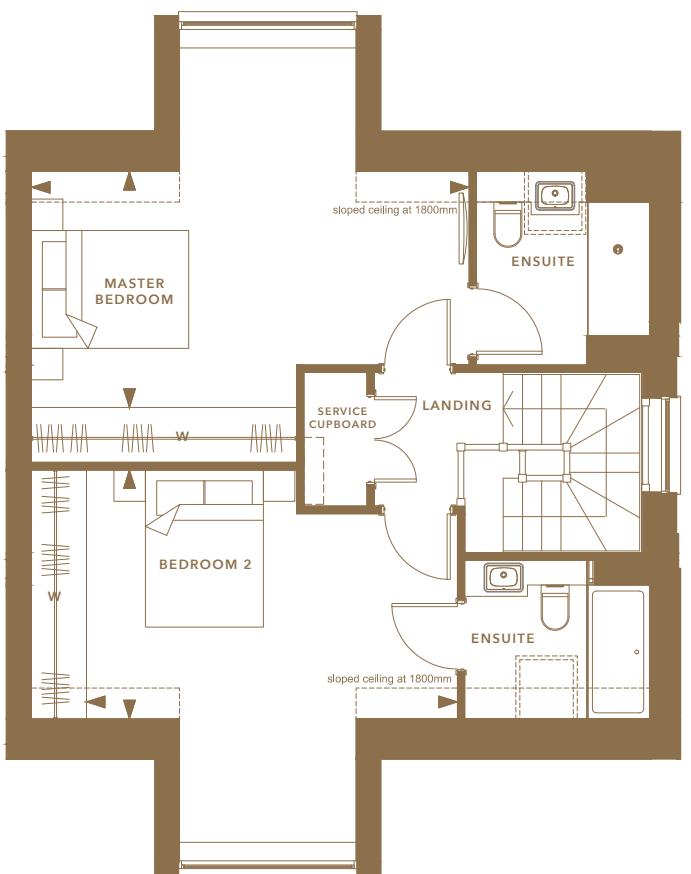
PLOT NO. 20



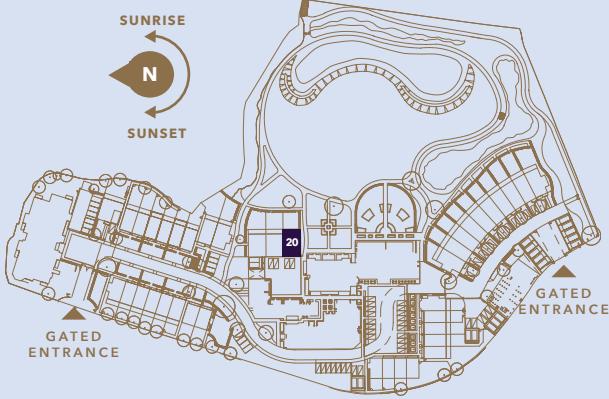
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS  
(OPTIONAL EXTRA)

**TOTAL AREA** 233.3 M<sup>2</sup> 2511 FT<sup>2</sup>

### GROUND FLOOR

FAMILY/KITCHEN	7.755m x 5.765m	25'5" x 18'11"
DINING ROOM	4.645m x 4.555m	15'3" x 14'11"

### FIRST FLOOR

RECEPTION	7.855m x 3.970m	25'9" x 13'0"
BEDROOM 3	4.235m x 2.900m	13'11" x 9'6"
BEDROOM 4	3.525m x 2.825m	11'7" x 9'3"
TERRACE	7.905m x 1.825m	25'11" x 6'0"

### SECOND FLOOR

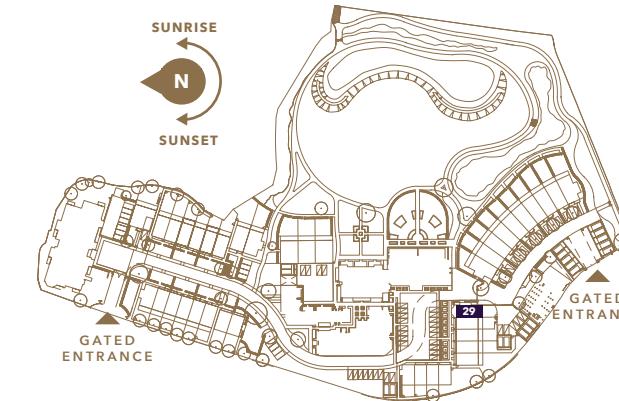
MASTER BEDROOM	5.565m x 3.000m	18'3" x 9'10"
BEDROOM 2	4.715m x 3.165m	15'6" x 10'5"

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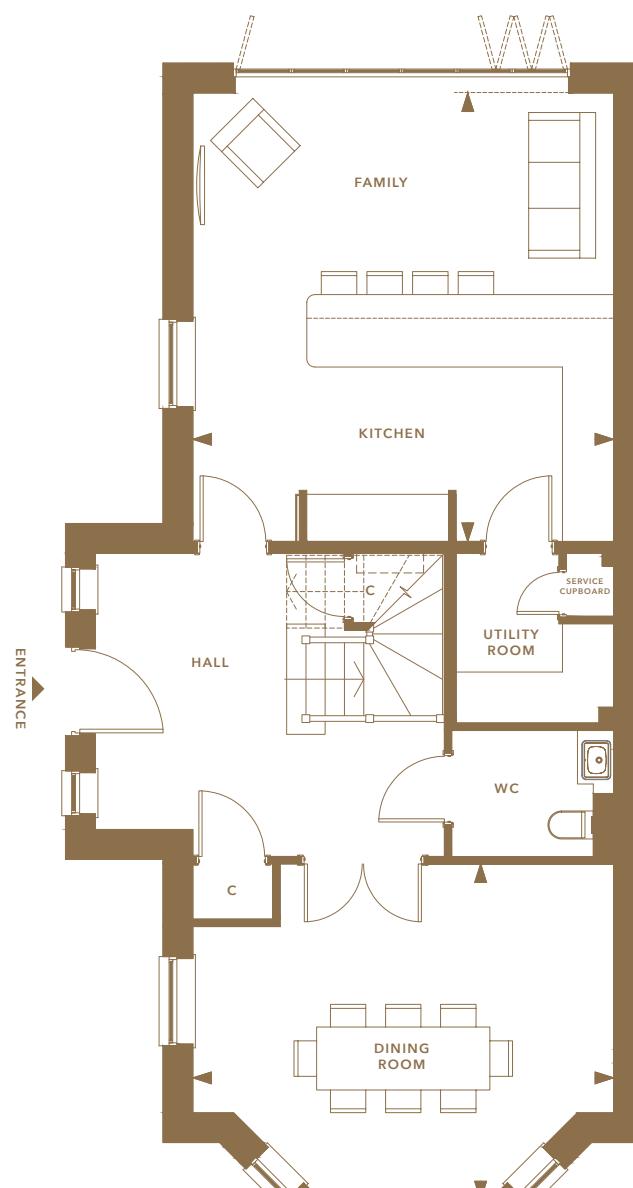


## 5 BEDROOM HOUSE

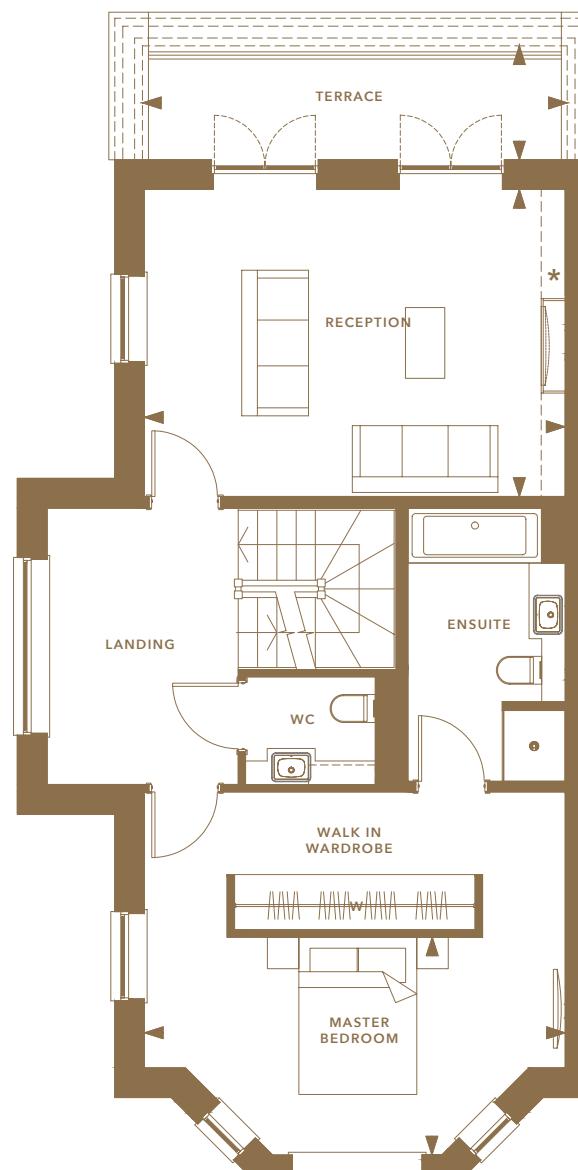
PLOT NO. 29



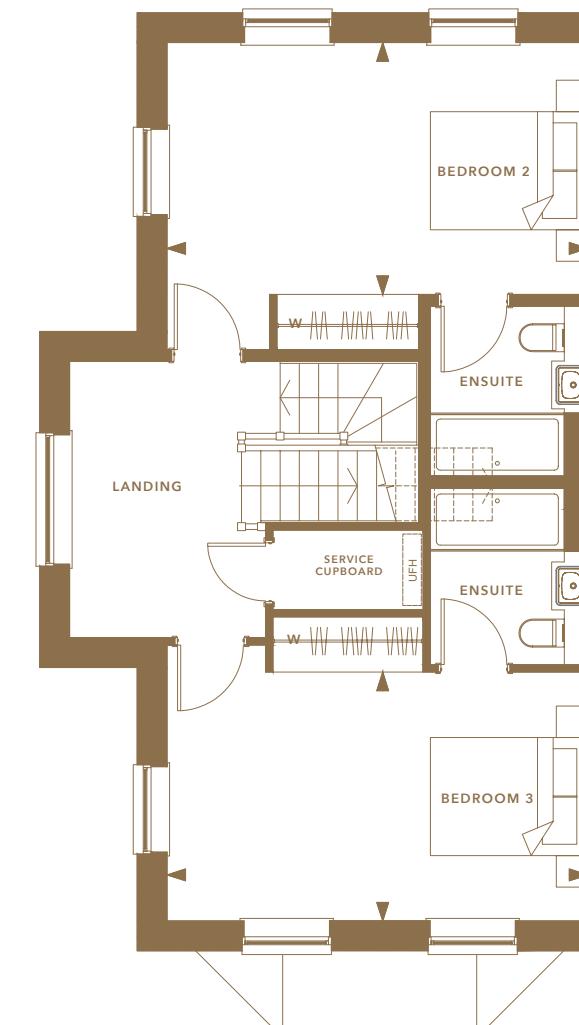
- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ◀ ▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS  
(OPTIONAL EXTRA)



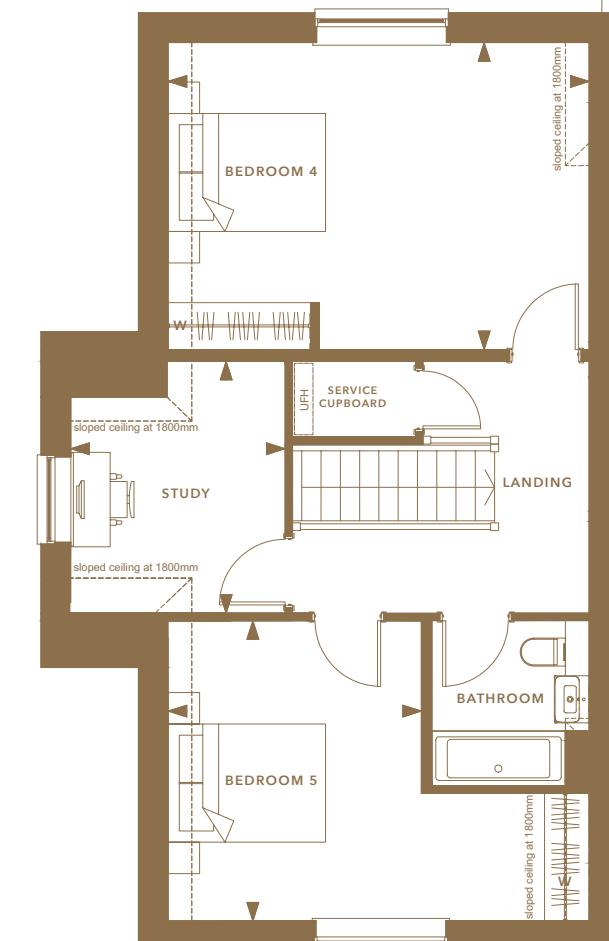
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**TOTAL AREA** 271.4M<sup>2</sup> 2921FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY	5.700m x 5.345m	18'8" x 17'7"
DINING ROOM	5.345m x 4.265m	17'7" x 14'0"

### FIRST FLOOR

RECEPTION	5.345m x 3.900m	17'7" x 12'10"
STUDY	3.200m x 2.720m	10'6" x 8'11"
MASTER BEDROOM	5.345m x 2.765m	17'7" x 9'1"
TERRACE	5.395m x 1.445m	17'8" x 4'9"

### SECOND FLOOR

BEDROOM 2	5.345m x 3.200m	17'7" x 10'6"
BEDROOM 3	5.345m x 3.160m	17'7" x 10'4"

### THIRD FLOOR

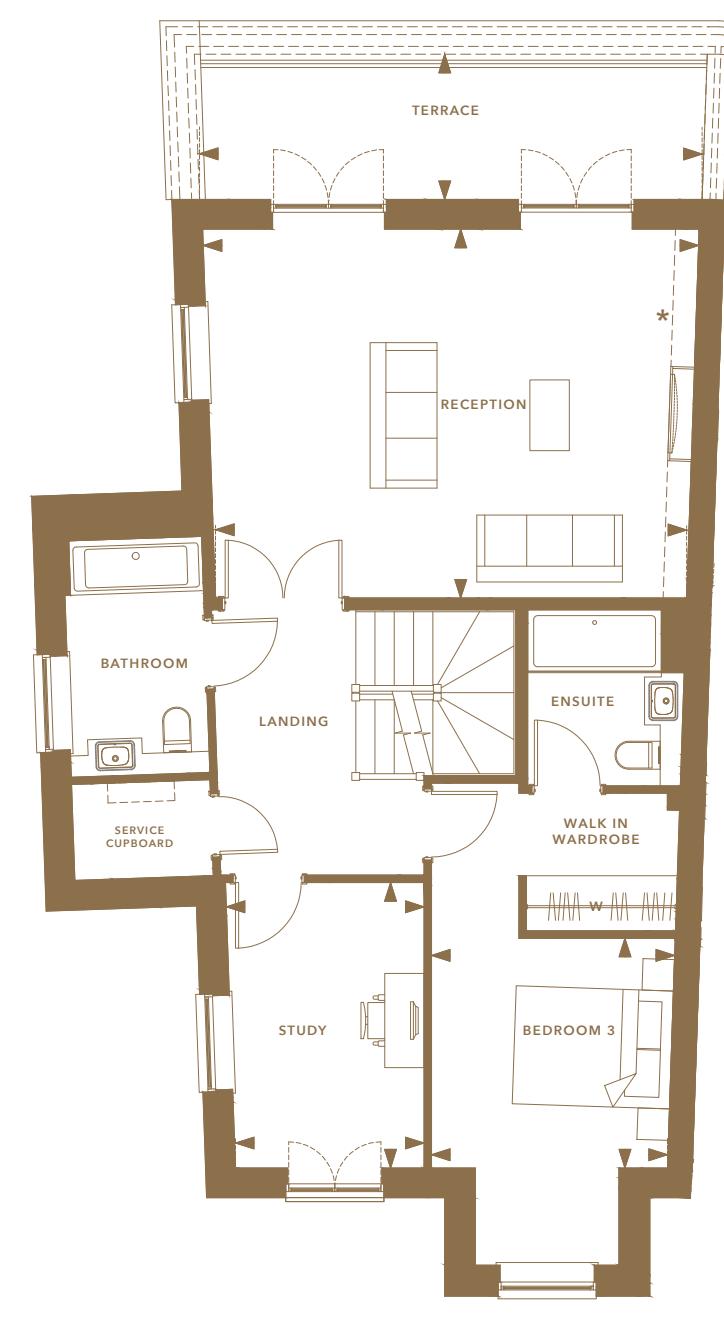
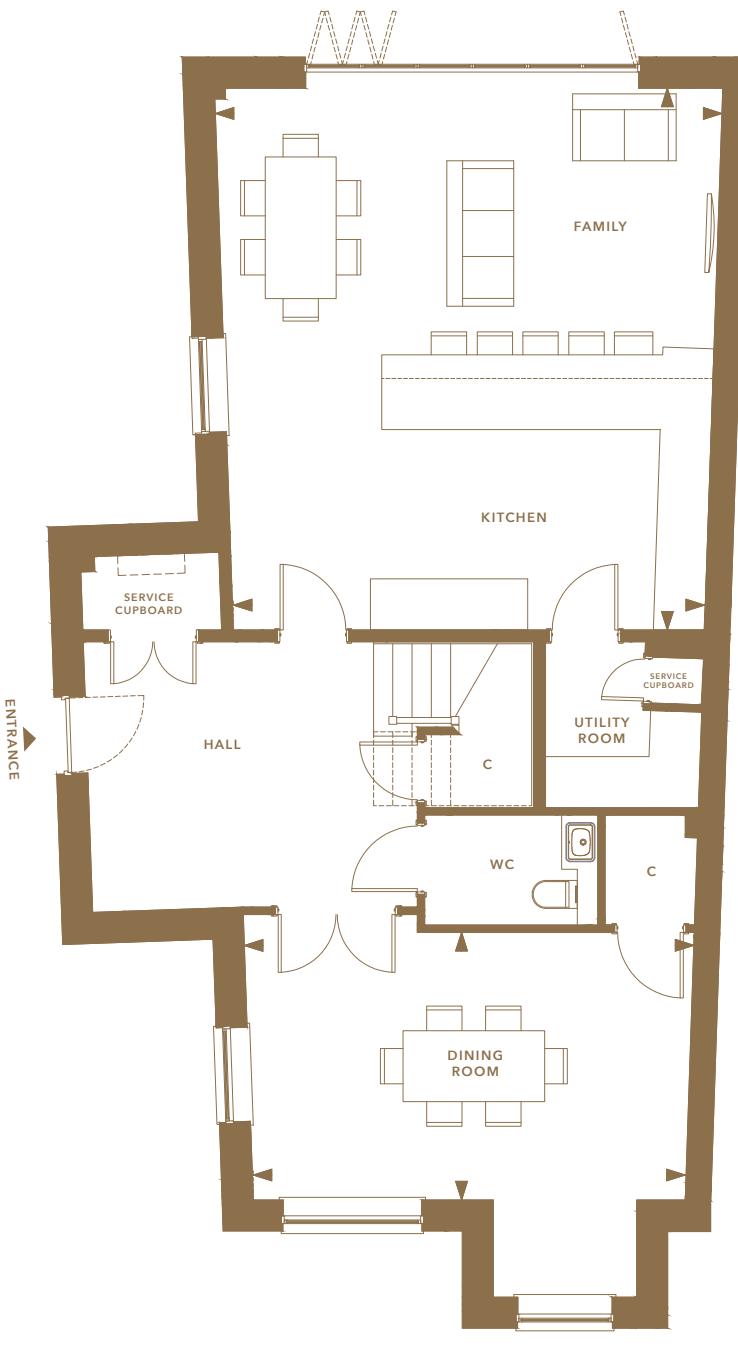
BEDROOM 4	5.345m x 3.900m	17'7" x 12'10"
BEDROOM 5	3.815m x 3.215m	12'6" x 10'7"

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## 5 BEDROOM HOUSE

PLOT NO. 30



**TOTAL AREA** 296.7M<sup>2</sup> 3194FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY	5.990 - 6.460m x 6.890m 19'8" - 21'2" x 22'7"
DINING ROOM	5.490 - 5.735m x 3.400m 18'0" - 18'10" x 11'2"

### FIRST FLOOR

RECEPTION	5.990 - 6.310m x 4.690m 19'8" - 20'9" x 15'5"
STUDY	2.395 - 2.525m x 3.625m 7'10" - 8'3" x 11'11"
BEDROOM 3	3.000 - 3.095m x 2.920m 9'10" - 10'2" x 9'7"
TERRACE	6.390m x 1.845m 21'0" x 6'1"

### SECOND FLOOR

MASTER BEDROOM	3.540 - 3.700m x 4.690m 11'7" - 12'2" x 15'5"
BEDROOM 2	3.000 - 3.095m x 2.960m 9'10" - 10'2" x 9'9"
BEDROOM 4	2.395 - 2.525m x 3.625m 7'10" - 8'3" x 11'11"

### THIRD FLOOR

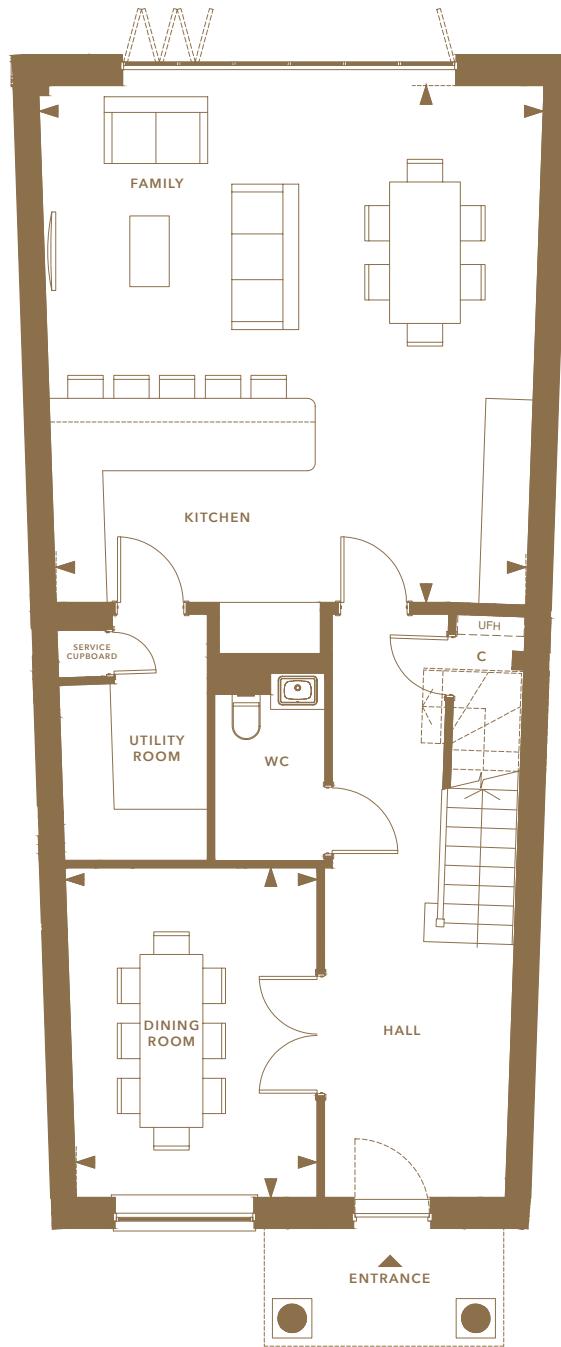
ENT. ROOM	4.790 - 4.990m x 2.860m 15'9" - 16'4" x 9'5"
BEDROOM 5	3.700m x 2.400m 12'2" x 7'11"
TERRACE	4.035m x 1.605m 13'3" x 5'3"

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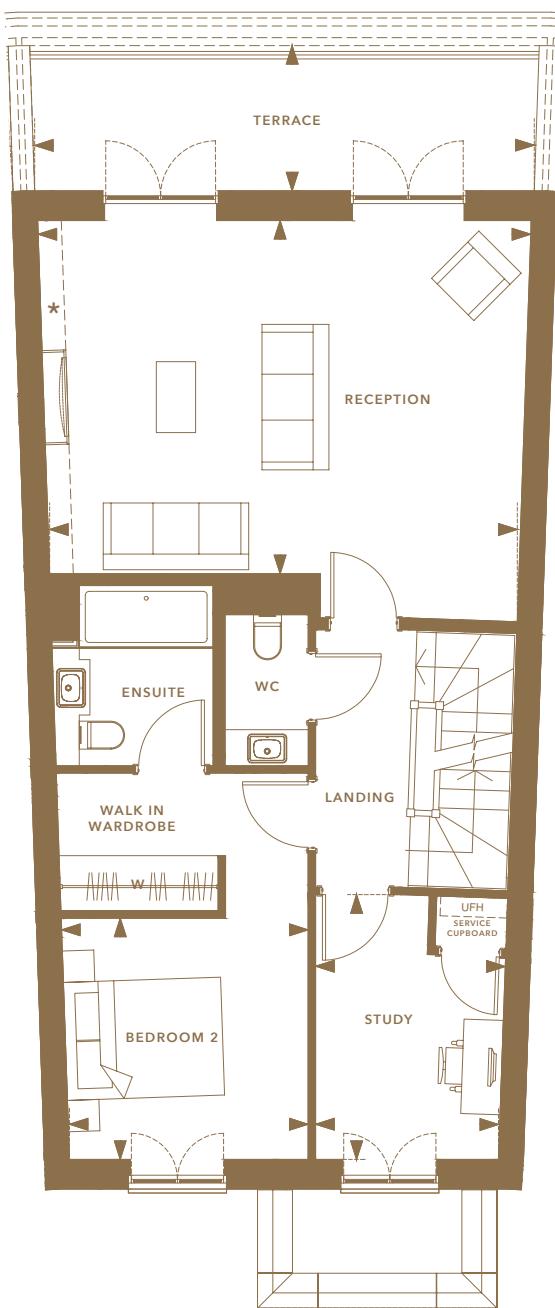


## 5 BEDROOM HOUSES

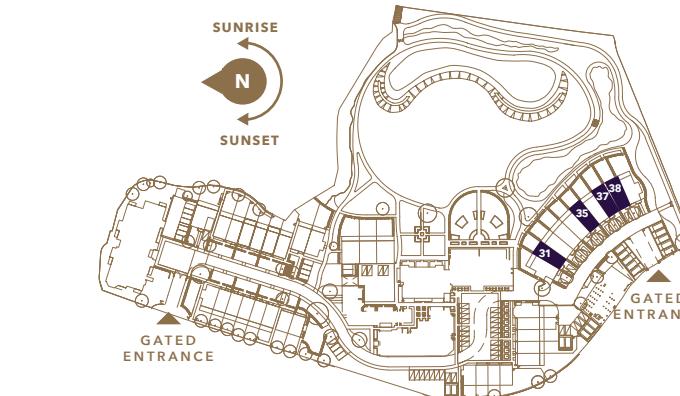
PLOT NO. 31, 32\*, 34\*, 35, 37, 38\*



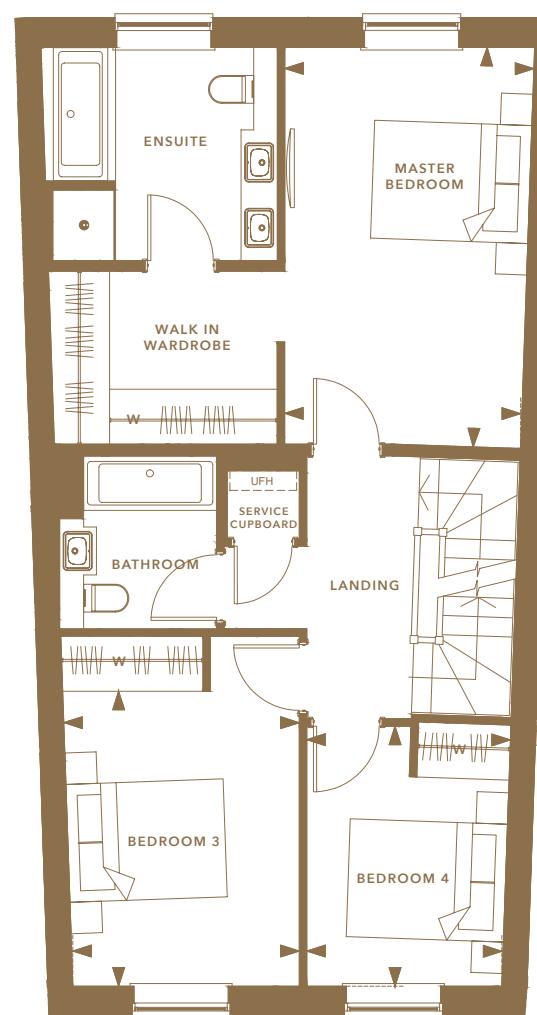
GROUND FLOOR



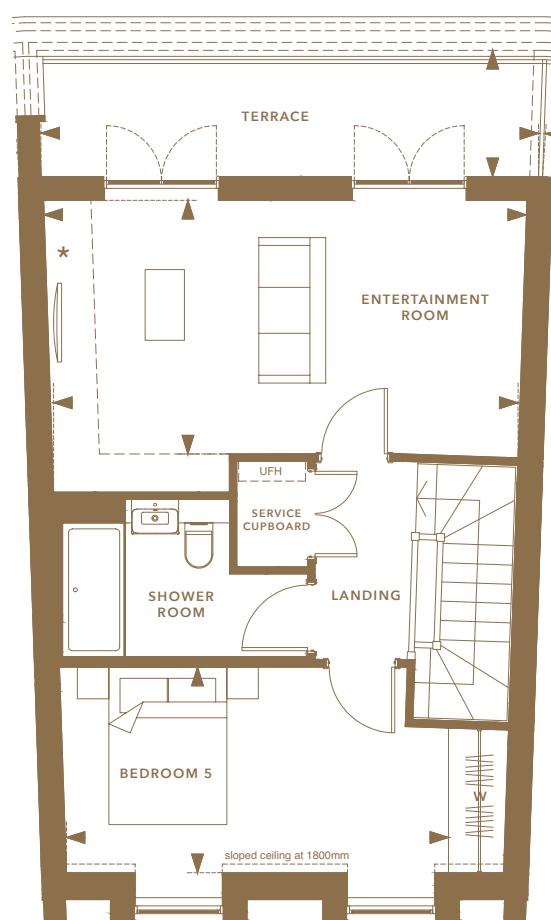
FIRST FLOOR



- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- ◀ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS  
(OPTIONAL EXTRA)



SECOND FLOOR



THIRD FLOOR

**TOTAL AREA** 274.6 M<sup>2</sup> 2956 FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY	5.970 - 6.420m x 6.570m	19'7" - 21'1" x 21'7"
DINING ROOM	3.060 - 3.200m x 4.190m	10'1" - 10'6" x 13'9"

### FIRST FLOOR

RECEPTION	5.945 - 6.275m x 4.490m	19'6" - 20'7" x 14'9"
STUDY	2.325 - 2.425m x 3.365m	7'8" - 8'0" x 11'1"
BEDROOM 2	3.035 - 3.135m x 3.065m	10'0" - 10'4" x 10'1"
TERRACE	6.350m x 1.845m	20'10" x 6'1"

### SECOND FLOOR

MASTER BEDROOM	3.000 - 3.175m x 5.105m	9'10" - 10'5" x 16'9"
BEDROOM 3	2.880 - 3.005m x 3.750m	9'5" - 9'10" x 12'4"
BEDROOM 4	2.480 - 2.595m x 3.305m	8'2" - 8'6" x 10'10"

### THIRD FLOOR

ENT. ROOM	5.905 - 6.145m x 3.220m	19'5" - 20'2" x 10'7"
BEDROOM 5	4.860m x 2.610m	15'11" x 8'7"
TERRACE	6.330m x 1.605m	20.9" x 5'3"

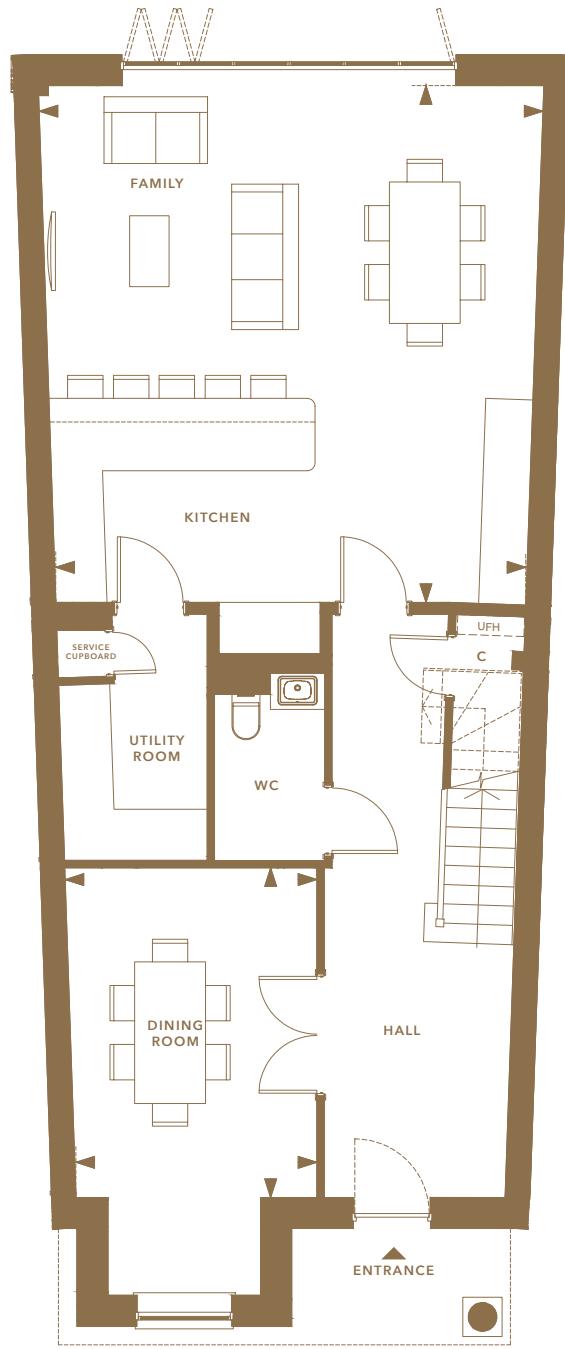
House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony/garden dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.

\* Homes are handed. Plot 38 - dimensions will vary for this plot.

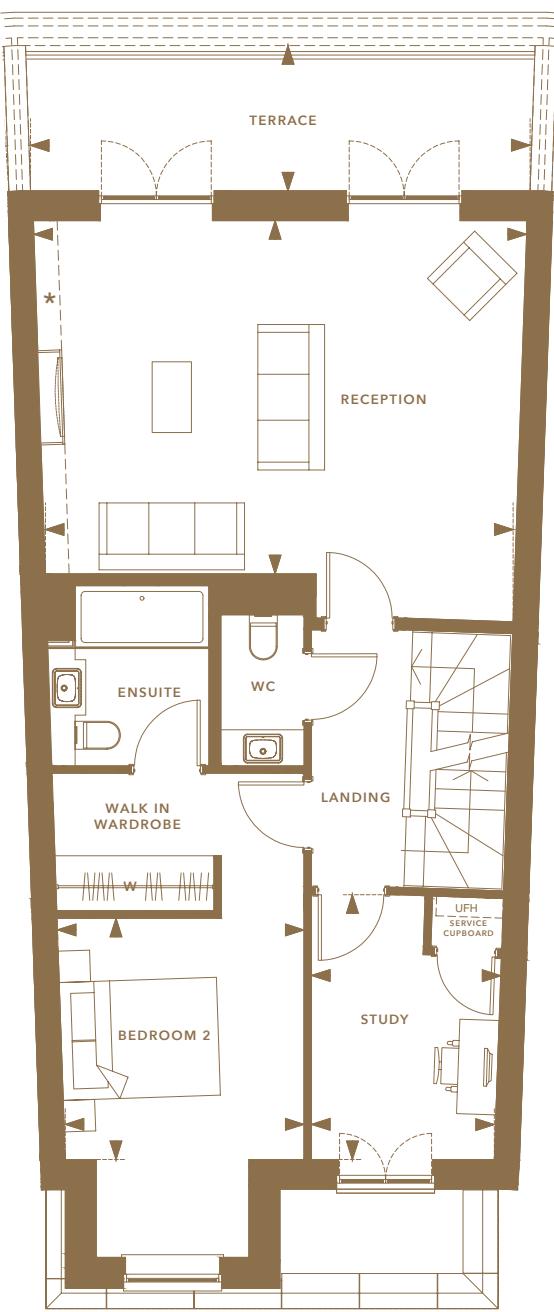


## 5 BEDROOM HOUSES

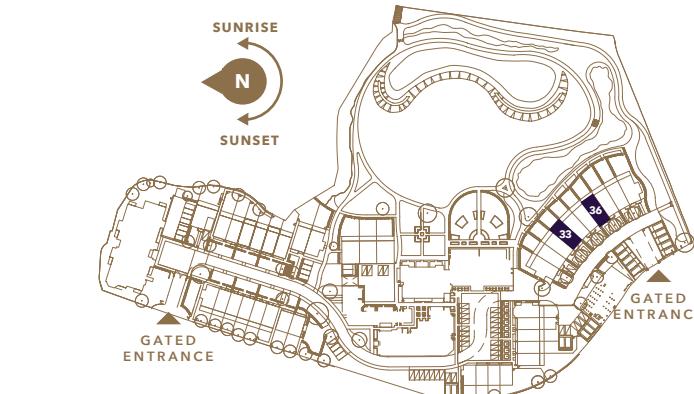
PLOT NO. 33 & 36\*



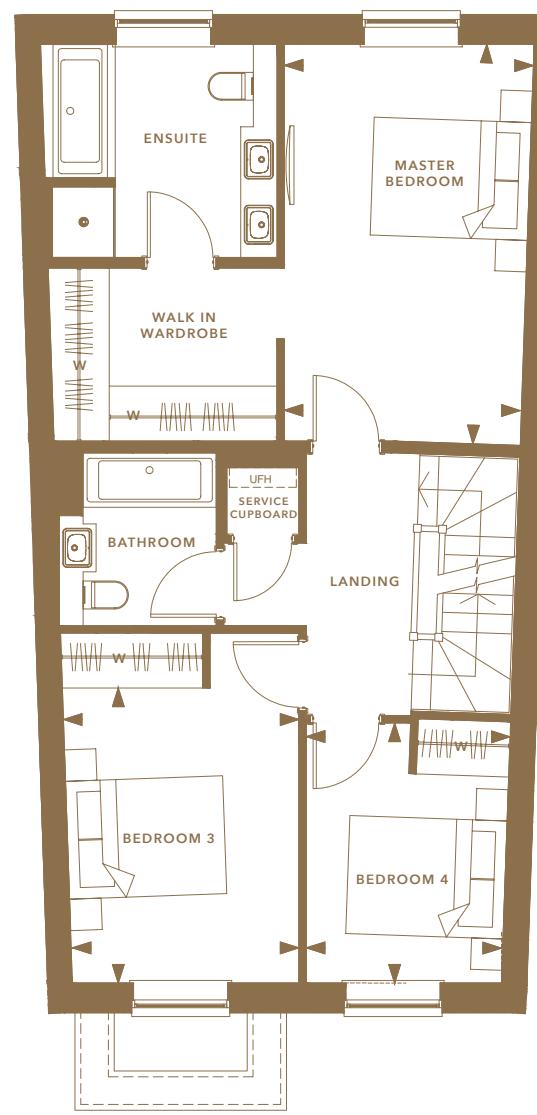
GROUND FLOOR



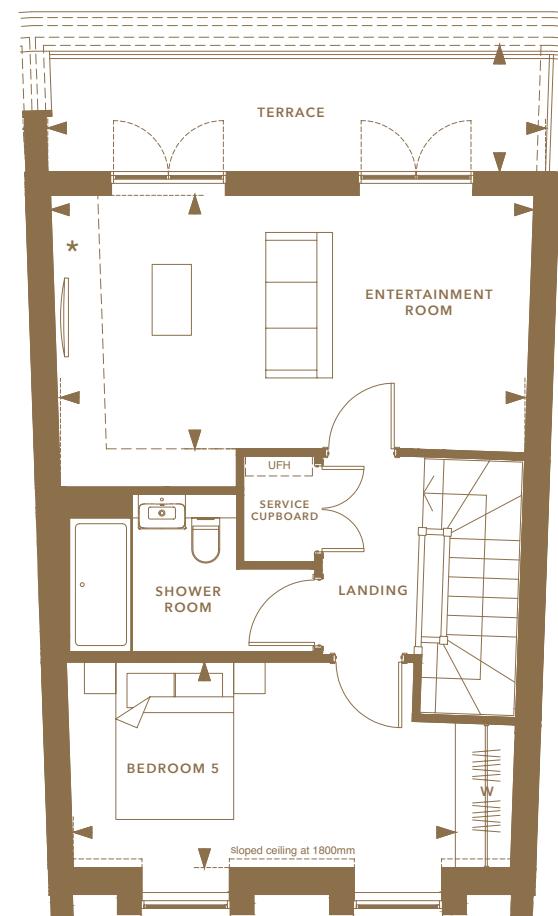
FIRST FLOOR



C CUPBOARD  
 W WARDROBE  
 - - - OPTIONAL WARDROBE  
 ▶ MEASUREMENT POINTS  
 UFH UNDERFLOOR HEATING  
 \* BESPOKE FITTED UNITS  
 (OPTIONAL EXTRA)



SECOND FLOOR



THIRD FLOOR

**TOTAL AREA** 279.4M<sup>2</sup> 3007FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY 5.970 - 6.420m x 6.570m 19'7" - 21'1" x 21'7"  
 DINING ROOM 3.060 - 3.200m x 4.190m 10'1" - 10'6" x 13'9"

### FIRST FLOOR

RECEPTION	5.945 - 6.275m x 4.490m	19'6" - 20'7" x 14'9"
STUDY	2.325 - 2.425m x 3.365m	7'8" - 8'0" x 11'01"
BEDROOM 2	3.035 - 3.135m x 3.065m	10'0" - 10'4" x 10'1"
TERRACE	6.350m x 1.845m	20'11" x 6'1"

### SECOND FLOOR

MASTER BEDROOM	3.000 - 3.175m x 5.105m	9'10" - 10'5" x 16'9"
BEDROOM 3	2.880 - 3.005m x 3.750m	9'5" - 9'10" x 12'4"
BEDROOM 4	2.840 - 2.595m x 3.305m	8'2" - 8'6" x 10'10"

### THIRD FLOOR

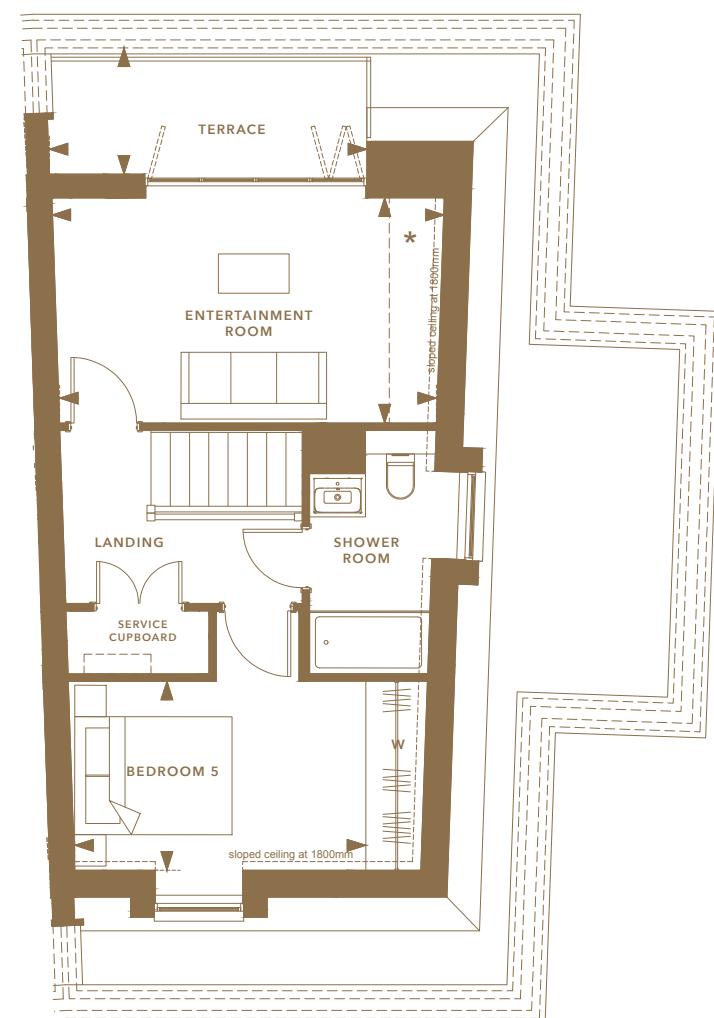
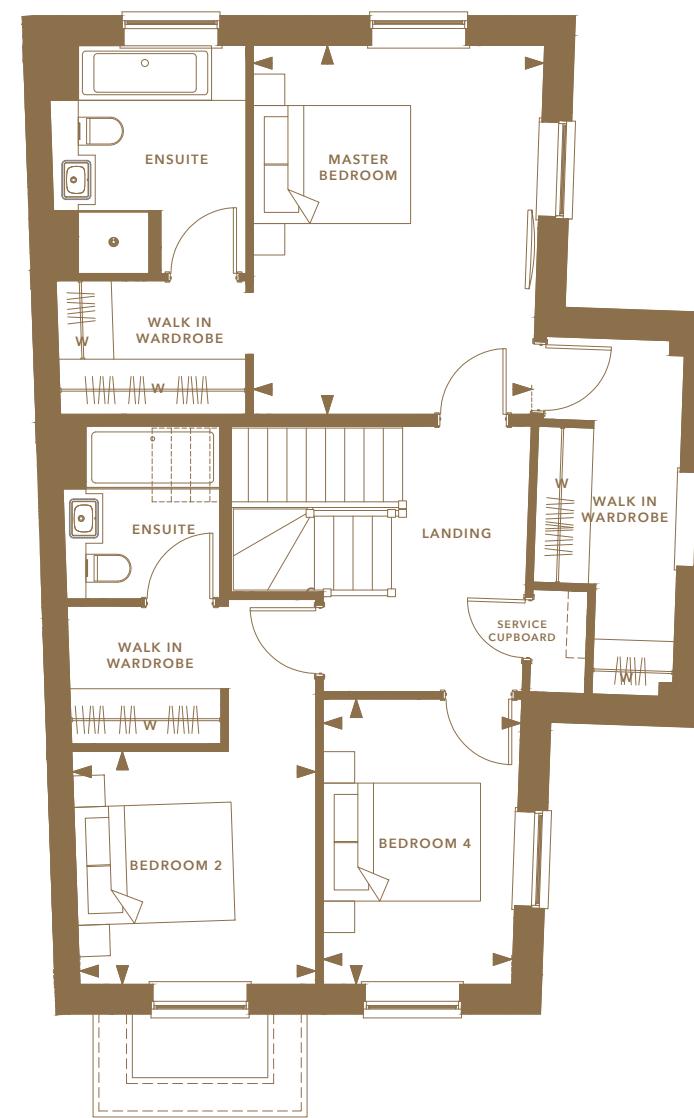
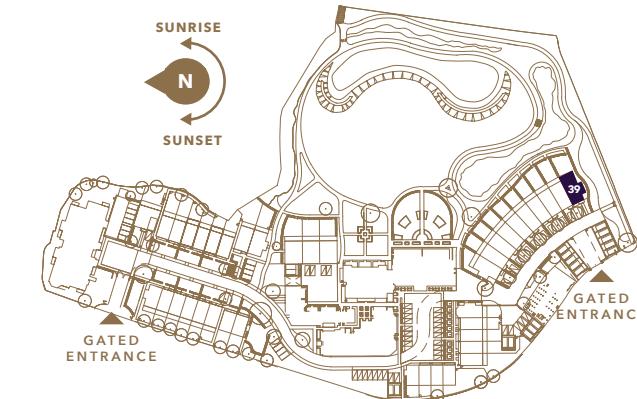
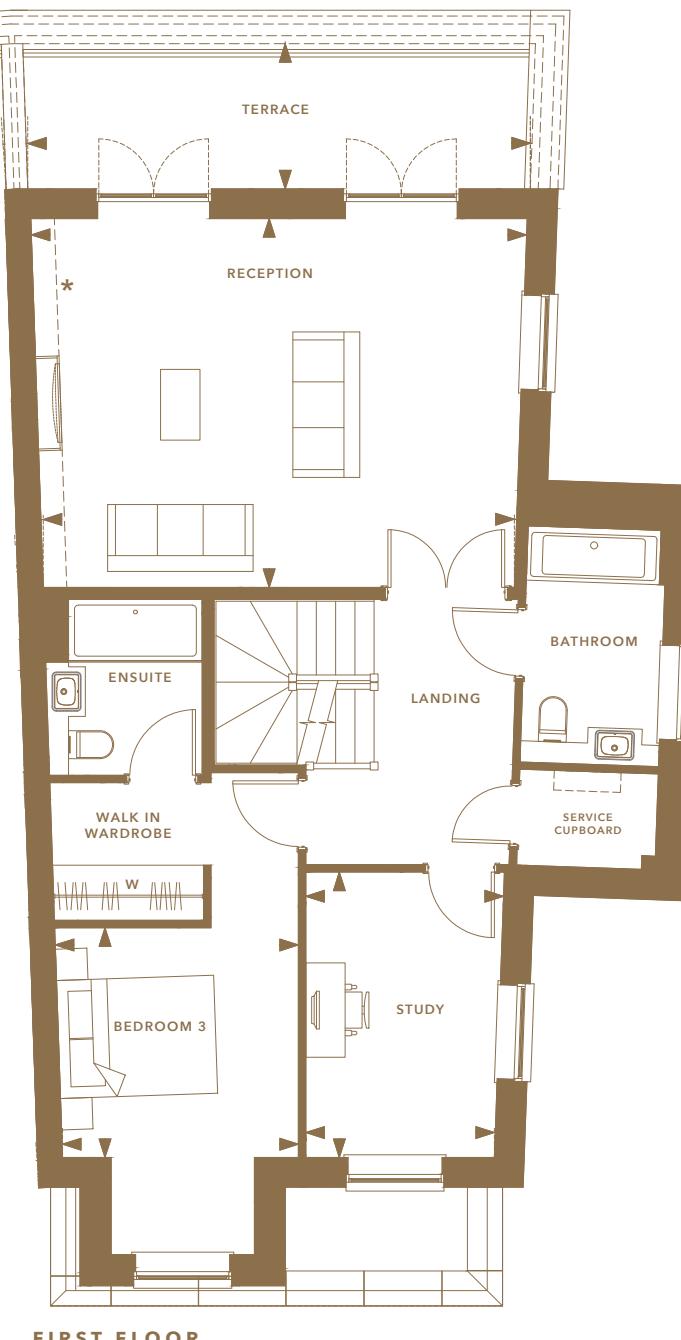
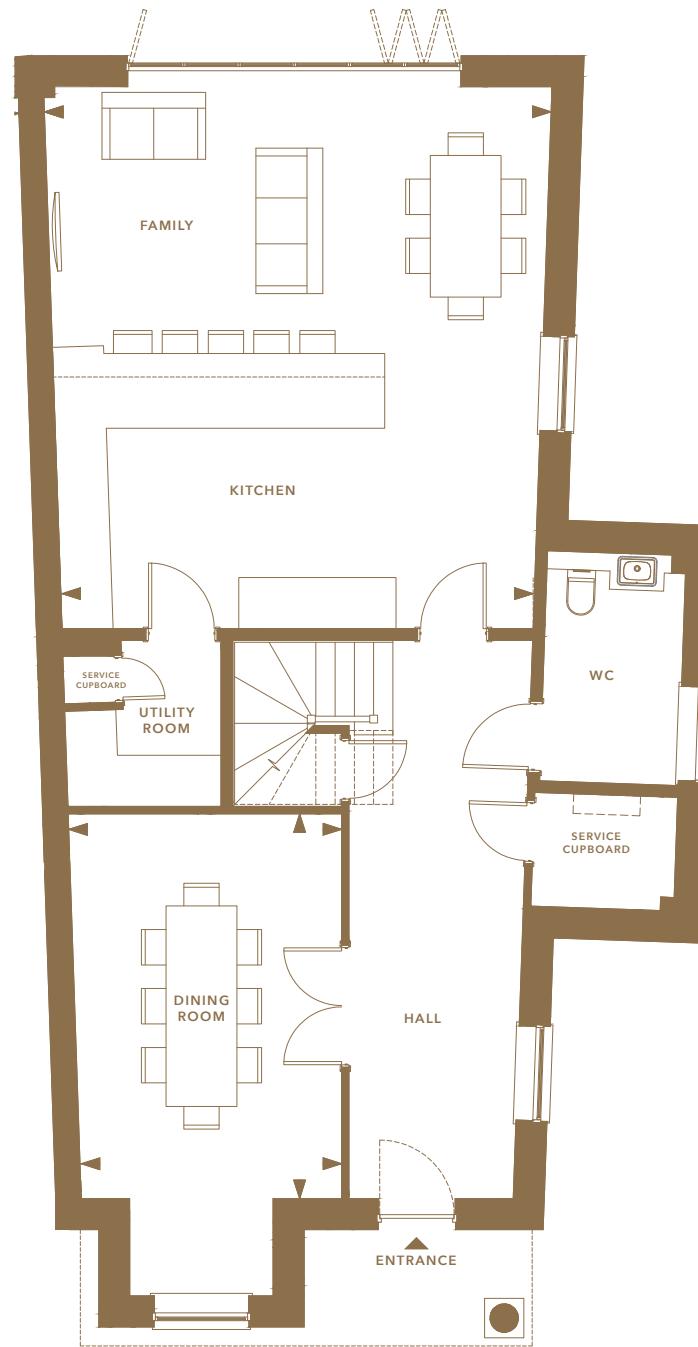
ENT. ROOM	5.910 - 6.150m x 3.220m	19'5" - 20'2" x 10'7"
BEDROOM 5	4.860m x 2.610m	15'11" x 8'7"
TERRACE	6.330m x 1.605m	20'9" x 5'3"

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony/garden dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.



## 5 BEDROOM HOUSE

PLOT NO. 39



- C CUPBOARD
- W WARDROBE
- OPTIONAL WARDROBE
- MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING
- \* BESPOKE FITTED UNITS  
(OPTIONAL EXTRA)

**TOTAL AREA** 296.7M<sup>2</sup> 3194FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY	5.990 - 6.460m x 6.890m	19'8" - 21'2" x 22'7"
DINING ROOM	3.310 - 3.475m x 4.890m	10'10" - 11'5" x 16'1"

### FIRST FLOOR

RECEPTION	6.015 - 6.310m x 4.690m	19'9" - 20'9" x 15'5"
STUDY	2.395 - 2.525m x 3.625m	7'10" - 8'3" x 11'11"
BEDROOM 3	3.000 - 3.095m x 2.920m	9'10" - 10'2" x 9'7"
TERRACE	6.390m x 1.845m	21'0" x 6'1"

### SECOND FLOOR

MASTER BEDROOM	3.540 - 3.700m x 4.690m	11'7" - 12'2" x 15'5"
BEDROOM 2	3.000 - 3.095m x 2.960m	9'10" - 10'2" x 9'9"
BEDROOM 4	2.395 - 2.525m x 3.625m	7'10" - 8'3" x 11'11"

### THIRD FLOOR

ENT. ROOM	4.790 - 4.990m x 2.860m	15'9" - 16'4" x 9'5"
BEDROOM 5	3.700m x 2.400m	12'2" x 7'11"
TERRACE	4.035m x 1.605m	13'3" x 5'3"

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony/garden dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.

# DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St James different means you can choose a new home from us with complete confidence. You can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and you will enjoy an exceptional customer experience.

## CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St James.

## GREEN LIVING & SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

## QUALITY AT THE HEART OF EVERYTHING WE DO

At St James, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St James operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements.

Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities - we build in the locations you want to live.

## A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St James's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Previous St James development - Lime Grove Mews



Previous St James development - Lime Grove Mews



Previous St James development - Interior from Lime Grove Mews



Proud to be members of the Berkeley Group of companies

Berkeley  
Designed for life

St Edward  
Designed for life

St George  
Designed for life

St James  
Designed for life

St William  
Designed for life



## OUR COMMITMENT TO SUSTAINABLE LIVING

OVER THE PAST TEN YEARS, THE BERKELEY GROUP HAS TRANSFORMED ITS BUSINESS TO BECOME A LEADER IN SUSTAINABLE URBAN REGENERATION

Sustainability is a key part of the Berkeley ethos, and its companies including St James have made a long-term commitment to create sustainable, vibrant communities that enhance the surrounding area while minimising any adverse environmental impact. These values lie at the heart of Fitzroy Gate. This means lower running costs, as well as the satisfaction of living a 'more sustainable' lifestyle.

### HOMES AT FITZROY GATE BENEFIT FROM

- 25% reduction in CO<sub>2</sub> emissions in line with Building Regulations Part L 2010
- Sustainable Urban Drainage System
- 105L water usage per person per day
- Highly insulated building envelope
- Energy efficient appliances
- Recycling bins
- Dual flush toilets
- Low energy lighting
- Mechanical Ventilation with Heat Recovery unit to each townhouse
- Cycle storage provision for all units

## A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

### HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

### GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

### THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

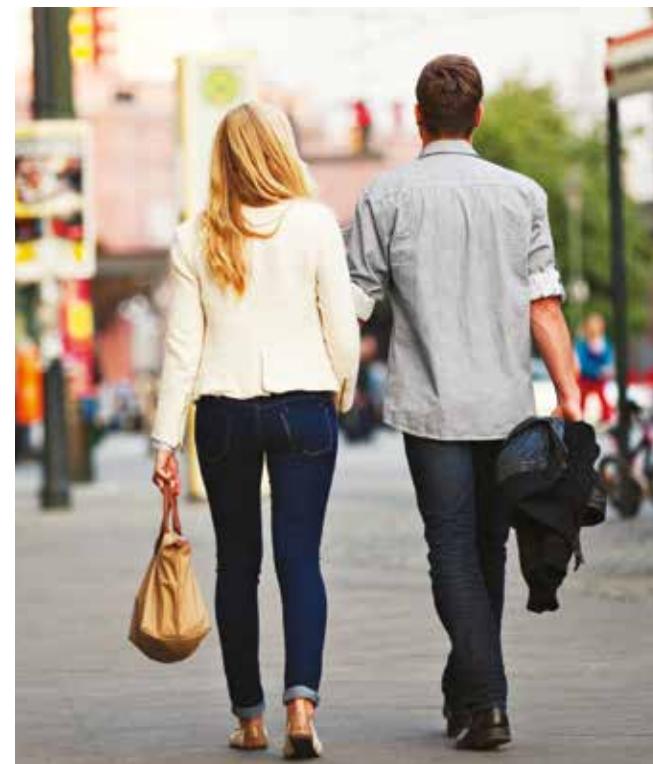
We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

\* Savings vary in every home. Figures based on a typical 3 bed St James home achieving Code for Sustainable Homes Level 3. For further details contact: [sustainability@berkeleygroup.co.uk](mailto:sustainability@berkeleygroup.co.uk) Some features are only applicable to specific developments. Please ask sales consultant for further information.



# HOW TO FIND US



## BY CAR FROM THE M3:

Heading northeast on the M3, continue onto the A316 (Country Way). Remain on the A316, after approximately 2.7 miles taking the 2nd exit on the roundabout onto Chertsey Road/A316. Continue on Chertsey Road, taking the 2nd exit at the next roundabout to remain on Chertsey Road/A316.

After approximately 0.4 miles, take the 1st exit onto St Margaret's Road/A3004. Continue to follow the A3004 for 0.7 miles, and Fitzroy Gate will be on the right.

## BY CAR FROM THE M4:

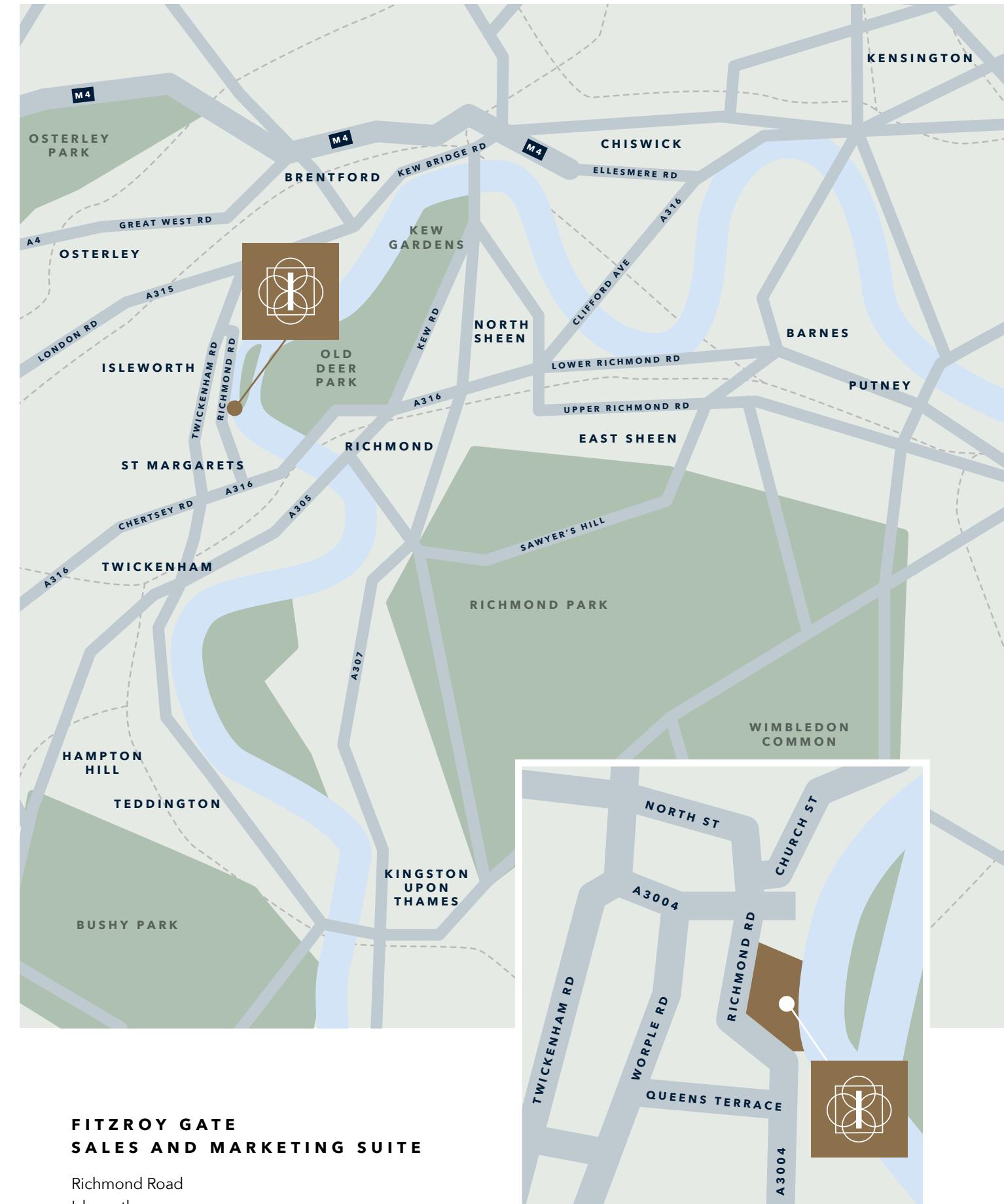
Heading southwest on the M4, exit at Junction 2 onto Great West Road/A4, towards Staines/Hounslow. After 1.6 miles, turn left onto Syon Lane/A310, and continue onto Twickenham Road, A310.

At the first roundabout, continue on Twickenham Road, then take the 1st exit on the next roundabout onto South Street/A3004. At the next roundabout, take the 2nd exit onto Richmond Road, and Fitzroy Gate will be on your left.

## NEAREST TRAIN STATIONS:

St Margarets and Isleworth.

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 James' 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. Fitzroy Gate is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St James to ascertain the availability of any particular property.



Map is for illustration purposes only. Not to scale.

## FITZROY GATE SALES AND MARKETING SUITE

Richmond Road  
Isleworth  
TW7 7BP

**020 3326 1233**  
**SALES.FITZROYGATE@STJAMES.CO.UK**  
**FITZROYGATE.CO.UK**

SELLING AGENT



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Designed for life

