





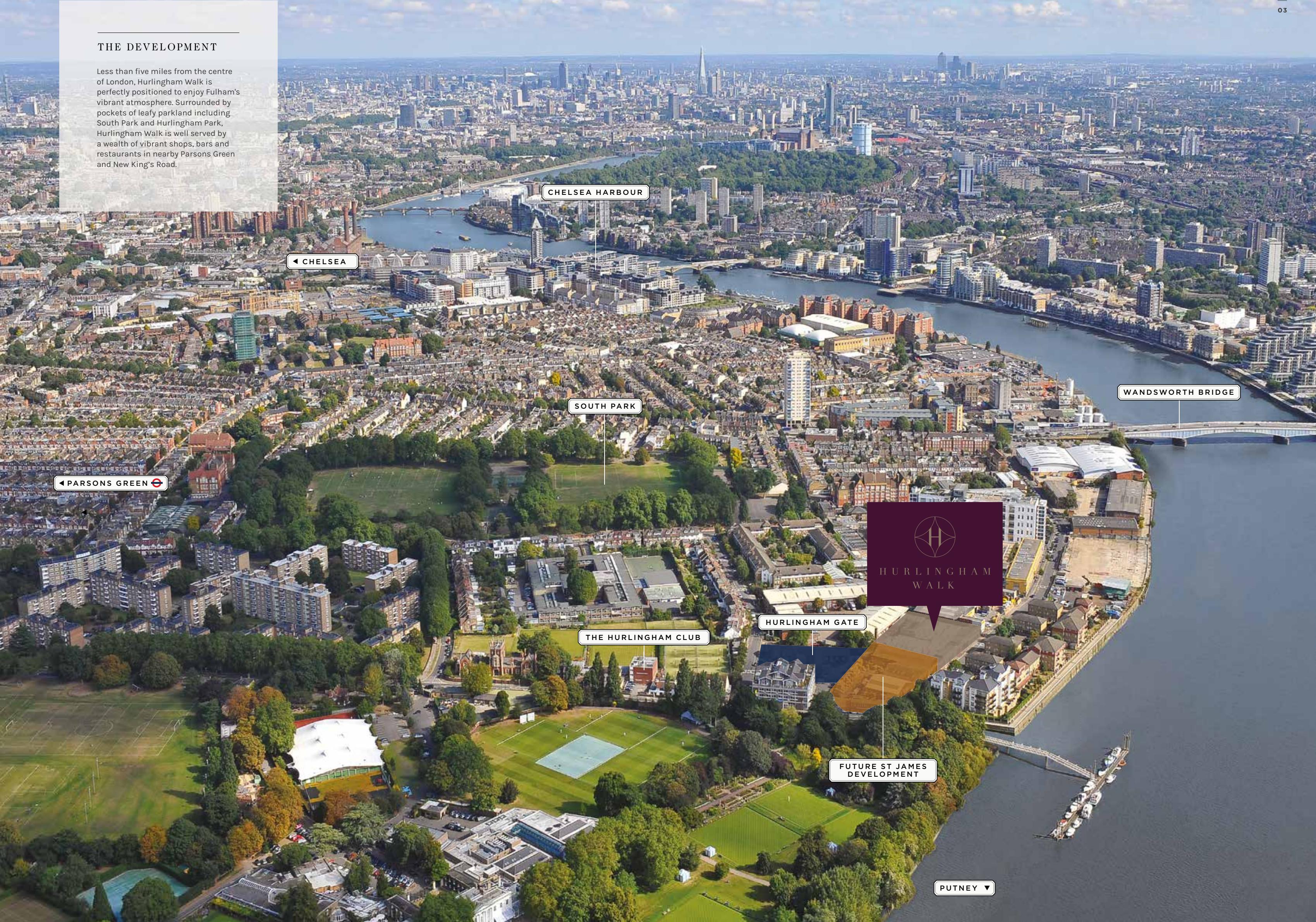
## HURLINGHAM WALK COMBINES THE VERY BEST OF CITY LIVING WITH THE CHARM OF VILLAGE LIFE

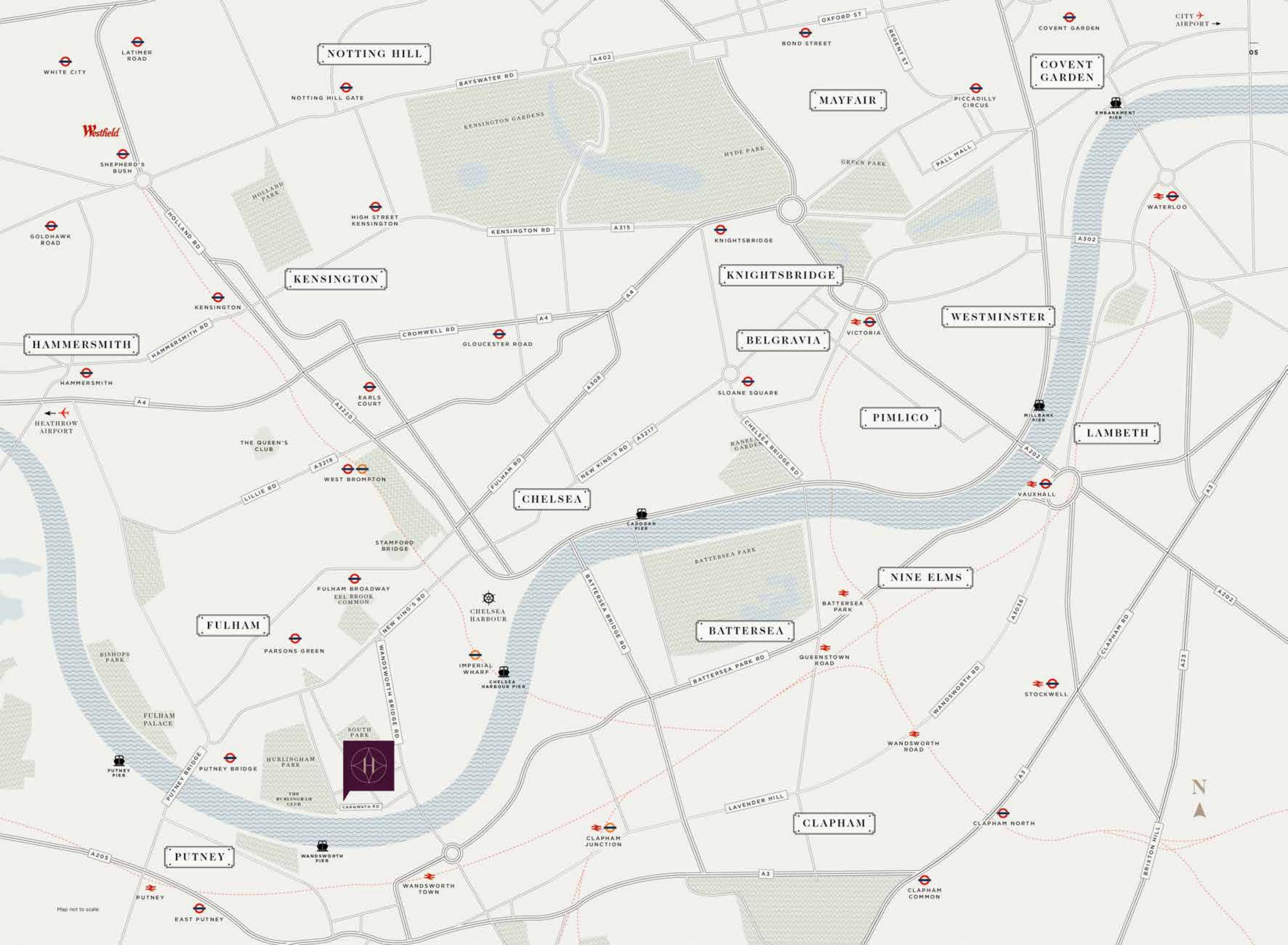
Mansion style apartment living has arrived in Fulham. Overlooking a beautifully landscaped private courtyard garden, Hurlingham Walk presents a stylish collection of 68 apartments set over six floors.

Each bright, spacious home opens onto its own private balcony or terrace and boasts a superb specification and exceptional quality of finish. A concierge service and dedicated underground parking add to the appeal of this elegant building.

## THE DEVELOPMENT

Less than five miles from the centre of London, Hurlingham Walk is perfectly positioned to enjoy Fulham's vibrant atmosphere. Surrounded by pockets of leafy parkland including South Park and Hurlingham Park, Hurlingham Walk is well served by a wealth of vibrant shops, bars and restaurants in nearby Parsons Green and New King's Road.





Map not to scale

LONDON IS TRULY WORLD CLASS:  
A UNIQUE COMBINATION OF OVER  
2,000 YEARS OF TRADITION AND  
21ST CENTURY CULTURE



THE BEST OF LONDON  
ON YOUR DOORSTEP

Walking from Carnwath Road, Fulham

NEW KING'S ROAD	0.5 MILES
PARSONS GREEN STATION	0.8 MILES
IMPERIAL WHARF STATION	1.1 MILES
FULHAM ROAD	1.4 MILES

London Underground from Parsons Green

PADDINGTON	16 MINS
VICTORIA	16 MINS
WATERLOO	27 MINS
KING'S CROSS ST. PANCRAS	28 MINS

London Overground from Imperial Wharf

CLAPHAM JUNCTION	7 MINS
SHEPHERD'S BUSH	8 MINS
EUSTON	40 MINS

River Boat from Wandsworth Pier

EMBANKMENT PIER	25-45 MINS
BLACKFRIARS MILLENNIUM PIER	30-50 MINS

National Rail from Wandsworth Town

CLAPHAM JUNCTION	3 MINS
RICHMOND	12 MINS
WATERLOO	15 MINS

Driving from Carnwath Road, Fulham

VICTORIA	3.9 MILES
PADDINGTON	5.5 MILES
WATERLOO	5.8 MILES
KING'S CROSS	7.1 MILES
CANARY WHARF	10.5 MILES

Driving to airports from Carnwath Road, Fulham

LONDON CITY AIRPORT	14.1 MILES
HEATHROW	15.3 MILES
GATWICK	27.0 MILES
LUTON	39.2 MILES
STANSTED	44.0 MILES

Source for approximate walking distances: Google maps  
Source for approximate train journey time: National Rail  
Source for approximate London Underground time: Transport for London  
Source for approximate car Journey time: www.theaa.com/route-planner



## LOCAL AREA

REVEL IN THE VIBRANCY OF THE QUINTESSENTIAL ENGLISH VILLAGE LIFESTYLE OF FULHAM, SW6

Nestling between Putney and Chelsea, in the leafy suburb of Fulham, this exclusive corner of London offers the ultimate in modern convenience within a vibrant village atmosphere. With lush parks and gardens, excellent schools, fabulous eateries and superb sporting venues – not forgetting its position on one of the best stretches of the River Thames – it's no wonder that Fulham, SW6 is among the most desirable of London addresses.

## VILLAGE LIFE AND AN ELEGANT URBAN LANDSCAPE



# RELAXING

IN PARSONS GREEN

Perfect for picnicking or catching up with friends, the open lawns, mature trees and well-maintained gardens at Hurlingham Park and South Park offer a tranquil escape from the hustle and bustle.

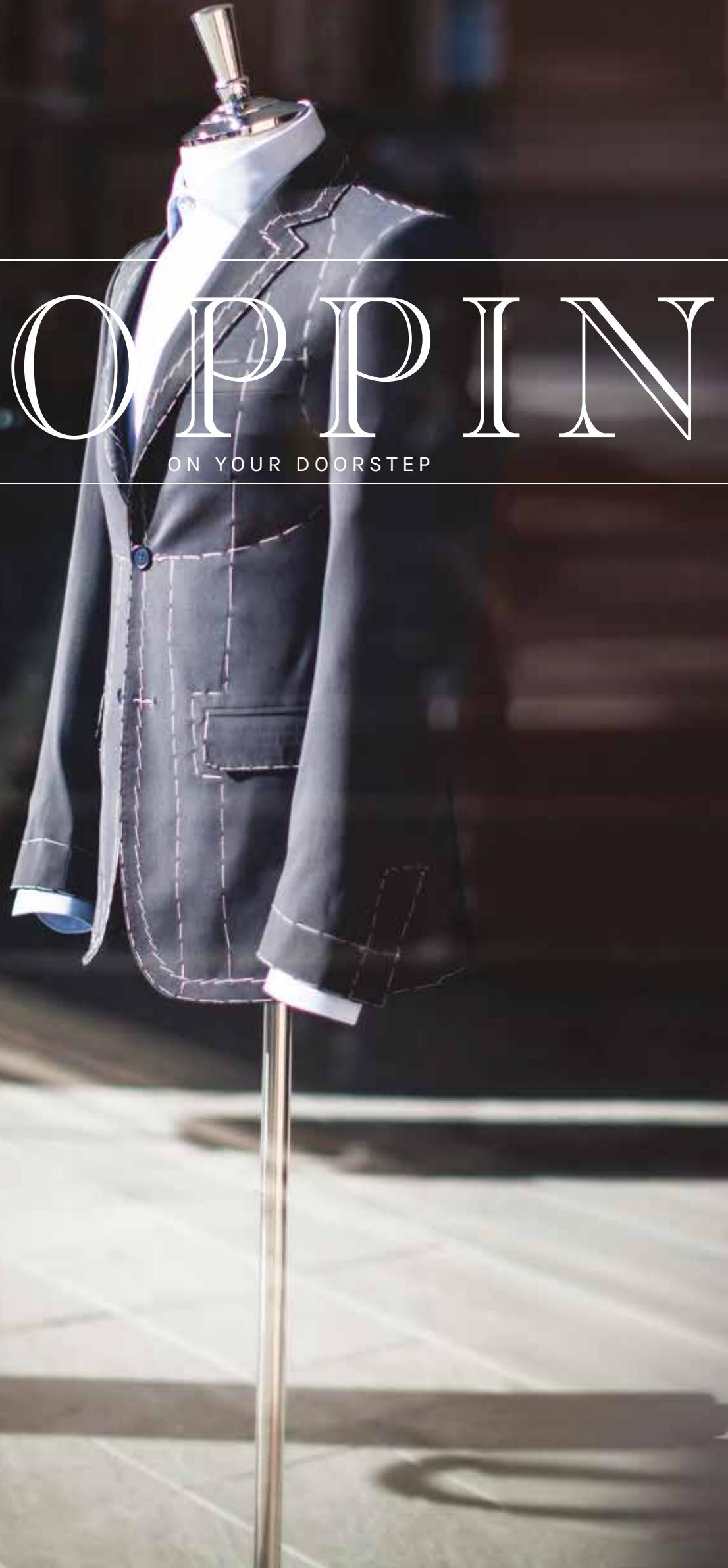
Set up the stumps, pick up a tennis racket, book a rugby or football pitch with your friends, visit the gym, or join the crowds at the annual Polo in the Park competition held in Hurlingham Park.



# SHOPPING

ON YOUR DOORSTEP

Welcome to a shopper's paradise. Parsons Green with its charming village feel is a place to wander and soak up the atmosphere. Enjoy some window shopping until you're tempted inside, browse for hidden gems and delight in finding something new to treasure.



CHAMPAGNE BAR

## AMUSE BOUCHE

REST

## UNWINDING

WITH FRIENDS

Welcome to a gourmet delight. Whether it's a simple weekday supper, a get together with friends or a table for two you'll be spoilt for choice. Every region and taste is catered for as well as Michelin stars and celebrity chefs.

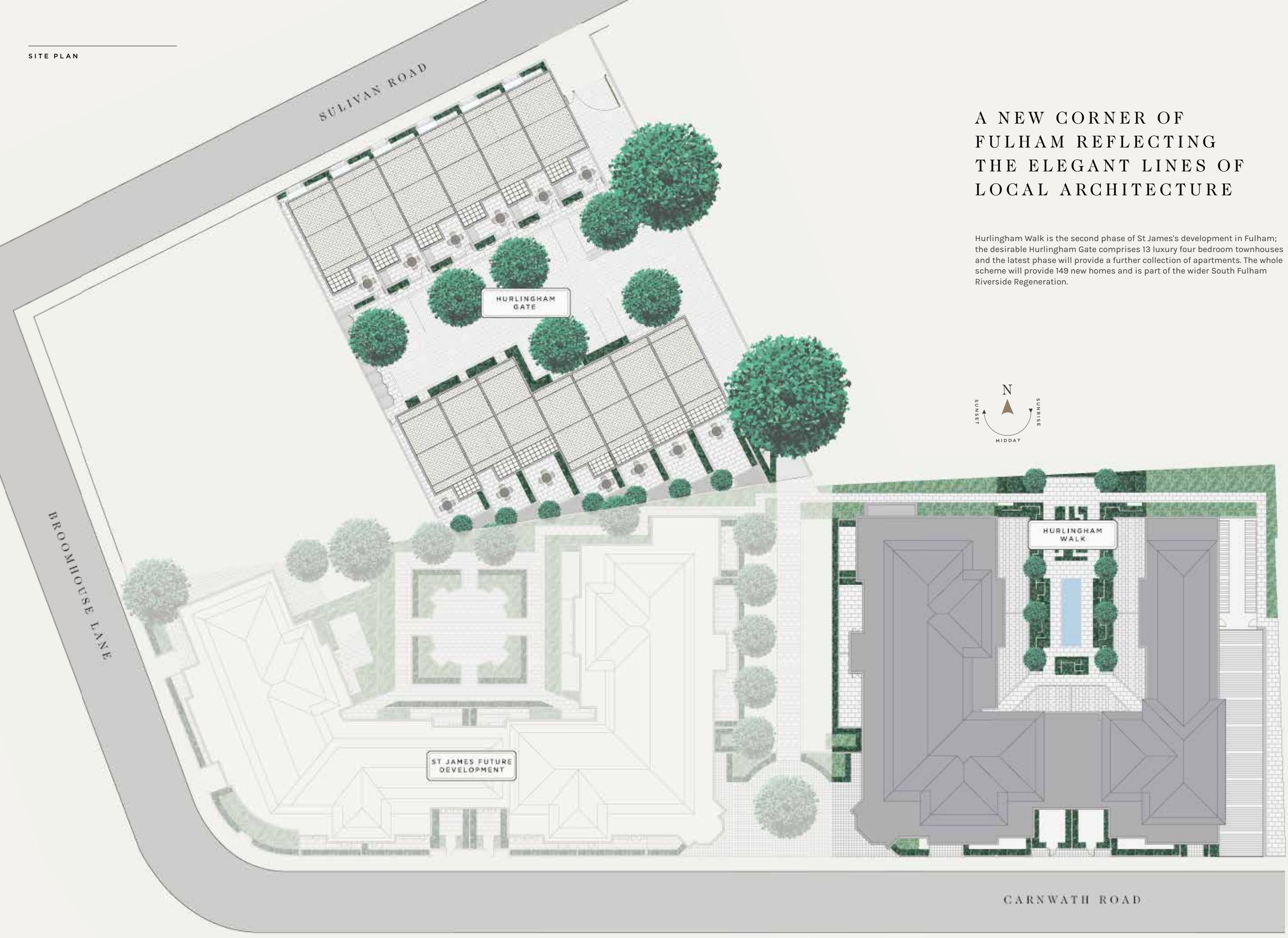


THE  
DEVELOPMENT

A MODERN INTERPRETATION  
OF A TRADITIONAL CLASSIC

The precisely detailed brickwork, decorative stone and dark ironwork balconies pay their respects to the Edwardian and Victorian mansion blocks, where high-class living became high society.

Spectacular landscaping, including a tranquil infinity pond, creates a central spine for the development; a beautiful green space for quiet contemplation. A discreet concierge service and gated underground parking complete this landmark development.



## A NEW CORNER OF FULHAM REFLECTING THE ELEGANT LINES OF LOCAL ARCHITECTURE

Hurlingham Walk is the second phase of St James's development in Fulham; the desirable Hurlingham Gate comprises 13 luxury four bedroom townhouses and the latest phase will provide a further collection of apartments. The whole scheme will provide 149 new homes and is part of the wider South Fulham Riverside Regeneration.



THE LUXURIOUS MANSION  
STYLE APARTMENTS OF  
HURLINGHAM WALK



THE LANDSCAPED  
CENTRAL COURTYARD  
SETS A TRANQUIL TONE

DISCREET, PRIVATE CONCIERGE  
AT YOUR SERVICE





.

## THE APARTMENTS

A superb collection of 68 apartments arranged over six floors in an open square around a central courtyard of spectacularly landscaped gardens. Each of the apartments at Hurlingham Walk has its own balcony or terrace and all have been carefully positioned so you can sit back, relax and enjoy al fresco breakfast, lunch or afternoon tea.

WELL-PROPORTIONED INTERIORS  
FLOODED WITH LIGHT



CAREFULLY CONSIDERED LAYOUTS CREATE A STYLISH YET PRACTICAL SPACE



ATTENTION TO DETAIL  
AND EXQUISITE FINISHINGS



BEAUTIFULLY DESIGNED  
AND WELL APPOINTED  
BATHROOMS



## THE SPECIFICATION AT HURLINGHAM WALK SETS NEW STANDARDS IN LUXURY, QUALITY AND DESIGN

### FINISHES

- Full height matt black timber panelled entrance door
- Full height white panelled internal doors
- Feature cornice and skirting
- Comfort cooling to Living Room and Bedrooms
- Underfloor heating throughout
- Engineered oak timber flooring to Hallway, Living Room and Kitchen
- Carpet to Bedrooms
- Fitted wardrobe to Master Bedroom with lacquer, glass or mirror finish and internal lighting
- Chrome ironmongery
- Timber / Aluminium composite frame windows and patio doors
- Balcony or terrace to every apartment
- Multi-point high security door locking system to entrance door

### KITCHEN

- Bespoke designed European fitted Kitchen
- Composite stone worktops
- High gloss lacquer or veneer kitchen units with handleless design and soft close fixings
- Mirror splashback
- Integrated feature lighting to wall units at high and low level
- Feature mirror-backed open shelving
- Polished chrome Hansgrohe kitchen mixer tap
- Stainless steel 1½ bowl undermounted sink
- Integrated Siemens fan-assisted electric oven
- Integrated Siemens induction hob
- Integrated Siemens microwave
- Integrated Siemens full height fridge / freezer
- Integrated Siemens dishwasher
- Freestanding Siemens washer / dryer in utility cupboard

### BATHROOMS

- Marble vanity unit with Villeroy and Boch ceramic basin
- Hansgrohe wall mounted tap and spout to basin
- De-misting mirrored cabinet with glass shelves and feature lighting
- Villeroy and Boch white bath with Hansgrohe wall mounted thermostatic control, concealed bath filler and hand shower
- Marble bath panel
- Hansgrohe Raindance shower and hinged frameless glass shower screen to bath where there is no separate shower enclosure
- Hansgrohe Raindance shower, hand shower and fixed frameless glass shower screen to shower enclosure
- Large format porcelain wall and floor tiles
- Heated wall panel and chrome towel rail
- Wall hung WC with soft closing seat

### ELECTRICAL

- Home Network Cat 6 distribution to Living Room and Bedrooms
- Pre-wiring for sound system for future connection in Living Room, Bedrooms and Bathrooms
- Sky+HD and Arabsat or Hot Bird Enabled
- High level TV connection point to Living Room and Bedrooms
- Fibre optic broadband connection
- Downlighters throughout
- Dimmer light control to Living Room and Master Bedroom
- 5amp lighting circuit to Living Room
- External lighting to all terraces and balconies
- Brushed chrome sockets throughout
- Colour video entry phone system

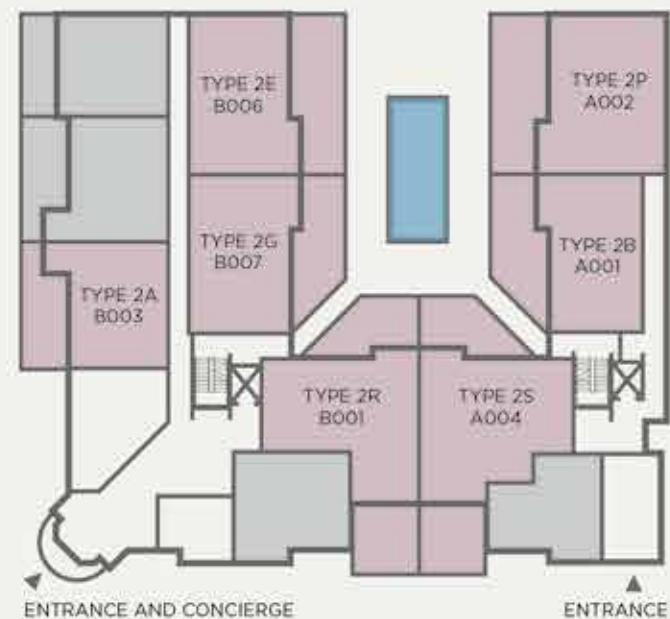
### COMMUNAL

- Concierge service
- CCTV to external entrances
- Bespoke designed landscaped courtyard gardens with tranquil water feature
- Bespoke designed communal entrances and hallways
- Passenger lifts serving each core
- Right to park in gated basement car park is available to purchase
- A management company will administer the operation of communal facilities for which a service charge will be levied

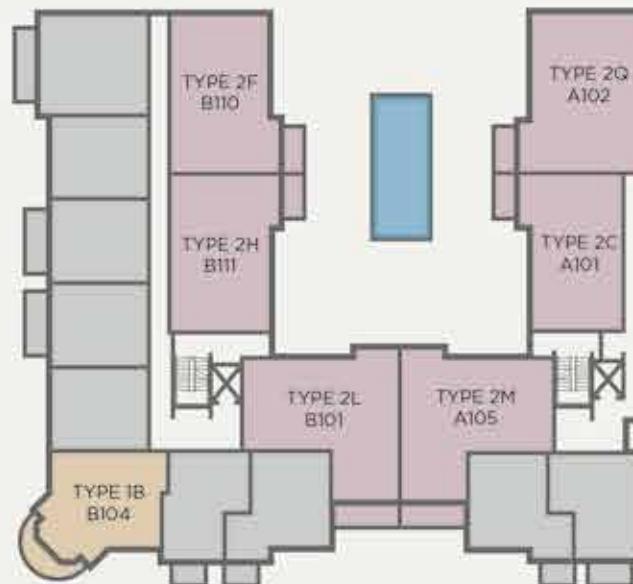
Purchaser choices and options are available subject to build stage. Please ask your Sales Consultant for further information.

## INTELLIGENT DESIGN FOR MAXIMUM SPACE

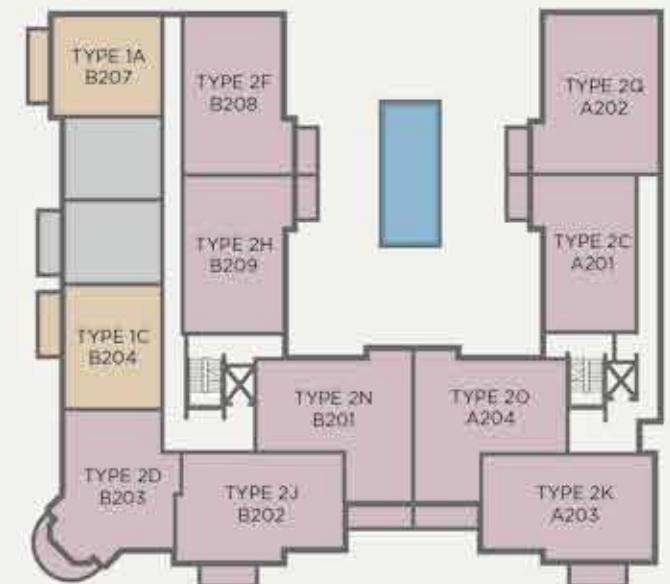
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



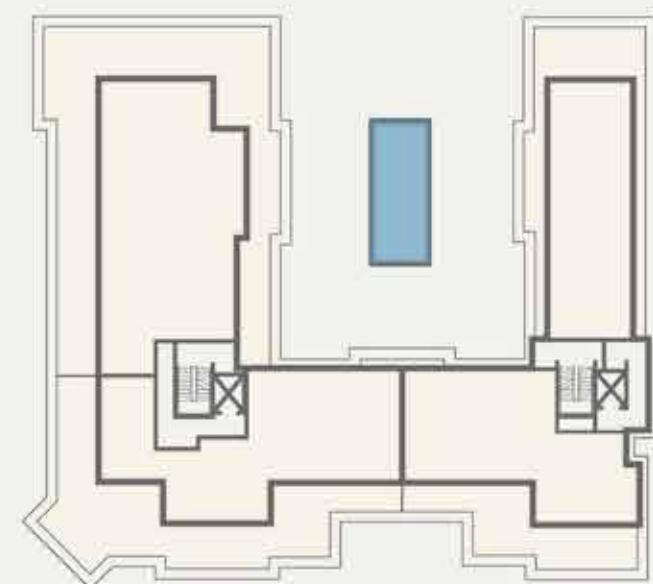
THIRD FLOOR



FOURTH FLOOR - PREMIER



FIFTH FLOOR - PENTHOUSE



1 Bedroom Apartment  
 2 Bedroom Apartment  
 Courtyard Water Feature

Premier 1 Bedroom Apartment  
 Premier 2 Bedroom Apartment  
 Discount Market Sale Apartments

(See penthouse brochure for details)

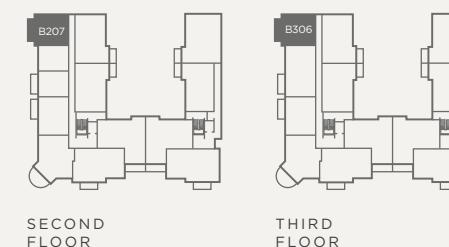


**TYPE 1A  
1 BEDROOM APARTMENT**

APARTMENT FLOOR	B207	B306
	2	3

LIVING ROOM	5215MM X 3376MM	17' 1" X 11' 1"
KITCHEN	2295MM X 2400MM	7' 6" X 7' 10"
BEDROOM 1	3560MM X 3214MM	11' 8" X 10' 7"
BALCONY	5118MM X 1457MM	16' 9" X 4' 9"
<b>TOTAL AREA</b>	<b>50 SQ M</b>	<b>540 SQ FT</b>
<b>BALCONY</b>	<b>7 SQ M</b>	<b>75 SQ FT</b>

FLOORPLATE



SECOND FLOOR

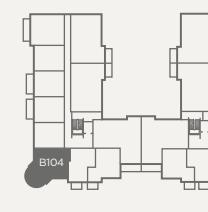
THIRD FLOOR


**TYPE 1B  
1 BEDROOM APARTMENT**

APARTMENT FLOOR	B104
	1

LIVING ROOM	5337MM X 4257MM	17' 6" X 14' 0"
KITCHEN	3770MM X 2126MM	12' 4" X 7' 0"
BEDROOM 1	3105MM X 3560MM	10' 2" X 11' 8"
BALCONY	1491MM X 4490MM	4' 11" X 14' 7"
<b>TOTAL AREA</b>	<b>57 SQ M</b>	<b>616 SQ FT</b>
<b>BALCONY</b>	<b>6 SQ M</b>	<b>69 SQ FT</b>

FLOORPLATE



FIRST FLOOR



- - Measurement points  
W - Fitted wardrobe  
☒ - Washer dryer  
C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

- - Measurement points  
W - Fitted wardrobe  
☒ - Washer dryer

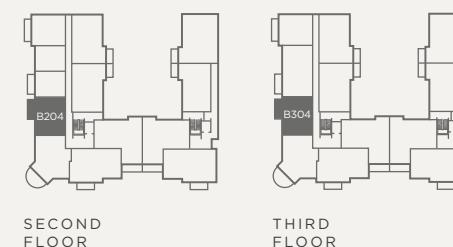
Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

**TYPE 1C  
1 BEDROOM APARTMENT**

APARTMENT FLOOR	B204	B304
2	3	

LIVING ROOM	5727MM X 3923MM	18' 9" X 12' 10"
KITCHEN	3987MM X 2800MM	13' 1" X 9' 2"
BEDROOM 1	4622MM X 2690MM	15' 2" X 8' 10"
BALCONY	4449MM X 1457MM	14' 7" X 4' 9"
<b>TOTAL AREA</b>	<b>57 SQ M</b>	<b>622 SQ FT</b>
<b>BALCONY</b>	<b>6 SQ M</b>	<b>65 SQ FT</b>

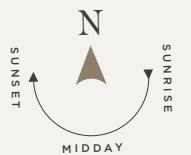
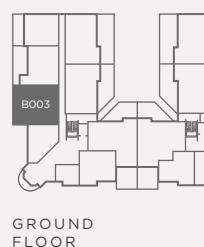
FLOORPLATE


**TYPE 2A  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	B003
6	

LIVING ROOM	6303MM X 2756MM	20' 8" X 9' 1"
KITCHEN	3394MM X 2000MM	11' 2" X 6' 7"
BEDROOM 1	3123MM X 2900MM	10' 3" X 9' 6"
BEDROOM 2	3423MM X 2737MM	11' 3" X 9' 0"
TERRACE	8822MM X 3000MM	28' 11" X 9' 10"
<b>TOTAL AREA</b>	<b>61 SQ M</b>	<b>660 SQ FT</b>
<b>TERRACE</b>	<b>21 SQ M</b>	<b>233 SQ FT</b>

FLOORPLATE



- - Measurement points
- W - Fitted wardrobe
- ⊗ - Washer dryer

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

- - Measurement points
- W - Fitted wardrobe
- - Optional fitted wardrobe
- ⊗ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

**TYPE 2B  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	A001 G
LIVING ROOM	4980MM X 3863MM 16' 4" X 12' 8"
KITCHEN	3263MM X 2180MM 10' 8" X 7' 2"
BEDROOM 1	3263MM X 3003MM 10' 8" X 9' 10"
BEDROOM 2	3052MM X 3574MM 10' 0" X 11' 9"
TERRACE	7148MM X 3651MM 23' 5" X 12' 0"
<b>TOTAL AREA</b>	<b>72 SQ M 776 SQ FT</b>
<b>TERRACE</b>	<b>29 SQ M 319 SQ FT</b>

FLOORPLATE



GROUND FLOOR


**TYPE 2C  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	A101 1	A201 2	A301 3
-----------------	--------	--------	--------

LIVING ROOM	4980MM X 3863MM	16' 4" X 12' 8"
KITCHEN	3263MM X 2180MM	10' 8" X 7' 2"
BEDROOM 1	3263MM X 3003MM	10' 8" X 9' 10"
BEDROOM 2	3053MM X 3574MM	10' 0" X 11' 9"
BALCONY	3114MM X 1377MM	10' 3" X 4' 6"

<b>TOTAL AREA</b>	<b>72 SQ M 776 SQ FT</b>
<b>BALCONY</b>	<b>4 5 SQ M 46 SQ FT</b>

FLOORPLATE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

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

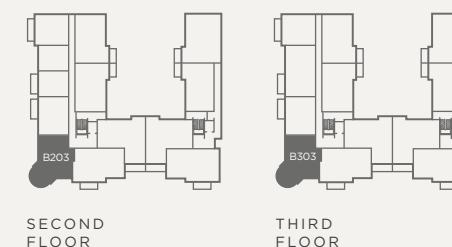
Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

**TYPE 2D  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	B203	B303
	2	3

LIVING ROOM	5337MM X 4279MM	17' 6" X 14' 0"
KITCHEN	3770MM X 2127MM	12' 4" X 7' 0"
BEDROOM 1	3622MM X 2788MM	11' 11" X 9' 2"
BEDROOM 2	3105MM X 3560MM	10' 2" X 11' 8"
BALCONY	1601MM X 4490MM	5' 3" X 14' 7"
<b>TOTAL AREA</b>	<b>76 SQ M</b>	<b>827 SQ FT</b>
<b>BALCONY</b>	<b>6 SQ M</b>	<b>69 SQ FT</b>

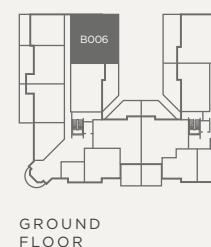
FLOORPLATE


**TYPE 2E  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	B006
	G

LIVING ROOM	5513MM X 4208MM	18' 1" X 13' 10"
KITCHEN	3420MM X 2100MM	11' 3" X 6' 11"
BEDROOM 1	4625MM X 3300MM	15' 2" X 10' 10"
BEDROOM 2	3167MM X 3485MM	10' 5" X 11' 5"
TERRACE	11048MM X 3650MM	36' 3" X 12' 0"
<b>TOTAL AREA</b>	<b>77 SQ M</b>	<b>828 SQ FT</b>
<b>TERRACE</b>	<b>37 SQ M</b>	<b>400 SQ FT</b>

FLOORPLATE



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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

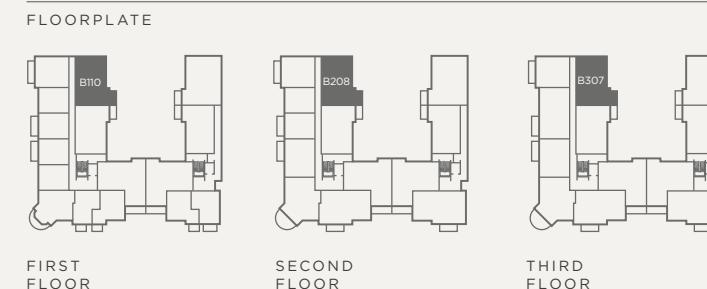
- - Measurement points
- W - Fitted wardrobe
- - Optional fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

**TYPE 2F  
2 BEDROOM APARTMENT**

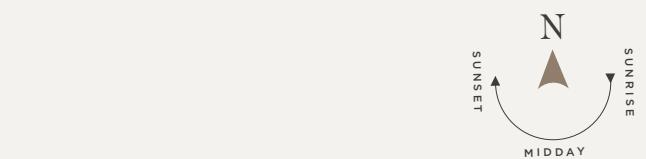
APARTMENT FLOOR	B110	B208	B307
1			

LIVING ROOM	5513MM X 4208MM	18' 1" X 13' 10"
KITCHEN	3420MM X 2100MM	11' 3" X 6' 11"
BEDROOM 1	4625MM X 3300MM	15' 2" X 10' 10"
BEDROOM 2	3167MM X 3485MM	10' 5" X 11' 5"
BALCONY	2997MM X 1388MM	9' 10" X 4' 7"
 TOTAL AREA	77 SQ M	828 SQ FT
BALCONY	4 SQ M	44 SQ FT


**TYPE 2G  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	B007
G	

LIVING ROOM	5513MM X 4208MM	18' 1" X 13' 10"
KITCHEN	3420MM X 2100MM	11' 3" X 6' 11"
BEDROOM 1	4625MM X 3355MM	15' 2" X 11' 0"
BEDROOM 2	3167MM X 3485MM	10' 5" X 11' 5"
TERRACE	7144MM X 3652MM	23' 5" X 12' 0"
 TOTAL AREA	77 SQ M	831 SQ FT
TERRACE	28 SQ M	311 SQ FT



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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

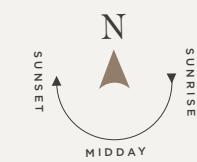
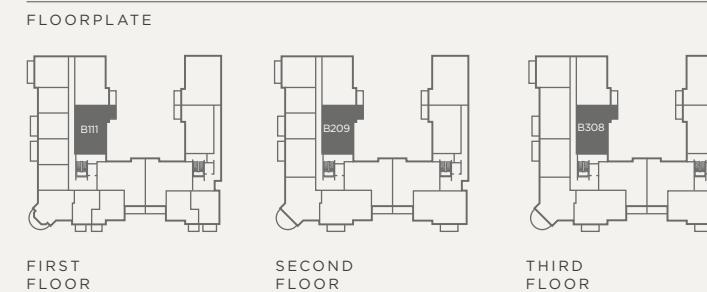


**TYPE 2H  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	B111	B209	B308
-----------------	------	------	------

LIVING ROOM	5512MM X 4208MM	18' 1" X 13' 10"
KITCHEN	3420MM X 2100MM	11' 3" X 6' 11"
BEDROOM 1	4625MM X 3355MM	15' 2" X 11' 0"
BEDROOM 2	3167MM X 3485MM	10' 5" X 11' 5"
BALCONY	3114MM X 1377MM	10' 3" X 4' 6"

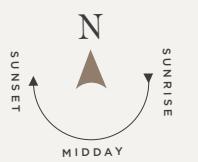
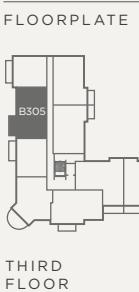
TOTAL AREA 77 SQ M 831 SQ FT  
BALCONY 4 SQ M 44 SQ FT


**TYPE 2I  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	B305
-----------------	------

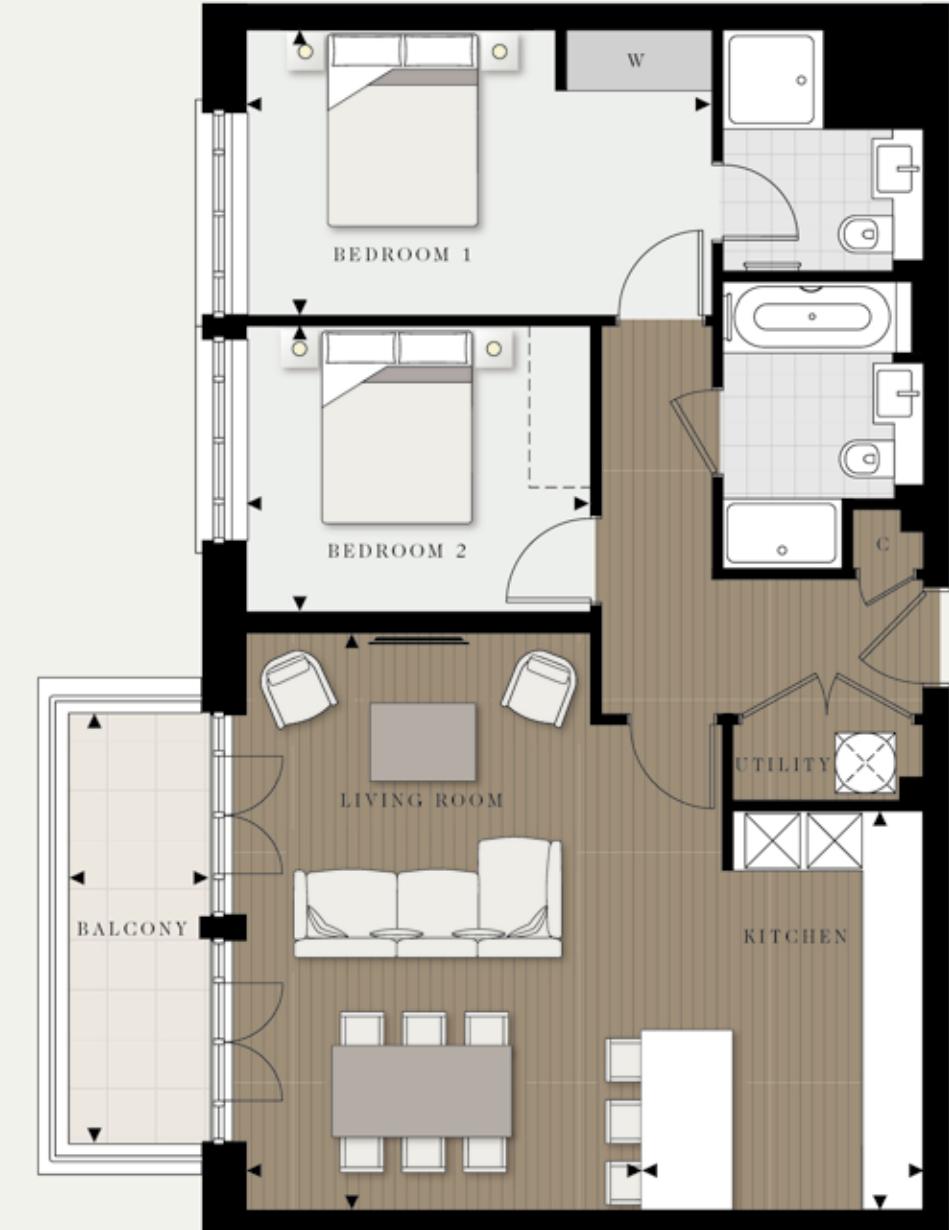
LIVING ROOM	5728MM X 3923MM	18' 9" X 12' 10"
KITCHEN	3968MM X 2800MM	13' 0" X 9' 2"
BEDROOM 1	4622MM X 2822MM	15' 2" X 9' 3"
BEDROOM 2	3422MM X 2847MM	11' 3" X 9' 4"
BALCONY	4449MM X 1457MM	14' 7" X 4' 9"

TOTAL AREA 77 SQ M 837 SQ FT  
BALCONY 6 SQ M 64 SQ FT



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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.



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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

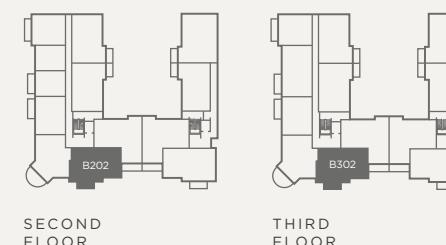
**TYPE 2J  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	B202	B302
	2	3

LIVING ROOM	5263MM X 4105MM	17' 3" X 13' 6"
KITCHEN	3060MM X 2180MM	10' 0" X 7' 2"
BEDROOM 1	3995MM X 3255MM	13' 1" X 10' 8"
BEDROOM 2	4042MM X 3350MM	13' 3" X 11' 0"
BALCONY	3890MM X 1399MM	12' 9" X 4' 7"

TOTAL AREA 82 SQ M 883 SQ FT  
BALCONY 5 SQ M 59 SQ FT

## FLOORPLATE



SECOND FLOOR

THIRD FLOOR

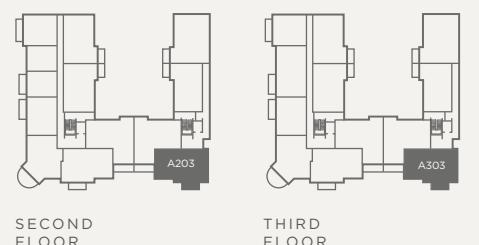

**TYPE 2K  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	A203	A303
	2	3

LIVING ROOM	5263MM X 4105MM	17' 3" X 13' 6"
KITCHEN	3505MM X 1980MM	11' 6" X 6' 6"
BEDROOM 1	3995MM X 3255MM	13' 1" X 10' 8"
BEDROOM 2	4042MM X 3350MM	13' 3" X 11' 0"
BALCONY	3890MM X 1399MM	12' 9" X 4' 7"

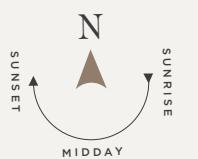
TOTAL AREA 83 SQ M 895 SQ FT  
BALCONY 5 SQ M 58 SQ FT

## FLOORPLATE



SECOND FLOOR

THIRD FLOOR



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

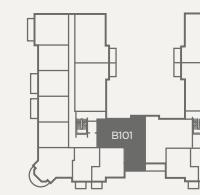
- - Measurement points
- W - Fitted wardrobe
- - Optional fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

## TYPE 2L 2 BEDROOM APARTMENT

APARTMENT | B101  
FLOOR | 1

LIVING ROOM	4637MM X 4601MM	15' 3" X 15' 1"
KITCHEN	4001MM X 2018MM	13' 2" X 6' 7"
BEDROOM 1	3882MM X 3186MM	12' 9" X 10' 5"
BEDROOM 2	4712MM X 2813MM	15' 6" X 9' 3"
BALCONY	4554MM X 1383MM	14' 11" X 4' 6"
 TOTAL AREA	83 SQ M	898 SQ FT
BALCONY	6 SQ M	67 SQ FT

### FLOORPLATE



FIRST  
FLOOR

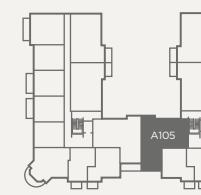


## TYPE 2M 2 BEDROOM APARTMENT

APARTMENT | A105  
FLOOR | 1

LIVING ROOM	4637MM X 4601MM	15' 3" X 15' 1"
KITCHEN	4001MM X 2018MM	13' 2" X 6' 7"
BEDROOM 1	3882MM X 3186MM	12' 9" X 10' 5"
BEDROOM 2	4560MM X 2808MM	15' 0" X 9' 3"
BALCONY	4554MM X 1378MM	14' 11" X 4' 6"
 TOTAL AREA	82 SQ M	889 SQ FT
BALCONY	6 SQ M	65 SQ FT

### FLOORPLATE



FIRST  
FLOOR



- ↔ - Measurement points
- W - Fitted wardrobe
- - Optional fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

- ↔ - Measurement points
- W - Fitted wardrobe
- - Optional fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

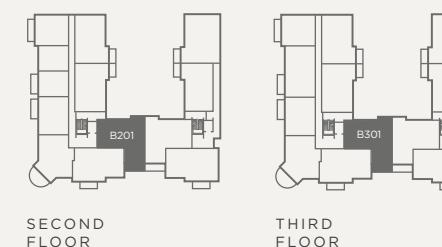
Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

**TYPE 2N  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	B201	B301
2	3	

LIVING ROOM	4637MM X 4601MM	15' 3" X 15' 1"
KITCHEN	4001MM X 2018MM	13' 2" X 6' 7"
BEDROOM 1	3882MM X 2886MM	12' 9" X 9' 6"
BEDROOM 2	4712MM X 2813MM	15' 6" X 9' 3"
BALCONY	4554MM X 1383MM	14' 11" X 4' 6"
 TOTAL AREA	86 SQ M	933 SQ FT
BALCONY	6 SQ M	65 SQ FT

FLOORPLATE



SECOND FLOOR

THIRD FLOOR



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

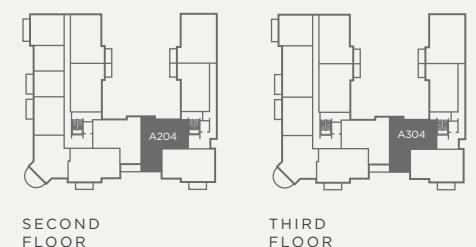
Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

**TYPE 2O  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	A204	A304
2	3	

LIVING ROOM	4637MM X 4601MM	15' 3" X 15' 1"
KITCHEN	4001MM X 2018MM	13' 2" X 6' 7"
BEDROOM 1	3882MM X 2886MM	12' 9" X 9' 6"
BEDROOM 2	4560MM X 2813MM	15' 0" X 9' 3"
BALCONY	4554MM X 1369MM	14' 11" X 4' 6"
 TOTAL AREA	85 SQ M	922 SQ FT
BALCONY	6 SQ M	65 SQ FT

FLOORPLATE



SECOND FLOOR

THIRD FLOOR



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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

**TYPE 2P  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	A002
	G

LIVING ROOM	4010MM X 4120MM	13' 2" X 13' 6"
KITCHEN	3150MM X 4120MM	10' 4" X 13' 6"
BEDROOM 1	3275MM X 3073MM	10' 9" X 10' 1"
DRESSING	2615MM X 2696MM	8' 7" X 8' 10"
BEDROOM 2	4352MM X 3280MM	14' 3" X 10' 9"
TERRACE	11048MM X 3650MM	36' 3" X 12' 0"
<b>TOTAL AREA</b>	<b>88 SQ M</b>	<b>945 SQ FT</b>
<b>TERRACE</b>	<b>39 SQ M</b>	<b>417 SQ FT</b>



GROUND FLOOR

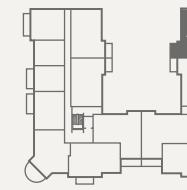

**TYPE 2Q  
2 BEDROOM APARTMENT**

APARTMENT FLOOR	A102	A202	A302
	1	2	3

LIVING ROOM	4010MM X 4120MM	13' 2" X 13' 6"
KITCHEN	4120MM X 3150MM	13' 6" X 10' 4"
BEDROOM 1	3275MM X 3072MM	10' 9" X 10' 1"
DRESSING	2615MM X 2696MM	8' 7" X 8' 10"
BEDROOM 2	4352MM X 3280MM	14' 3" X 10' 9"
BALCONY	3114MM X 1377MM	10' 3" X 4' 6"
<b>TOTAL AREA</b>	<b>88 SQ M</b>	<b>945 SQ FT</b>
<b>BALCONY</b>	<b>4 SQ M</b>	<b>46 SQ FT</b>



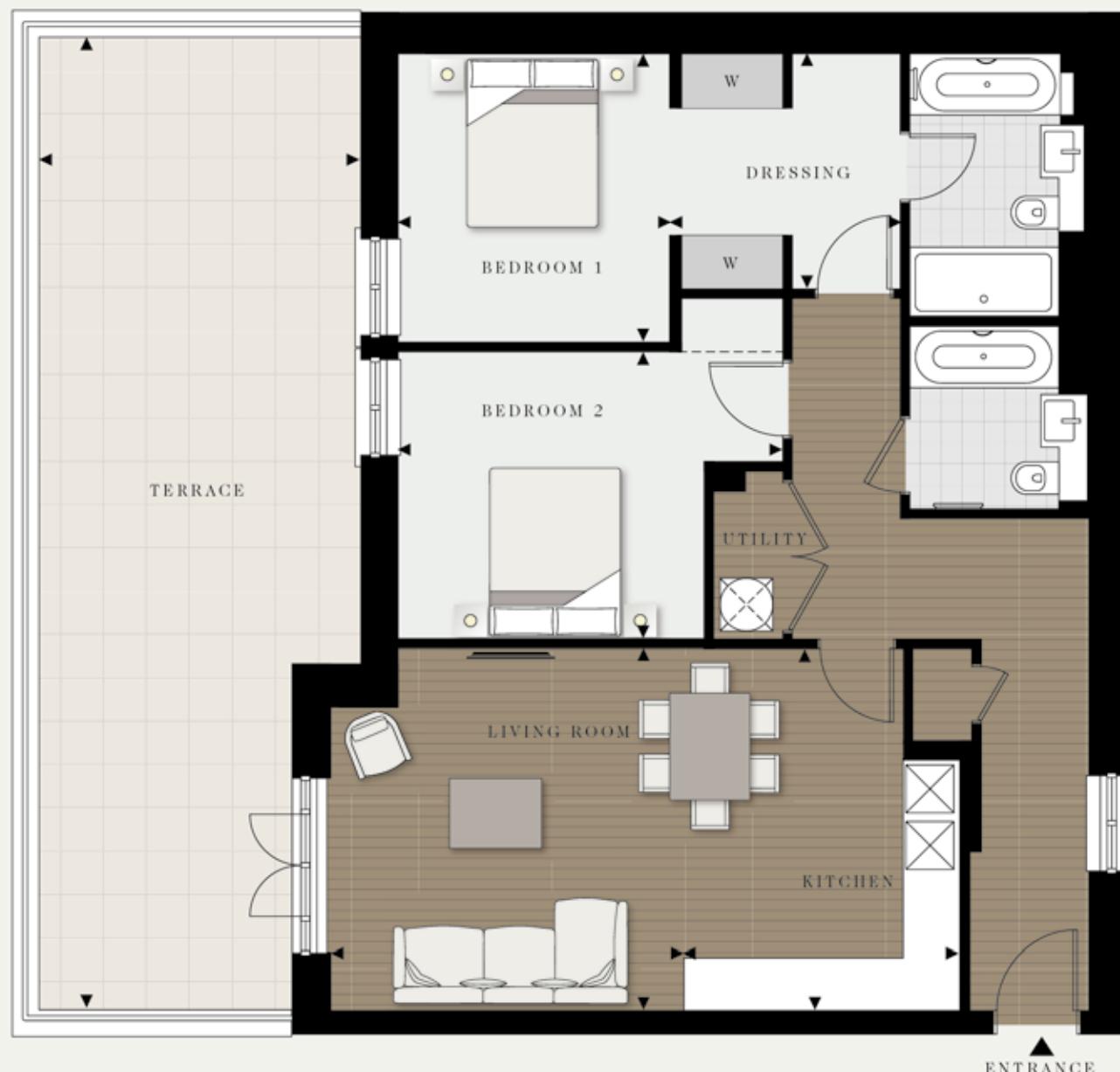
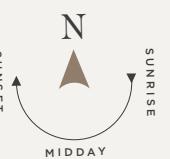
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



- - Measurement points
- W - Fitted wardrobe
- - Optional fitted wardrobe
- ☒ - Washer dryer

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.



- - Measurement points
- W - Fitted wardrobe
- - Optional fitted wardrobe
- ☒ - Washer dryer

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

**TYPE 2R  
2 BEDROOM APARTMENT**

 APARTMENT | B001  
FLOOR | G

LIVING ROOM	5224MM X 3775MM	17' 2" X 12' 5"
KITCHEN	4624MM X 2880MM	15' 2" X 9' 5"
BEDROOM 1	3883MM X 2886MM	12' 9" X 9' 6"
BEDROOM 2	4713MM X 3963MM	15' 6" X 13' 0"
FRONT TERRACE	4457MM X 4382MM	14' 7" X 14' 5"
REAR TERRACE	3820MM X 3143MM	12' 6" X 10' 4"

 TOTAL AREA 93 SQ M 1010 SQ FT  
TERRACES 39 SQ M 427 SQ FT

FLOORPLATE



GROUND FLOOR



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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

**TYPE 2S  
2 BEDROOM APARTMENT**

 APARTMENT | A004  
FLOOR | G

LIVING ROOM	5224MM X 3775MM	17' 2" X 12' 5"
KITCHEN	4624MM X 2880MM	15' 2" X 9' 5"
BEDROOM 1	3883MM X 2886MM	12' 9" X 9' 6"
BEDROOM 2	4560MM X 3963MM	15' 0" X 13' 0"
FRONT TERRACE	4457MM X 4382MM	14' 7" X 14' 5"
REAR TERRACE	3820MM X 3135MM	12' 6" X 10' 3"

 TOTAL AREA 92 SQ M 999 SQ FT  
TERRACES 39 SQ M 426 SQ FT

FLOORPLATE



GROUND FLOOR



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

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.



THE

## PREMIER COLLECTION

Featuring views towards the River Thames and Hurlingham Park, the fourth floor of Hurlingham Walk is truly the height of luxury. Incorporating the highest quality materials sourced from across Europe, the Premier Collection of apartments embraces classic design, an elegant colour palette and interior detailing to create the embodiment of sophisticated London living.

ENJOY OUTDOOR LIVING FROM  
YOUR PRIVATE BALCONY



ITALIAN STYLE KITCHENS  
FEATURE MARBLE WORKTOPS



Computer generated image. Indicative only, subject to change.



CLEAN LINES AND  
WARM TONES CREATE  
PEACEFUL BEDROOMS



ELEGANT DESIGN FINISHED  
WITH BEAUTIFUL MARBLE



## THE PREMIER COLLECTION AT HURLINGHAM WALK FEATURE AN INDULGENT UPLIFTED SPECIFICATION

### FINISHES

- Full height matt black timber panelled entrance door
- Full height white panelled internal doors
- Feature cornice and skirting
- Comfort cooling to Living Room and Bedrooms
- Underfloor heating throughout
- Wide plank engineered oak timber flooring to Hallway, Living Room and Kitchen
- Carpet to Bedrooms
- Fitted wardrobe to all Bedrooms with lacquer, glass or mirror finish and internal lighting
- Chrome ironmongery
- Timber / Aluminium composite frame windows and patio doors
- Balcony to every apartment
- Multi-point high security door locking system to entrance door

### ELECTRICAL

- Home Network Cat 6 distribution to Living Room and Bedrooms
- Sound system with ceiling mounted speakers in Living Room, Bedrooms and Bathrooms
- Sky+HD and Arabsat or Hot Bird enabled
- High level TV connection point to Living Room and Bedrooms
- Fibre optic broadband connection
- Directional downlighters throughout
- Dimmer light control to Living Room and Master Bedroom
- 5 amp lighting circuit to Living Room
- External lighting to all balconies
- Brushed chrome sockets throughout
- Colour video entry phone system

### KITCHEN

- Bespoke designed European fitted Kitchen
- Marble worktops
- High gloss lacquer or veneer kitchen units with handleless design and soft close fittings
- Mirror splashback
- Integrated feature lighting to wall units at high and low level
- Feature mirror-backed open shelving
- Franke Minerva chrome 3-in-1 boiling water tap
- Stainless steel 1½ bowl undermounted sink
- Integrated Miele fan-assisted electric oven
- Integrated Miele induction hob and Elica extractor fan
- Integrated Miele warming drawer
- Integrated Miele combination microwave
- Integrated Miele full-height fridge / freezer
- Integrated Miele dishwasher
- Freestanding Miele washer / dryer in utility cupboard

### COMMUNAL

- Coded access passenger lifts for added security
- Concierge service
- CCTV to external entrances
- Bespoke designed landscaped courtyard gardens with tranquil water feature
- Bespoke designed communal entrances and hallways
- Right to Park in gated basement car park is available to purchase
- A management company will administer the operation of communal facilities for which a service charge will be levied

### BATHROOMS

- Marble vanity unit with Villeroy and Boch ceramic basin
- Hansgrohe wall mounted tap and spout to basin
- De-misting mirrored cabinet with glass shelves and feature lighting
- Villeroy and Boch white bath with Hansgrohe wall mounted thermostatic control, concealed bath filler and hand shower
- Marble bath panel and top
- Hansgrohe Raindance shower and hinged frameless glass shower screen to bath where there is no separate shower enclosure
- Hansgrohe Raindance shower, hand shower and fixed frameless glass shower screen to shower enclosure
- Marble feature wall
- Large format marble floor tiles
- Large format porcelain wall tiles
- Heated wall panel and chrome towel rail
- Wall hung WC with soft closing seat

Purchaser choices and options are available subject to build stage. Please ask your Sales Consultant for further information.

### TYPE 1A PREMIER 1 BEDROOM APARTMENT

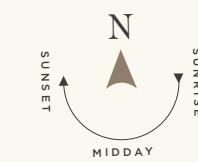
APARTMENT | B406  
FLOOR | 4

LIVING ROOM	5215MM X 3376MM	17' 1" X 11' 1"
KITCHEN	2295MM X 2400MM	7' 6" X 7' 10"
BEDROOM 1	3560MM X 3214MM	11' 8" X 10' 7"
BALCONY	5118MM X 1457MM	16' 9" X 4' 9"
<b>TOTAL AREA</b>	<b>50 SQ M</b>	<b>540 SQ FT</b>
<b>BALCONY</b>	<b>7 SQ M</b>	<b>75 SQ FT</b>

FLOORPLATE



FOURTH  
FLOOR



- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

### TYPE 1C PREMIER 1 BEDROOM APARTMENT

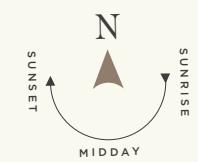
APARTMENT | B404  
FLOOR | 4

LIVING ROOM	5727MM X 3923MM	18' 9" X 12' 10"
KITCHEN	3987MM X 2800MM	13' 1" X 9' 2"
BEDROOM 1	4622MM X 2690MM	15' 2" X 8' 10"
BALCONY	4449MM X 1457MM	14' 7" X 4' 9"
<b>TOTAL AREA</b>	<b>57 SQ M</b>	<b>622 SQ FT</b>
<b>BALCONY</b>	<b>6 SQ M</b>	<b>65 SQ FT</b>

FLOORPLATE



FOURTH  
FLOOR



- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

### TYPE 2C PREMIER 2 BEDROOM APARTMENT

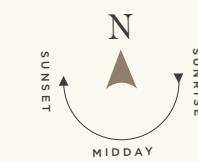
APARTMENT FLOOR | A401 | 4

LIVING ROOM	4980MM X 3863MM	16' 4" X 12' 8"
KITCHEN	3263MM X 2180MM	10' 8" X 7' 2"
BEDROOM 1	3263MM X 3003MM	10' 8" X 9' 10"
BEDROOM 2	3053MM X 3574MM	10' 0" X 11' 9"
BALCONY	3114MM X 1377MM	10' 3" X 4' 6"
 TOTAL AREA	72 SQ M	776 SQ FT
BALCONY	4 SQ M	46 SQ FT

FLOORPLATE



FOURTH  
FLOOR



### TYPE 2T PREMIER 2 BEDROOM APARTMENT

APARTMENT FLOOR | B403 | 4

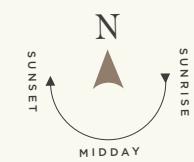
LIVING ROOM	5337MM X 4257MM	17' 6" X 14' 0"
KITCHEN	3770MM X 2127MM	12' 4" X 7' 0"
BEDROOM 1	3623MM X 2808MM	11' 11" X 9' 3"
BEDROOM 2	3105MM X 3560MM	10' 2" X 11' 8"
BALCONY	2530MM X 4490MM	8' 4" X 14' 7"

TOTAL AREA	73 SQ M	794 SQ FT
BALCONY	10 SQ M	111 SQ FT

FLOORPLATE



FOURTH  
FLOOR



- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

## TYPE 2F PREMIER 2 BEDROOM APARTMENT

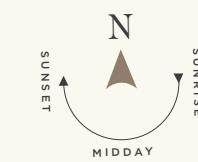
APARTMENT B407  
FLOOR 4

LIVING ROOM	5513MM X 4208MM	18' 1" X 13' 10"
KITCHEN	3420MM X 2100MM	11' 3" X 6' 11"
BEDROOM 1	4625MM X 3300MM	15' 2" X 10' 10"
BEDROOM 2	3167MM X 3485MM	10' 5" X 11' 5"
BALCONY	2997MM X 1388MM	9' 10" X 4' 7"
TOTAL AREA	77 SQ M	828 SQ FT
BALCONY	4 SQ M	44 SQ FT

FLOORPLATE



FOURTH  
FLOOR



## TYPE 2H PREMIER 2 BEDROOM APARTMENT

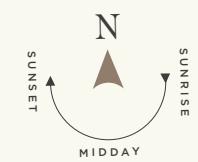
APARTMENT B408  
FLOOR 4

LIVING ROOM	5512MM X 4208MM	18' 1" X 13' 10"
KITCHEN	3420MM X 2100MM	11' 3" X 6' 11"
BEDROOM 1	4625MM X 3355MM	15' 2" X 11' 0"
BEDROOM 2	3167MM X 3485MM	10' 5" X 11' 5"
BALCONY	3114MM X 1377MM	10' 3" X 4' 6"
TOTAL AREA	77 SQ M	831 SQ FT
BALCONY	4.5 SQ M	44 SQ FT

FLOORPLATE



FOURTH  
FLOOR



- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

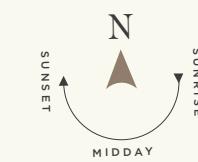
Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

### TYPE 2I PREMIER 2 BEDROOM APARTMENT

APARTMENT B405  
FLOOR 4

LIVING ROOM	5728MM X 3923MM	18' 9" X 12' 10"
KITCHEN	3968MM X 2800MM	13' 0" X 9' 2"
BEDROOM 1	4622MM X 2822MM	15' 2" X 9' 3"
BEDROOM 2	3422MM X 2847MM	11' 3" X 9' 4"
BALCONY	4449MM X 1457MM	14' 7" X 4' 9"
TOTAL AREA	77 SQ M	837 SQ FT
BALCONY	6 SQ M	64 SQ FT

FLOORPLATE

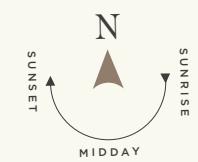
FOURTH  
FLOOR

### TYPE 2J PREMIER 2 BEDROOM APARTMENT

APARTMENT B402  
FLOOR 4

LIVING ROOM	5263MM X 4105MM	17' 3" X 13' 6"
KITCHEN	3060MM X 2180MM	10' 0" X 7' 2"
BEDROOM 1	3995MM X 3255MM	13' 1" X 10' 8"
BEDROOM 2	4042MM X 3350MM	13' 3" X 11' 0"
BALCONY	3890MM X 1399MM	12' 9" X 4' 7"
TOTAL AREA	82 SQ M	883 SQ FT
BALCONY	5 SQ M	59 SQ FT

FLOORPLATE

FOURTH  
FLOOR

- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

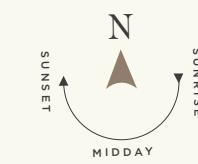
Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

### TYPE 2K PREMIER 2 BEDROOM APARTMENT

APARTMENT | A403  
FLOOR | 4

LIVING ROOM	5263MM X 4105MM	17' 3" X 13' 6"
KITCHEN	3505MM X 1980MM	11' 6" X 6' 6"
BEDROOM 1	3995MM X 3255MM	13' 1" X 10' 8"
BEDROOM 2	4042MM X 3350MM	13' 3" X 11' 0"
BALCONY	3890MM X 1399MM	12' 9" X 4' 7"
TOTAL AREA	83 SQ M	895 SQ FT
BALCONY	5 SQ M	58 SQ FT

FLOORPLATE

FOURTH  
FLOOR

- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

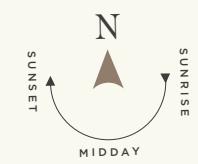
Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

### TYPE 2O PREMIER 2 BEDROOM APARTMENT

APARTMENT | A404  
FLOOR | 4

LIVING ROOM	4637MM X 4601MM	15' 3" X 15' 1"
KITCHEN	4001MM X 2018MM	13' 2" X 6' 7"
BEDROOM 1	3882MM X 2886MM	12' 9" X 9' 6"
BEDROOM 2	3960MM X 2813MM	12' 0" X 9' 3"
BALCONY	4554MM X 1369MM	14' 11" X 4' 6"
TOTAL AREA	85 SQ M	922 SQ FT
BALCONY	6 SQ M	65 SQ FT

FLOORPLATE

FOURTH  
FLOOR

- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer dryer
- C - Cupboard

Floorplans shown for Hurlingham Walk are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

### TYPE 2N PREMIER 2 BEDROOM APARTMENT

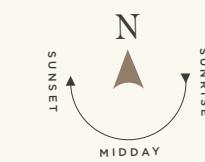
APARTMENT | B401  
FLOOR | 4

LIVING ROOM	4637MM X 4601MM	15' 3" X 15' 1"
KITCHEN	4001MM X 2018MM	13' 2" X 6' 7"
BEDROOM 1	3882MM X 2886MM	12' 9" X 9' 6"
BEDROOM 2	4112MM X 2813MM	13' 5" X 9' 3"
BALCONY	4554MM X 1383MM	14' 11" X 4' 6"
<b>TOTAL AREA</b>	<b>86 SQ M</b>	<b>933 SQ FT</b>
<b>BALCONY</b>	<b>6 SQ M</b>	<b>65 SQ FT</b>

FLOORPLATE



FOURTH  
FLOOR



- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer/dryer
- C - Cupboard

### TYPE 2Q PREMIER 2 BEDROOM APARTMENT

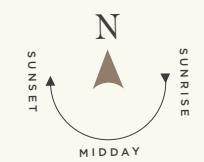
APARTMENT | A402  
FLOOR | 4

LIVING ROOM	4010MM X 4120MM	13' 2" X 13' 6"
KITCHEN	4120MM X 3150MM	13' 6" X 10' 4"
BEDROOM 1	3275MM X 3072MM	10' 9" X 10' 1"
DRESSING	2615MM X 2696MM	8' 7" X 8' 10"
BEDROOM 2	4352MM X 3280MM	14' 3" X 10' 9"
BALCONY	3114MM X 1377MM	10' 3" X 4' 6"
<b>TOTAL AREA</b>	<b>88 SQ M</b>	<b>945 SQ FT</b>
<b>BALCONY</b>	<b>4 SQ M</b>	<b>46 SQ FT</b>

FLOORPLATE



FOURTH  
FLOOR



- - Measurement points
- W - Fitted wardrobe
- ☒ - Washer/dryer

## ST JAMES – DESIGNED FOR LIFE

BUYING A HOME IS ONE OF THE MOST IMPORTANT DECISIONS YOU WILL EVER MAKE. THE QUALITIES THAT MAKE ST JAMES DIFFERENT MEAN THAT YOU CAN CHOOSE A NEW HOME FROM US WITH COMPLETE CONFIDENCE. WHEN YOU BUY A HOME FROM ST JAMES YOU CAN BE SAFE IN THE KNOWLEDGE THAT IT IS BUILT TO VERY HIGH STANDARDS OF DESIGN AND QUALITY, HAS LOW ENVIRONMENTAL IMPACT AND THAT 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 AND 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 IS 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, and countryside to the coast - 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 permanently. 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.

## ST JAMES A COMMITMENT TO THE FUTURE

### VISION2020

OVER THE YEARS ST JAMES HAS WON MANY PRESTIGIOUS AWARDS FOR THE QUALITY, DESIGN AND SUSTAINABILITY OF OUR DEVELOPMENTS. OUR VISION2020 STRATEGY IS DESIGNED TO RAISE OUR STANDARDS HIGHER STILL, AND MEANS THAT YOU ARE BUYING A HOME FROM A SUSTAINABLE BUSINESS THAT PRIORITISES ITS RESPONSIBILITIES TOWARDS THE ENVIRONMENT, ITS WORKFORCE AND THE COMMUNITIES IN WHICH IT WORKS.

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

Every customer benefits from our Customer Satisfaction Commitment, with dedicated Sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

### GREENER, MORE ECONOMICAL HOMES

Our new homes are designed to use 26% less water and their CO<sub>2</sub> emissions are 76% lower than an average home\*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

### 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.

### CREATING SUSTAINABLE COMMUNITIES

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

### A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO<sub>2</sub> emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.



Proud to be a member of the Berkeley Group of Companies



\*Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk



## ST JAMES - AN ETHOS OF EXCELLENCE

OVER THE PAST TEN YEARS, THE BERKELEY GROUP HAS TRANSFORMED ITS BUSINESS INTO BECOMING A LEADER IN SUSTAINABLE URBAN REGENERATION.



01  
Brewery Wharf, TW1  
02 Lime Grove Mews, W12  
03 Riverlight, SW8  
04 Roehampton House, SW15



02  
100% OF OUR PURCHASERS WOULD RECOMMEND ST JAMES TO A FRIEND.\*

Sustainability is a key part of the St James ethos and we 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 Hurlingham Walk.

The Code for Sustainable Homes (CFSH) is an environmental rating system, setting new standards for resource efficiency. All of the homes at Hurlingham Walk achieve Code Level 3 and are 25% more energy efficient than the applicable Building Regulations requirement. For householders, this means lower running costs, as well as the satisfaction of living a 'more sustainable' life.

### LIFETIME HOMES

Lifetime Homes are homes incorporating 16 Design Criteria that can be universally applied to new homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

Lifetime Homes are all about flexibility and adaptability; they are thoughtfully designed to create and encourage better living environments for everyone at all stages of life. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes ensure that your new home is adaptable to whatever stage you are at in life, making your home truly sustainable.

All the apartments at Hurlingham Walk are built to Lifetime Home standards and include features such as:

- Level thresholds throughout for ease of access
- Increased circulation spaces and door widths
- Spacious bedroom sizes

### BUILDING FOR LIFE

Building for Life is the national standard for well-designed homes and neighbourhoods.

Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life promotes design excellence and celebrates best practice in the housebuilding industry.

The 20 Building for Life criteria embody our vision of functional, attractive and sustainable housing. The development at Hurlingham Walk has been scored against the criteria to assess the quality of their design and achieves the Silver Standard.



03



04

## AWARDS

## RECENT AWARD SUCCESS

### DESIGN

**London Evening Standard**  
**New Homes Awards 2013**  
Grand Prix Award / Lime Grove Mews / Winner  
Best Family Home / Lime Grove Mews / Winner  
Best Conversion / Roehampton House / Winner

**London Evening Standard**  
**New Homes Awards 2012**  
Best Family Home / Wye Dene / Highly Commended

**London Evening Standard**  
**New Homes Awards 2011**  
Best New Large Development / The Hamptons / Winner

**The Georgian Group Architectural Awards 2012**  
Re-use of a Georgian Building / Roehampton House / Winner

**International Property Awards 2012**  
Residential Redevelopment / Renovation / Roehampton House / Highly Commended

**The English Heritage Angel Awards 2012**  
Best Rescue of a Heritage Site / Roehampton House / Recognition

**What House? Awards 2012**  
Best Renovation / Roehampton House / Silver

**What House? Awards 2011**  
Best House / Queens Acre / Gold  
Best Interior Design / Queens Acre / Silver

**UK Property Awards 2011**  
Best Property / Queens Acre / Highly Commended  
Best Development / Queens Acre /  
5 Star Best Apartment / Wye Dene / Highly Commended  
Best Development / Kennet Island / Highly Commended

### LANDSCAPE

**New Homes Garden Awards 2012**  
Best Restored Garden / Landscape  
- Roehampton House / Gold  
Garden of the Year / Roehampton House / Gold

**New Home & Gardens Awards 2011**  
Best Communal Landscape / Queens Acre / Gold  
Best Urban Landscape / The Hamptons / Gold  
Landscape of the Year / St James / Gold

**What House? Awards 2011**  
Best Landscape Design / The Hamptons / Gold

### CONSTRUCTION

**NHBC Pride In The Job Awards 2012**  
Queen Mary's Place / Bob Rosenberger

**LABC Awards 2012**  
Refurbishment Development of the Year / Roehampton House

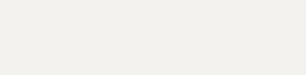
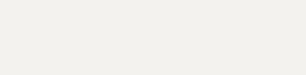
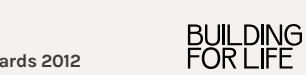
**Considerate Constructors Awards 2012**  
Queen Mary's Place / Silver  
Trinity Place / Bronze  
The Hamptons / Bronze  
Wye Dene / Bronze  
Queens Acre / Bronze  
Silvermill / Bronze

**NHBC Awards 2012**  
Queen Mary's Place

### HEALTH AND SAFETY

**NHBC National Safety Awards 2012**  
Queen Mary's Place  
Riverlight  
The Boatyard  
St Catherine's Place

**NHBC National Safety Awards 2011**  
Queens Acre



\*Information taken from an independent research company and indicate results from Q3 & Q4 2014

## CONTACT

### Sales and Marketing Suite

Hamptons International  
193-195 New King's Road  
Fulham SW6 4SS

### The Development

Hurlingham Walk  
Carnwath Road  
Fulham SW6 3HW

020 8246 4199  
[hurlingham.walk@stjames.co.uk](mailto:hurlingham.walk@stjames.co.uk)  
[www.hurlinghamwalk.co.uk](http://www.hurlinghamwalk.co.uk)



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 statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. 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. Hurlingham Walk 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. Issue 1 – May 2014.



Proud to be a member of the  
Berkeley Group of companies



Institute of  
Customer Service  
Member

**St James**  
Designed for life

