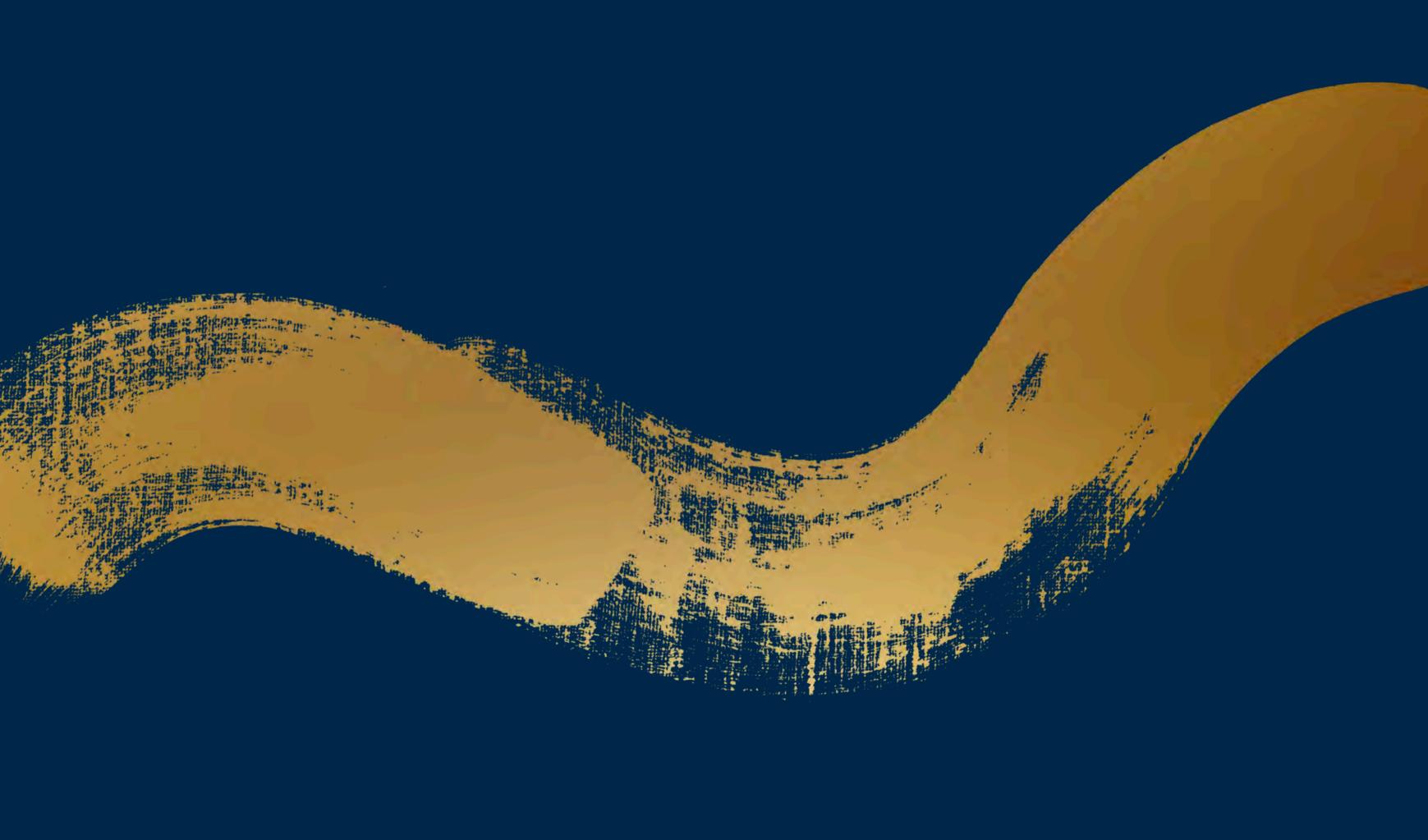


 $N_{\bar{0}}8$



One Thames City is an exclusive new district for London, the like of which has never been seen before. This collection of premium residences, shops and restaurants offers the level of modern luxury found in the great cities of the Far East, combined with a central London location and all that the capital has to offer. Unprecedented in ambition and scale, One Thames City will become a new landmark on London's skyline and a new standard in luxury living. Residents will have unparalleled amenities and services at their fingertips, in beautifully designed apartments with spectacular views over the city.

REDEFINING THE CITY

One Thames City is set to dominate London's exciting new riverside skyline, bringing an unrivalled level of luxury to the capital.



Nine Elms is the most ambitious regeneration project undertaken in London for decades. Taking advantage of its prime central and riverside location, it will completely transform the area, introducing new transport links and public spaces to create a vibrant destination for city dwellers and visitors.



PERFECTLY POSITIONED

UNDERGROUND	
Victoria	3 min
Green Park	5 min
Oxford Circus	6 min
King's Cross St Pancras for Eurostar	11 min
Leicester Square	12 min
South Kensington	12 min
Bond Street for Crossrail	13 min
RAIL	
Clapham Junction	4 min
Victoria	5 min
Wimbledon	12 min

RIVER BUS

Tate Modern	4 min
London Eye	12 min
Chelsea Harbour	15 min
Tate Britain	16 min

CAR

King's Road	10 min
Harrods	15 min
Bond Street	20 min

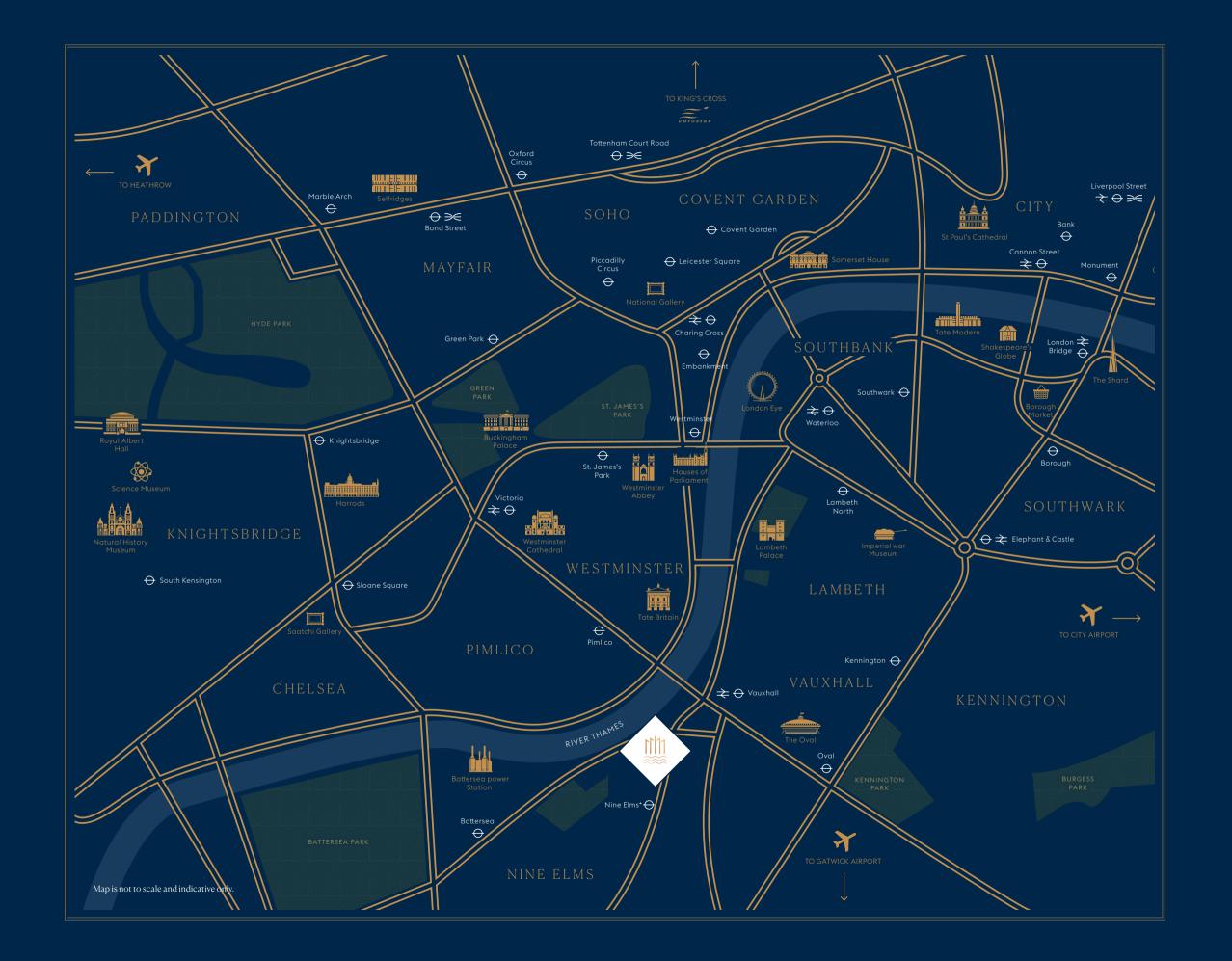
AIRPORT

City Airport	33 min
Heathrow Airport	41 min
Gatwick Airport	58 min

WALKING

Vauxhall Station	5 min
New Covent Garden Market	5 min
Tate Britain	16 min

Times quoted are approximate and provided by Google Maps and tfl.gov.uk. Tube times calculated from Vauxhall underground station.



Residences will sit amidst shops, restaurants, office space and gardens with lush planting and mature trees. The twelve buildings are set within a major public realm with London's new Linear Park and will have breathtaking views over the iconic River Thames.



Soaring 53 storeys into the sky, No.8 is the jewel in the crown of the development, offering luxurious accommodation ranging from one-bedroom apartments to magnificent five-bedroom Sky Collection apartments.



Design Team

Extraordinary projects require extraordinary teams. The developers have hand-picked a team of award-winning industry leaders and challenged them to collaborate on a truly unique offering. Internationally acclaimed architects SOM, design experts HBA and landscape specialists Gillespies are the team who bring you One Thames City.

SOM

Skidmore, Owings & Merrill LLP (SOM) is one of the largest and most influential architecture, interior design, engineering and urban planning firms in the world. They are renowned for their iconic buildings such as Burj Khalifa and their commitment to design excellence, innovation, and sustainability.

GILLESPIES

Gillespies is an award-winning landscape architecture and urban design practice with over 50 years' experience. Innovative and groundbreaking, their designs are at the forefront of major developments around the world.

HBA

HBA Residential, (the residential specialist within Hirsch Bedner Associates), are masters of interior design whose ideas have informed the signature look of many of the most noted hotels, luxury brands, urban resort spas and residential complexes in the world.









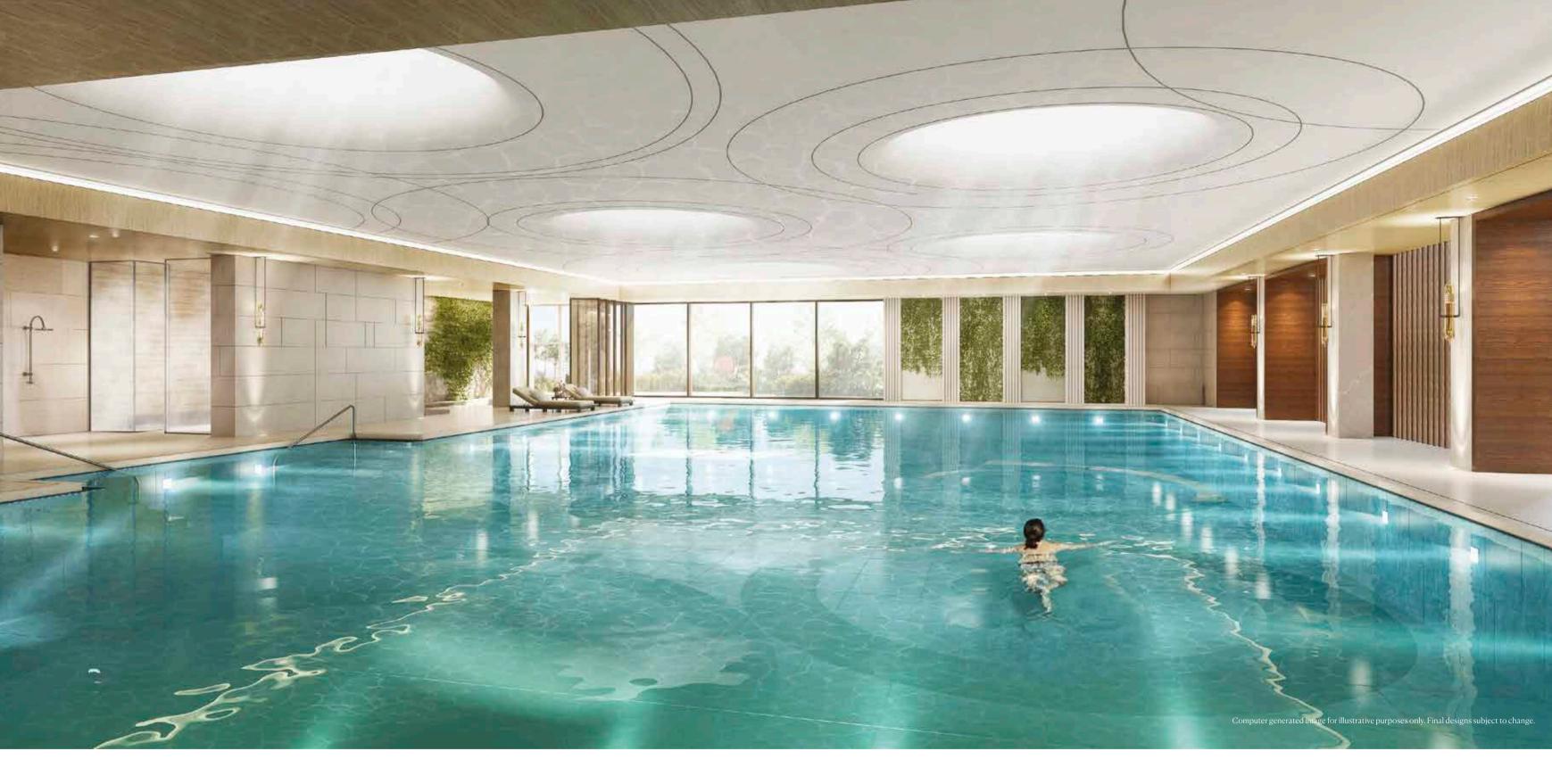






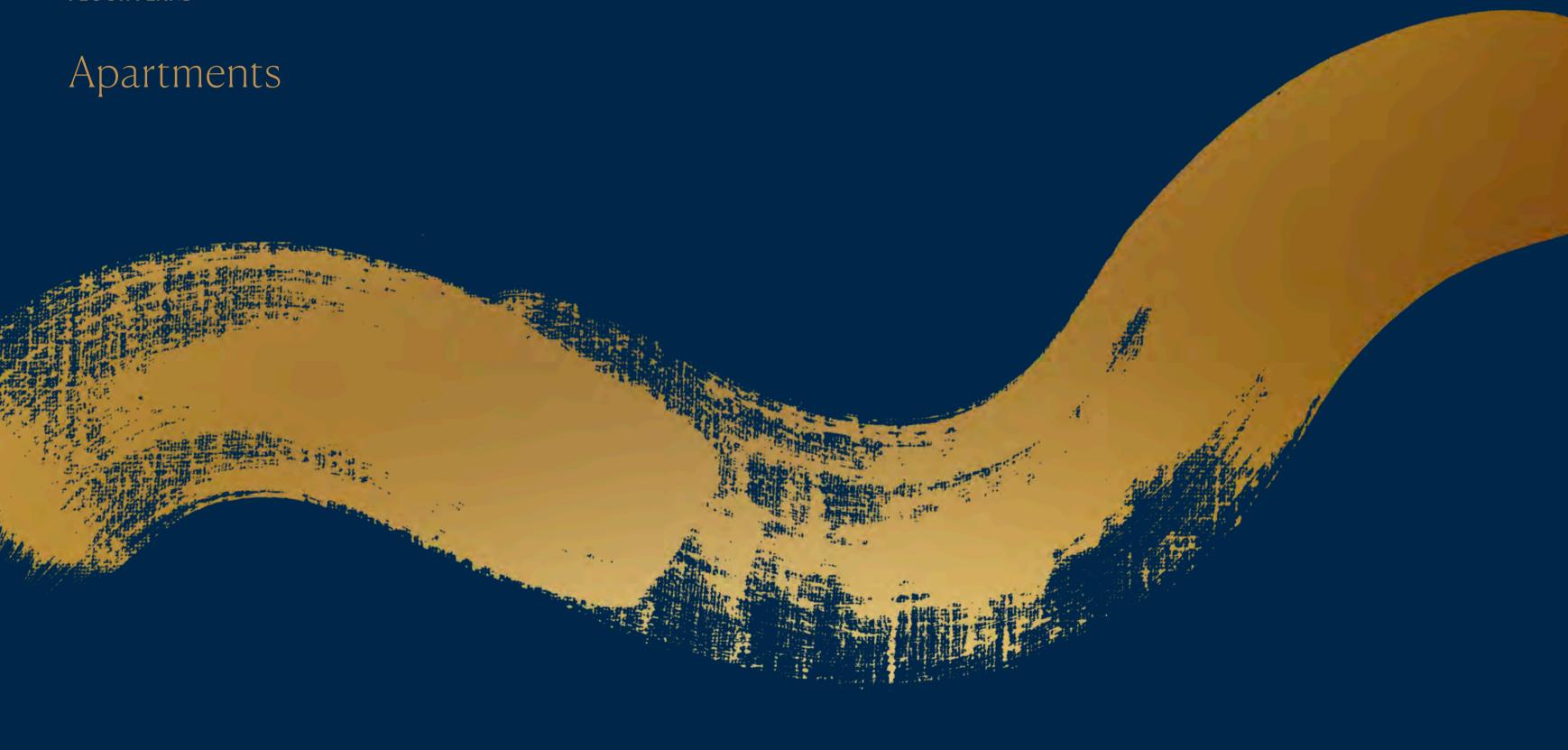
SENSE OF ARRIVAL

Take the stress out of coming home as you pull up to the elegant courtyard, to enjoy the convenience and peace of mind of a secure valet parking service.



SUBLIME SWIMMING

Indulge yourself with a morning swim in the tranquil surroundings of the expansive pool, bathed in natural light from the full-height windows.

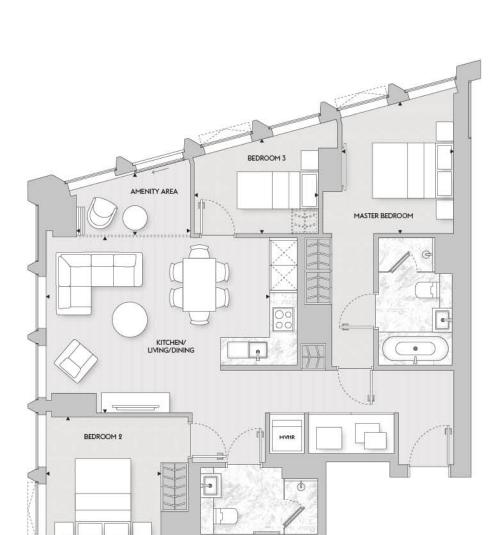


APARTMENT 3A

3 bed apartment



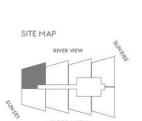
93.3 sq m/1,004 sq ft



KITCHEN/LIVING/DINING	5.4m x 4.3m	17' 9" x 14' 1"
MASTER BEDROOM	2.8m x 3.2m	9° 2" x 10° 6"
BEDROOM 2	2.7m x 3.0m	8' 10" x 9' 10'
BEDROOM 3	3.0m x 2.3m	9'10" x 7'7"
AMENITY AREA	2.8m x 1.5m	9' 2" x 4' 11"

Floor plans shown are approximate measurements only and are not to scale.

Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.



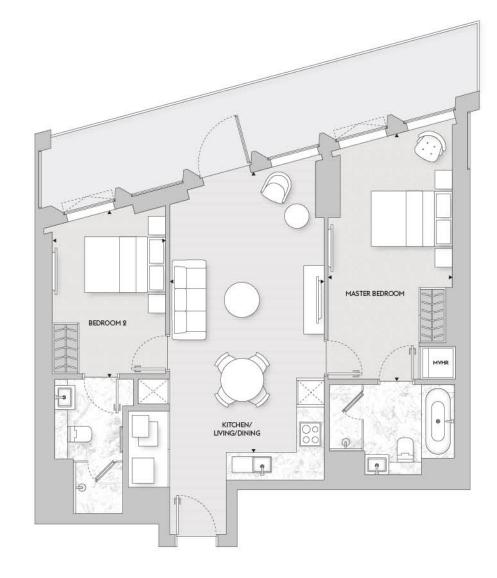
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APARTMENT 2A

Floor 2

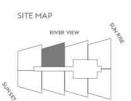
2 bed apartment

81.1 sq m/873 sq ft



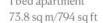
TERRACE	11.1m x 1.9m	36' 5" x 6' 3"
BEDROOM 2	$2.8 \text{m} \times 4.0 \text{m}$	9' 2" x 13' 2"
MASTER BEDROOM	3.0m x 6.1m	9'10" x 20'0"
KITCHEN/LIVING/DINING	3.8m x 6.9m	12' 6" x 22' 8"

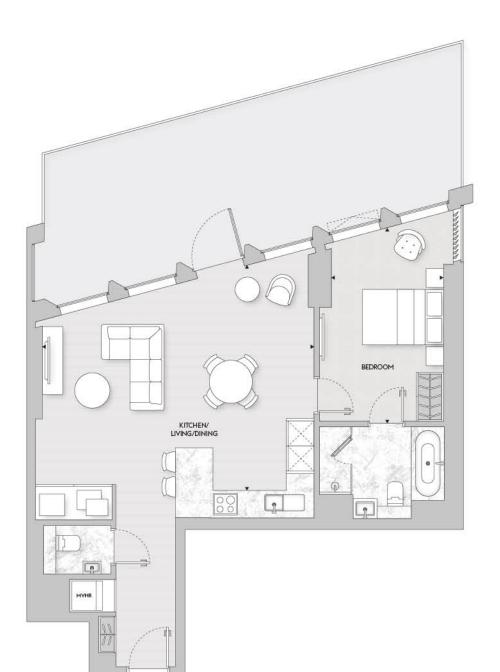




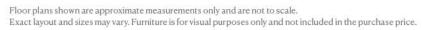
APARTMENT 1A

Floor 2 1 bed apartment





KITCHEN/LIVING/DINING	6.6m x 5.5m	21' 8" x 18' 1"
BEDROOM	2.8m x 4.8m	9' 2" x 15' 9"
TERRACE	10.6m x 3.7m	34' 9" x 12' 2"





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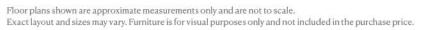
SITE MAP

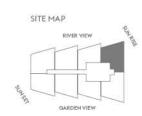
Floor 2 3 bed apartment 96.9 sq m/I,043 sq ft



	00
	AMENITY AREA KITCHEN/
MASTER BEDROOM	LVING/DINING
	MVHR
	BEDROOM 3
g.	BEDROOM 2
ļ	

5.5m x 3.7m	18'1" x 12' 2"
3.2m x 3.6m	10' 6" x 11' 10"
3.1m x 2.9m	10' 2" x 9' 6"
2.8m x 2.8m	9' 2" x 9' 2"
2.4m x 1,6m	7' 11" x 5' 3"
	3.2m x 3.6m 3.1m x 2.9m 2.8m x 2.8m



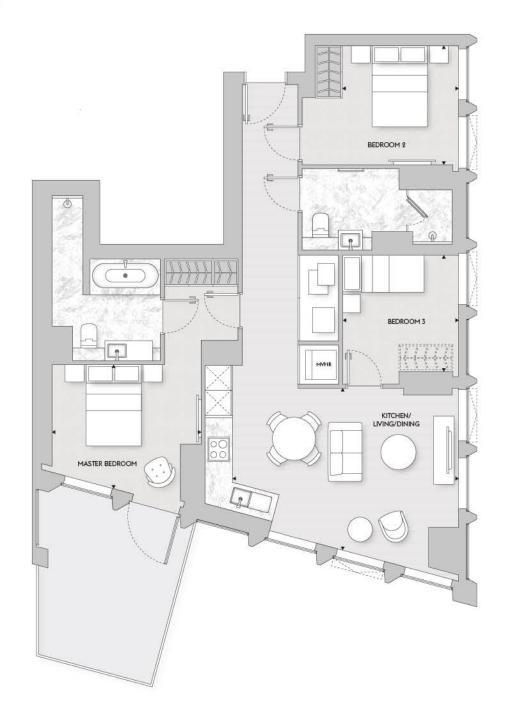


APARTMENT 3C

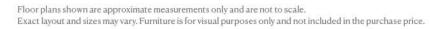
Floor 2

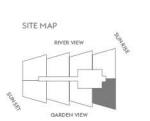
3 bed apartment

94.6 sq m/1,018 sq ft



KITCHEN/LIVING/DINING	5.5m x 3.8m	18' 1" x 12' 6"
MASTER BEDROOM	3.7m x 3.0m	12' 2" x 9' 10"
BEDROOM 2	2.9m x 2.9m	9' 6" x 9' 6"
BEDROOM 3	2.8m x 2.8m	9' 2" x 9' 2"
TERRACE	4.1m x 3.1m	13' 5" x 10' 2"



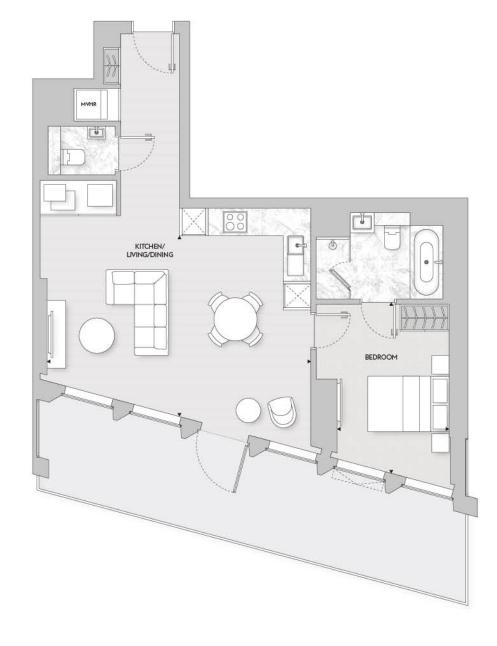


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APARTMENT 1B

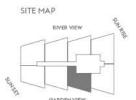
Floor 2 1 bed apartme

1 bed apartment 69.6 sq m/749 sq ft



KITCHEN/LIVING/DINING	6.6m x 4.4m	21' 8" x 14' 5"
BEDROOM	2.8m x 4.1m	9' 2" x 13' 5"
TERRACE	10.1m x 2.3m	33' 2" x 7' 7"





APARTMENT 2B

Floor 2 2 bed apartment 81.6 sq m/878 sq ft

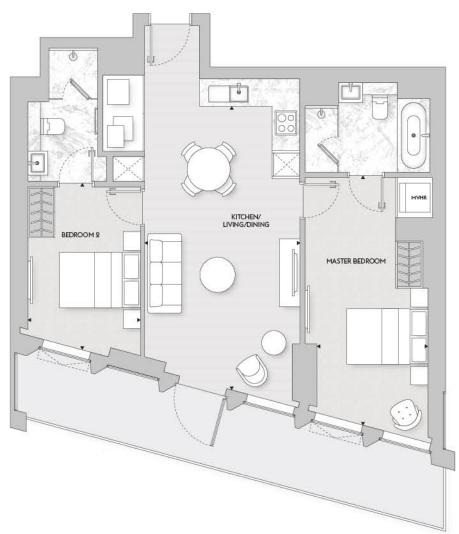


APARTMENT 2C

Floor 2

2 bed apartment 80.2 sq m/863 sq ft



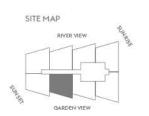


KITCHEN LIVING/DINING	R
MASTER BEDROOM	

KITCHEN/LIVING/DINING	3.9m x 7.0m	12' 10" x 23' 0"
MASTER BEDROOM	2.8m x 6.2m	9' 2" x 20' 4"
BEDROOM 2	2.8m x 3.4m	9' 2" x 11' 2"
TERRACE	10.1m x 1.7m	33' 2" x 5' 7"

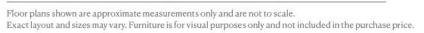
Floor plans shown are approximate measurements only and are not to scale.

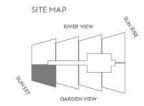
Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.



KITCHEN/ LIVING/DINING
MASTER BEDROOM
BEDROOM 9

TERRACE	11.5m x 1.7m	37' 9" x 5' 7"
BEDROOM 2	$2.8 \text{m} \times 3.3 \text{m}$	9' 2" x 10' 10"
MASTER BEDROOM	$2.8 \text{m} \times 3.2 \text{m}$	9'2" x 10'6"
KITCHEN/LIVING/DINING	3.7m x 6.6m	12' 2" x 21' 8"





No.8 APARTMENT 3A

Floors 3–34 3 bed apartment 93.3 sq m/1,004 sq ft



No.8 APARTMENT 2A

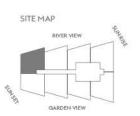
Floors 3–34 2 bed apartment 81.1 sq m/873 sq ft



BEDROOM 3
AMENITY AREA MASTER BEDROOM MASTER BEDROOM
KITCHEN/ LIVING/DINING
BEDROOM 2

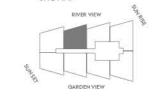
KITCHEN/LIVING/DINING	5.4m x 4.3m	17' 9" x 14' 1"
MASTER BEDROOM	2.8m x 3.2m	9' 2" x 10' 6"
BEDROOM 2	2.7m x 3.0m	8' 10" x 9' 10"
BEDROOM 3	3.0m x 2.3m	9'10" x 7'7"
AMENITY AREA	2.8m x 1.5m	9' 2" x 4' 11"

Floor plans shown are approximate measurements only and are not to scale.
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AMENITY AREA	
MASTER BEDROOM KITCHEN/ LIVING/DINING	

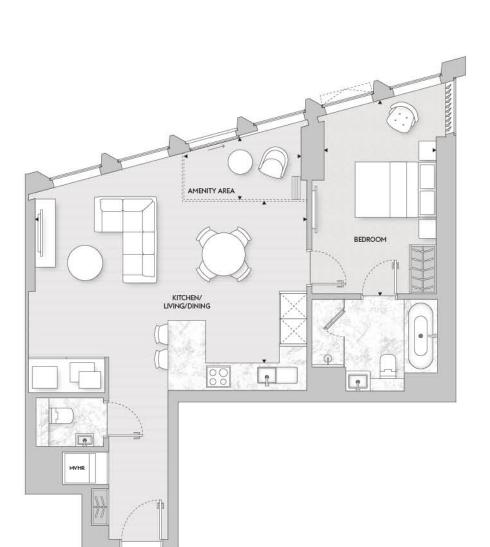
KITCHEN/LIVING/DINING	3.8m x 5.1m	12' 6" x 16' 9"
MASTER BEDROOM	3.0m x 6.1m	9' 10" x 20' 0"
BEDROOM 2	2.8m x 3.4m	9' 2" x 11' 2"
AMENITY AREA	3.8m x 1.7m	12' 6" x 5' 7"



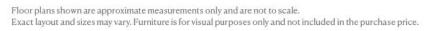
No.8 APARTMENT 1A

Floors 3–34 1 bed apartment

73.8 sq m/794 sq ft



KITCHEN/LIVING/DINING	6.6m x 4.0m	21' 8" x 13' 2"
BEDROOM	2.9 m x 4.8m	9' 6" x 15' 9"
AMENITY AREA	2.9m x 1.5m	9' 6" x 4' 11"





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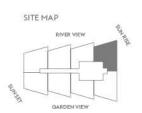
Floors 3–35 3 bed apartment 96.9 sq m/l,043 sq ft



MASTER BEDROOM	AMENITY AREA KITCHEN/ LIVING/DINING
	MVHR
	BEDROOM 3
	BEDROOM 2

KITCHEN/LIVING/DINING	5.5m x 3.7m	18'1" x 12' 2"
MASTER BEDROOM	3.2m x 3.6m	10' 6" x 11' 10"
BEDROOM 2	3.1m x 2.9m	10' 2" x 9' 6"
BEDROOM 3	2.8m x 2.8m	9' 2" x 9' 2"
AMENITY AREA	2.4m x 1,6m	7' 11" x 5' 3"





No.8 APARTMENT 3C

Floors 3–35 3 bed apartment 94.6 sq m/1,018 sq ft







No.8 APARTMENT 1B

Floors 3–35, 39 1 bed apartment 69.6 sq m/749 sq ft

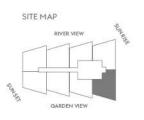


BEDROOM 2
BEDROOM 3
MASTER BEDROOM
AMENITY AREA

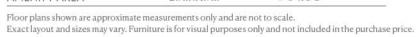
KITCHEN/LIVING/DINING	5.5m x 3.8m	18' 1" x 12' 6"
MASTER BEDROOM	3.7m x 3.0m	12' 2" x 9' 10"
BEDROOM 2	2.9m x 2.9m	9' 6" x 9' 6"
BEDROOM 3	2.8m x 2.8m	9' 2" x 9' 2"
AMENITY AREA	2.4m x 1.6m	7' 11" x 5' 3"

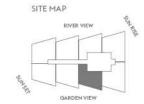
Floor plans shown are approximate measurements only and are not to scale.

Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.



KITCHEN/LIVING/DINING	6.6m x 4.4m	21' 8" x 14' 5"
BEDROOM	2.8m x 4.1m	9' 2" x 13' 5"
AMENITY AREA	2.9m x 1.9m	9' 6" x 6' 3"





No.8 APARTMENT 2B

Floors 3–35 2 bed apartment 81.6 sq m/878 sq ft



No.8 APARTMENT 2C

Floors 3–34 2 bed apartment 80.2 sq m/863 sq ft

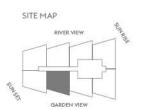




KITCHEN/LIVING/DINING	3.8m x 5.1m	12' 6" x 16' 9"
MASTER BEDROOM	2.8m x 6.2m	9' 2" x 20' 4"
BEDROOM 2	2.8m x 3.4m	9' 2" x 11' 2"
AMENITY AREA	3.6m x 1.9m	11' 10" x 6' 3"

Floor plans shown are approximate measurements only and are not to scale.

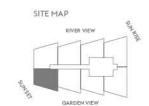
Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.

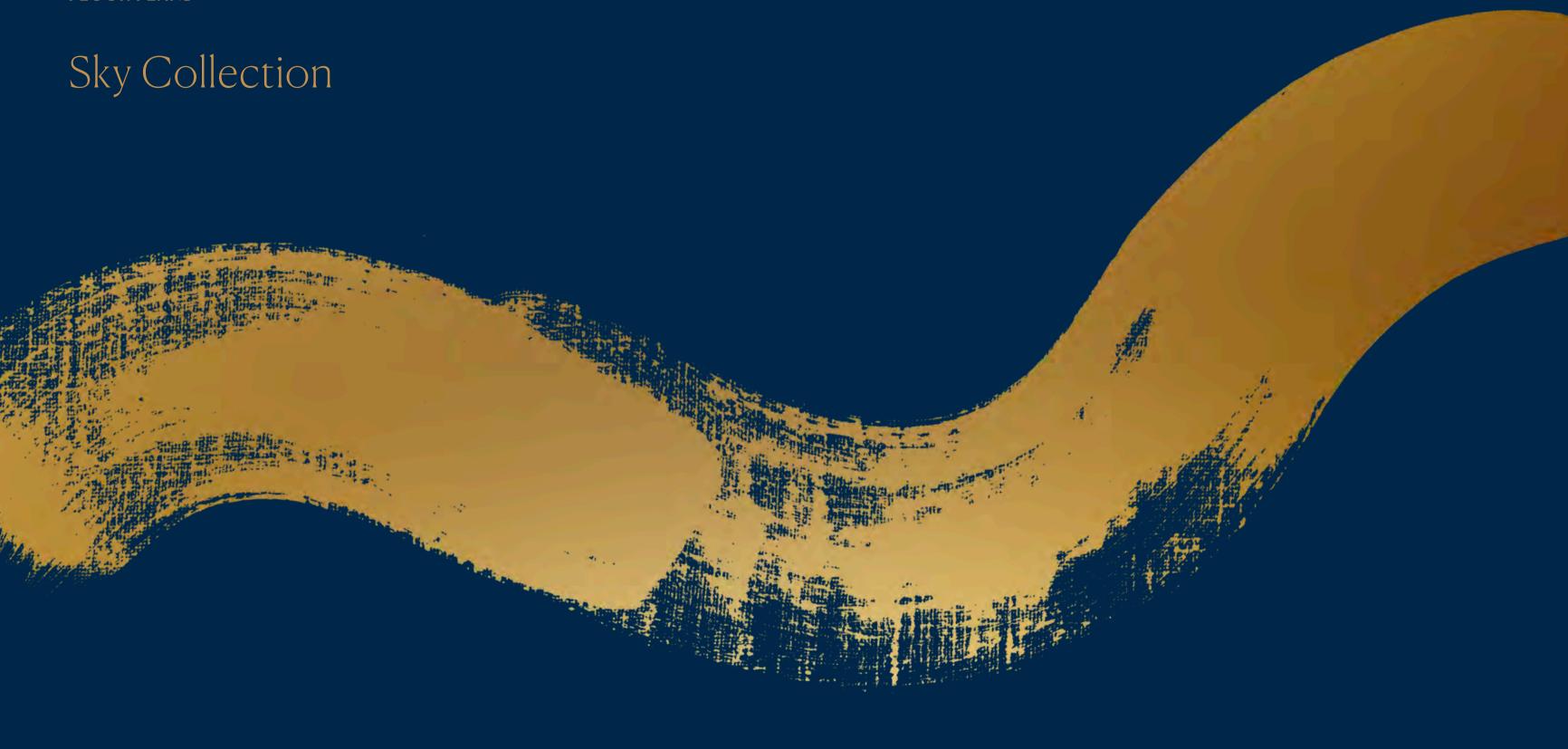


AMENITY AREA	3.0m x 1.5m	9' 10" x 4' 11"
BEDROOM 2	2.8m x 3.3m	9' 2" x 10' 10"
MASTER BEDROOM	$2.8 \text{m} \times 3.2 \text{m}$	9' 2" x 10' 6"
KITCHEN/LIVING/DINING	3.7m x 5.0m	12' 2" x 16' 5"

KITCHEN/ LIVING/DININ

Floor plans shown are approximate measurements only and are not to scale.	
Exact layout and sizes may vary. Furniture is for visual purposes only and not include	ded in the purchase price.





No.8 SKY COLLECTION PA

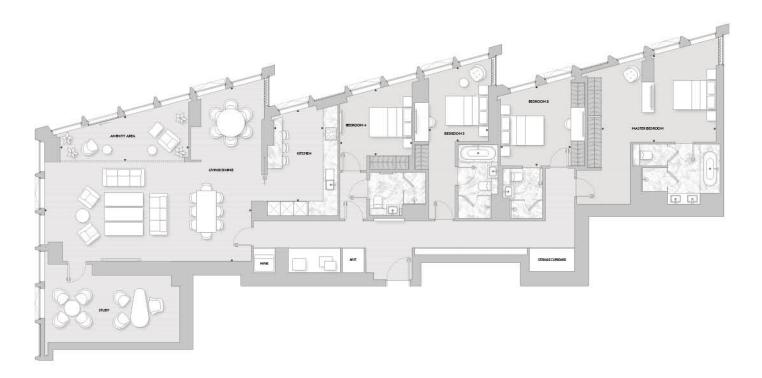
Floor 35

4 bed + study apartment

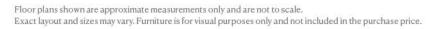
269.4 sq m/2,900 sq ft

(Floors 36-38 are 264 sq m/2,842 sq ft. Study dimensions 5.1m x 3.1m)





KITCHEN	2.3m x 4.2m	7' 7" x 13' 9"
LIVING/DINING	9.5m x 8.1m	31' 2" x 26' 7"
MASTER BEDROOM	5.3m x 4.0m	17' 5" x 13' 2"
BEDROOM 2	3.3m x 3.7m	10′ 10″ x 12′ 2″
BEDROOM 3	2.7m x 3.5m	8'10" x 11'6"
BEDROOM 4	3.3m x 3.0m	10'10" x 9'10"
STUDY	3.1m x 6.3m	10' 2" x 20' 8"
AMENITY AREA	5.9m x 2.0m	19' 4" x 6' 7"





No.8 SKY COLLECTION PD

Floors 36-38

4 bed apartment

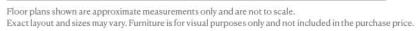
237.4 sq m/2,555 sq ft

(Floor 35 is 236.1 sq m/2,541 sq ft due to electrical cupboard position)



LONG CARLO	CHEN SEDICOHA SECOCHI	
		Terrorestoner

KITCHEN	2.2m x 4.1m	7' 3" x 13' 5"
LIVING/DINING	9.4m x 7.5m	30' 10" x 24' 7"
MASTER BEDROOM	5.2m x 3.6m	17' 1" x 11' 10"
BEDROOM 2	3,4m x 3.5m	11' 2" x 11' 6"
BEDROOM 3	2.7m x 3.6m	8' 10" x 11' 10"
BEDROOM 4	3.4m x 3.1m	11' 2" x 10' 2"
AMENITY AREA	5.9m x 2.0m	19' 4" x 6' 7"



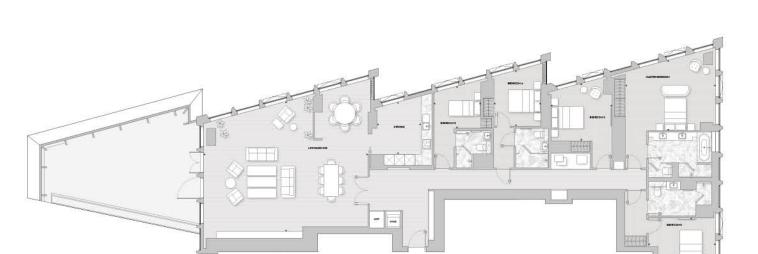


No.8 SKY COLLECTION PE

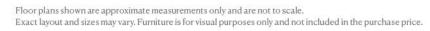
Floor 39 5 bed apartment 267.8 sq m/2,883 sq ft

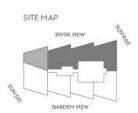






KITCHEN	2.7m x 3.1m	8'10" x 10'2"
LIVING/DINING	10.0m x 7.5m	32' 10" x 24' 7"
MASTER BEDROOM	5.3m x 4.1m	17' 6" x 13' 5"
BEDROOM 2	3.3m x 2.8m	10'10" x 9'2"
BEDROOM 3	3.7m x 3.3m	12' 2" x 10' 10"
BEDROOM 4	2.9m x 3.3m	9' 6" x 10' 10"
BEDROOM 5	2.9m x 2.6m	9' 6" x 8' 6"
TERRACE	9.5m x 4.8m	31' 2" x 15' 9 "





No.8 SKY COLLECTION PF

Floors 40–43

5 bed + study apartment 284.2 sq m/3,059 sq ft



|--|

KITCHEN	2.6m x 3.1m	8' 6" x 10' 2"
LIVING/DINING	10.0m x 8.0m	32' 10" x 26' 3"
MASTER BEDROOM	5.5m x 4.1m	18' 1" x 13' 5"
BEDROOM 2	3.3m x 2.8m	10' 10" x 9' 2"
BEDROOM 3	3.7m x 3.3m	12' 2" x 10' 10"
BEDROOM 4	2.9m x 3.3m	9' 6" x 10' 10"
BEDROOM 5	2.9m x 2.6m	9' 6" x 8' 6"
STUDY	4.9m x 4.5m	16' 1" x 14' 9"
AMENITY AREA	5.9m x 1.8m	19' 4" x 5' 11"



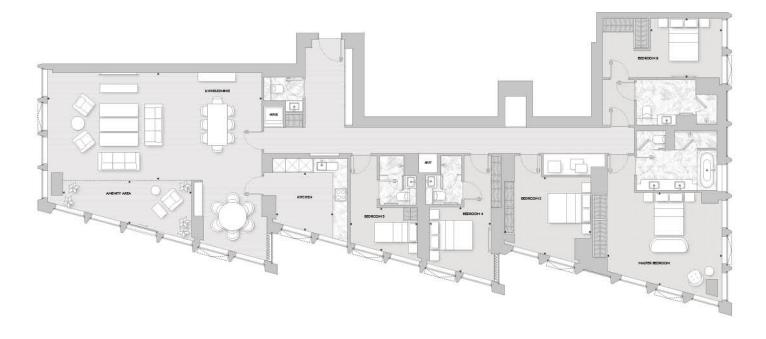
Floor plans shown are approximate measurements only and are not to scale.

Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.

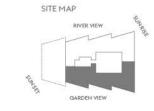
No.8 SKY COLLECTION PG

Floors 40-43 5 bed apartment 254.6 sq m/2,741 sq ft





KITCHEN	2.6m x 2.5m	8' 6" x 8' 2"
LIVING/DINING	10.0m x 8.0m	32' 10" x 26' 3"
MASTER BEDROOM	5.3m x 4.1m	17' 5" x 13' 5"
BEDROOM 2	3.3m x 2.8m	10'10" x 9'2"
BEDROOM 3	4.0m x 3.4m	13' 2" x 11' 2"
BEDROOM 4	2.8m x 2.9m	9' 2" x 9' 6"
BEDROOM 5	3.1m x 2.0m	10' 2" x 6' 7"
AMENITY AREA	5.9m x 1.8m	19' 4" x 5' 11"



Floor plans shown are approximate measurements only and are not to scale.

Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.

No.8 SKY COLLECTION

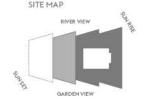
Floor 44 5 bed apartment

365.0 sq m/3,929 sq ft



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NATE SENSON

KITCHEN	6.7m x 3.7m	22' 0" x 12' 2"
LIVING	10.6m x 6.5m	34' 9" x 21' 4"
DINING	3.3m x 6.4m	10' 10" x 21' 0"
MASTER BEDROOM	4.6m x 7.3m	15' 1" x 23' 11"
BEDROOM 2	4.2m x 4.0m	13' 9" x 13' 1"
BEDROOM 3	3.2m x 3.5m	10' 6" x 11' 6"
BEDROOM 4	3.0m x 3.9m	9' 10" x 12' 10"
BEDROOM 5	1.8m x 3.5m	5' 11" x 11' 6"
TERRACE	9.5m x 18.6m	31' 2" x 61' 0"



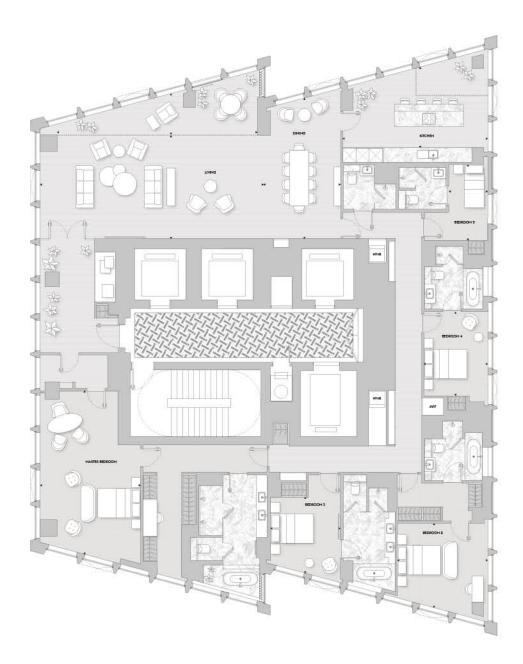
Floor plans shown are approximate measurements only and are not to scale.

Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price. Pool to terrace optional. Please speak to a member of the sales team.

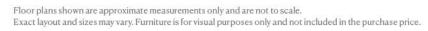
No.8 SKY COLLECTION

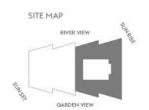
Floors 45–47 5 bed apartment 364.0 sq m/3,918 sq ft





KITCHEN	6.7m x 3.7m	22' O" x 12' 2"
LIVING	10.6m x 4.8m	34' 9" x 15' 9"
DINING	3.3m x 6.4m	10' 10" x 21' 0"
MASTER BEDROOM	4.7m x 7.3m	15' 5" x 23' 11"
BEDROOM 2	4.2m x 4.0m	13' 9" x 13' 1"
BEDROOM 3	3.2m x 3.5m	10' 6" x 11' 6"
BEDROOM 4	3.0m x 3.9m	9' 10" x 12' 10"
BEDROOM 5	1.8m x 3.5m	5' 11" x 11' 6"
AMENITY AREA	9.1m x 1.7m	29' 10" x 5' 7"





No.8 SKY COLLECTION

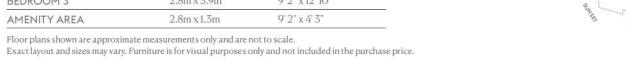
Floor 48 3 bed apartment

170.0 sq m/1,830 sq ft



LVINS/DINING	AMBNITY AREA KITCHEN	MASTER BEDROOM BEDROOM 3
HOYAR ANAT		BEDROOM 2

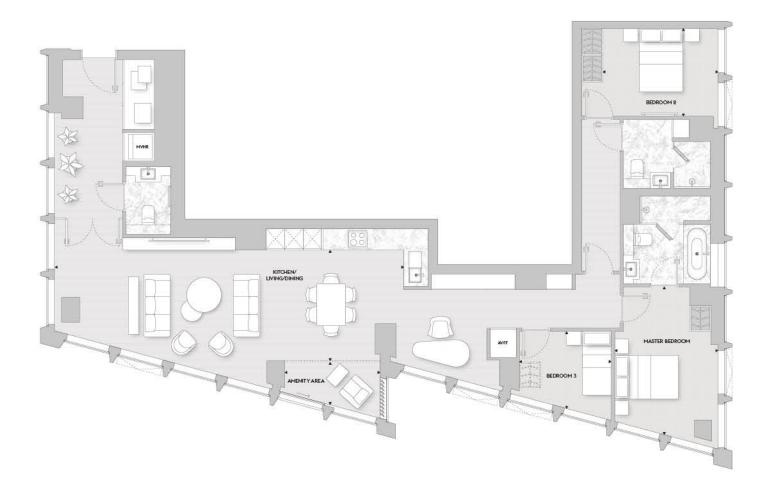
KITCHEN	3.1m x 2.4m	10' 2" x 7' 11"
LIVING/DINING	10.1m x 4.3m	33' 2" x 14' 1"
MASTER BEDROOM	2.6m x 4.1m	8' 6" x 13' 5"
BEDROOM 2	4.1m x 2.8m	13' 5" x 9' 2"
BEDROOM 3	2.8m x 3.9m	9' 2" x 12' 10"
AMENITY AREA	2.8m x 1.3m	9' 2" x 4' 3"



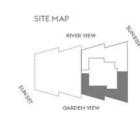
No.8 SKY COLLECTION

Floor 48 3 bed apartment 146.0 sq m/1,572 sq ft





KITCHEN/LIVING/DINING	11.0m x 3.4m	36'1" x 11'2"
MASTER BEDROOM	3.0m x 4.6m	9' 10" x 15' 1"
BEDROOM 2	3.5m x 2.8m	11' 6" x 9' 2"
BEDROOM 3	2.9m x 2.4m	9' 6" x 7' 11"
AMENITY AREA	2.7m x 1.3m	8'10" x 4'3"



Specifications



Floor plans shown are approximate measurements only and are not to scale.

Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.

SPECIFICATIONS

Apartments

KITCHENS

- Bespoke fully fitted kitchens including wall and base cabinets
- Composite stone worktops
- Stainless steel effect splashbacl
- Undermounted stainless steel sink featuring single lever mixer tap
- Under cabinet lighting on wall-mounted cabinets
- Pop-up socket where applicable
- Fully integrated appliances including:
- Miele oven*
- Miele microwave oven*
- Miele induction hob*
- Siemens or similar fridge/freezer
- Siemens or similar dishwasher
- Siemens or similar extractor fan
- Wine cooler

UTILITY CUPBOARDS

- Siemens or similar washer/dryer
- Mechanical ventilation with heat recovery (MVHR)
- Heat interface unit/Cooling interface unit with energy meter to provide domestic hot water and comfort cooling
- Underfloor heating manifold

BATHROOMS AND ENSUITES

- Marble finish to walls
- Marble finish to floors
- Marble topped vanity units
- Built-in bathtub with marble trim and fascia
- Heated towel bars
- Wall-mounted Duravit WC with concealed cistern and soft close lid with dual flush plate
- White Duravit undermounted or wall-mounted wash basin where applicable
- Walk-in shower units with rain shower and wall-mounted shower set (four-piece bathrooms only)
- Wall-mounted shower sets (three-piece bathrooms)
- Wall mounted mirror cabinet with under cabinet lighting
- Thermostat-controlled mixer taps throughout (Hansgrohe or similar)

WARDROBES

- Fully integrated wardrobes to master and second bedrooms
- Integrated linear lighting
- · Veneered hinged soft close doors to master bedroom

WALL AND FLOOR FINISHES

- Engineered timber floors to living and dining rooms, kitchens, and hallways
- Luxury carpet to bedroom:
- White painted finish to walls

HEATING, COOLING AND HOT WATER

- · Comfort cooling to all habitable rooms
- · Underfloor heating throughout
- Separate temperature control to lounge, kitchen and bedrooms via panel located in utility cupboard

ELECTRICAL FITTINGS

- Home automation systems to include heating and lighting
- Coffer ceilings with feature lighting to all living spaces
- Fully installed blind boxes pre-wired to allow for homeowner installation of automated blind system
- Adjustable mood lighting throughout
- · Automated under cabinet lighting to all bathrooms
- Antique brass finish to all switches and sockets
- Access to lighting control and heating and comfort cooling system via app on phone or tablet
- A combination of LED strip lights and recessed down lighting throughout
- Intercom to concierge

TELECOMMUNICATIONS

- Antique brass finish to visible media plates
- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and bedrooms
- Telephone outlet with broadband capability to living area and bedrooms
- Fibre optic infrastructure to all apartments

*Specification to floors 2-9 are subject to final des

SECURITY AND PEACE OF MIND

- Sprinklers throughout
- Mains supply operated smoke/heat detectors with battery back up
- Secure solid wood external doors with multi locking points
- 24-hour concierge
- 10-vear buildmark warranty

FACADE SYSTEM

- Triple glazed low iron full height glazing with internal bronze PPC
- Full height sliding door to living rooms with Juliet balcony
- Bi-folding timber screens to private amenity spaces where applicable

SPECIFICATIONS

Sky Collection

KITCHEN/DINING

- Bespoke fully fitted kitchens including wall and base cabinets
- Quartzite worktops including island top and splashback
- Undermounted stainless steel sink featuring single lever mixer tap
- · Under cabinet lighting on wall-mounted cabinets and Island
- Pop-up socket where applicable
- Fully integrated appliances including:
- Gaggenau microwave oven
- Gaggenau oven
- Gaggenau heated drawer
- Wine cooler
- Gaggenau integrated hob
- Miele dishwasher
- Miele fridge and freezer

UTILITY CUPBOARDS

- Miele washer and dryer
- Mechanical ventilation with heat recovery (MVHR)
- Heat interface unit/Cooling interface unit with energy meter to provide domestic hot water and comfort cooling
- Underfloor heating manifold

BATHROOM AND ENSUITES

- · Marble finish to walls
- Marble finish to floors
- Marble topped vanity units
- Built-in bathtub with marble trim and fascia
- Heated towel bars
- Wall-mounted Duravit WC with concealed cistern and soft close lid with dual flush plate
- White Duravit undermounted or wall-mounted wash basin where applicable
- Thermostat-controlled mixer taps throughou (Hansgrohe or similar)
- Walk-in shower units with rain shower and wall-mounted shower set (four-piece bathrooms only)
- Wall-mounted shower sets (three-piece bathrooms)
- Wall mounted mirror cabinet with under cabinet lighting

MASTER BATHROOM

- Marble tile finishes to walls
- Marble tile with featured pattern to floors
- Walk-in shower units with rain shower and wall-mounted shower set
- Heated towel bars
- Duravit smart toilet
- Duravit double basin where applicable
- · Built-in bathtub with marble trim
- Thermostat-controlled mixer taps throughout (Hansgrohe or similar)
- Mirror cabinet with halo lighting

WARDROBES

- Fully integrated wardrobes to master and second bedrooms
- Integrated linear lighting
- Veneered hinged soft close doors

WALL AND FLOOR FINISHES

- Engineered timber floor in the living roon
- · Luxury carpet in the bedroon
- White painted finish to walls

HEATING, COOLING AND HOT WATER

- · Comfort cooling to all habitable rooms
- Underfloor heating throughout
- Separate temperature control to lounge, kitchen and bedrooms via panel located in utility cupboard

ELECTRICAL FITTINGS

- Fully automated home system includes lighting, blinds, video entry phone heating and comfort cooling
- Fully installed blind boxes pre-wired to allow for homeowner installation of automated blind system
- · Adjustable mood lighting throughout
- · Automated under cabinet lighting to all bathrooms
- · Antique brass finish to all switches and sockets
- Access to automated home system via app on phone or tablet
- A combination of LED strip lights and recessed down lighting throughout
- Intercom to concierge

TELECOMMUNICATIONS

- Antique brass finish to visible media plates
- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and bedrooms
- Telephone outlet with broadband capability to living area and bedrooms
- · Fibre optic infrastructure to all apartments

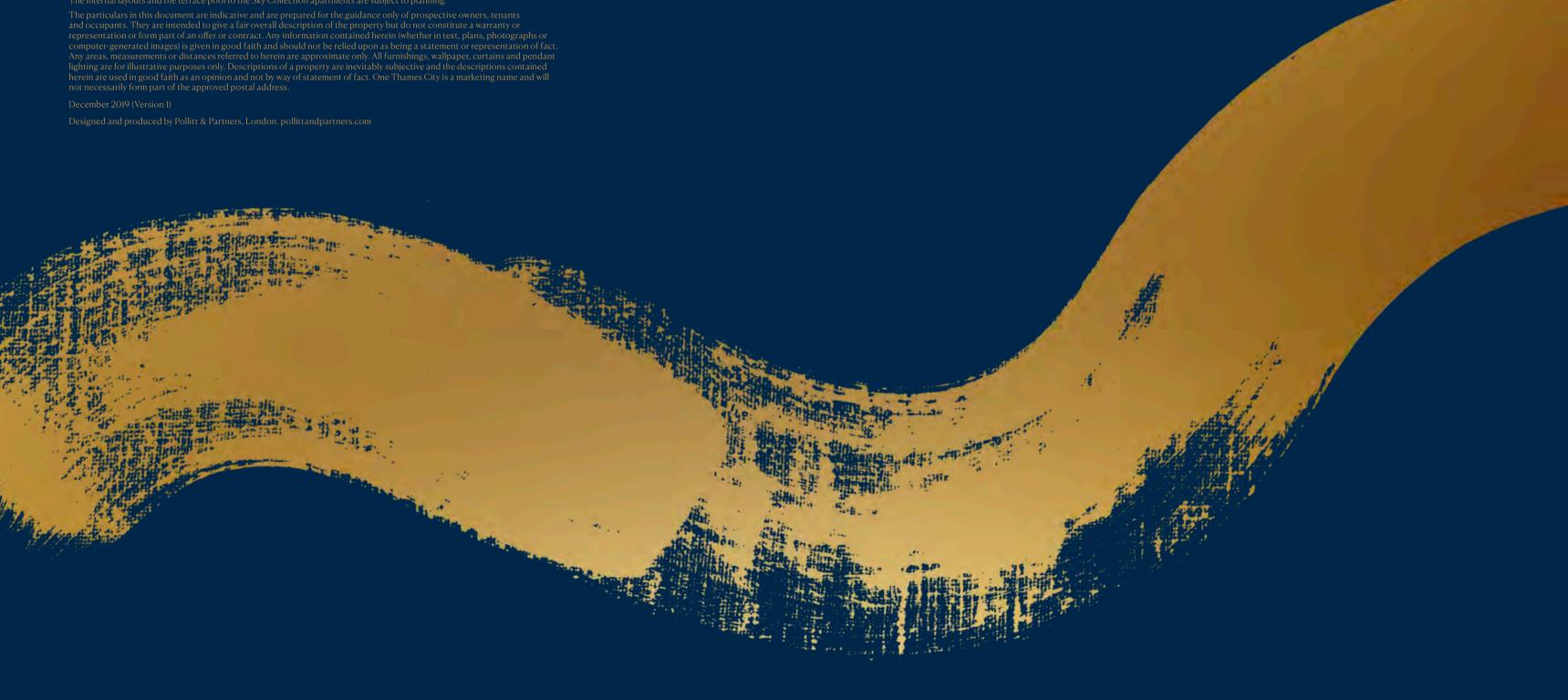
SECURITY AND PEACE OF MIND

- Sprinklers throughout
- Mains supply operated smoke/heat detectors with battery back up
- Secure solid wood external doors with multi locking points
- 24-hour concierge
- 10-year buildmark warranty

FAÇADE SYSTEM

- Triple glazed low iron full height glazing with internal bronze PPC
- Full height sliding door to living rooms with Juliet balcony
- Bi-folding timber screens to private amenity spaces where applicable

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. Purchasers must satisfy themselves by inspection or otherwise. The internal layouts and the terrace pool to the Sky Collection apartments are subject to planning.





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A DEVELOPMENT BY



