



THE  
Verdean

LONDON W3

Welcome to The Verdean.

Here, across nearly *six-acres* in Acton,  
we *-r-e-i-m-a-g-i-n-e-*  
life in the capital — turning *every corner*  
into a *green haven*.

Connected by *seven* stations,  
including the *new* Elizabeth Line (Crossrail),  
Acton's West London location is  
*highly sought-after*.

Expect unique interiors that go *beyond*  
the everyday, where distinctive details  
punctuate *beautifully considered*  
contemporary spaces.

## Contents

---

### West London 3–26

At a glance	3–10
Green spaces	11–14
Education	15–16
Acton regeneration	17–18
Transport	19–22
Life in Acton	23–26

---

### The Verdean 27–54

Why The Verdean	27–31
The partnership	32
The Mount Anvil difference	33–34
At a glance	35–38
Green spaces	39–46
Amenities	47–54

---

### The Oak 55–98

At a glance	55–68
Apartment finishes	69–78
Floorplates	79–98



# West London has it *all*.

World-class culture,  
unrivalled city links and  
serene, village-like spaces.

In a bustling city, it's rare to find peaceful,  
tree-lined streets with close-knit  
communities and incredible transport links.

Acton is a small pocket of West London  
that's seeing incredible changes through  
regeneration. With Crossrail only metres  
away, and six other stations in Acton, it will  
now take only 6 minutes to reach Zone 1.

If you'd prefer to stay local, you're close to  
everything that makes the city great. You'll  
find prestigious universities and top-class  
retail within two miles of your home.

There's no place quite like it.



THE VERDEAN WEST LONDON

CANARY WHARF

CITY OF LONDON

BOND STREET

PADDINGTON

NOTTING HILL

HYDE PARK

KNIGHTSBRIDGE

KENSINGTON

CHELSEA

FULHAM

RIVER THAMES

CHISWICK

WHITE CITY

HAMMERSMITH

EAST ACTON

ACTON CENTRAL

ACTON MAIN LINE

# THE Verdean LONDON W3



*Much of Acton's recent growing popularity as a hub for home buyers is linked to Crossrail... it's set to become one of the best connected boroughs in West London.*

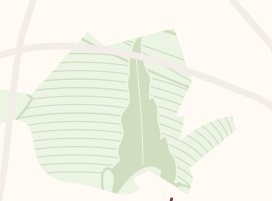
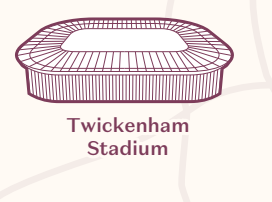
EVENING STANDARD, 2018



*P-e-r-f-e-c-t-l-y*  
located.  
Only 6 minutes to  
central London.



THE VERDEAN  
WEST LONDON



Twickenham Stadium

Richmond Park



Wimbledon Common



All England Tennis Club

Map not to scale

*The borough has seen a 76% house price growth over the last decade and is still value for money compared to its neighbours. They are on average 56% more expensive and yet offering similar commuting times.*

NICK VAUGHAN Head of East, West and Greater London New Homes, Savills

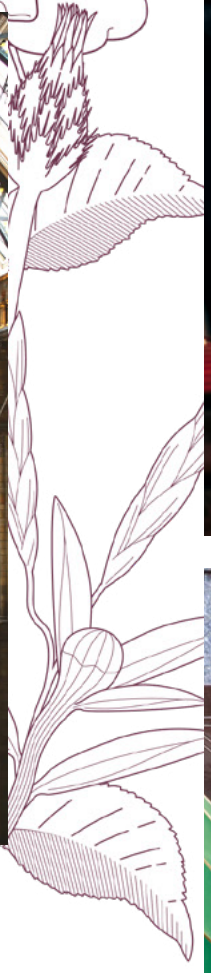
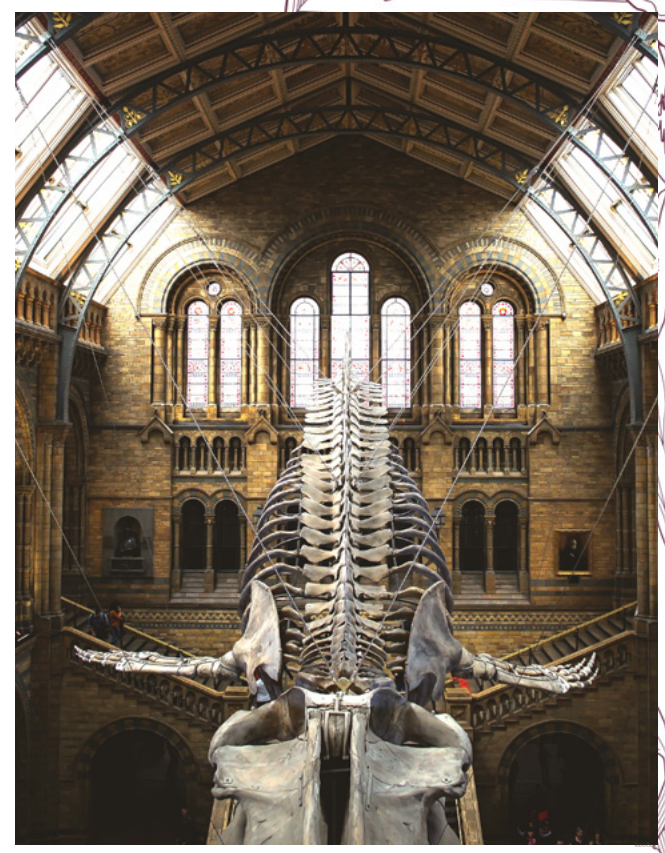


Culture.  
Creativity.  
*C-h-a-r-m.*  
That's West London.

West London is where Royal history and rich culture meets village-like shopping districts, making it one of the most desirable areas to live in.

Culture lovers can spend their downtime exploring museums and galleries like the Design Museum, V&A, the Science Museum, and the Natural History Museum (right).

For retail therapy and Michelin-star dining lose yourself in Chelsea, Westfield London and Kensington High Street. Or soak up West London's more charming side by spending weekends rummaging through independent boutiques on the famous Portobello Road.



**47%**

of Greater London is green,  
with most of it in the west.<sup>2</sup>

<sup>1</sup> Source: tfl.gov.uk

<sup>2</sup> London Survey Methodology data (surveys 1984-2009)

Within one  
of London's  
*-g-r-e-e-n-e-s-t-*  
boroughs.



London is the world's first National Park City, creating a greener, healthier and wilder capital. Acton sits within West London, surrounded by arboretums, Royal Parks, and wild rolling commons.



Escape to the great outdoors in the Royal Richmond Park, amongst the free roaming deer and ancient trees dating back to 1272. Or enjoy a relaxing walk through the conservatories of Kew Gardens before taking in the views from the Great Pagoda.

# Up to 18% increase

Tree-lined streets have been shown to increase residential property values by up to 18%<sup>1</sup>

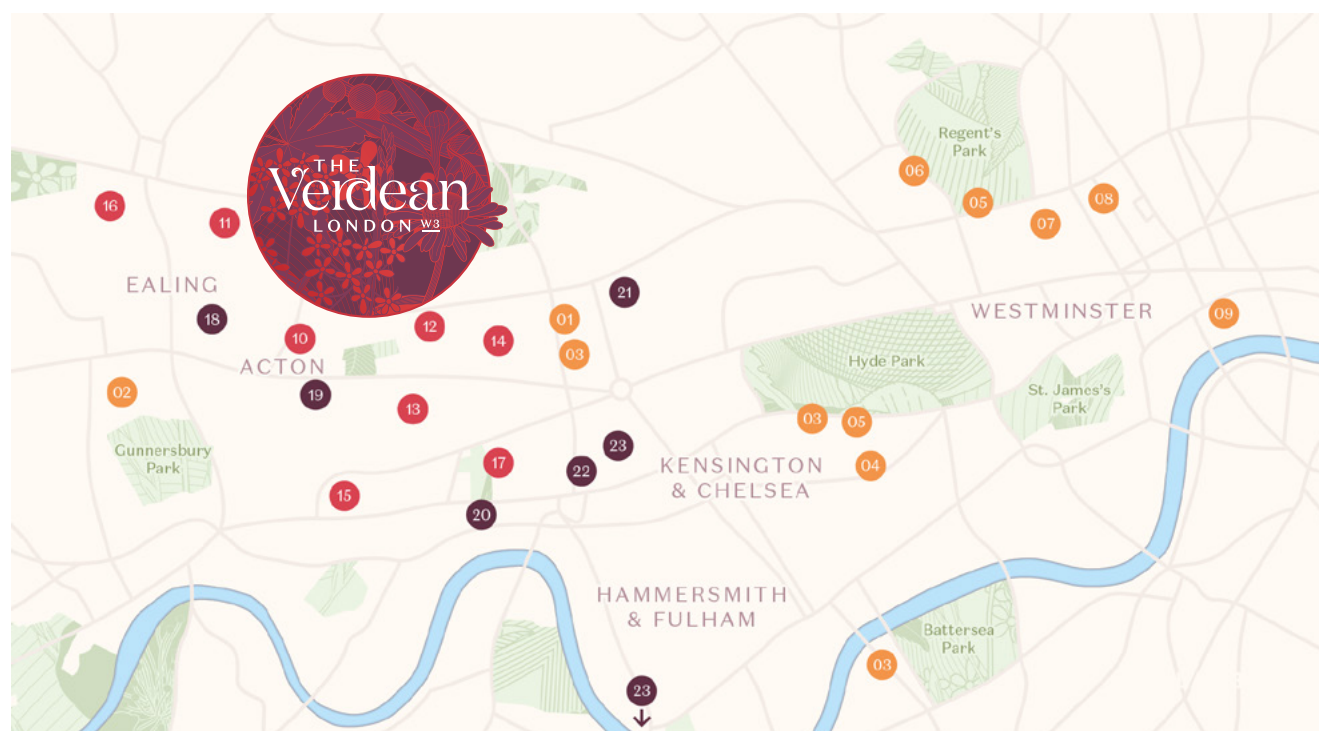
<sup>1</sup>Source: ealing.gov.uk, 2020  
<sup>2</sup>Journey times by car (Source: maps.google.com)  
<sup>3</sup>Source: tfl.gov.uk  
Image © Simon Hadleigh-Sparks



# A place to learn and grow.

The Verdean is within easy commuting distance from several global top ten universities. Imperial College, the Royal College of Art and the University of West London are one stop away.

For schools, there are 19 ranked Ofsted Outstanding within three miles.



### ● Universities

- 01 Imperial College London - White City Campus
- 02 University of West London
- 03 Royal College of Art
- 04 Imperial College London
- 05 Royal College of Music
- 06 London Business School
- 07 University of Westminster
- 08 University College London
- 09 London School of Economics and Political Science

### ● Primary schools

- 10 Ark Priory Primary Academy
- 11 Holy Family Catholic Primary School
- 12 Ark Conway Primary Academy
- 13 Good Shepherd RC Primary School
- 14 St John XXIII Catholic Primary School
- 15 Belmont Primary School
- 16 Montpelier Primary School
- 17 John Betts Primary School

### ● Secondary schools

- 18 Twyford Church of England High School
- 19 The Ellen Wilkinson School for Girls
- 20 Latymer Upper School
- 21 Kensington Aldridge Academy
- 22 Sacred Heart High School
- 23 St Paul's Girls School
- 24 Putney High School

### Imperial College's local ambitions

They're investing £2 billion in a new White City campus that sits at the forefront of scientific innovation.<sup>2</sup>



**4 mins<sup>1</sup>**

Imperial College's  
new White City campus  
is just one stop away.

<sup>1</sup> Source: tfl.gov.uk  
<sup>2</sup> Source: imperial.ac.uk

A new  
— e — r — a —  
for Acton.

Acton's future is bright. Only a few minutes north of The Verdean (*shown opposite*) is one of the capital's most ambitious infrastructure and regeneration projects, attracting residents and businesses to the area.

It's rejuvenating the surrounding area of Acton with new amenities: new schools, new shops, new infrastructure and the creation of 65,000 new jobs.

Included, is the delivery of the High Speed 2's (HS2) only London interchange with Crossrail. Opening in 2026, HS2 offers rapid access to the north of England, halving current journey times to the likes of Manchester. It's set to bring growth to the area, making it a prime location for businesses looking to expand.



*Properties within a 15-minute walk of HS2 station will see house prices go up by up to 60%*

THE GUARDIAN, 2020



*The ongoing regeneration of the area, coupled with the excellent transport links, make investing at The Verdean an easy decision.*

LILI ZHANG, Head of London, China Desk, Knight Frank



**£26 bn**

regeneration including the UK's largest transport hub: Crossrail and HS2 interchange.

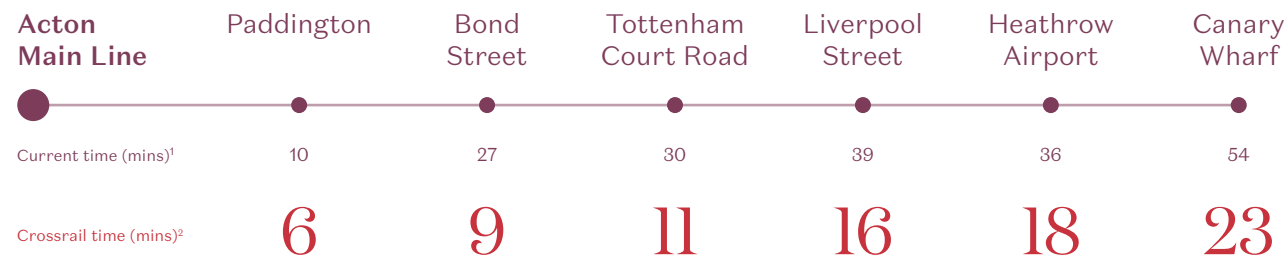


## Closest to Crossrail.

The Elizabeth Line (*Crossrail*) is a £18bn investment<sup>2</sup> becoming Europe's largest infrastructure project. Creating new employment hubs along its route, Crossrail is attracting a new pool of buyers looking for quicker commuting times to their workplace.

A major catalyst for regeneration in the capital, when it opens in 2021, Crossrail will take commuters from The Verdean to Central London in under 10 minutes<sup>2</sup>, with trains every 5 minutes in peak times. And with only a 45 second walk to the station, it's one of the closest located developments in West London for Crossrail.

### Shorter travel times across the capital



*Since the Crossrail project was granted Royal Assent in July of 2008, prices in the vicinity of Acton Main Line station have grown 69%.*

<sup>1</sup> EVENING STANDARD, 2018

<sup>2</sup> Source: tfl.gov.uk  
<sup>2</sup> Source: crossrail.co.uk

### Crossrail at a glance

Less than  
**1 minute**

Less than a minutes' walk from The Verdean, Crossrail will provide up to 12 trains per hour to and from Acton Main Line.<sup>2</sup>

**6 mins**  
to Central London

From 2021, your commute to the heart of London will be more than halved.<sup>2</sup>

**56,000**  
population increase

By 2047, the local population of 4,000 is predicted to increase to 60,000. For The Verdean this means great rental potential.<sup>2</sup>

**£42 billion**  
estimated growth

The UK economy is predicted to benefit from £42 billion growth, supported by Crossrail regeneration. Making London an even safer city to invest in.<sup>2</sup>

**£18 bn**  
invested

Crossrail has invested £18billion in London's transport network, including 10 new stations, as well as station upgrades including Acton Main Line.<sup>2</sup>

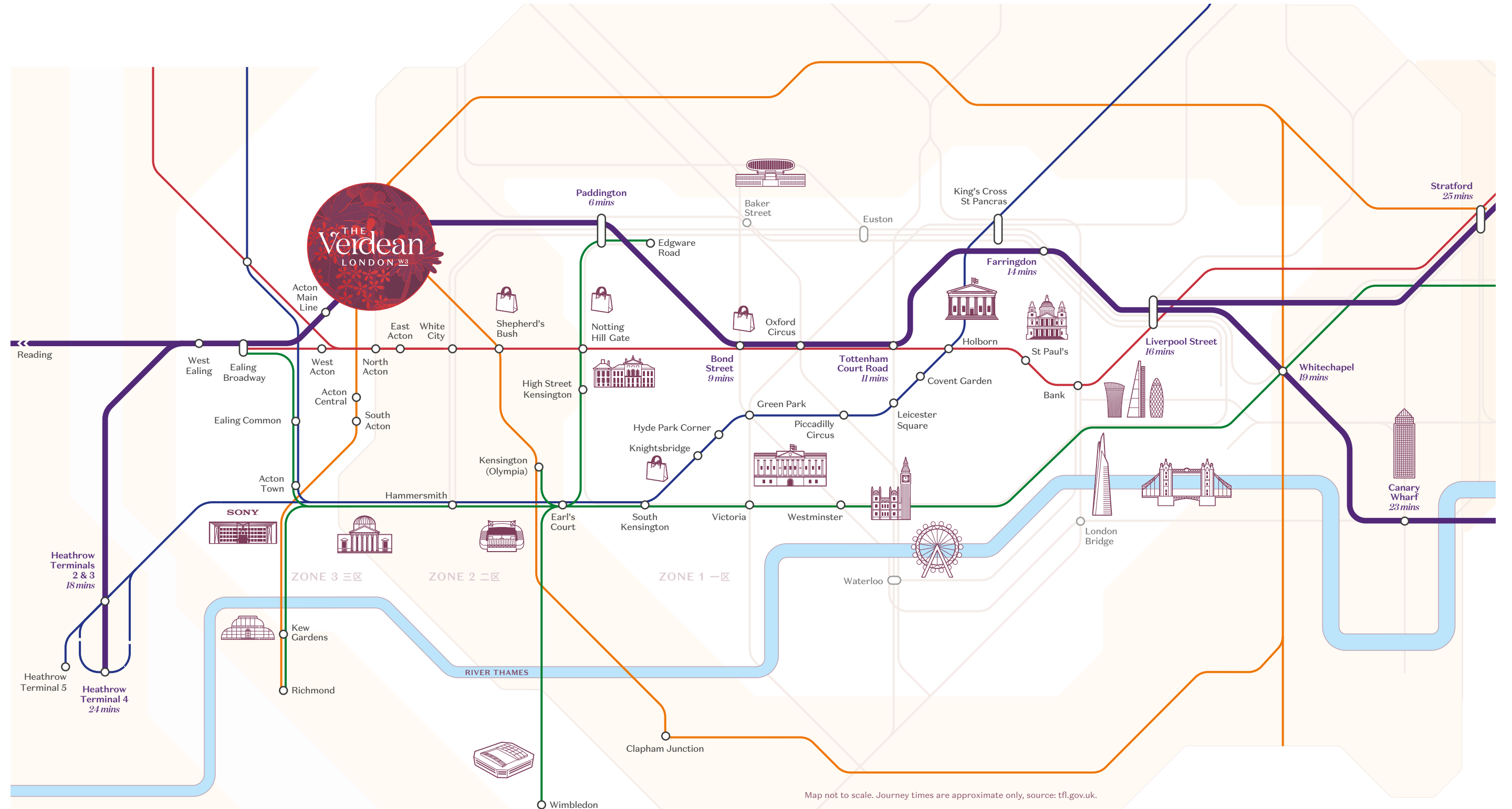
**200 million**  
passengers each year

An estimated 200 million passengers will use Crossrail, benefitting from quicker commuting times.<sup>2</sup>

# Today, Acton is going places.

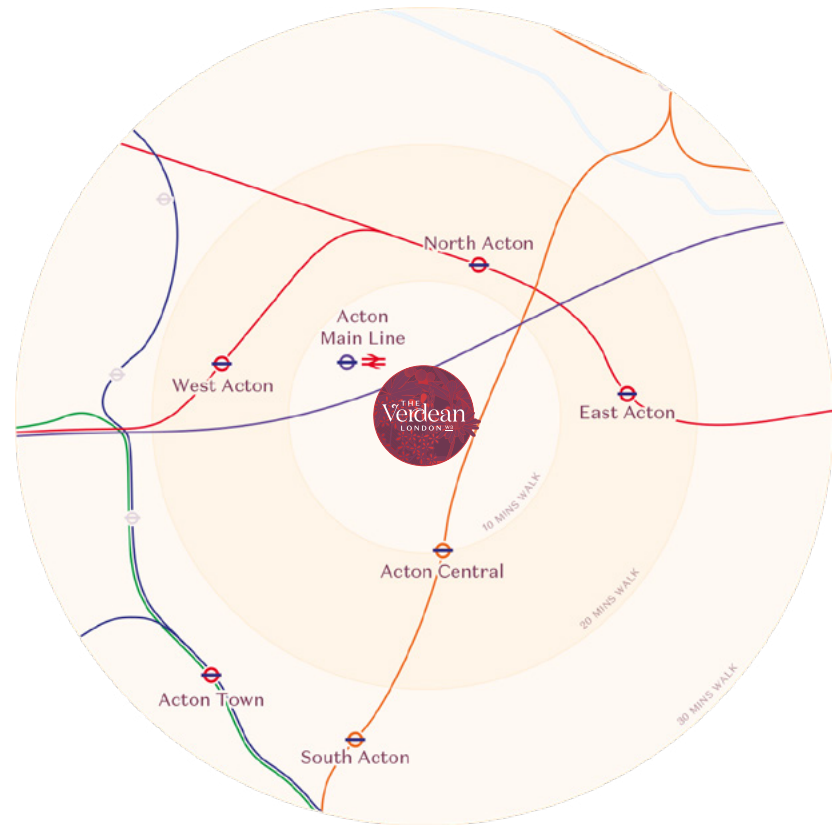
## Tube map key

- Elizabeth Line (Crossrail)
- Central Line
- District Line
- London Overground
- Piccadilly Line
- Other London Underground Lines



Map not to scale. Journey times are approximate only, source: tfl.gov.uk.

# Take your pick of *seven stations*.



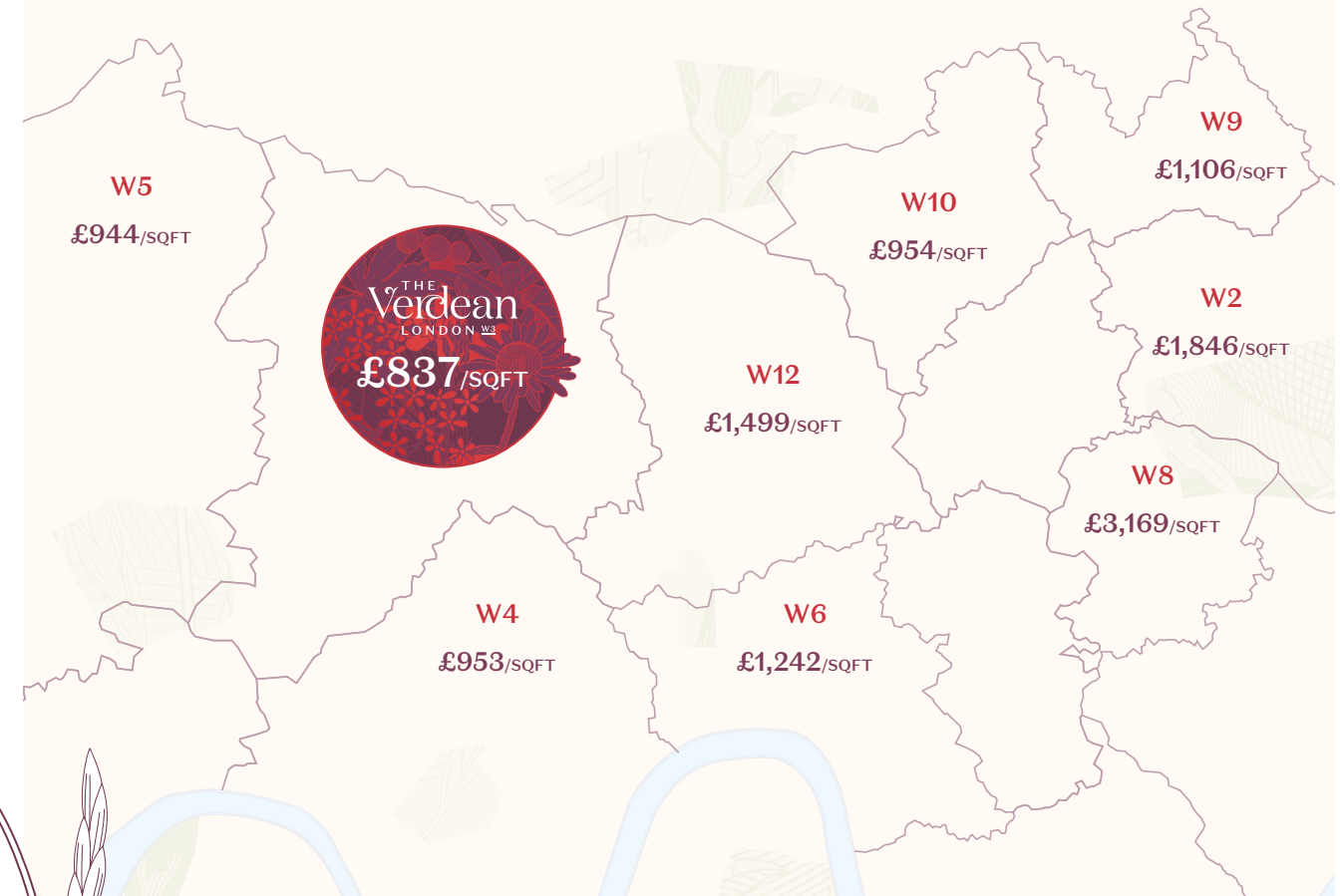
Acton Main Line	Acton Central	North Acton	East Acton	West Acton	Acton Town	South Acton
⚡ <1 min	🚶 10 min	🚶 12 min	🚶 17 min	🚶 19 min	🚶 24 min	🚶 27 min
Paddington 10 mins	Kew Gardens 10 mins	Oxford Circus 16 mins	White City 3 mins	Ealing Broadway 3 mins	South Kensington 14 mins	Richmond 14 mins
Heathrow Airport 31 mins	St Paul's 24 mins	Notting Hill Gate 11 mins	Knightsbridge 17 mins	Westminster 23 mins	Leicester Square 25 mins	
	Bank 26 mins	Marble Arch 15 mins				



*Short travel times to central locations is one of the key drivers of value for London property.*

EMILY DONOVAN, *Savills Research*

Source: Molior, 2019. New build average asking prices Q1-Q4 2019.



One of the *last pockets* of West London with strong investment potential.

A low price per square foot in a booming location with great infrastructure, both current and new, as well as the upcoming area regeneration.

<sup>1</sup> Source: crossrail.co.uk  
<sup>2</sup> Source: tfl.gov.uk



# Life in Acton.

Acton is an area of West London that's already well-established with all the hallmarks of a great location: boutique retailers, Michelin-star dining, and the hottest weekend hang-outs (*highlighted opposite*) along its Churchfield Road and the surrounding area.



Endo at The Rotunda ☼

Hasu sushi

La Trompette ☼

Bimber Distillery

Soho House White City

The River Café ☼

Nº17 Dicken's Yard

Dragonfly Brewery

Philip Neal chocolatiers

☼ Michelin star restaurant



Soho House White City 4mins'

The rental market for new build homes in West London is "driven by corporate relocations and young professionals drawn in by high status roles."<sup>1</sup>

Only 10 minutes away is the Chiswick Business Park — home to FTSE 100 companies and major corporations, including Sony, Danone, Starbucks, Disney, and Mitsubishi, as well as many more.

SONY



DISNEY



Savills research is forecasting 18% growth in house prices by 2024.<sup>2</sup>

KATY WARRICK, Savills Research

<sup>1</sup> Gary Hall, Head of lettings, Knight Frank

<sup>2</sup> Savills November 2019. Forecasts apply to average prices in the second hand market. New Build values may vary.

## Our pick of the bunch



*We've been working on this project for 7 years, ensuring we build homes that are architecturally beautiful in an area that we truly believe in.*

*Here, I highlight our top 10 reasons to choose The Verdean.*

JON HALL, Mount Anvil Group Sales Director, 2020



01

### Closest to Crossrail

45 seconds away, the Crossrail station opens in 2021 halving travel times around the capital — get to Bond Street in just 9 minutes<sup>1</sup>.

<sup>1</sup> Source: crossrail.co.uk

02

76%

price growth

In the last decade, house prices in the area surrounding Acton Main Line station have increased a staggering 76%<sup>1</sup>.

03

18%

rental growth

Over the next five years. Making The Verdean a secure and reliable long term investment<sup>1</sup>.

06

Nature in the city

Rethink what it means to live in the city, with over a third of your neighbourhood landscaped – turning every corner into a green haven.



07

10 mins to global headquarters

One of the largest business parks in London, housing the headquarters for Sony, Disney and Swarovski is only 10 minutes down the road.

08

110 years industry experience

With this partnership comes the reassurance of a safe investment, into reliable, reputable and award-winning developers.



04

£26 bn

regeneration

Moments north of The Verdean plans for a £26 billion transformation are underway. The largest regeneration project in the Capital and the only place where Crossrail meets HS2<sup>2</sup>.

05

W3 postcode

Royal history and a booming location including new infrastructure and area regeneration.



09

A new neighbourhood

Metres from the station, The Verdean is set to be one of the hottest neighbourhoods in Acton with doorstep amenities including 24hr concierge and much more.

<sup>1</sup> Source: Savills Research, December 2019  
<sup>2</sup> Source: london.gov.uk





10

Detailed with *distinction*

From the first drawing to the final touch, our teams create desirable spaces that are practical and pleasing to both renters and buyers alike. Floor-to-ceiling windows that let light pour in, tactile knurled door handles — every detail is considered.



A partnership with *unrivalled* London knowledge

Mount Anvil and Catalyst are working in partnership to bring you The Verdean. Here, we've come together to reimagine life in the capital on a grand scale: 990 refined homes set in nearly six acres of beautifully landscaped public space that will transform our corner of London.

With 110 years award-winning experience between us, our track records speak for themselves.



*It is clear Mount Anvil and Catalyst are committed to delivering an exemplar regeneration scheme at The Verdean. We're delighted to be working with them.*

# Mount Anvil: *investing in quality.*

## We take our work personally.

90% of our people are also shareholders in our business, so there's more pride poured into every project.

Our unique collective approach brings together some of the best minds in the industry to create carefully considered and beautifully built homes that will endure. It's an approach that drives continuous improvement, raising the bar with every development.

Here we set out what quality means to us, going above industry standards with each of our teams.



### Project Directors

Mount Anvil Project Directors typically have more than 25 years industry experience, so delivery of your home is in safe hands.

### Health & Safety



We're the UK's most highly-rated company. It's built into our culture, into everything we do and every decision we make.

### Land Buying

# 2.3x

 growth

Finding the right location to invest in. Mount Anvil schemes have delivered up to 2.3 times the average price growth for new build apartments in the same postcode.

### Interior Design

# 77%

of our suppliers are British-based companies, making it easier for us to visit manufacturers. Ensuring they meet the high standards we set for ourselves.

### Design Planning

We've developed bespoke 4D software to plan and deliver projects to the highest standard with fewer complications.



### Architecture

In-house architects refine the layouts of our homes making sure they are practically considered to create more liveable space. That's why our developments are consistently amongst London's fastest selling.

### Customer Experience



Your personal Customer Experience Manager will be by your side throughout the buying process, whether it's contacting your solicitors or showing you around your home.

### Customer Care

# 24<sup>hr</sup>

 homeowner care

If a problem arises, we've got you covered with year-round, 24-hour homeowner care.

Come home to  
n-a-t-u-r-e

THE VERDEAN  
INTRODUCTION

ACTON MAIN LINE

*Step* into a  
green haven  
in West London,  
where the trees *rustle* in the  
— *b-r-e-e-z-e* —  
over the gentle *hum* of the city.

We named this place The Verdean,  
— *i-n-s-p-i-r-e-d* —  
by the pockets of green around  
*every corner*. From eco-walks to  
rooftop gardens, we've *created*  
spaces for all and everything.



# Go to work in the city. Come home to nature.

The Verdean is made up of beautiful outside spaces, giving you space to reconnect with nature just a step away from the urban throng.



THE VERDEAN LANDSCAPING

39-40



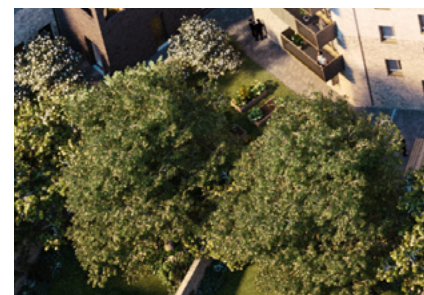
1 The gateways

These gently guide you home. Find fruit trees and eye-catching sculptures along the way.



2 Podium and rooftop gardens

Discreet green spaces – somewhere to relax, right outside your door.



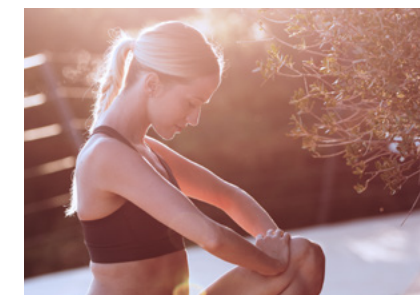
3 Woodland pockets

Surrounding The Verdean the Woodland provides a home for wildlife and serenity for residents.



4 The eco-walk

Follow the winding paths through the meadow.



5 Exercise zone

Run, stretch and play in the great outdoors.



6 The gardens

Grow your own fruit and vegetables and rediscover the joy of going from seed to table.

Site plan of The Verdean is for illustrative purposes only and is not to scale. Scheme subject to change.

*Landscaping*  
that brings the  
benefits of  
*n-a-t-u-r-e* to you.



*When you look out at a green landscape, even from indoors, your heart rate will go down.*

DR MING KUO, Professor University Illinois

Over a third of the area is landscaped

213 trees planted

2 podium gardens

2 rooftop gardens



Lower blood pressure. Reduced stress and anxiety. Better moods. The benefits of getting outdoors are no secret: more and more scientific studies show that spending time in nature has a measurable positive impact on our health, happiness, and well-being. Dr Ming Kuo found that being in nature is like taking a multivitamin.

At The Verdean it's easy to reap nature's rewards. The eco-walks, open exercise spaces, and lush private gardens bring nature into your daily routine, so you can enjoy a healthier, more natural lifestyle.



Where  
*l-i-v-i-n-g*  
comes *naturally*

THE MERDEAN  
LANDSCAPING

43 - 44

Podium garden views from your balcony



The gateway into The Verdean





## 24hr Concierge

Hotel service there to take away the stress of everyday life. A friendly face present 24 hours a day to keep things secure, welcome you home and make sure you don't miss a delivery.





## Business lounge

A modern setting for forward thinking. A world away from the office environment, the business lounge is a contemporary workspace. The tables and breakout spaces provide ideal spots for meetings, while desk space lets you get your head down in peace.

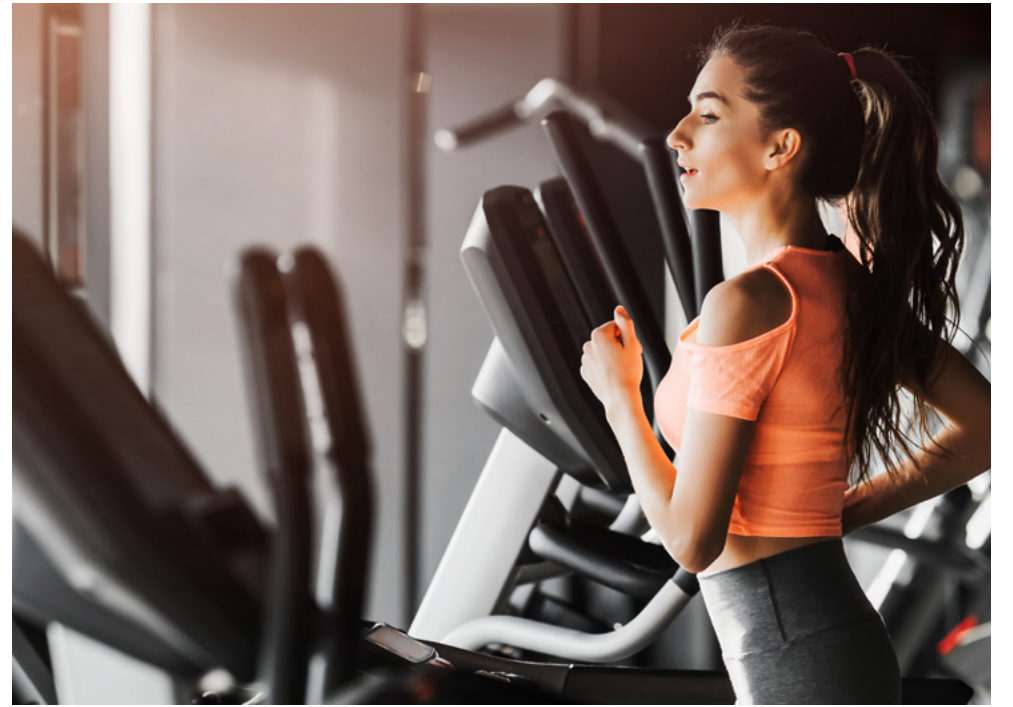


## Screening room

There's always something to see.  
Warm the popcorn. Grab some drinks  
and head down to the screening room.  
It's always movie night at The Verdean.  
Meet with your friends for a classic  
film or the latest sporting event in  
the plush screening room.



\*Subject to planning



## Gym and spin room

If you prefer to do your exercise indoors, the luxurious gym on your doorstep makes it a joy. State of the art equipment are available to use in the gym and the spin room at all times.



We're *starting*  
from the top.

Named after the  
*-g-r-a-n-d-e-u-r-*  
of the Oak tree, the homes *stand*  
*tall* above the rest, *epitomising* green living.

Expansive views of the capital, direct access  
to the roof top garden and podium garden.

It's an *opportunity* not to be missed.

And for those late risers where  
every second counts, The Oak  
*sits closest to the station.*





## Space to live

Creating an interior for everyday life was the central focus of our design approach. The material palette was created to enhance the senses through texture — matt and gloss finishes, organic and structured forms. A minimalist style allows the space to be adapted with ease, from entertaining guests to retreating from the city.



*Designed as an open-plan space to match modern living we've introduced timber-effect flooring to all living areas. Warm, versatile and textured, it brings charm and intrigue into the homes.*

NATALIE SLACK, *Interior Design Manager, Mount Anvil*



## Refined kitchens with *distinctive* details



Studio and one-bedroom homes



*We invest in the materials that matter, like here, in the kitchen. Where some developers choose laminate, we choose lacquer. It's more robust, meaning a better quality for you in the long term.*

IAN CROWTHER, *Technical Director, Mount Anvil*

Light marble-effect kitchen surfaces and distinctive textured wall cabinetry contrasts with gorgeous smoked oak-effect dark wood. Perfect your greatest creations using Bosch appliances.

Let the  
*o-u-t-d-o-o-r-s* in;  
with balconies to  
*every* home.

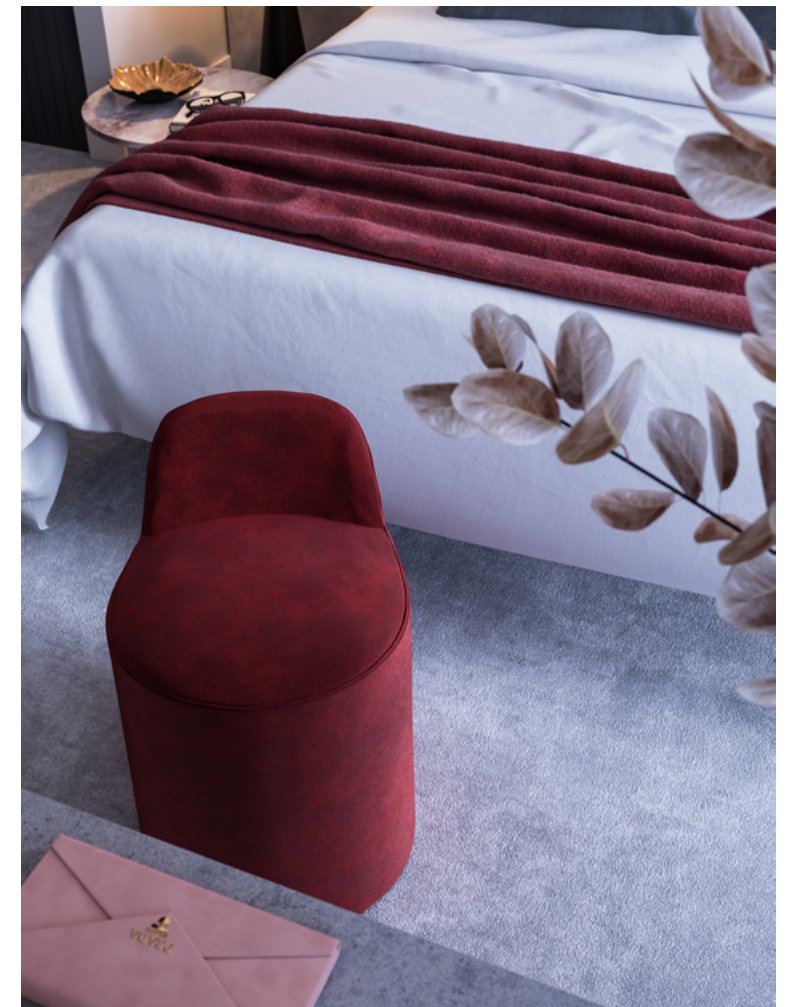






## The room of your *dreams*

Soft silk-effect carpets, for ultimate comfort.  
This kind of serenity will make you want to  
laze here all day and night.



*We refine the layouts of our homes to maximise the usable footprint, creating spaces with thoughtful details designed with modern living in mind.*

CHLOE OADES, *Design and Product Manager, Mount Anvil*



*Full-height built-in wardrobes provide great storage space in the master bedrooms. With contemporary ribbed doors, they make a statement in the room too.*

*NATALIE SLACK, Interior Design Manager, Mount Anvil*



2 bedroom master shower room marble-effect finish

Start each day right, embracing the warmth of your heated towel surrounded by contemporary tiling, and a timeless monochrome palette.



Studio and one-bedroom shower room



*Soft herringbone patterns interplaying with gloss and matt finished tiling gives this bathroom a timelessly elegant feel whilst being durable. Clean surroundings are punctuated with contrasting details.*

GIACOMO RIBOLLA, Director at Johnson Ribolla interior designers



Herringbone tiled bathroom to all homes



- B - e - a - u - t - y -  
in the *detail*

- 1 Calacatta marble-effect composite worktop and splashback
- 2 Light oak-effect flooring
- 3 Dark oak-effect bathroom cabinets and base cabinets in kitchens
- 4 Textured finish black door handles
- 5 Black routed detail wardrobes with textured black handles
- 6 Soft silk-effect carpet in bedrooms
- 7 Ribbed detail white satin lacquer kitchen wall cabinets



# Kitchen design features

- Individually designed layouts
- Calacatta marble-effect composite worktop and splashback. Full height behind hob
- Handleless, dark oak-effect full height and base cabinets
- Ribbed detail white satin lacquer wall cabinets
- Soft close pan drawer below hob (excluding studios)
- Concealed, under wall cabinet LED strip lighting
- Energy efficient LED downlights throughout
- White power sockets with USB charging
- Concealed appliance panel in wall cabinet



# Appliances

## Studio and one bedroom

- Brushed black single lever mixer-tap
- Stainless steel undermount single bowl sink
- Bosch electric induction hob
- Bosch integrated combination microwave/oven
- Integrated extractor
- Bosch integrated fridge freezer
- Bosch integrated slimline dishwasher
- Washer dryer in utility cupboard

## Two bedroom

- Brushed black single lever mixer-tap
- Large stainless steel undermount single bowl sink
- Bosch four-ring, touch control induction hob
- Bosch integrated multi-function oven
- Bosch integrated microwave/grill
- Integrated extractor
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Washer dryer in utility cupboard



# Bathrooms

## One and two bedrooms

- Dark, large format porcelain floor and wall tiles below vanity height
- White herringbone pattern ceramic wall tiles above vanity height
- Dark oak-effect vanity with calacatta marble-effect composite vanity countertop
- Dark oak-effect wall cabinet with mirror
- Shaver socket and shelves inside cabinet
- Semi-recessed vanity basin with brushed black mixer-tap
- Dual flush wall-mounted WC pan with soft close seat

- White single-ended acrylic bath with brushed black bath filler
- Brushed black, wall-mounted shower handset on rail
- Brushed black, wall-mounted temperature/diverter control
- Chrome finish, two panel bath/shower screen
- Chrome finish, temperature adjustable electric heated towel rail



# Shower rooms

## Studios

- Dark, large format porcelain floor and wall tiles below vanity height
- White herringbone pattern ceramic wall tiles above vanity height
- Dark oak-effect vanity with calacatta marble-effect composite vanity countertop
- Dark oak-effect wall cabinet with mirror
- Shaver socket and shelves inside cabinet
- Semi-recessed vanity basin with brushed black mixer-tap
- Dual flush wall-mounted WC pan with soft close seat
- Low profile white shower tray with tiled upstand
- Brushed black, wall-mounted shower handset on rail
- Brushed black, wall-mounted shower temperature control
- Frameless fixed glass shower screen with chrome wall fixing
- Chrome finish, temperature adjustable electric heated towel rail



## Shower rooms



### Two bedrooms

- Dark, large format porcelain floor and wall tiles below vanity height
- Large format white marble-effect porcelain wall tiles above vanity height
- Dark oak-effect vanity with calacatta marble-effect composite vanity countertop
- Dark oak-effect wall cabinet with mirror
- Shaver socket and shelves inside cabinet
- Semi-recessed vanity basin with brushed black mixer-tap
- Dual flush wall-mounted WC pan with soft close seat
- Low profile, white shower tray with tiled upstand
- Brushed black, wall-mounted shower handset on rail
- Brushed black, wall-mounted shower temperature control
- Glass shower screen and sliding door with chrome frame
- Chrome finish, temperature adjustable electric heated towel rail



## Electrical fittings

- Energy efficient LED downlights (IP rated to bath/shower rooms)
- White power sockets at low level
- USB charging point in master bedroom and to kitchen splashback
- Facility for Sky Q (subject to contract and connection)

### Studios

- Television (terrestrial and satellite) and telephone points to living area and/or bedroom area *\*layout specific*

### One and two bedrooms

- Television (terrestrial and satellite) and telephone points to living area
- Television (terrestrial) points to bedrooms

## Interior finishes

- Fire and security rated apartment entrance door with textured black lever handle
- White painted internal doors with textured black lever handles
- Light oak-effect flooring in hallway, kitchen, living and dining areas (and bedroom areas in open-plan studios)
- Black, full height ribbed detail wardrobes with textured black handles. Painted interiors with shelving and black hanging rails
- White painted straight edge skirting throughout
- Painted walls and ceilings in white matt emulsion
- Soft silk-effect carpet to bedrooms
- White painted architraves with ribbed detail throughout

## Heating and hot water

- Heating and hot water from centralised system with metered water and electric supply to all apartments
- Radiators with temperature control throughout all apartments

## Balconies and terraces

- Glass door onto balconies and terraces
- Decking to terraces and balconies

## Residents' facilities

24-hr concierge with entrance lobby, reception and post room

Business lounge

Gym including studio and gym equipment

Screening room and multi-purpose entertainment space

Landscaped courtyard gardens

A car club scheme with 3 years free membership

Bicycle storage area(s) include long stay and short stay parking in the relevant phase

## Security and peace of mind

- 999-year lease starting from 21st April 2021
- 10-year NHBC Buildmark warranty
- Two-year Mount Anvil warranty
- 24-hour concierge services and monitored CCTV
- Fob access control to main entrance lobbies and communal areas
- Audio-visual entry system to individual apartments
- Multi-point locking, door restrictors and spy hole to apartment entrance doors
- Power point provided for wireless intruder alarm to be fitted later by purchaser
- Apartments provided with mains supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system
- Resident controlled access and restricted vehicle access to Friary Walk

## Entrance lobbies, lifts and hallways

- Concierge desk, feature lighting and seating
- Bespoke desk within concierge, feature lighting and seating
- Two passenger lifts located in each entrance lobby for access to all residential floor levels
- Postboxes to all lobbies
- Carpeted floors and painted walls to upper residential hallways

## Management Company

A management company will be set up to manage and maintain the surroundings and resident facilities of your development. They'll ensure that the communal areas like gardens and gyms stay in top shape and that all services and facilities are in good working order. This maintenance and upkeep of the communal facilities is included in your service charge, which is calculated based on the size of your home.

Your attention is drawn to the fact that it may not be possible to obtain all products as referred to in the specification. In such cases, a similar alternative will be provided. Mount Anvil reserve the right to make these changes as required.







# THE Oak

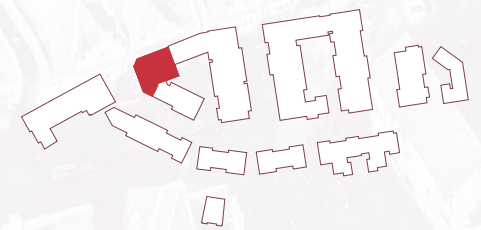
Find *your*  
new home

THE VERDEAN MASTERPLAN

ACTON MAIN LINE



Masterplan 总体规划



Site plan of The Verdean is for illustrative purposes only and is not to scale. Scheme subject to change.

01 Bl.01.01

Two Bedroom

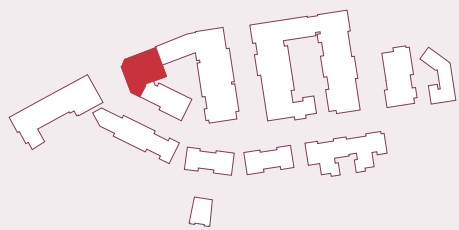
<b>Total internal area</b>	<b>94.67 sq m</b>	<b>1019 sq ft</b>
Living	6.12 m x 4.30 m	20'1" x 14'1"
Dining	3.86 m x 2.78 m	11'0" x 9'2"
Kitchen	2.80 m x 2.60 m	9'2" x 8'6"
Master Bedroom	5.77 m x 3.61 m	18'11" X 11'10"
Bedroom 2	4.09 m x 4.06 m	13'5" x 13'4"
<b>Total external area</b>	<b>7.31 sq m</b>	<b>79 sq ft</b>
Balcony	4.61 m x 1.60 m	15'2" x 5'3"



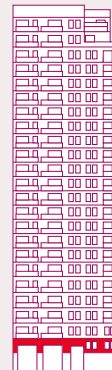
01



Masterplan



Elevation



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.

**01 Bl.02.01** Two Bedroom

<b>Total internal area</b>	<b>94.67 sq m</b>	<b>1019 sq ft</b>
Living	6.12 m x 4.30 m	20'1" x 14'1"
Dining	3.86 m x 2.78 m	11'0" x 9'2"
Kitchen	2.80 m x 2.60 m	9'2" x 8'6"
Master Bedroom	5.77 m x 3.61 m	18'11" x 11'10"
Bedroom 2	4.09 m x 4.06 m	13'5" x 13'4"
<b>Total external area</b>	<b>7.31 sq m</b>	<b>79 sq ft</b>
Balcony	4.61 m x 1.60 m	15'2" x 5'3"

**02 Bl.02.02** Two Bedroom

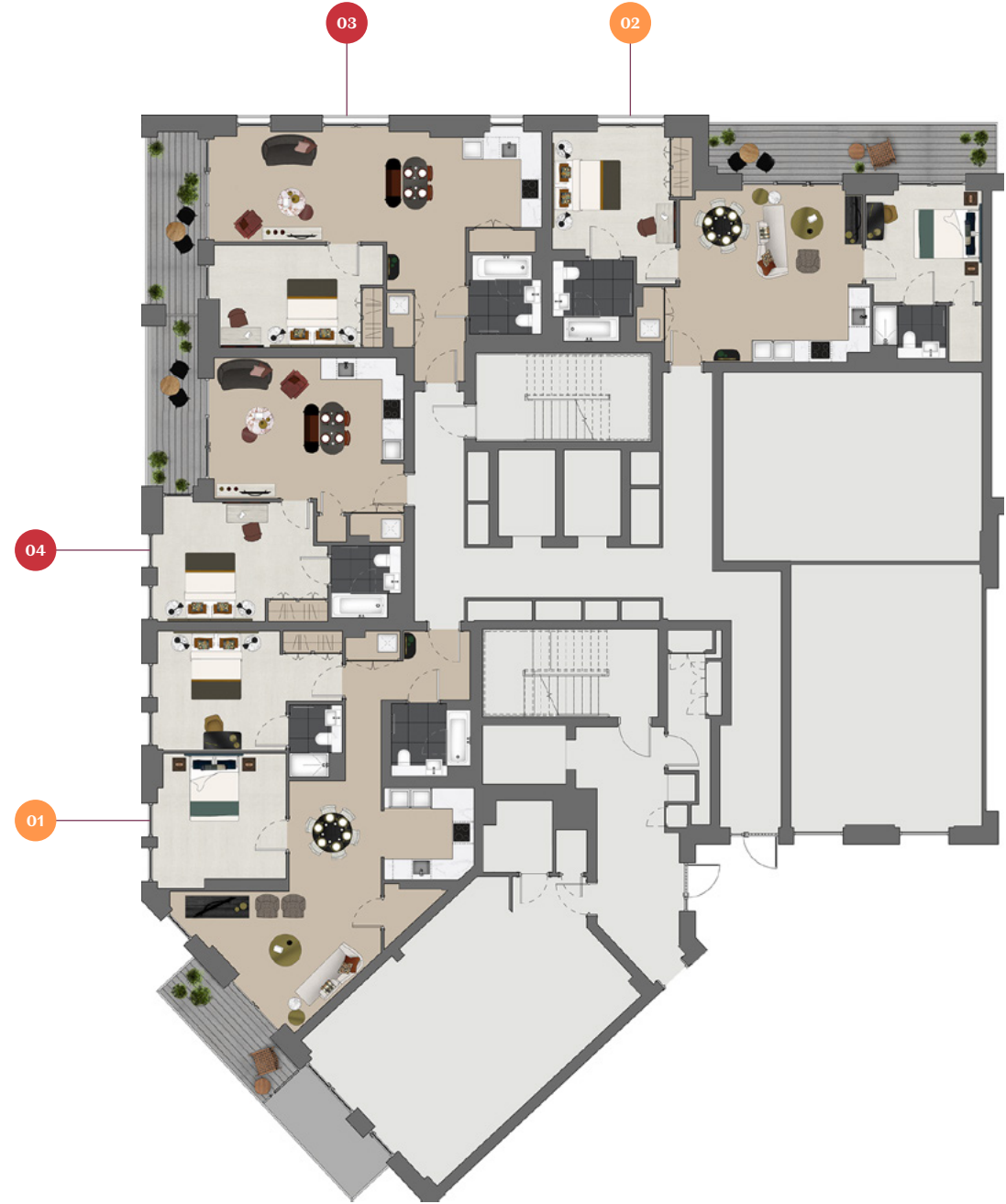
<b>Total internal area</b>	<b>74.10 sq m</b>	<b>798 sq ft</b>
Living/Dining	5.55 m x 3.01 m	18'3" x 9'10"
Kitchen	6.22 m x 2.35 m	20'5" x 7'9"
Master Bedroom	4.78 m x 3.77 m	15'8" x 12'4"
Bedroom 2	3.55 m x 3.53 m	11'8" x 11'7"
<b>Total external area</b>	<b>13.09 sq m</b>	<b>141 sq ft</b>
Balcony	8.71 m x 1.60 m	28'7" x 5'3"

**03 Bl.02.03** One Bedroom

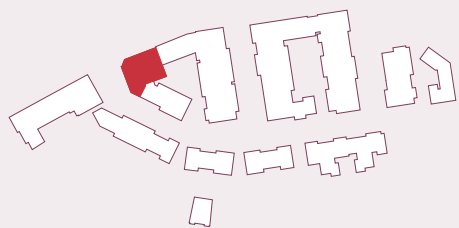
<b>Total internal area</b>	<b>66.79 sq m</b>	<b>719 sq ft</b>
Living	5.39 m x 3.51 m	17'8" x 11'6"
Kitchen/Dining	4.72 m x 3.06 m	15'6" x 10'0"
Master Bedroom	5.29 m x 3.10 m	17'4" x 10'2"
<b>Total external area</b>	<b>8.36 sq m</b>	<b>90 sq ft</b>
Balcony	5.55 m x 1.60 m	18'2" x 5'3"

**04 Bl.02.04** One Bedroom

<b>Total internal area</b>	<b>53.07 sq m</b>	<b>565 sq ft</b>
Living	4.27 m x 3.08 m	14'0" x 10'1"
Kitchen/Dining	4.69 m x 2.84 m	15'5" x 9'4"
Master Bedroom	5.33 m x 3.63 m	17'6" x 11'11"
<b>Total external area</b>	<b>7.85 sq m</b>	<b>84 sq ft</b>
Balcony	5.27 m x 1.60 m	17'3" x 5'3"

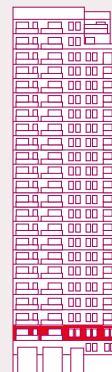


Masterplan



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.

Elevation



**01 Bl.03.01** One Bedroom

<b>Total internal area</b>	<b>66.96 sq m</b>	<b>721 sq ft</b>
Living	3.74 m x 3.74 m	12'3" x 12'3"
Kitchen/Dining	4.28 m x 3.88 m	14'1" x 12'9"
Master Bedroom	5.10 m x 3.69 m	16'9" x 12'1"
<b>Total external area</b>	<b>6.70 sq m</b>	<b>72 sq ft</b>
Balcony	4.02 m x 1.60 m	13'2" x 5'3"

**02 Bl.03.02** Two Bedroom

<b>Total internal area</b>	<b>82.92 sq m</b>	<b>893 sq ft</b>
Living	4.72 m x 3.22 m	15'6" x 10'7"
Kitchen/Dining	4.09 m x 3.38 m	13'5" x 11'1"
Master Bedroom	4.62 m x 3.25 m	15'2" x 10'8"
Bedroom 2	4.62 m x 3.20 m	15'2" x 10'6"
<b>Total external area</b>	<b>9.02 sq m</b>	<b>97 sq ft</b>
Balcony	6.01 m x 1.60 m	19'9" x 5'3"

**03 Bl.03.03** Two Bedroom

<b>Total internal area</b>	<b>93.67 sq m</b>	<b>1008 sq ft</b>
Living	4.99 m x 3.35 m	16'4" x 10'12"
Kitchen/Dining	4.99 m x 3.62 m	16'4" x 11'10"
Master Bedroom	5.00 m x 4.55 m	16'5" x 14'11"
Bedroom 2	4.55 m x 3.62 m	14'11" x 11'10"
<b>Total external area</b>	<b>9.33 sq m</b>	<b>100 sq ft</b>
Balcony	5.63 m x 1.60 m	18'5" x 5'3"

**04 Bl.03.04** Two Bedroom

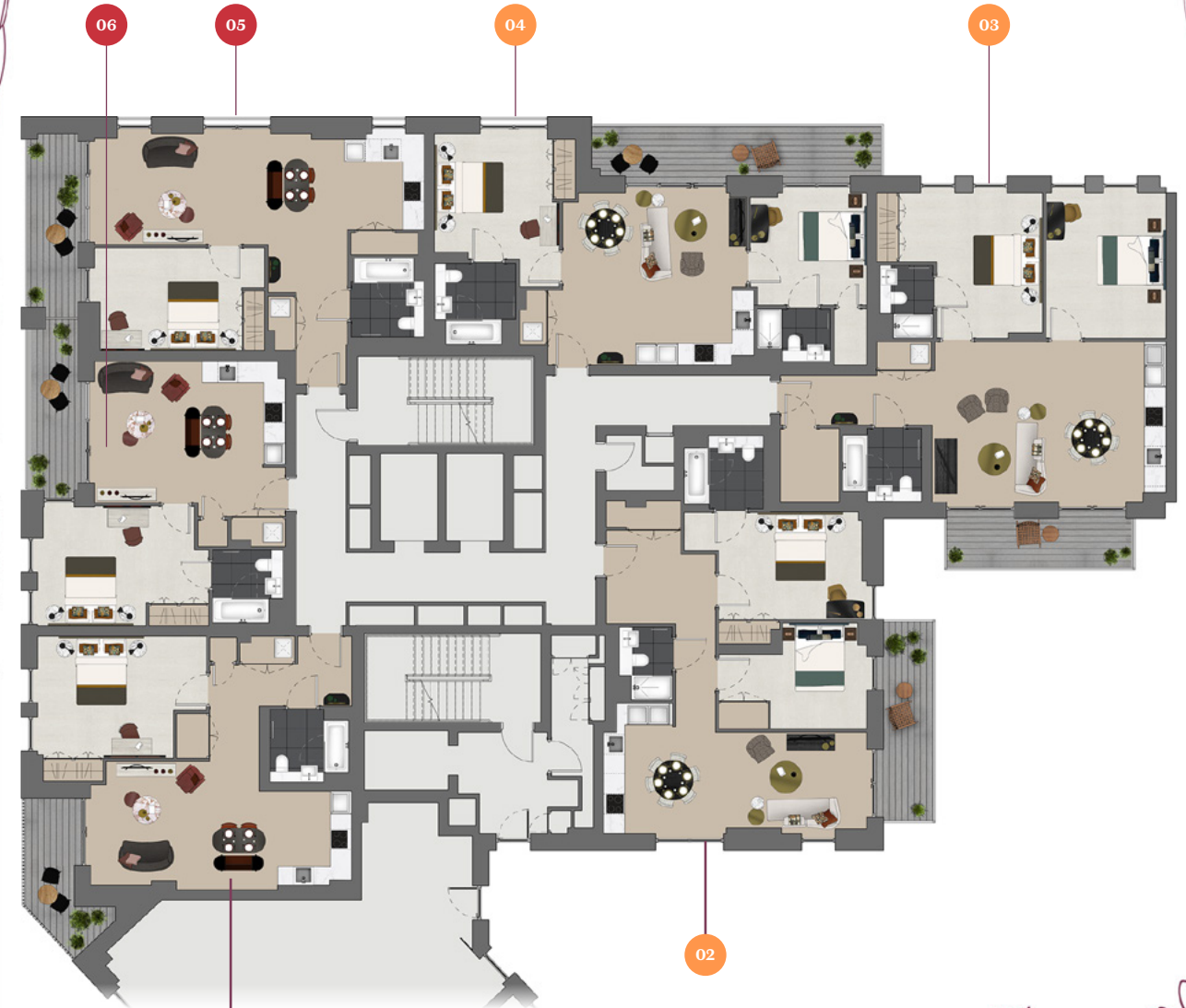
<b>Total internal area</b>	<b>74.10 sq m</b>	<b>798 sq ft</b>
Living/Dining	5.55 m x 3.01 m	18'3" x 9'10"
Kitchen	6.22 m x 2.35 m	20'5" x 7'9"
Master Bedroom	4.78 m x 3.77 m	15'8" x 12'4"
Bedroom 2	3.55 m x 3.53 m	11'8" x 11'7"
<b>Total external area</b>	<b>13.09 sq m</b>	<b>141 sq ft</b>
Balcony	8.71 m x 1.60 m	28'7" x 5'3"

**05 Bl.03.05** One Bedroom

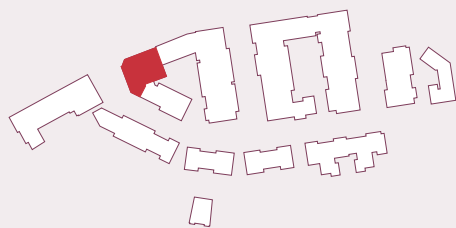
<b>Total internal area</b>	<b>66.79 sq m</b>	<b>719 sq ft</b>
Living	5.39 m x 3.51 m	17'8" x 11'6"
Kitchen/Dining	4.72 m x 3.06 m	15'6" x 10'0"
Master Bedroom	5.29 m x 3.10 m	17'4" x 10'2"
<b>Total external area</b>	<b>8.36 sq m</b>	<b>90 sq ft</b>
Balcony	5.55 m x 1.60 m	18'2" x 5'3"

**06 Bl.03.06** One Bedroom

<b>Total internal area</b>	<b>53.07 sq m</b>	<b>565 sq ft</b>
Living	4.27 m x 3.08 m	14'0" x 10'1"
Kitchen/Dining	4.69 m x 2.84 m	15'5" x 9'4"
Master Bedroom	5.33 m x 3.63 m	17'6" x 11'11"
<b>Total external area</b>	<b>7.85 sq m</b>	<b>84 sq ft</b>
Balcony	5.27 m x 1.60 m	17'3" x 5'3"

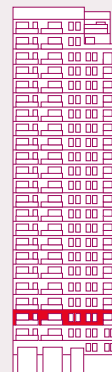


Masterplan



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.

Elevation



**01** Bl.04.01 **One Bedroom**

<b>Total internal area</b>	<b>66.96 sq m</b>	<b>721 sq ft</b>
Living	3.74 m x 3.74 m	12'3" x 12'3"
Kitchen/Dining	4.28 m x 3.88 m	14'1" x 12'9"
Master Bedroom	5.10 m x 3.69 m	16'9" x 12'1"
<b>Total external area</b>	<b>6.70 sq m</b>	<b>72 sq ft</b>
Balcony	4.02 m x 1.60 m	13'2" x 5'3"

**02** Bl.04.02 **One Bedroom**

<b>Total internal area</b>	<b>53.87 sq m</b>	<b>580 sq ft</b>
Living	4.45 m x 2.69 m	14'7" x 8'10"
Kitchen/Dining	4.45 m x 3.25 m	14'11" x 10'8"
Master Bedroom	3.86 m x 3.56 m	12'8" x 11'8"
<b>Total external area</b>	<b>8.05 sq m</b>	<b>87 sq ft</b>
Balcony	5.37 m x 1.60 m	17'7" x 5'3"

**03** Bl.04.03 **One Bedroom**

<b>Total internal area</b>	<b>51.94 sq m</b>	<b>559 sq ft</b>
Living/Dining	4.48 m x 3.90 m	14'8" x 12'10"
Kitchen	3.56 m x 3.16 m	11'8" x 10'4"
Master Bedroom	3.84 m x 3.73 m	12'7" x 12'3"
<b>Total external area</b>	<b>5.40 sq m</b>	<b>58 sq ft</b>
Terrace	3.39 m x 1.60 m	11'1" x 5'3"

**04** Bl.04.04 **Two Bedroom**

<b>Total internal area</b>	<b>73.87 sq m</b>	<b>795 sq ft</b>
Living/Dining	5.55 m x 3.01 m	18'3" x 9'10"
Kitchen	6.22 m x 2.35 m	20'5" x 7'9"
Master Bedroom	4.78 m x 3.77 m	15'8" x 12'4"
Bedroom 2	3.69 m x 3.55 m	12'1" x 11'8"
<b>Total external area</b>	<b>21.31 sq m</b>	<b>229 sq ft</b>
Balcony	8.71 m x 1.60 m	28'7" x 5'3"
Terrace	5.26 m x 1.60 m	17'3" x 5'3"

**05** Bl.04.05 **One Bedroom**

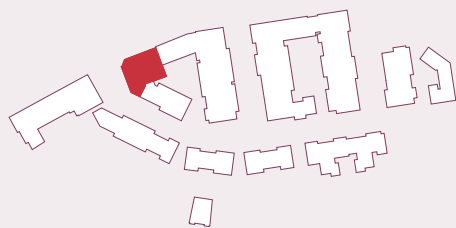
<b>Total internal area</b>	<b>66.79 sq m</b>	<b>719 sq ft</b>
Living	5.39 m x 3.51 m	17'8" x 11'6"
Kitchen/Dining	4.72 m x 3.06 m	15'6" x 10'0"
Master Bedroom	5.29 m x 3.10 m	17'4" x 10'2"
<b>Total external area</b>	<b>8.36 sq m</b>	<b>90 sq ft</b>
Balcony	5.55 m x 1.60 m	18'2" x 5'3"

**06** Bl.04.06 **One Bedroom**

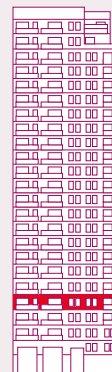
<b>Total internal area</b>	<b>53.07 sq m</b>	<b>565 sq ft</b>
Living	4.27 m x 3.08 m	14'0" x 10'1"
Kitchen/Dining	4.69 m x 2.84 m	15'5" x 9'4"
Master Bedroom	5.33 m x 3.63 m	17'6" x 11'11"
<b>Total external area</b>	<b>7.85 sq m</b>	<b>84 sq ft</b>
Balcony	5.27 m x 1.60 m	17'3" x 5'3"



Masterplan



Elevation



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.



01 B1.05.01 One Bedroom

<b>Total internal area</b>	<b>66.96 sq m</b>	<b>721 sq ft</b>
Living	3.74 m x 3.74 m	12'3" x 12'3"
Kitchen/Dining	4.28 m x 3.88 m	14'1" x 12'9"
Master Bedroom	5.10 m x 3.69 m	16'9" x 12'1"
<b>Total external area</b>	<b>6.70 sq m</b>	<b>72 sq ft</b>
Balcony	4.02 m x 1.60 m	13'2" x 5'3"

02 B1.05.02 One Bedroom

<b>Total internal area</b>	<b>53.87 sq m</b>	<b>580 sq ft</b>
Living	4.45 m x 2.69 m	14'7" x 8'10"
Kitchen/Dining	4.45 m x 3.25 m	14'11" x 10'8"
Master Bedroom	3.86 m x 3.56 m	12'8" x 11'8"
<b>Total external area</b>	<b>8.05 sq m</b>	<b>87 sq ft</b>
Balcony	5.37 m x 1.60 m	17'7" x 5'3"

03 B1.05.03 One Bedroom

<b>Total internal area</b>	<b>51.94 sq m</b>	<b>559 sq ft</b>
Living/Dining	4.48 m x 3.90 m	14'8" x 12'10"
Kitchen	3.56 m x 3.16 m	11'8" x 10'4"
Master Bedroom	3.84 m x 3.73 m	12'7" x 12'3"
<b>Total external area</b>	<b>5.40 sq m</b>	<b>58 sq ft</b>
Balcony	3.39 m x 1.60 m	11'1" x 5'3"

04 B1.05.04 Two Bedroom

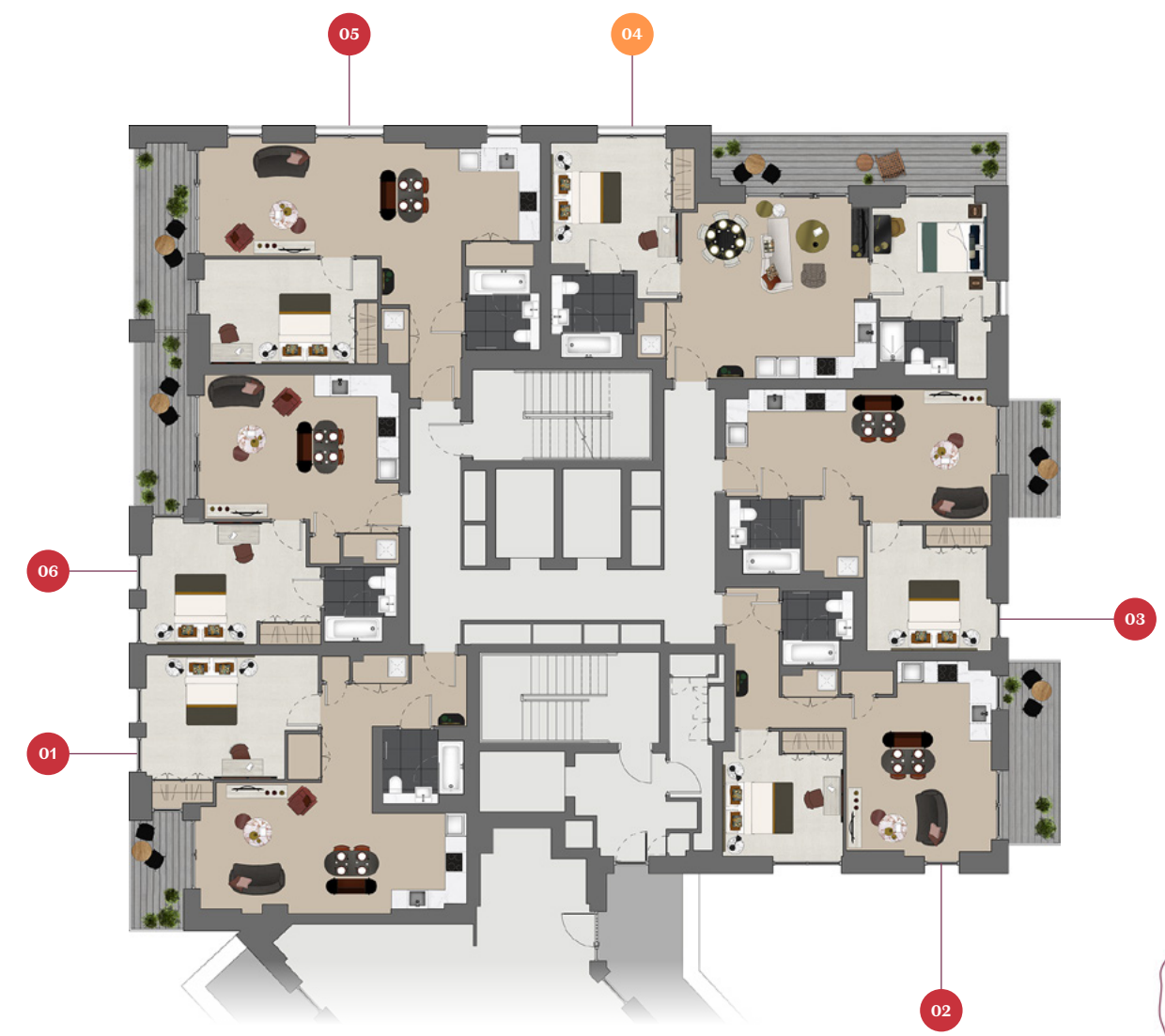
<b>Total internal area</b>	<b>73.87 sq m</b>	<b>795 sq ft</b>
Living/Dining	5.55 m x 3.01 m	18'3" x 9'10"
Kitchen	6.22 m x 2.35 m	20'5" x 7'9"
Master Bedroom	4.78 m x 3.77 m	15'8" x 12'4"
Bedroom 2	3.69 m x 3.55 m	12'1" x 11'8"
<b>Total external area</b>	<b>13.09 sq m</b>	<b>141 sq ft</b>
Balcony	8.71 m x 1.60 m	28'7" x 5'3"

05 B1.05.05 One Bedroom

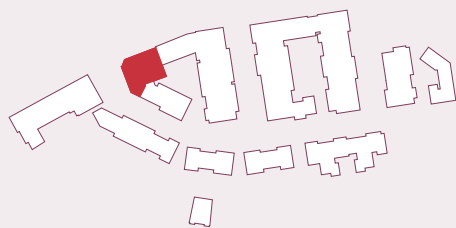
<b>Total internal area</b>	<b>66.79 sq m</b>	<b>719 sq ft</b>
Living	5.39 m x 3.51 m	17'8" x 11'6"
Kitchen/Dining	4.72 m x 3.06 m	15'6" x 10'0"
Master Bedroom	5.29 m x 3.10 m	17'4" x 10'2"
<b>Total external area</b>	<b>8.36 sq m</b>	<b>90 sq ft</b>
Balcony	5.55 m x 1.60 m	18'2" x 5'3"

06 B1.05.06 One Bedroom

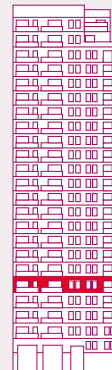
<b>Total internal area</b>	<b>53.07 sq m</b>	<b>565 sq ft</b>
Living	4.27 m x 3.08 m	14'0" x 10'1"
Kitchen/Dining	4.69 m x 2.84 m	15'5" x 9'4"
Master Bedroom	5.33 m x 3.63 m	17'6" x 11'11"
<b>Total external area</b>	<b>7.85 sq m</b>	<b>84 sq ft</b>
Balcony	5.27 m x 1.60 m	17'3" x 5'3"



Masterplan



Elevation



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.

**01 Bl.06.01 One Bedroom**

<b>Total internal area</b>	<b>52.84 sq m</b>	<b>569 sq ft</b>
Living/Dining	4.55 m x 4.39 m	14'11" x 14'5"
Kitchen	3.27 m x 2.78 m	10'9" x 9'1"
Master Bedroom	4.06 m x 3.16 m	13'4" x 10'4"
<b>Total external area</b>	<b>5.00 sq m</b>	<b>54 sq ft</b>
Balcony	3.21 m x 1.60 m	10'6" x 5'3"

**02 Bl.06.02 One Bedroom**

<b>Total internal area</b>	<b>61.50 sq m</b>	<b>662 sq ft</b>
Living/Dining	5.30 m x 3.43 m	17'5" x 11'3"
Kitchen	5.30 m x 2.20 m	17'5" x 7'3"
Master Bedroom	4.65 m x 3.33 m	15'3" x 10'11"
<b>Total external area</b>	<b>9.20 sq m</b>	<b>99 sq ft</b>
Balcony	4.29 m x 2.20 m	14'1" x 7'3"

**03 Bl.06.03 One Bedroom**

<b>Total internal area</b>	<b>58.70 sq m</b>	<b>632 sq ft</b>
Living	5.98 m x 2.28 m	19'8" x 7'6"
Kitchen/Dining	4.72 m x 3.17 m	15'6" x 10'5"
Master Bedroom	5.74 m x 3.21 m	18'10" x 10'6"
<b>Total external area</b>	<b>7.13 sq m</b>	<b>77 sq ft</b>
Balcony	3.42 m x 2.20 m	11'3" x 7'3"

**04 Bl.06.04 Two Bedroom**

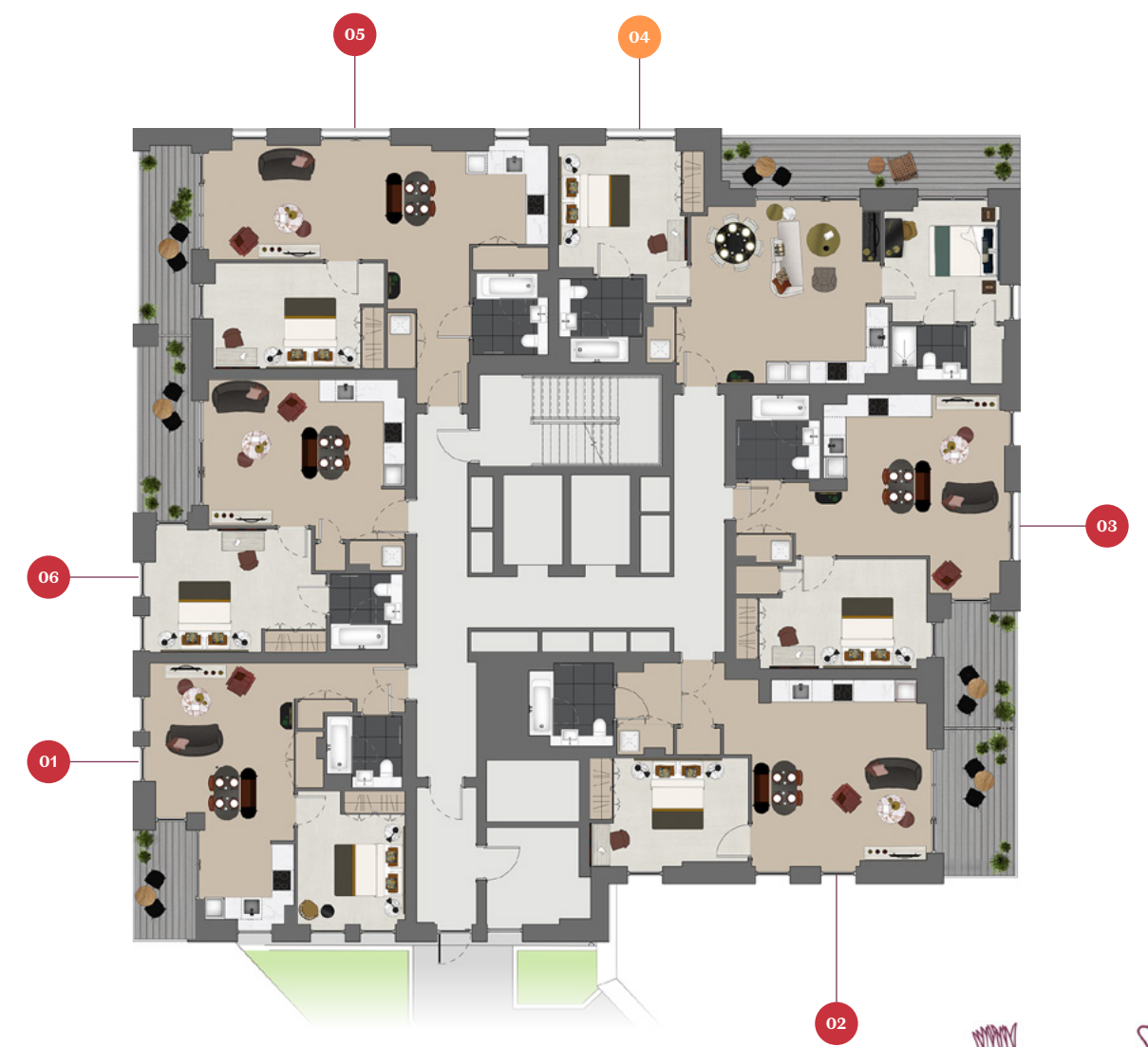
<b>Total internal area</b>	<b>73.87 sq m</b>	<b>795 sq ft</b>
Living/Dining	5.55 m x 3.01 m	18'3" x 9'10"
Kitchen	6.22 m x 2.35 m	20'5" x 7'9"
Master Bedroom	4.78 m x 3.77 m	15'8" x 12'4"
Bedroom 2	3.69 m x 3.55 m	12'1" x 11'8"
<b>Total external area</b>	<b>13.09 sq m</b>	<b>141 sq ft</b>
Balcony	8.71 m x 1.60 m	28'7" x 5'3"

**05 Bl.06.05 One Bedroom**

<b>Total internal area</b>	<b>66.79 sq m</b>	<b>719 sq ft</b>
Living	5.39 m x 3.51 m	17'8" x 11'6"
Kitchen/Dining	4.72 m x 3.06 m	15'6" x 10'0"
Master Bedroom	5.29 m x 3.10 m	17'4" x 10'2"
<b>Total external area</b>	<b>8.36 sq m</b>	<b>90 sq ft</b>
Balcony	5.55 m x 1.60 m	18'2" x 5'3"

**06 Bl.06.06 One Bedroom**

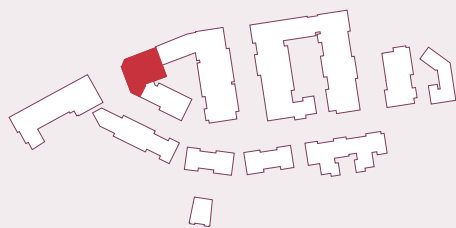
<b>Total internal area</b>	<b>53.07 sq m</b>	<b>565 sq ft</b>
Living	4.27 m x 3.08 m	14'0" x 10'1"
Kitchen/Dining	4.69 m x 2.84 m	15'5" x 9'4"
Master Bedroom	5.33 m x 3.63 m	17'6" x 11'11"
<b>Total external area</b>	<b>7.85 sq m</b>	<b>84 sq ft</b>
Balcony	5.27 m x 1.60 m	17'3" x 5'3"



THE VERDEAN FLOORPLATES

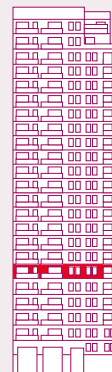
91-92

Masterplan



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.

Elevation



**01** Bl.07-21.01 **One Bedroom**

<b>Total internal area</b>	<b>52.84 sq m</b>	<b>569 sq ft</b>
Living/Dining	4.55 m x 4.39 m	14'11" x 14'5"
Kitchen	3.27 m x 2.78 m	10'9" x 9'1"
Master Bedroom	4.06 m x 3.16 m	13'4" x 10'4"
<b>Total external area</b>	<b>5.00 sq m</b>	<b>54 sq ft</b>
Balcony	3.21 m x 1.60 m	10'6" x 5'3"

**07** Bl.07-21.03 **Studio**

<b>Total internal area</b>	<b>40.76 sq m</b>	<b>439 sq ft</b>
Living	4.15 m x 2.68 m	13'7" x 8'10"
Kitchen/Dining	3.31 m x 2.62 m	10'10" x 8'7"
Bedroom	3.09 m x 2.95 m	10'2" x 9'8"
<b>Total external area</b>	<b>9.33 sq m</b>	<b>100 sq ft</b>
Balcony	4.29 m x 2.20 m	14'1" x 7'3"

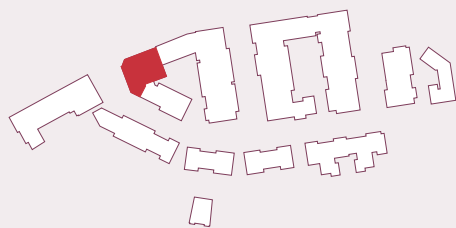
**05** Bl.07-21.05 **One Bedroom**

<b>Total internal area</b>	<b>51.15 sq m</b>	<b>551 sq ft</b>
Living	3.96 m x 3.01 m	12'12" x 9'10"
Kitchen/Dining	5.00 m x 3.03 m	16'5" x 9'11"
Master Bedroom	3.96 m x 3.68 m	13'0" x 12'11"
<b>Total external area</b>	<b>7.80 sq m</b>	<b>84 sq ft</b>
Balcony	5.20 m x 1.60 m	17'1" x 5'3"

**03** Bl.07-21.07 **One Bedroom**

<b>Total internal area</b>	<b>54.19 sq m</b>	<b>583 sq ft</b>
Living	3.79 m x 3.26 m	12'5" x 10'8"
Kitchen/Dining	4.35 m x 3.97 m	14'3" x 13'0"
Master Bedroom	4.00 m x 3.35 m	13'2" x 10'12"
<b>Total external area</b>	<b>8.35 sq m</b>	<b>90 sq ft</b>
Balcony	5.55 m x 1.60 m	18'2" x 5'3"

Masterplan



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.

**08** Bl.07-21.02 **One Bedroom**

<b>Total internal area</b>	<b>50.16 sq m</b>	<b>540 sq ft</b>
Living	5.27 m x 3.17 m	17'3" x 10'5"
Kitchen/Dining	3.74 m x 3.15 m	12'3" x 10'4"
Bedroom	3.72 m x 3.50 m	12'2" x 11'6"
<b>Total external area</b>	<b>5.36 sq m</b>	<b>58 sq ft</b>
Balcony	3.25 m x 1.60 m	10'8" x 5'3"

**06** Bl.07-21.04 **Studio**

<b>Total internal area</b>	<b>39.97 sq m</b>	<b>430 sq ft</b>
Living	3.63 m x 2.75 m	11'11" x 9'0"
Kitchen/Dining	3.24 m x 2.97 m	10'7" x 9'9"
Master Bedroom	3.99 m x 2.43 m	13'1" x 8'0"
<b>Total external area</b>	<b>7.11 sq m</b>	<b>77 sq ft</b>
Balcony	3.52 m x 2.20 m	11'7" x 7'3"

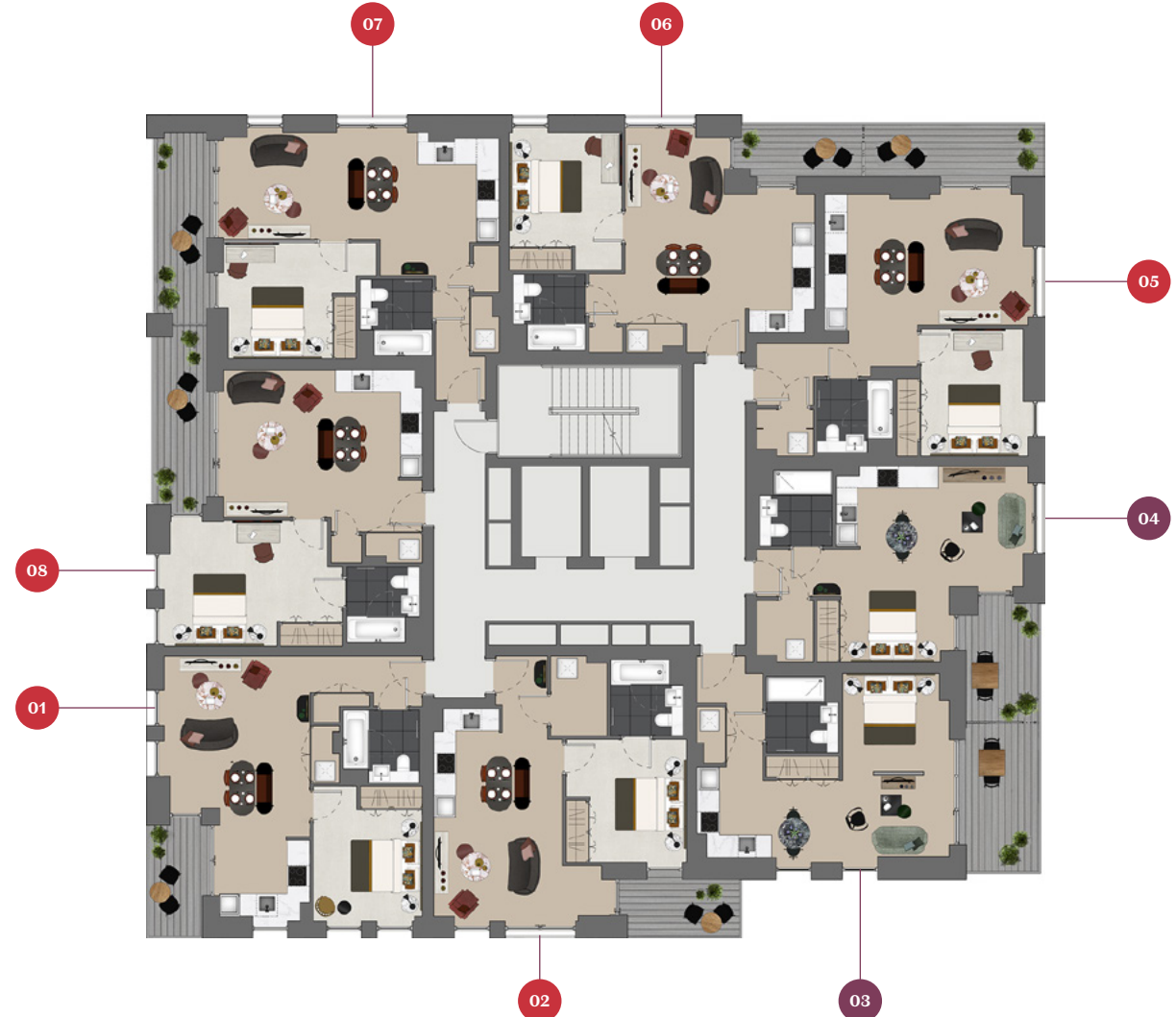
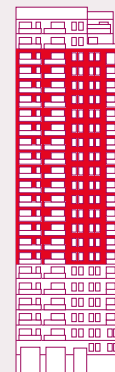
**04** Bl.07-21.06 **One Bedroom**

<b>Total internal area</b>	<b>51.16 sq m</b>	<b>551 sq ft</b>
Living	3.35 m x 3.03 m	10'12" x 9'11"
Dining	3.92 m x 3.18 m	12'10" x 10'5"
Kitchen	4.17 m x 2.62 m	13'8" x 8'7"
Master Bedroom	4.15 m x 3.25 m	13'7" x 10'8"
<b>Total external area</b>	<b>5.35 sq m</b>	<b>58 sq ft</b>
Balcony	3.49 m x 1.60 m	11'5" x 5'3"

**02** Bl.07-21.08 **One Bedroom**

<b>Total internal area</b>	<b>53.07 sq m</b>	<b>565 sq ft</b>
Living	4.27 m x 3.08 m	14'0" x 10'11"
Kitchen/Dining	4.69 m x 2.84 m	15'5" x 9'4"
Master Bedroom	5.33 m x 3.63 m	17'6" x 11'11"
<b>Total external area</b>	<b>7.85 sq m</b>	<b>84 sq ft</b>
Balcony	5.27 m x 1.60 m	17'3" x 5'3"

Elevation





**01** B1.22.01 **Two Bedroom**

<b>Total internal area</b>	<b>79.44 sq m</b>	<b>855 sq ft</b>
Living	4.27 m x 3.38 m	14'0" x 11'1"
Dining	4.13 m x 2.75 m	13'7" x 9'0"
Kitchen	3.15 m x 2.92 m	10'4" x 9'7"
Master Bedroom	5.15 m x 3.10 m	16'11" x 10'2"
Bedroom 2	3.86 m x 3.79 m	12'8" x 12'5"
<b>Total external area</b>	<b>24.75 sq m</b>	<b>266 sq ft</b>
Terrace 1	1.60 m x 1.17 m	5'3" x 3'10"
Terrace 2	4.35 m x 1.78 m	14'3" x 5'10"

**03** B1.22.03 **Studio**

<b>Total internal area</b>	<b>39.97 sq m</b>	<b>430 sq ft</b>
Living	3.63 m x 2.75 m	11'11" x 9'0"
Kitchen/Dining	3.24 m x 2.97 m	10'7" x 9'9"
Bedroom	3.99 m x 2.43 m	13'1" x 8'0"
<b>Total external area</b>	<b>7.11 sq m</b>	<b>77 sq ft</b>
Balcony	3.52 m x 2.20 m	11'7" x 7'3"

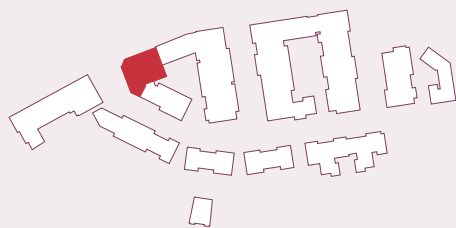
**05** B1.22.05 **One Bedroom**

<b>Total internal area</b>	<b>51.16 sq m</b>	<b>551 sq ft</b>
Living	3.35 m x 3.03 m	10'12" x 9'11"
Dining	3.92 m x 3.18 m	12'10" x 10'5"
Kitchen	4.17 m x 2.62 m	13'8" x 8'7"
Master Bedroom	4.15 m x 3.25 m	13'7" x 10'8"
<b>Total external area</b>	<b>5.35 sq m</b>	<b>58 sq ft</b>
Balcony	3.49 m x 1.60 m	11'5" x 5'3"

**01** B1.22.07 **One Bedroom**

<b>Total internal area</b>	<b>53.07 sq m</b>	<b>565 sq ft</b>
Living	4.27 m x 3.08 m	14'0" x 10'1"
Kitchen/Dining	4.69 m x 2.84 m	15'5" x 9'4"
Master Bedroom	5.33 m x 3.63 m	17'6" x 11'11"
<b>Total external area</b>	<b>7.85 sq m</b>	<b>84 sq ft</b>
Balcony	5.27 m x 1.60 m	17'3" x 5'3"

Masterplan



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.

**02** B1.22.02 **Studio**

<b>Total internal area</b>	<b>40.76 sq m</b>	<b>439 sq ft</b>
Living	4.15 m x 2.68 m	13'7" x 8'10"
Kitchen/Dining	3.31 m x 2.62 m	10'10" x 8'7"
Bedroom	3.09 m x 2.95 m	10'2" x 9'8"
<b>Total external area</b>	<b>9.33 sq m</b>	<b>100 sq ft</b>
Balcony	4.29 m x 2.20 m	14'1" x 7'3"

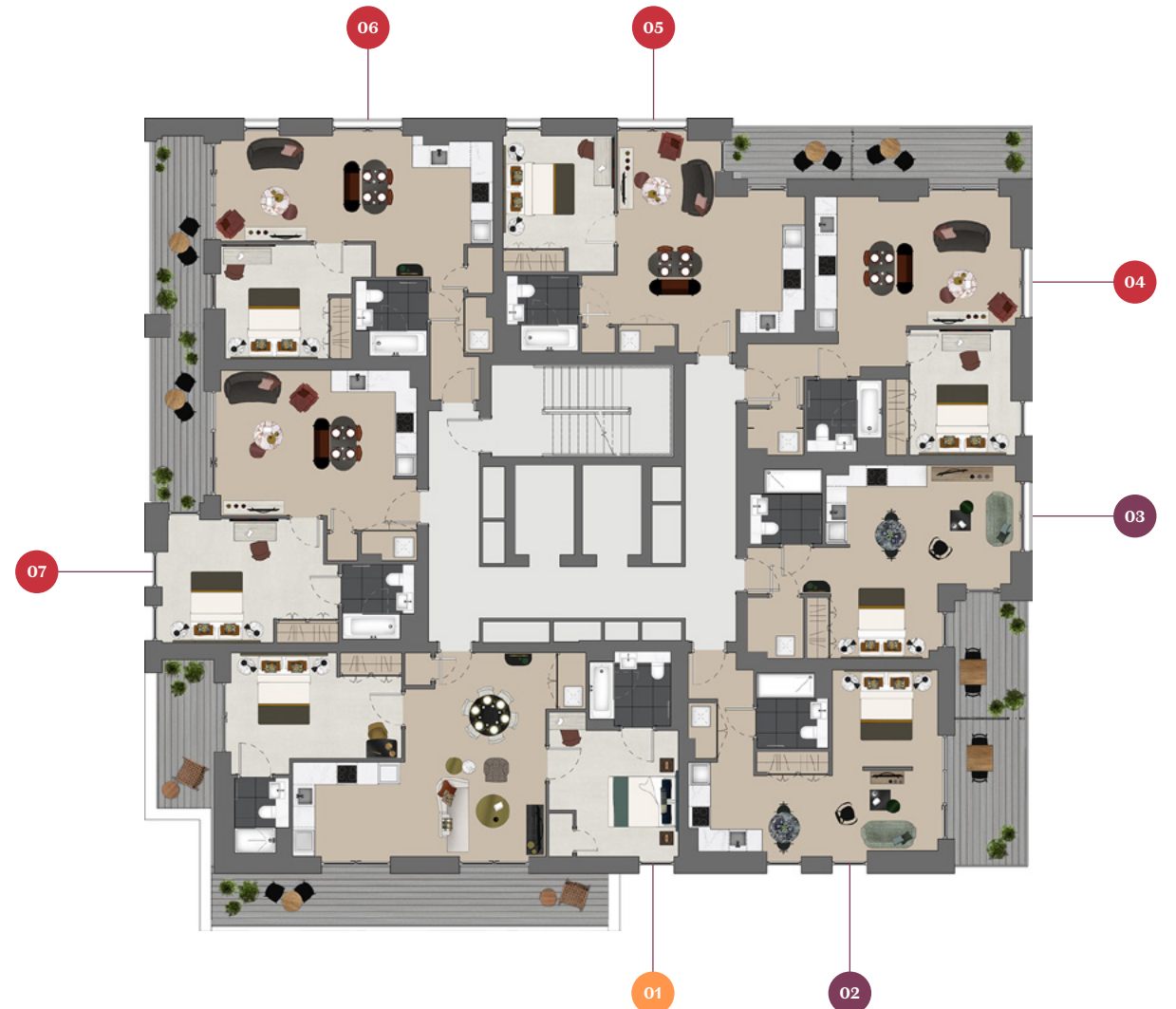
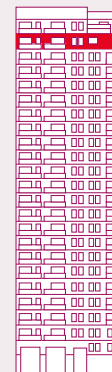
**04** B1.22.04 **One Bedroom**

<b>Total internal area</b>	<b>51.15 sq m</b>	<b>551 sq ft</b>
Living	3.96 m x 3.01 m	12'12" x 9'10"
Kitchen/Dining	5.00 m x 3.03 m	16'5" x 9'11"
Master Bedroom	3.96 m x 3.68 m	13'0" x 12'1"
<b>Total external area</b>	<b>7.80 sq m</b>	<b>84 sq ft</b>
Balcony	5.20 m x 1.60 m	17'1" x 5'3"

**06** B1.22.06 **One Bedroom**

<b>Total internal area</b>	<b>54.19 sq m</b>	<b>583 sq ft</b>
Living	3.79 m x 3.26 m	12'5" x 10'8"
Kitchen/Dining	4.35 m x 3.97 m	14'3" x 13'0"
Master Bedroom	4.00 m x 3.35 m	13'2" x 10'12"
<b>Total external area</b>	<b>8.35 sq m</b>	<b>90 sq ft</b>
Balcony	5.55 m x 1.60 m	18'2" x 5'3"

Elevation



**01 Bl.23.01 One Bedroom**

<b>Total internal area</b>	<b>53.15 sq m</b>	<b>572 sq ft</b>
Living	3.96 m x 3.75 m	13'0" x 12'4"
Kitchen/Dining	4.55 m x 3.68 m	14'11" x 12'1"
Master Bedroom	4.40 m x 3.62 m	14'5" x 11'10"
<b>Total external area</b>	<b>31.34 sq m</b>	<b>337 sq ft</b>
Balcony	5.41 m x 1.60 m	17'9" x 5'3"
Terrace	5.72 m x 4.17 m	18'9" x 13'8"

**02 Bl.23.02 Two Bedroom**

<b>Total internal area</b>	<b>88.44 sq m</b>	<b>952 sq ft</b>
Living	5.12 m x 3.16 m	16'9" x 10'5"
Kitchen/Dining	8.39 m x 2.98 m	27'6" x 9'9"
Master Bedroom	4.65 m x 3.92 m	15'3" x 12'10"
Bedroom 2	5.89 m x 3.92 m	19'4" x 12'10"
<b>Total external area</b>	<b>35.49 sq m</b>	<b>382 sq ft</b>
Terrace 1	7.44 m x 2.87 m	24'5" x 9'5"
	5.62 m x 3.67 m	18'5" x 12'0"
Terrace 2	3.28 m x 2.20 m	10'9" x 7'3"

**03 Bl.23.03 Two Bedroom**

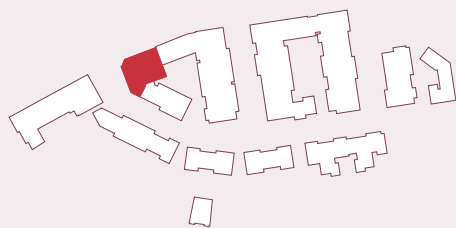
<b>Total internal area</b>	<b>81.39 sq m</b>	<b>876 sq ft</b>
Living	3.72 m x 3.59 m	12'2" x 11'9"
Dining	3.72 m x 3.10 m	12'2" x 10'2"
Kitchen	3.72 m x 3.59 m	12'2" x 11'9"
Master Bedroom	4.14 m x 3.20 m	13'7" x 10'6"
Bedroom 2	4.31 m x 2.92 m	14'2" x 9'7"
<b>Total external area</b>	<b>31.23 sq m</b>	<b>336 sq ft</b>
Terrace	7.20 m x 2.77 m	23'7" x 9'1"
	5.93 m x 1.20 m	19'5" x 6'5"

**04 Bl.23.04 One Bedroom**

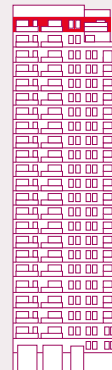
<b>Total internal area</b>	<b>54.19 sq m</b>	<b>583 sq ft</b>
Living	3.79 m x 3.26 m	12'5" x 10'8"
Kitchen/Dining	4.35 m x 3.97 m	14'3" x 13'0"
Master Bedroom	4.00 m x 3.35 m	13'2" x 11'0"
<b>Total external area</b>	<b>8.35 sq m</b>	<b>90 sq ft</b>
Balcony	5.55 m x 1.60 m	18'2" x 5'3"



Masterplan



Elevation



The floorplates at The Oak apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.





Computer generated image, indicative only.

The information in this document is indicative only and should not be relied upon as accurately showing the layouts of The Oak and The Verdean and is subject to change from time to time, in accordance with planning permissions yet to be obtained and during construction of each subsequent phase. The information on the landscaping plans is for guidance only and should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, part of a contract, or warranty. The Oak and The Verdean are marketing names and will not necessarily form part of the approved postal address.  
Z385/02CA/0910.