



KEEPERS YARD

TOTTENHAM
N17 7AB

KEEPERS YARD

TOTTENHAM

We appreciate that the decision to purchase your new home is one of the most exciting, momentous and important choices you will make. Customer satisfaction is at the heart of what we do and is behind our consistent focus on exceptional design and high standards of quality. Our experienced team will be with you every step of the way, before and after you move into your new home.

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1

THE DEVELOPMENT

A COLLECTION OF 63 DESIGN – LED MODERN APARTMENTS

Welcome to Keepers Yard, a bold new collection of 63 apartments located in the heart of Tottenham, N17. The development offers a variety of living spaces to suit different needs and lifestyles. Situated within a vibrant community, residents will benefit from modern amenities and excellent access to local attractions. Keepers Yard is an exciting opportunity to enjoy stylish urban living in one of London's most dynamic neighbourhoods.





Discover the Edge of North London Living

Positioned in the energetic heart of Tottenham N17, Keepers Yard is tailored for young, creative individuals seeking an urban lifestyle with quick access to the city. These apartments combine modern design with a raw, industrial edge, offering a unique living experience for those who thrive on London's vibrant culture. With excellent transport links and a community focused ethos, Keepers Yard is the ideal base for a dynamic lifestyle without compromise.





2 THE AREA

Tottenham is a hub of creativity and transformation, blending its storied past with an exciting future. This North London neighbourhood is renowned for its cultural diversity, lively markets, and an ever evolving scene of independent shops, bars, and restaurants. Perfectly balancing heritage and innovation, N17 offers a vibrant and connected lifestyle for those who seek the best of urban living.

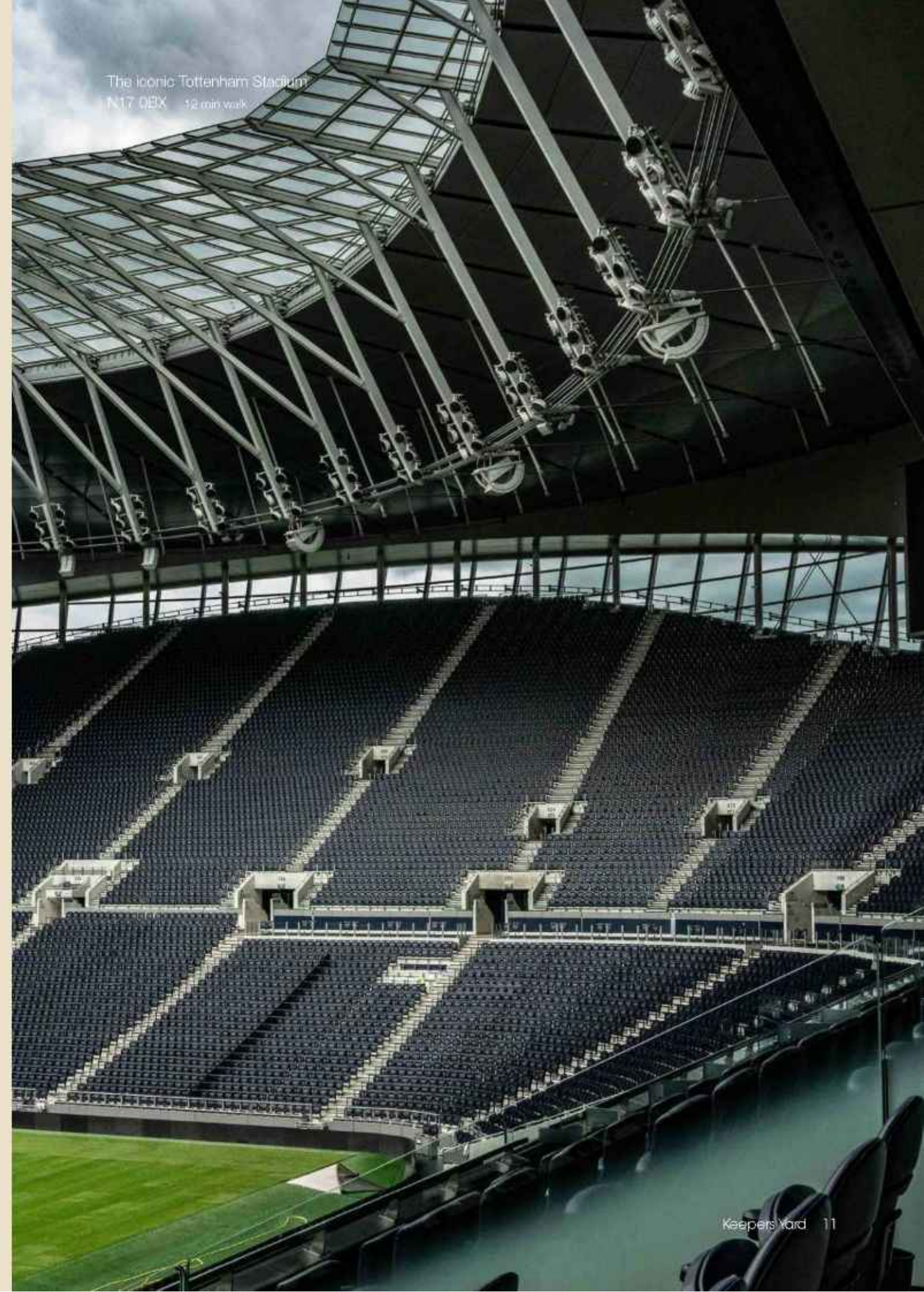


You will enjoy the convenience of having a Tesco store located on the ground floor, providing easy access to daily essentials just steps from your homes.



Residents of Keepers Yard have access to a variety of nearby sports facilities, promoting a healthy and active lifestyle.

Just a short walk from Keepers Yard, the iconic Tottenham Hotspur Stadium stands as a world-class destination for sports fans and event-goers. Its proximity adds to the vibrant atmosphere of the area, making it a key attraction for residents seeking entertainment and a dynamic local experience.



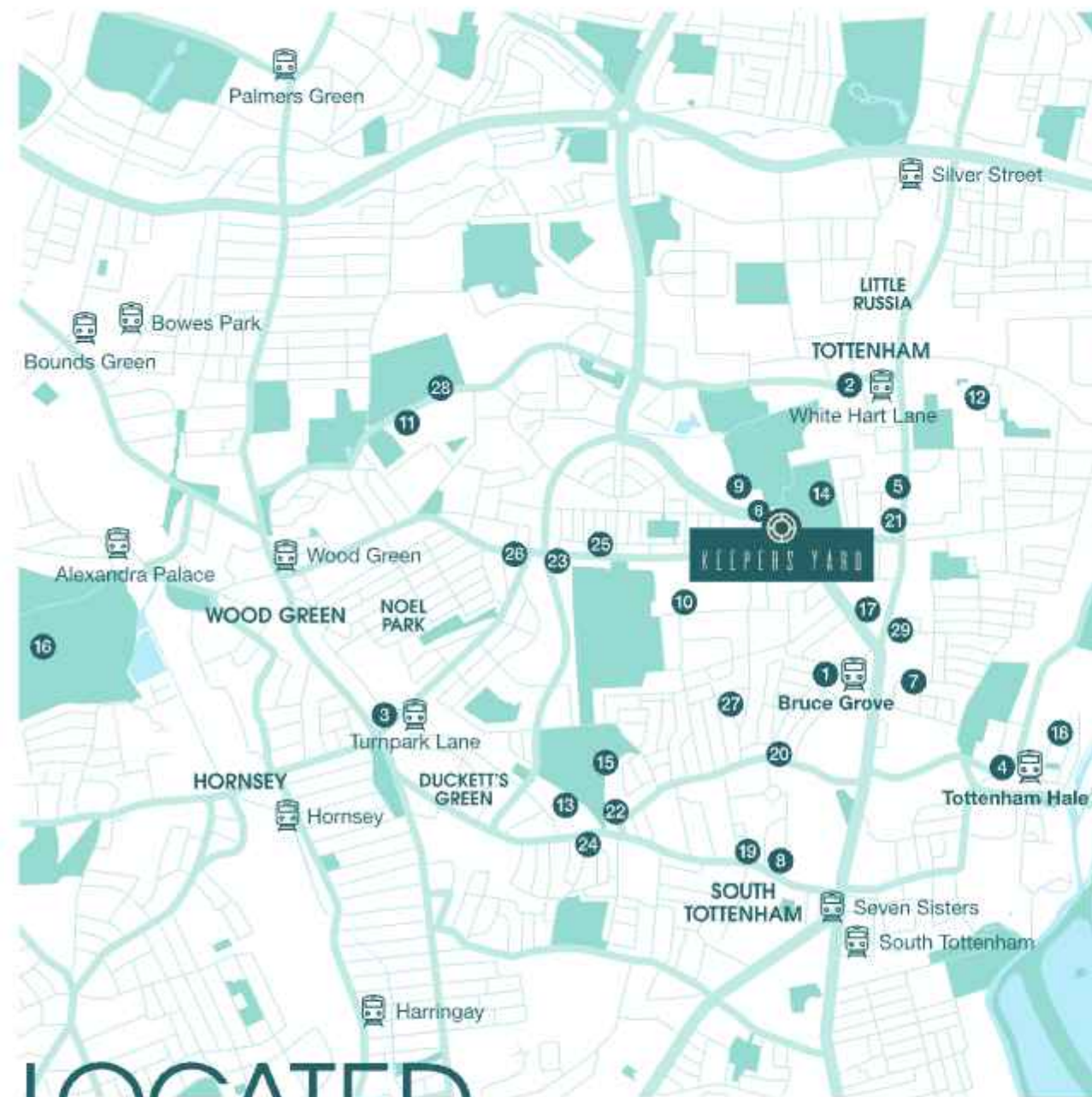
The iconic Tottenham Stadium
N17 0BX 12 min walk

ACTIVE LIVING IN N17

Nestled in the vibrant heart of Tottenham, residents enjoy a dynamic lifestyle enriched by numerous sports facilities and green spaces. Just a short stroll away, Bruce Castle Park offers a variety of recreational activities, including well-maintained tennis courts available for public use. Beyond tennis, the park's expansive green areas are perfect for jogging, picnics, and leisurely walks.



SITE MAP



LOCATED
IN THE
HEART OF
TOTTENHAM

LOCATIONS

- | | | |
|--|---|---|
| 
1 Bruce Grove Overground
N17 6QA 10 min walk
2 White Hart Lane Overground
N17 8HH 13 min walk
3 Turnpike Lane
N15 3NX 14 min by bus
4 Tottenham Hale Station
N17 9FD 16 min by bus | 
9 Risley Avenue Primary School
N17 7AB 4 min walk
10 The Willow Primary School
N17 6HW 11 min walk
11 Mulberry Academy Woodside
N22 5QJ 20 min by bus
12 Duke's Aldridge
N17 0PG 20 min walk
13 Park View School
N15 3QR 25 min by bus | 
18 Table 13
N17 9FU 20 min by bus
19 Cafe Lemon
N15 5AA 20 min by bus
20 With Milk
N15 4JP 16 min walk
21 Gina's
N17 8AA 7 min walk
22 Forks and green Brasserie
N15 4AB 23 min by bus |
| 
5 Sainsbury's
N17 8AD 10 min walk
6 Tesco
N17 7AB Ground Floor | 
14 Bruce Castle Park
N17 8NL 2 min walk
15 Downhills Park
N17 6PE 20 min by bus | 
23 Alici's
N17 6AG 10 min by bus
24 The Banc
N15 3BH 21 min by bus
25 Restaurant Serge
N17 7QX 10 min walk
26 Paradise Bar and Diner
N22 5DJ 17 min walk
27 Joka Sushi
N17 6TP 12 min walk |
| 
7 The Beehive
N17 9JW 13 min walk
8 True Craft
N15 5NR 23 min by bus | 
16 Alexandra Palace
N22 7AY 34 min by bus
17 Roller Nation
N17 6UR 10 min walk | 
28 New River Leisure Centre
N22 5QW 20 min by bus
29 The Gym Group
N17 9TA 12 min walk |
| 
Keepers Yard
N17 7AB | | |

Well-connected by public transport, Tottenham offers easy access to Central London and beyond, with Tottenham Hale and Seven Sisters stations serving as major transport hubs. Whether you're here to explore, work, or relax, N17 offers a vibrant urban experience with a welcoming community spirit.



LIFE WITH KEEPERS YARD AND N17

N17 is alive with activity, featuring a mix of global cuisines, independent shops, and markets. Tottenham Green Market, known for its local produce, crafts, and street food is widely popular with locals. For green spaces, Down Lane Park and Tottenham Marshes offer areas for walking, cycling and activities.

PARKS



Enjoy the abundance of green spaces near Keeper's Yard, with several parks and outdoor retreats to explore. From the historic charm of Bruce Castle Park to the expansive beauty of Tottenham Marshes, there's something for everyone. Take a relaxing stroll, enjoy a family picnic, or get active with cycling and jogging trails. Other nearby options include the peaceful Down Lane Park and the vibrant Markfield Park, known for its riverside views and historic beam engine museum. Tottenham N17 is brimming with opportunities to unwind in nature, all just a stone's throw away.



Walthamstow Wetlands

N17 9NH
23 min by bus



Downhills Park

N17 6PE
20 min by bus



GREEN SPACES, VIBRANT FACES

COFFEE & RESTAURANTS

Indulge in the vibrant culinary scene surrounding Keeper's Yard, where you'll find a variety of delightful cafés and restaurants just moments away. From cozy coffee shops serving artisan brews to trendy eateries offering global cuisines, Tottenham N17 has something to satisfy every craving.



Table 13 N17 9FU 20 min by bus



With Milk N15 4JP 16 min walk



Alici's N17 6AG 10 min by bus



True Craft N15 5NR 22 min by bus



Cafe Lemon N15 5AA 20 min by bus



Gina's N17 8AA 7 min walk



The Banc N15 3BH 21 min by bus



Forks and Green Brasserie N15 4AB 21 min by bus



The Flavors of Tottenham: A Local's Guide

Take a leisurely stroll and explore the charming streets lined with unique eateries that showcase the rich diversity of the area. Whether you're in the mood for hearty brunches, exquisite fine dining, or quick bites to fuel your adventures, each establishment boasts a warm atmosphere and a menu crafted with passion. Don't miss the chance to discover hidden gems that feature locally sourced ingredients and innovative flavors.



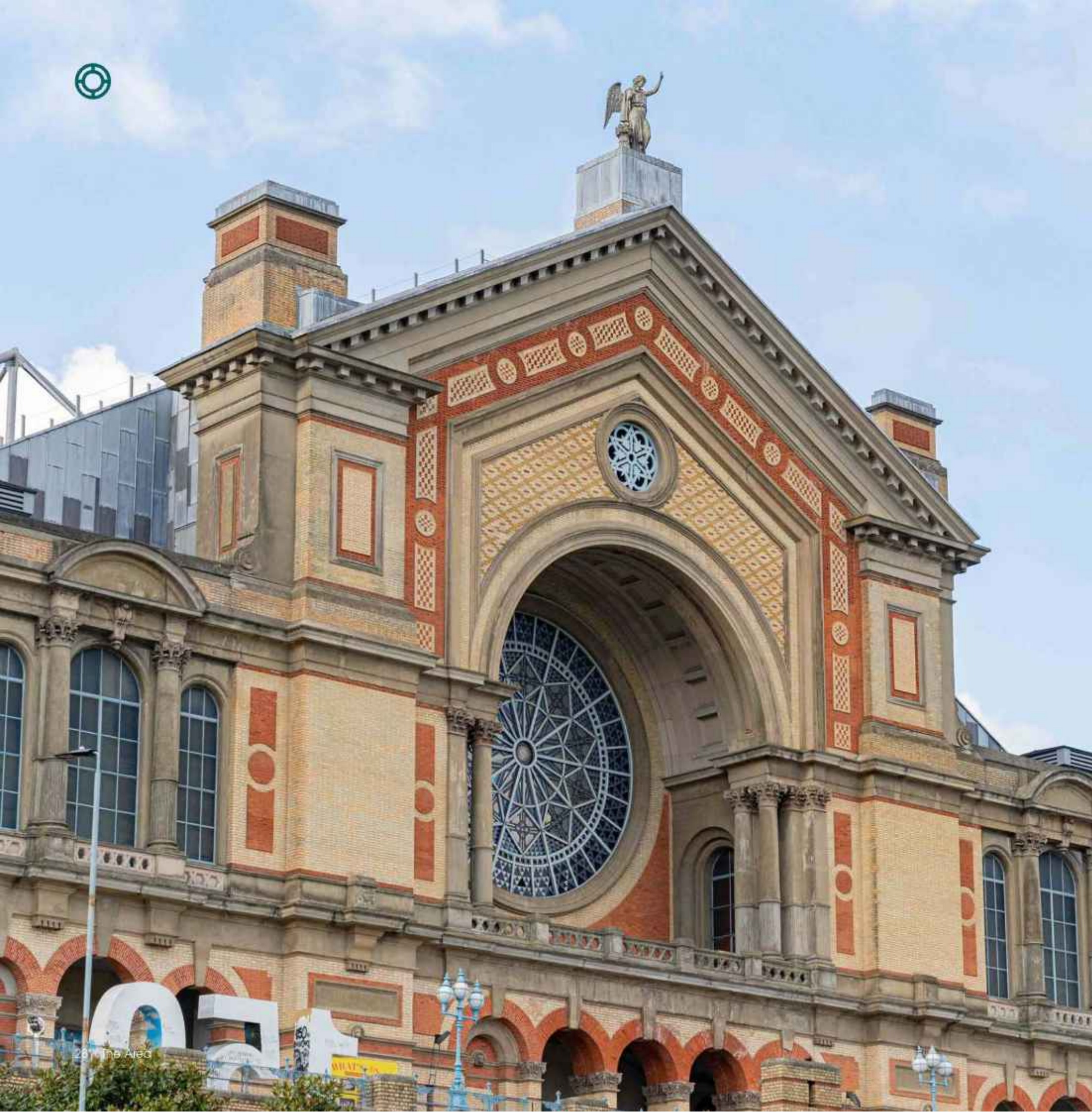


SOPHISTICATED LIVING IN A COMFORTABLE COMMUNITY

Located just a stone's throw from Tottenham's iconic landmarks and thriving community, Keeper's Yard serves as an ideal base to explore everything North London has to offer. With excellent transport links, you're only moments away from Central London's attractions while staying close to the characterful streets, cozy cafes, and lively markets that make Tottenham unique.

Bruce Grove Overground
N17 6QA 10 min walk





N17

Where History and Culture Come Alive

Alexandra Palace
N22 7AY 34 min by bus



3

EXTERIOR

Keepers Yard is designed with community living at its heart, offering an array of outdoor communal spaces to enjoy. From a children's playground to a spacious green roof terrace, there's something for everyone. Take a moment to relax and unwind in the communal green spaces, with views overlooking the park. This is more than just a residence—it's a place to truly call home.





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INTERIOR

The apartments are modern and practical, with open plan layouts that connect the living, dining, and kitchen areas. This design maximises space and creates a comfortable, flexible environment for everyday life. High quality finishes and a neutral colour scheme offer a clean and timeless backdrop, ready for residents to make their own.

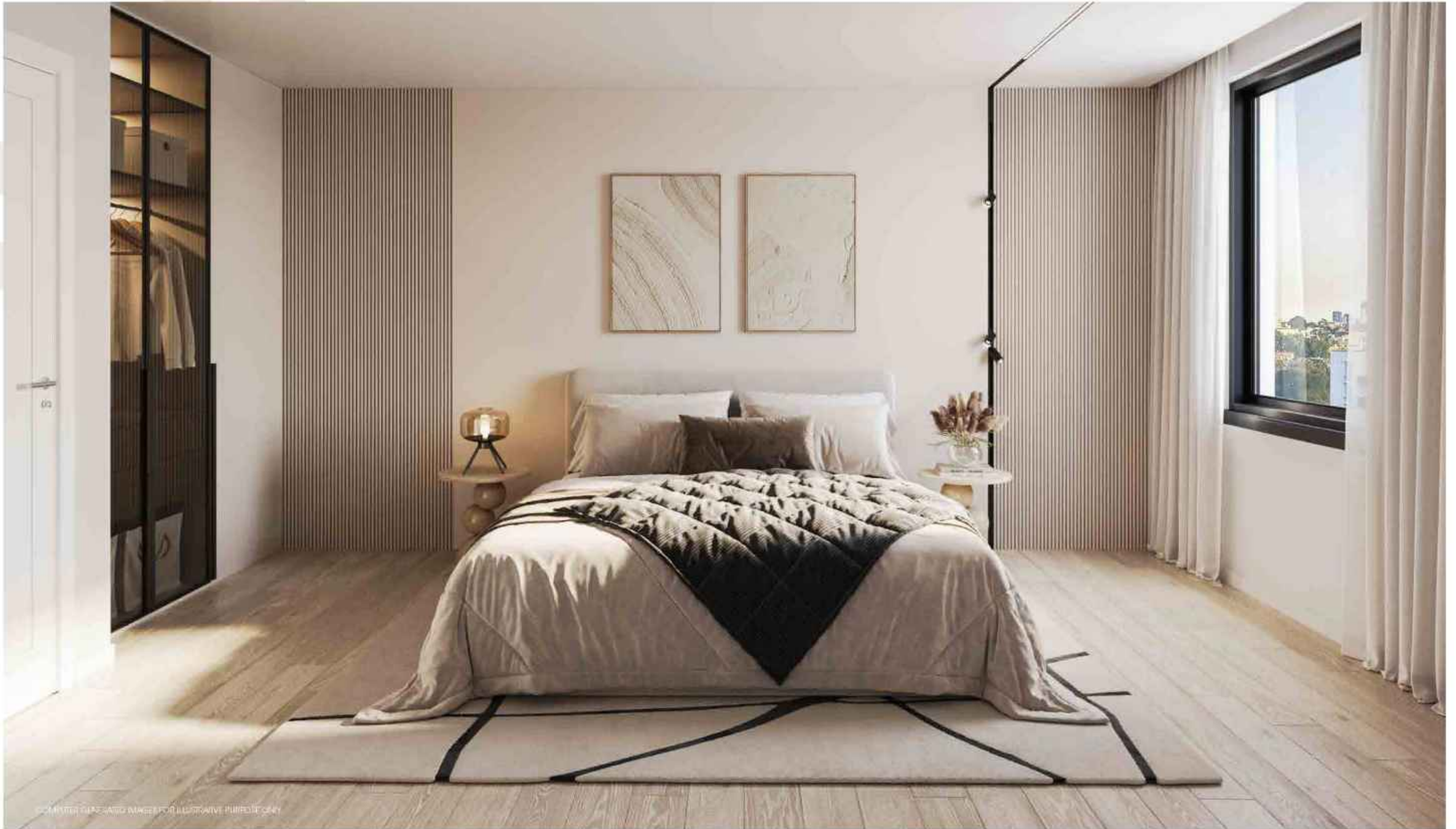




Thoughtful Design – A perfect balance of function and elegance, designed for modern living.











A modern lobby designed to feel inviting, comfortable, and stylish from the moment you step inside. The building features a 24/7 CCTV-monitored lobby for added security and peace of mind.





COMMUNAL TERRACE

All residents will have exclusive access to the stunning rooftop terrace—a perfect space to relax, socialise, and take in panoramic city views.





A PEACEFUL ROOFTOP ESCAPE







5

FLOORPLANS



FLOOR 1

1 Bed 2 Beds 3 Beds

Apartment 01-01

Internal Area (approx)	60.00 sq.m	645.83 sq.ft
Kitchen / Living	4.7 x 6.6	15'6" x 12'10"
Bedroom 1	3 x 5.3	9'10" x 17'3"

Apartment 01-02

Internal Area (approx)	50.10 sq.m	539.27 sq.ft
Kitchen / Living	6.5 x 3.8	21'2" x 12'4"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

Apartment 01-03

Internal Area (approx)	50.10 sq.m	539.27 sq.ft
Kitchen / Living	6.5 x 3.8	21'2" x 12'5"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

Apartment 01-04

Internal Area (approx)	50.30 sq.m	541.42 sq.ft
Kitchen / Living	6.5 x 3.8	21'2" x 12'5"
Bedroom 1	5.6 x 3.1	18'4" x 10'2"

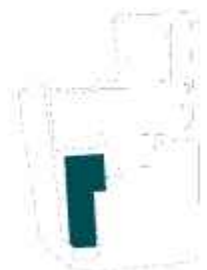
Apartment 01-05

Internal Area (approx)	99.60 sq.m	1072.08 sq.ft
Kitchen / Living	8 x 4.2	26'5" x 13'10"
Bedroom 1	5.8 x 3	19'1" x 10"
Bedroom 2	4.4 x 3	14'7" x 9'11"
Bedroom 3	2.8 x 4.3	9'4" x 14'2"



Mulberry

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FLOOR 2

1 Bed 2 Beds 3 Beds

Apartment 02-01

Internal Area (approx)	60.00 sq.m	645.83 sq.ft
Kitchen / Living	4.7 x 6.5	15'6" x 21'5"
Bedroom 1	3 x 5.3	9'11" x 17'5"

Apartment 02-02

Internal Area (approx)	50.00 sq.m	538.19 sq.ft
Kitchen / Living	6.5 x 3.8	21'2" x 12'4"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

Apartment 02-03

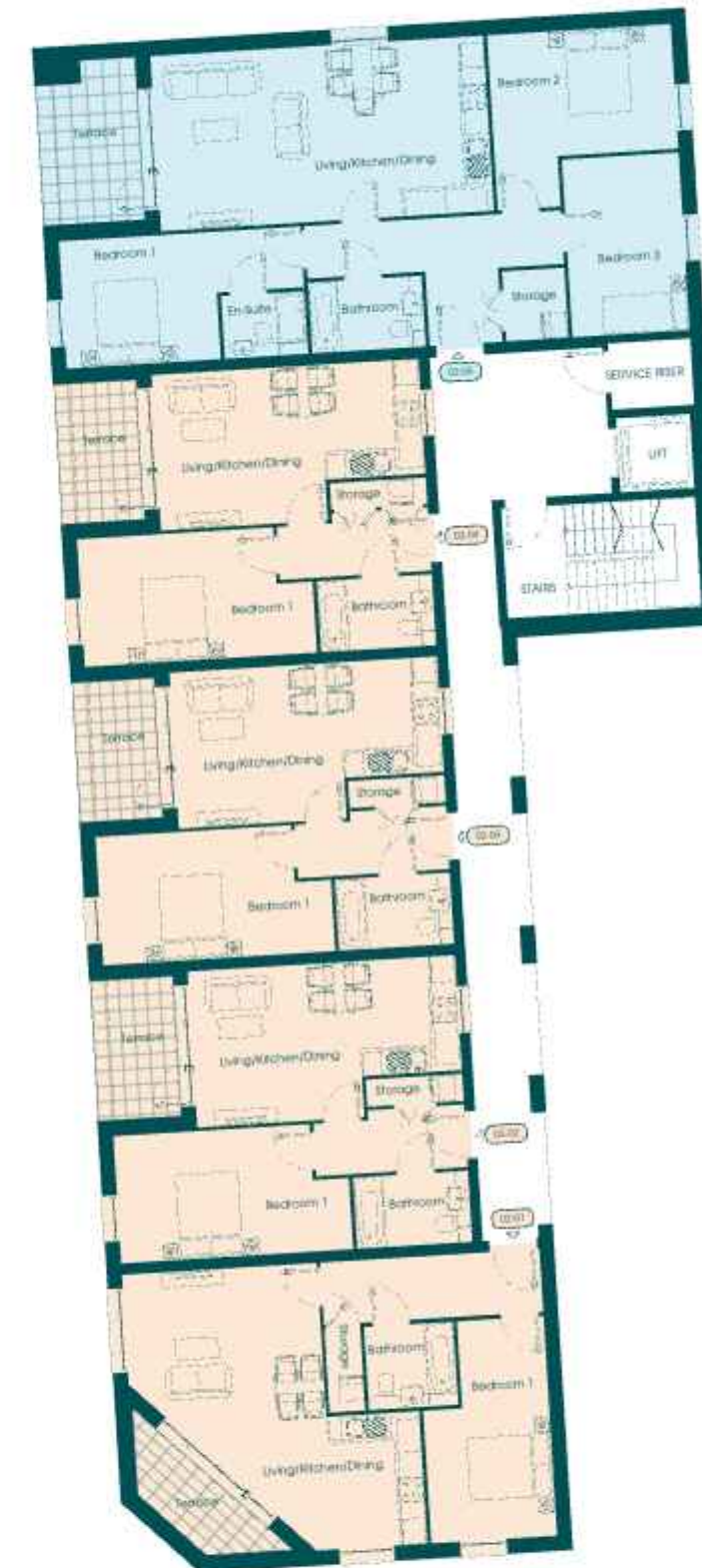
Internal Area (approx)	50.10 sq.m	539.27 sq.ft
Kitchen / Living	6.5 x 3.8	21'2" x 12'5"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

Apartment 02-04

Internal Area (approx)	50.3 sq.m	541.42 sq.ft
Kitchen / Living	6.5 x 3.8	21'2" x 12'5"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

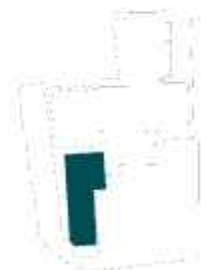
Apartment 02-05

Internal Area (approx)	99.6 sq.m	1072.08 sq.ft
Kitchen / Living	8.1 x 4.2	26'5" x 13'10"
Bedroom 1	5.8 x 3.1	19'2" x 10'2"
Bedroom 2	4.4 x 4.2	14'7" x 13'9"
Bedroom 3	2.8 x 4.3	9'4" x 14'1"



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FLOOR 3

1 Bed 2 Beds 3 Beds

Apartment 03-01

Internal Area (approx)	60.00 sq.m	645.83 sq.ft
Kitchen / Living	4.7 x 6.5	21'5" x 15'6"
Bedroom 1	3 x 5.3	9'10" x 17'4"

Apartment 03-02

Internal Area (approx)	50.1 sq.m	539.27 sq.ft
Kitchen / Living	6.4 x 3.8	21'1" x 12'4"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

Apartment 03-03

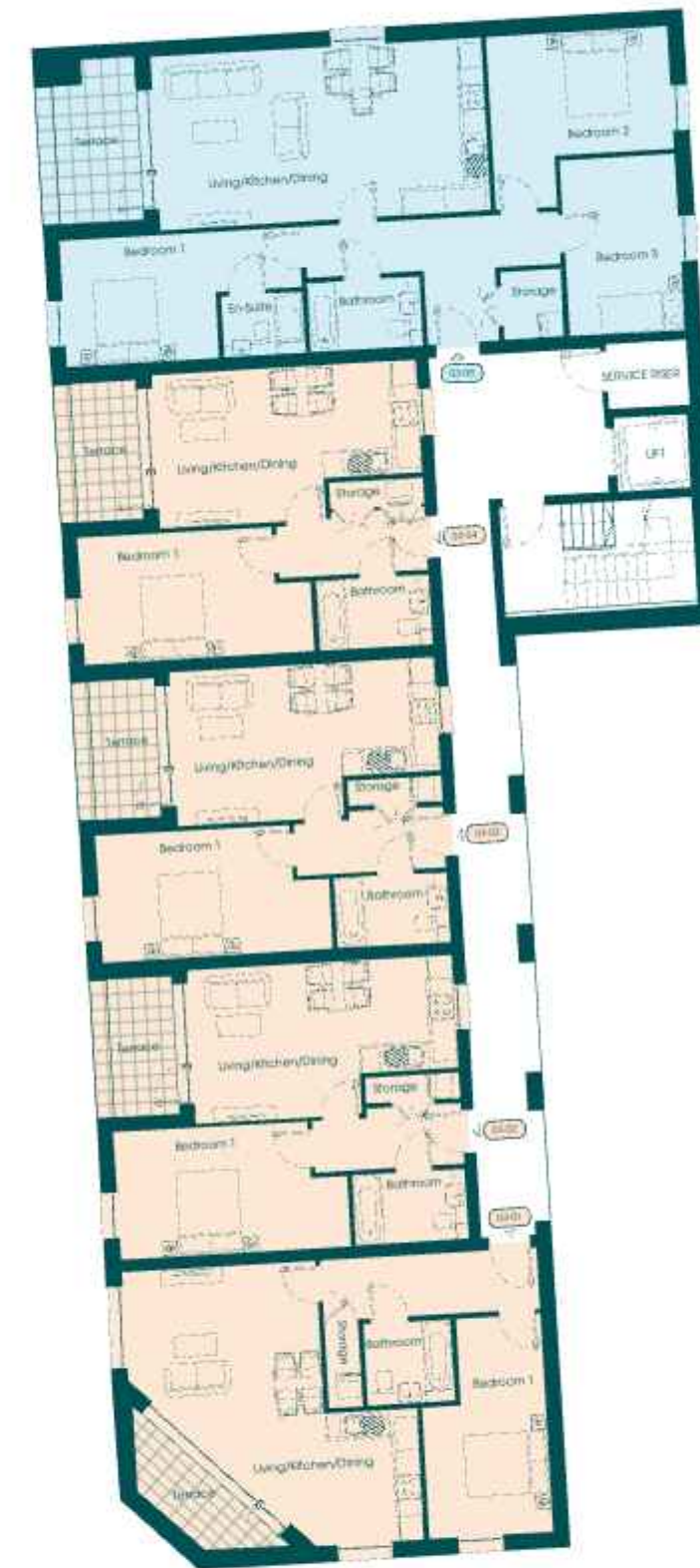
Internal Area (approx)	50.2 sq.m	540.34 sq.ft
Kitchen / Living	6.5 x 3.8	21'2" x 12'5"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

Apartment 03-04

Internal Area (approx)	50.20 sq.m	540.34 sq.ft
Kitchen / Living	6.4 x 3.8	21'2" x 12'5"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

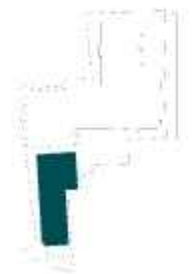
Apartment 03-05

Internal Area (approx)	99.6 sq.m	1072.08 sq.ft
Kitchen / Living	8.1 x 4.2	26'5" x 13'10"
Bedroom 1	5.8 x 3.1	19'2" x 10'2"
Bedroom 2	4.4 x 4.2	14'7" x 13'9"
Bedroom 3	2.8 x 4.3	9'4" x 14'2"



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FLOOR 4

1 Bed 2 Beds 3 Beds

Apartment 04-01

Internal Area (approx)	51.00 sq.m	548.95 sq.ft
Kitchen / Living	6.2 x 5.4	20'3" x 17'10"
Bedroom 1	2.9 x 5.2	9'6" x 17'2"

Apartment 04-02

Internal Area (approx)	50.5 sq.m	543.57 sq.ft
Kitchen / Living	6.6 x 3.8	21'7" x 12'4"
Bedroom 1	5.5 x 3.1	18' x 10'2"

Apartment 04-03

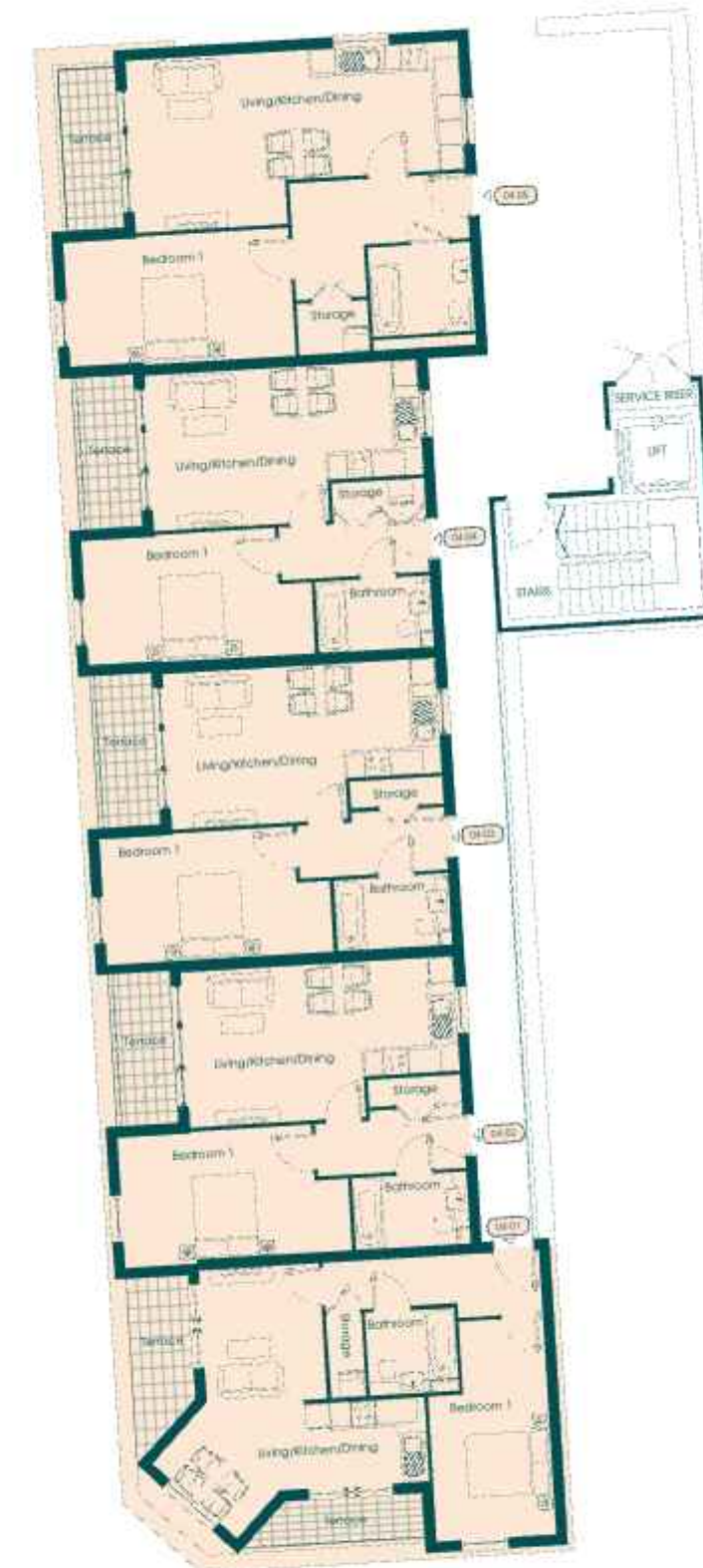
Internal Area (approx)	50.3 sq.m	541.42 sq.ft
Kitchen / Living	6.6 x 3.8	21'7" x 12'5"
Bedroom 1	5.5 x 3.1	17'11" x 10'2"

Apartment 04-04

Internal Area (approx)	50.3 sq.m	541.42 sq.ft
Kitchen / Living	6.6 x 3.8	21'7" x 12'5"
Bedroom 1	5.5 x 3.1	18' x 10'2"

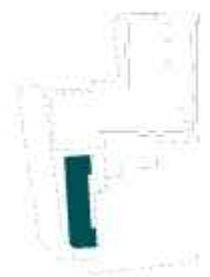
Apartment 04-05

Internal Area (approx)	63.6 sq.m	684.58 sq.ft
Kitchen / Living	8 x 4.2	26'5" x 13'8"
Bedroom 1	5.5 x 3.1	17'11" x 10'2"



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FLOOR 1

1 Bed 2 Beds 3 Beds



Apartment 01-01

Internal Area (approx)	80.00 sq.m	861.11 sq.ft
Kitchen / Living	7.6 x 3.7	24'11" x 12'4"
Bedroom 1	5.6 x 3.8	18'5" x 12'5"
Bedroom 2	3.2 x 3.7	10'4" x 12'2"

Apartment 01-02

Internal Area (approx)	53.50 sq.m	575.86 sq.ft
Kitchen / Living	6.5 x 4.2	21'4" x 13'10"
Bedroom 1	5.7 x 3.1	18'7" x 10'2"

Apartment 01-03

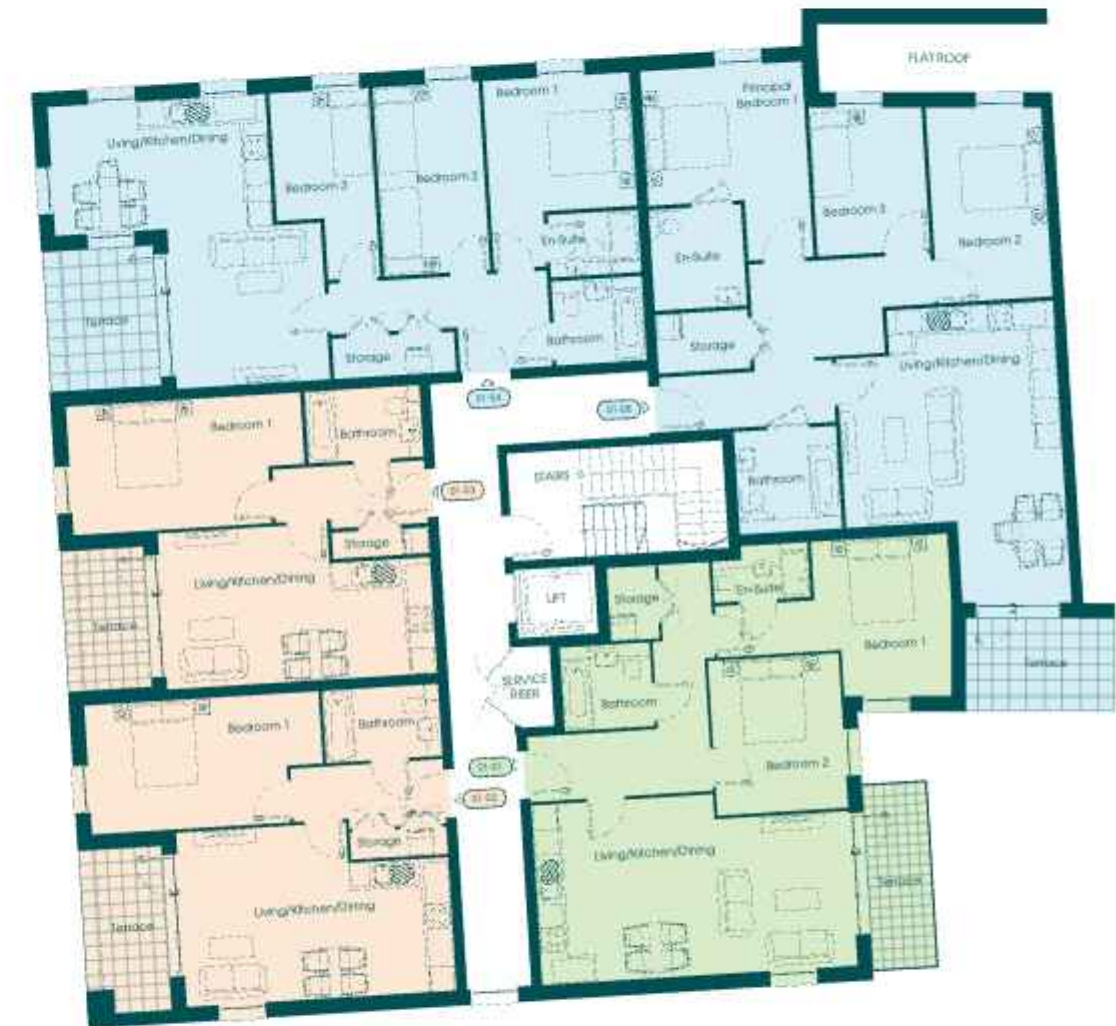
Internal Area (approx)	50.6 sq.m	544.65 sq.ft
Kitchen / Living	6.5 x 3.8	21'4" x 12'5"
Bedroom 1	5.6 x 3.1	18'6" x 10'1"

Apartment 01-04

Internal Area (approx)	85.90 sq.m	924.61 sq.ft
Kitchen / Living	5.3 x 6.9	17'3" x 22'9"
Bedroom 1	3.5 x 4.5	11'8" x 14'11"
Bedroom 2	2.6 x 4.6	8'5" x 15'
Bedroom 3	2.4 x 4.6	7'11" x 15'1"

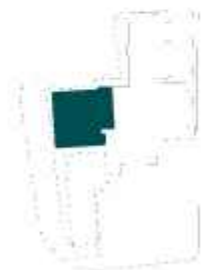
Apartment 01-05

Internal Area (approx)	100.50 sq.m	1081.77 sq.ft
Kitchen / Living	3.5 x 7.2	17'5" x 23'6"
Bedroom 1	3.9 x 4.7	12'10" x 15'4"
Bedroom 2	2.8 x 4.6	9'2" x 15'2"
Bedroom 3	2.7 x 3.5	8'11" x 11'5"



Birch

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FLOOR 2

1 Bed 2 Beds 3 Beds



Apartment 02-01

Internal Area (approx)	80.00 sq.m	861.11 sq.ft
Kitchen / Living	7.6 x 3.7	24'11" x 12'4"
Bedroom 1	5.6 x 3.8	18'5" x 12'5"
Bedroom 2	3.2 x 3.7	10'4" x 12'2"

Apartment 02-02

Internal Area (approx)	53.5 sq.m	575.86 sq.ft
Kitchen / Living	6.5 x 4.2	21'4" x 13'10"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

Apartment 02-03

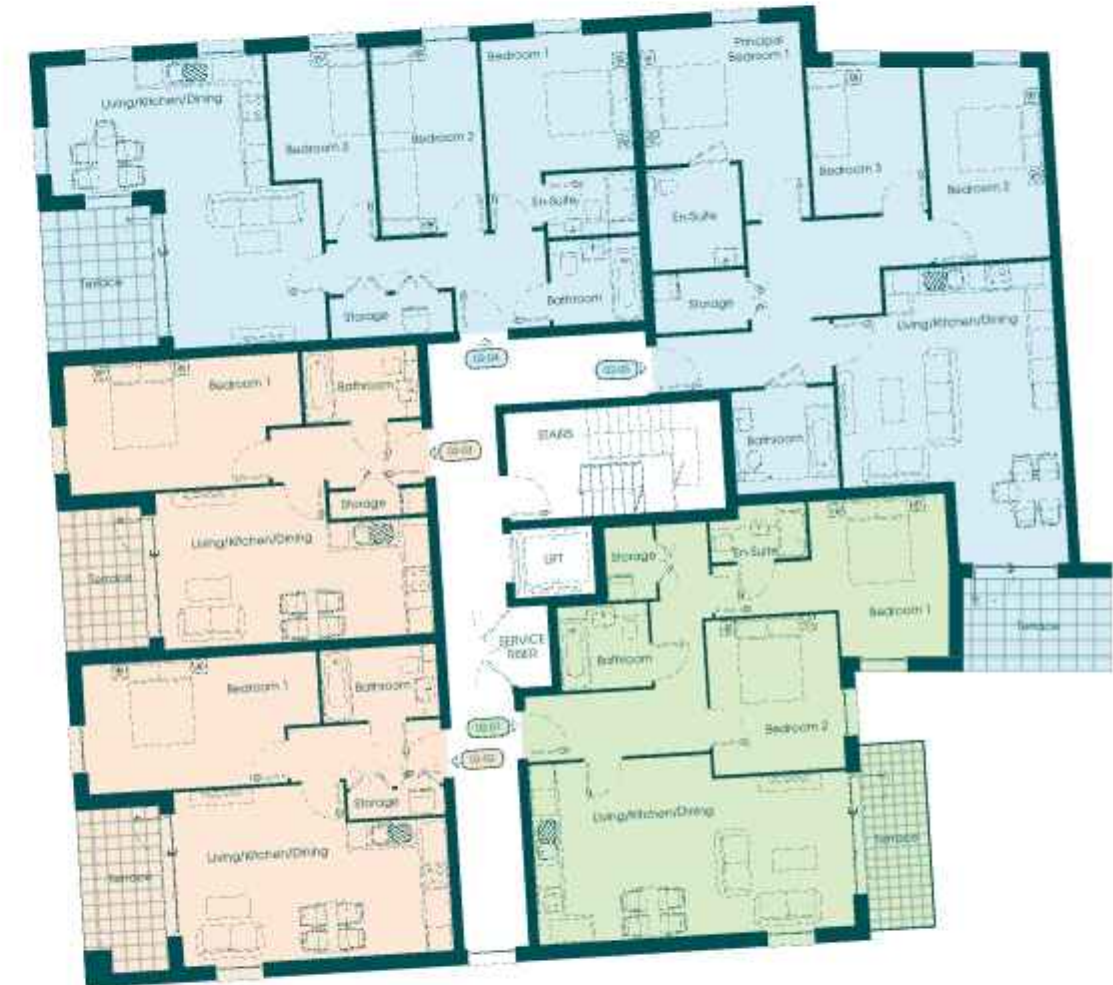
Internal Area (approx)	50.6 sq.m	544.65 sq.ft
Kitchen / Living	6.5 x 3.8	21'4" x 13'10"
Bedroom 1	5.6 x 3	18'5" x 10'

Apartment 02-04

Internal Area (approx)	85.9 sq.m	924.61 sq.ft
Kitchen / Living	5.3 x 6.9	17'3" x 22'7"
Bedroom 1	3.5 x 4.5	11'8" x 14'9"
Bedroom 2	2.8 x 4.6	8'5" x 15'
Bedroom 3	2.4 x 4.5	7'10" x 14'9"

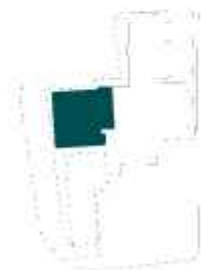
Apartment 02-05

Internal Area (approx)	100.5 sq.m	1081.77 sq.ft
Kitchen / Living	5.3 x 7.2	17'5" x 23'6"
Principal bedroom 1	3.9 x 4.7	12'10" x 15'4"
Bedroom 2	2.8 x 4.6	9'2" x 15'2"
Bedroom 3	2.7 x 3.4	11'4" x 8'11"



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FLOOR 3

1 Bed 2 Beds 3 Beds



Apartment 03-01

Internal Area (approx)	80.00 sq.m	861.11 sq.ft
Kitchen / Living	7.6 x 3.7	24'11" x 12'4"
Bedroom 1	5.6 x 3.7	18'6" x 12'3"
Bedroom 2	3.2 x 3.7	10'4" x 12'2"

Apartment 03-02

Internal Area (approx)	53.6 sq.m	576.94 sq.ft
Kitchen / Living	6.4 x 4.2	21'2" x 13'10"
Bedroom 1	5.6 x 3.1	18'5" x 10'2"

Apartment 03-03

Internal Area (approx)	50.7 sq.m	545.73 sq.ft
Kitchen / Living	6.5 x 3.8	21'4" x 12'5"
Bedroom 1	5.6 x 3	18'5" x 10'

Apartment 03-04

Internal Area (approx)	85.9 sq.m	924.61 sq.ft
Kitchen / Living	5.3 x 6.9	17'3" x 22'9"
Bedroom 1	3.5 x 4.5	11'8" x 14'10"
Bedroom 2	2.6 x 4.6	8'5" x 15'
Bedroom 3	2.4 x 4.5	7'11" x 14'10"

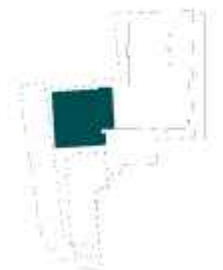
Apartment 03-05

Internal Area (approx)	100.5 sq.m	1081.77 sq.ft
Kitchen / Living	5.3 x 7.2	23'7" x 17'5"
Bedroom 1	3.9 x 4.7	12'10" x 15'7"
Bedroom 2	2.8 x 4.7	9'2" x 15'2"
Bedroom 3	2.7 x 2.5	8'10" x 11'4"



Birch

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FLOOR 4

1 Bed 2 Beds 3 Beds



Apartment 04-01

Internal Area (approx)	73.9 sq.m	795.45 sq.ft
Kitchen / Living	7.6 x 4.3	24'9" x 14'1"
Bedroom 1	3.1 x 3.7	10'2" x 12'

Apartment 04-02

Internal Area (approx)	52.7 sq.m	567.25 sq.ft
Kitchen / Living	6.5 x 4.2	21'2" x 13'10"
Bedroom 1	5.6 x 3.1	18'5" x 10'

Apartment 04-03

Internal Area (approx)	50.1 sq.m	539.27 sq.ft
Kitchen / Living	6.4 x 3.8	21'1" x 12'6"
Bedroom 1	5.6 x 3.1	18'5" x 10'

Apartment 04-04

Internal Area (approx)	49.8 sq.m	536 sq.ft
Kitchen / Living	6.5 x 3.8	21'2" x 12'5"
Bedroom 1	5.6 x 3	18'5" x 9'10"

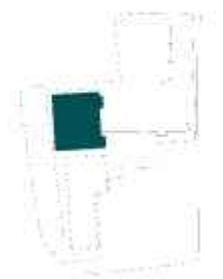
Apartment 04-05

Internal Area (approx)	60.8 sq.m	654.45 sq.ft
Kitchen / Living	6.6 x 4	21'10" x 13'3"
Bedroom 1	5.8 x 2.7	19'2" x 8'11"
Bedroom 2	3.3 x 2.8	10'10" x 9'



Birch

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FLOOR G

1 Bed 2 Beds 3 Beds



Apartment 00-01

Internal Area (approx)	77.2 sq.m	830.97 sq.ft
Kitchen / Living	5.9 x 5.2	19'4" x 17'1"
Bedroom 1	3.2 x 3.9	10'5" x 12'8"
Bedroom 2	5.5 x 2.8	17'11" x 9'2"

Apartment 00-02

Internal Area (approx)	57.00 sq.m	613.54 sq.ft
Kitchen / Living	4.3 x 8.1	14'2" x 26'4"
Bedroom 1	2.8 x 5.8	9'2" x 19'1"

Apartment 00-03

Internal Area (approx)	53.3 sq.m	573.71 sq.ft
Kitchen / Living	3.8 x 8	12'7" x 26'5"
Bedroom 1	2.8 x 5.8	9'2" x 19'1"

Apartment 00-04

Internal Area (approx)	53.3 sq.m	573.71 sq.ft
Kitchen / Living	3.9 x 8	12'8" x 26'3"
Bedroom 1	2.8 x 5.8	9'2" x 19'1"

Apartment 00-05

Internal Area (approx)	54.7 sq.m	588.78 sq.ft
Kitchen / Living	4 x 8	13'3" x 26'5"
Bedroom 1	2.8 x 5.8	9'2" x 19'1"



Sycamore

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FLOOR 1

1 Bed 2 Beds 3 Beds

Apartment 01-01

Internal Area (approx)	74.00 sq.m	796.52 sq.ft
Kitchen / Living	5.9 x 5.2	19'5" x 17'1"
Bedroom 1	3.1 x 3.9	10'3" x 12'9"
Bedroom 2	5.5 x 2.8	17'11" x 9'2"

Apartment 01-02

Internal Area (approx)	53.70 sq.m	578.02 sq.ft
Kitchen / Living	3.8 x 7.9	12'5" x 25'11"
Bedroom 1	3.3 x 4	10'11" x 13'2"

Apartment 03-0

Internal Area (approx)	53.20 sq.m	572.64 sq.ft
Kitchen / Living	3.3 x 8	10'10" x 13'2"
Bedroom 1	3.6 x 2.8	11'11" x 26'2"

Apartment 01-04

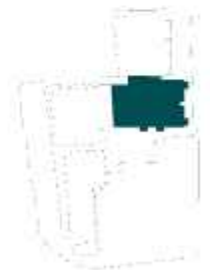
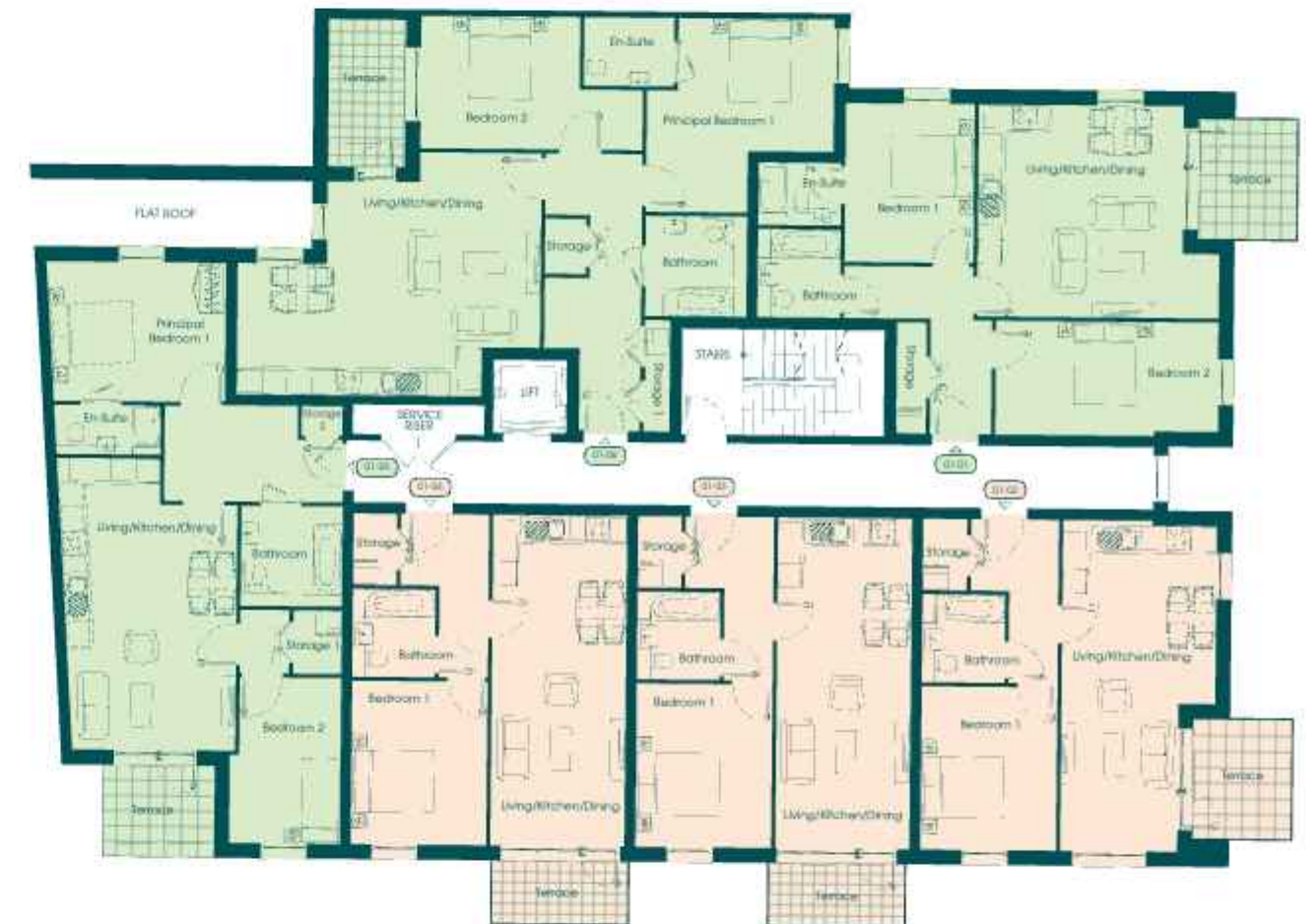
Internal Area (approx)	53.10 sq.m	571.56 sq.ft
Kitchen / Living	3.3 x 8	10'10" x 26'4"
Bedroom 1	3.3 x 4	11'8" x 11'7"

Apartment 01-05

Internal Area (approx)	77.50 sq.m	834.20 sq.ft
Kitchen / Living	4.2 x 7.1	13'9" x 23'3"
Principal bedroom 1	4.3 x 3.4	13'11" x 11'2"
Bedroom 2	2.7 x 4.1	8'11" x 13'4"

Apartment 01-06

Internal Area (approx)	94.00 sq.m	1011.81 sq.ft
Kitchen / Living	7.4 x 6	24'4" x 19'6"
Principal bedroom 1	4.5 x 4.7	14'11" x 15'6"
Bedroom 2	5.4 x 3.2	17'10" x 10'8"



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Sycamore

FLOOR 2

1 Bed 2 Beds 3 Beds

Apartment 02-01

Internal Area (approx)	74.00 sq.m	796.52 sq.ft
Kitchen / Living	5.9 x 5.2	19'5" x 17'1"
Bedroom 1	3.7 x 3.9	10'4" x 12'9"
Bedroom 2	5.5 x 2.8	17'11" x 9'2"

Apartment 02-02

Internal Area (approx)	53.70 sq.m	578.02 sq.ft
Kitchen / Living	3.8 x 8	12'5" x 26'3"
Bedroom 1	3.3 x 4	10'11" x 13'2"

Apartment 02-03

Internal Area (approx)	53.10 sq.m	571.56 sq.ft
Kitchen / Living	3.3 x 8	10'10" x 26'3"
Bedroom 1	3.3 x 4	10'11" x 13'2"

Apartment 02-04

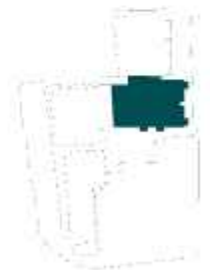
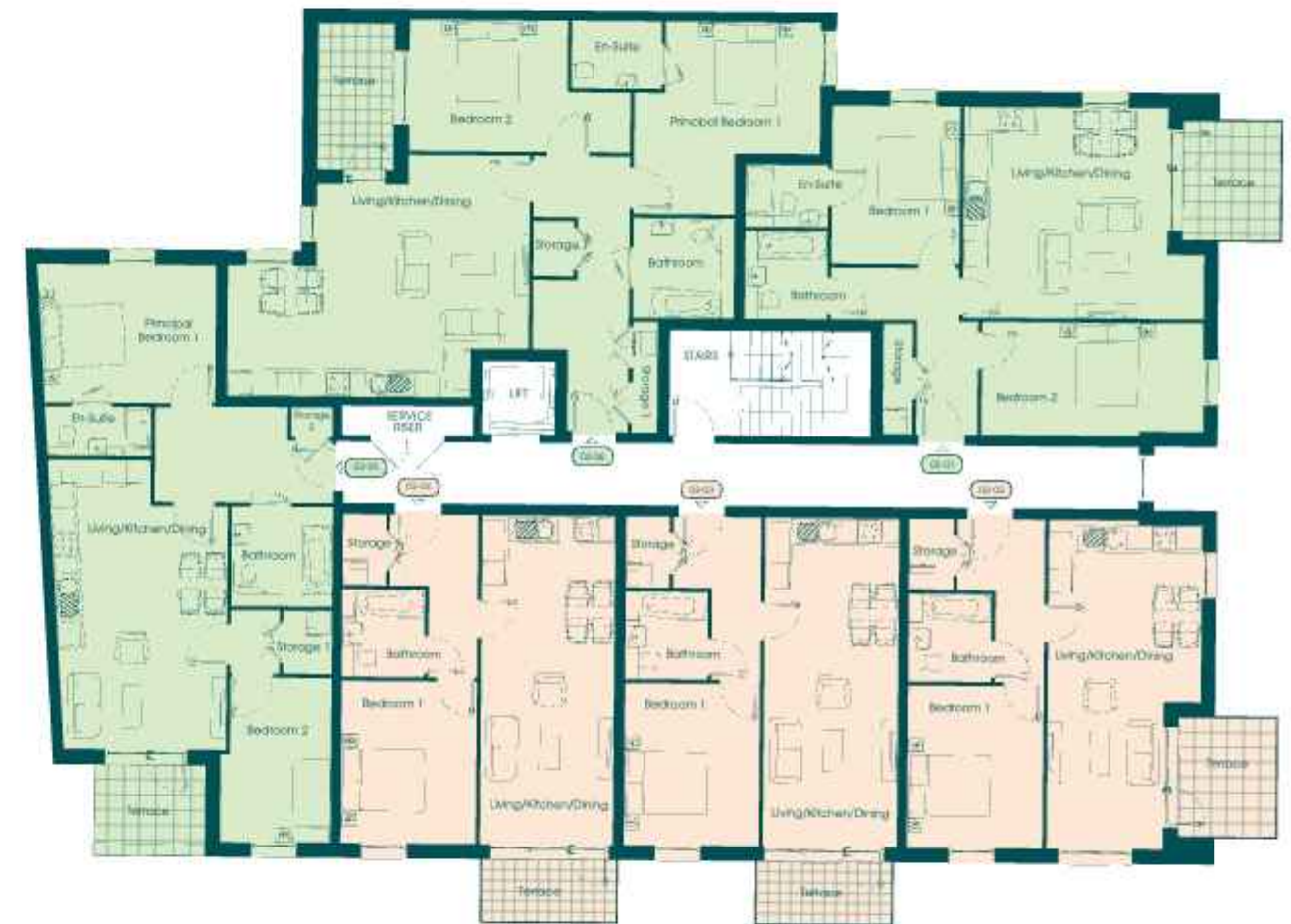
Internal Area (approx)	53.10 sq.m	571.56 sq.ft
Kitchen / Living	3.3 x 8	10'9" x 26'1"
Bedroom 1	3.3 x 4	10'11" x 13'2"

Apartment 02-05

Internal Area (approx)	77.5 sq.m	834.20 sq.ft
Kitchen / Living	4.2 x 7.1	13'10" x 23'5"
Principal bedroom 1	4.3 x 3.4	13'11" x 11'2"
Bedroom 2	2.8 x 4.1	8'11" x 13'4"

Apartment 02-06

Internal Area (approx)	94.00 sq.m	1011.81 sq.ft
Kitchen / Living	7.4 x 6	24'4" x 19'6"
Principal bedroom 1	4.5 x 4.7	14'11" x 15'6"
Bedroom 2	5.4 x 3.2	17'8" x 10'8"



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Sycamore

FLOOR 3

1 Bed 2 Beds 3 Beds

Apartment 03-01

Internal Area (approx)	65.1 sq.m	700.73 sq.ft
Kitchen / Living	3.5 x 7.5	11'7" x 24'6"
Bedroom 1	3.3 x 4	10'11" x 2'11"
Bedroom 2	4.1 x 2.2	13'5" x 7'3"

Apartment 03-02

Internal Area (approx)	53.2 sq.m	572.64 sq.ft
Kitchen / Living	3.2 x 8	10'9" x 26'3"
Bedroom 1	3.3 x 4	10'11" x 13'2"

Apartment 03-03

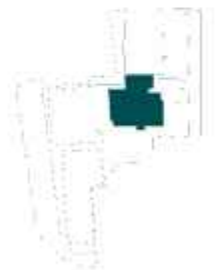
Internal Area (approx)	77.5 sq.m	834.2 sq.ft
Kitchen / Living	4.2 x 7.1	13'9" x 23'3"
Principal bedroom 1	4.2 x 3.4	13'11" x 11'2"
Bedroom 2	2.7 x 4	8'11" x 13'3"

Apartment 03-04

Internal Area (approx)	72.7sq.m	782.53 sq.ft
Kitchen / Living	6.8 x 5.8	22'5" x 17'
Bedroom 1	3.6 x 4	11'10" x 13'
Bedroom 2	3 x 5.1	9'9" x 16'11"



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Sycamore

FLOOR G

1 Bed 2 Beds 3 Beds



Apartment 00-01

Internal Area (approx)	77.00 sq.m	828.82 sq.ft
Kitchen / Living	8'7" x 3'4"	28'7" x 11'4"
Bedroom 1	3'6" x 3'5"	11'8" x 11'7"
Bedroom 2	4'8" x 3'	15'7" x 9'8"

Apartment 00-02

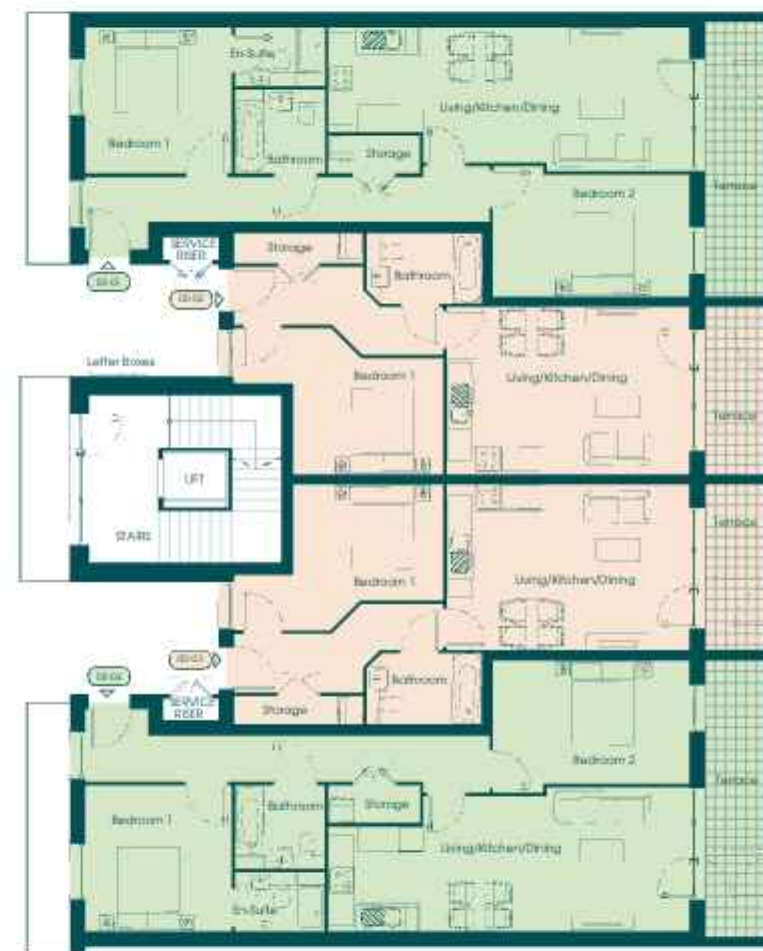
Internal Area (approx)	51.00 sq.m	548.95 sq.ft
Kitchen / Living	5'8" x 4'	19'2" x 13'2"
Bedroom 1	3'6" x 2'8"	11'11" x 9'2"

Apartment 00-03

Internal Area (approx)	50.6 sq.m	544.65 sq.ft
Kitchen / Living	5'9" x 4'	19'3" x 13'1"
Bedroom 1	3'6" x 2'8"	11'11" x 9'2"

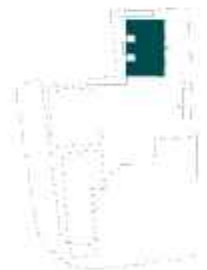
Apartment 00-04

Internal Area (approx)	77.4 sq.m	833.12 sq.ft
Kitchen / Living	8'7" x 3'3"	28'7" x 10'8"
Bedroom 1	3'6" x 3'5"	11'8" x 11'7"



Willow

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FLOOR 1

1 Bed 2 Beds 3 Beds



Apartment 01-01

Internal Area (approx)	77.00 sq.m	828.82 sq.ft
Kitchen / Living	8.7 x 3.3	28' 7" x 10' 9"
Bedroom 1	3.6 x 3.6	11' 8" x 11' 7"
Bedroom 2	4.8 x 3	15' 7" x 9' 8"

Apartment 01-02

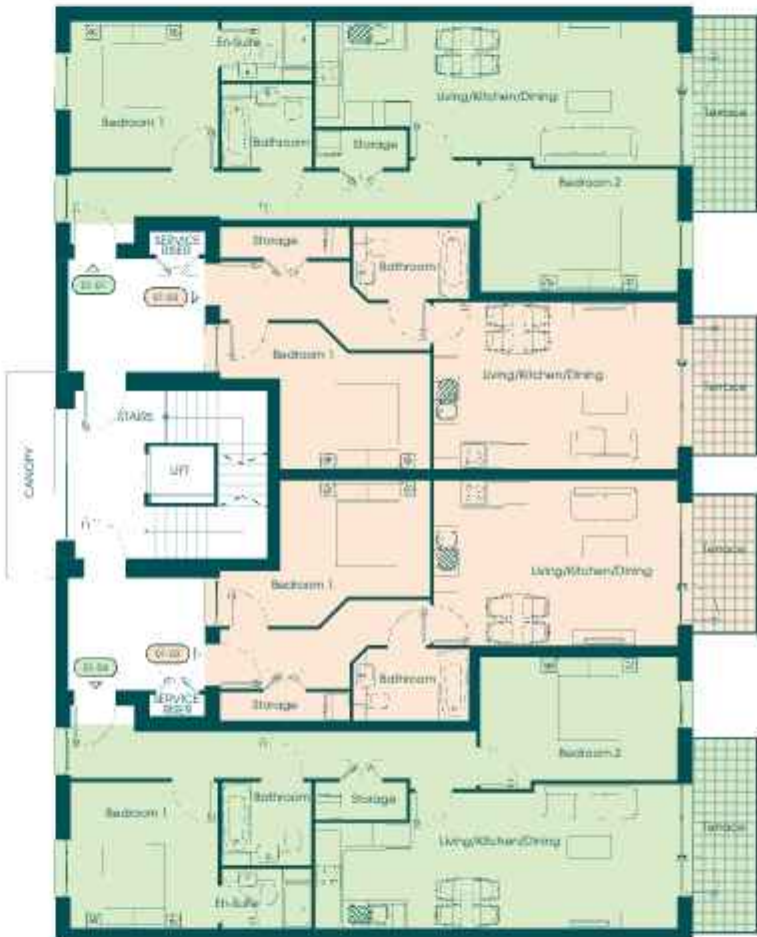
Internal Area (approx)	51.00 sq.m	548.95 sq.ft
Kitchen / Living	5.8 x 4	19' 2" x 13' 2"
Bedroom 1	3.6 x 2.8	11' 11" x 9' 2"

Apartment 01-03

Internal Area (approx)	50.60 sq.m	544.65 sq.ft
Kitchen / Living	5.9 x 4	19' 2" x 13' 2"
Bedroom 1	3.6 x 2.8	11' 11" x 9' 2"

Apartment 01-04

Internal Area (approx)	77.40 sq.m	833.12 sq.ft
Kitchen / Living	8.7 x 3.3	28' 7" x 10' 9"
Bedroom 1	3.6 x 3.6	11' 8" x 11' 7"
Bedroom 2	4.7 x 3	15' 7" x 9' 8"



Willow

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FLOOR 2

1 Bed 2 Beds 3 Beds



Apartment 02-01

Internal Area (approx)	77.00 sq.m	828.82 sq.ft
Kitchen / Living	8.7 x 3.3	28'7" x 10'9"
Bedroom 1	3.6 x 3.5	11'8" x 11'7"
Bedroom 2	4.8 x 3	15'7" x 9'8"

Apartment 02-02

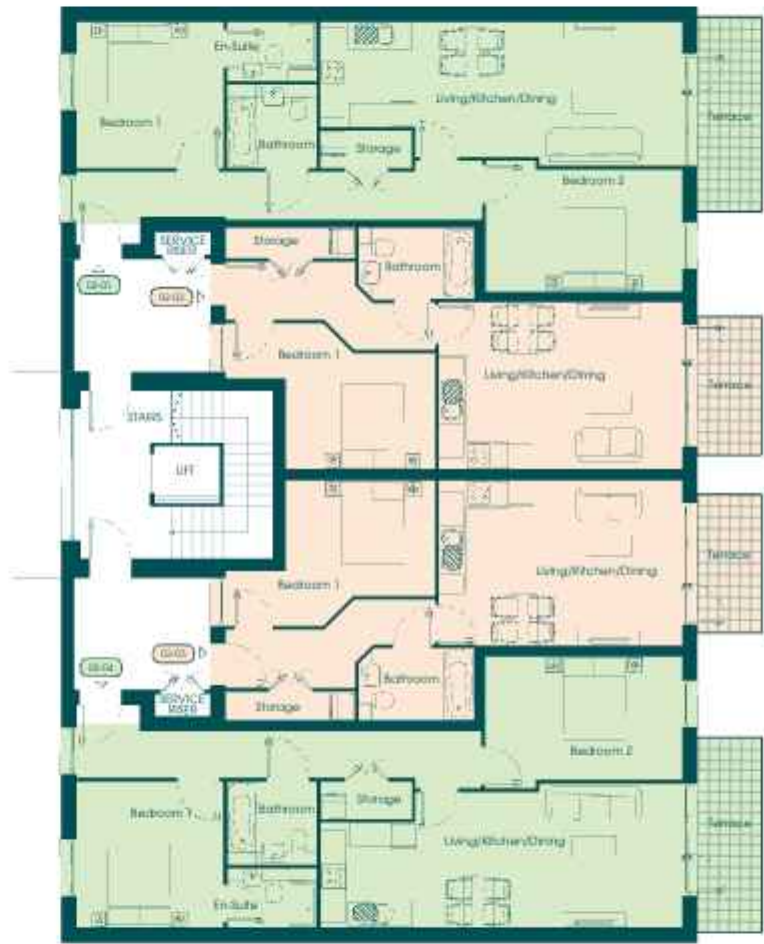
Internal Area (approx)	51.00 sq.m	548.95 sq.ft
Kitchen / Living	5.8 x 4	19'2" x 13'2"
Bedroom 1	3.6 x 2.8	11'11" x 9'2"

Apartment 02-03

Internal Area (approx)	50.60 sq.m	544.65 sq.ft
Kitchen / Living	5.9 x 4	19'3" x 13'1"
Bedroom 1	3.6 x 2.8	11'11" x 9'2"

Apartment 02-04

Internal Area (approx)	77.40 sq.m	833.12 sq.ft
Kitchen / Living	8.7 x 3.9	28'7" x 10'9"
Bedroom 1	3.6 x 3.5	11'8" x 11'7"
Bedroom 2	4.8 x 3	15'7" x 9'9"



Willow

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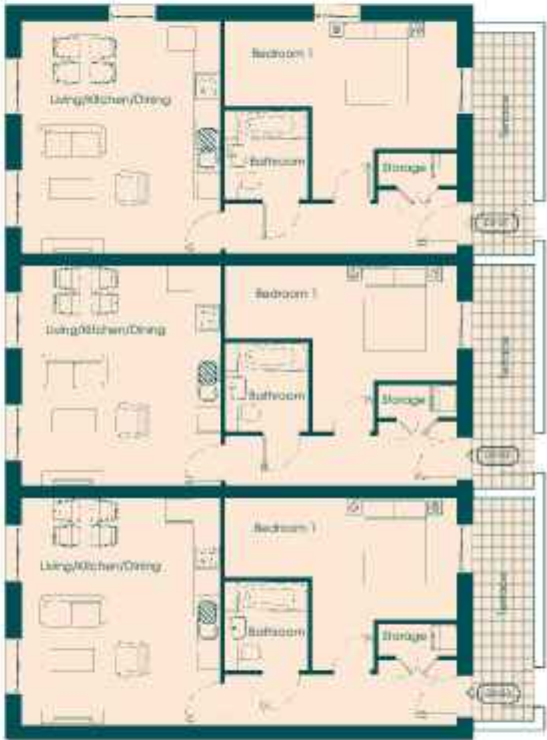


FLOOR 3

1 Bed 2 Beds 3 Beds

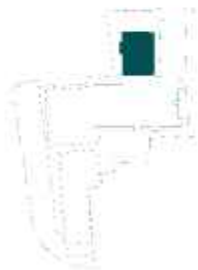


Apartment 03-01			
Internal Area (approx)	58.6 sq.m	630.76 sq.ft	
Kitchen / Living	4.8 x 5.7	15'10" x 18'9"	
Bedroom 1	5.6 x 4.3	18'6" x 14'1"	
Apartment 03-02			
Internal Area (approx)	55.4 sq.m	596.32 sq.ft	
Kitchen / Living	4.8 x 5.3	15'10" x 17'4"	
Bedroom 1	5.6 x 4	18'3" x 13'2"	
Apartment 03-03			
Internal Area (approx)	57.1 sq.m	614.62 sq.ft	
Kitchen / Living	4.8 x 5.4	15'9" x 17'10"	
Bedroom 1	5.6 x 4.1	18'5" x 13'7"	



Willow

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THE PERFECT FINISH

GENERAL

- Underfloor heating throughout (wet system)
- EPC Rating: B
- Lift access to all levels
- Double glazing throughout with doors giving access to terraces/ balconies (subject to apartment type)
- Video entry system
- White finish LED downlighting
- Stainless steel sockets and switches throughout
- Dimmer switches to kitchen, living, dining, and bedrooms
- USB charger socket to all rooms except bathrooms and en-suites
- Walls and ceilings finished in white matt emulsion
- Smoke alarm and heat alarm detectors
- Sprinklers installed throughout
- Sky stream ready (connects via the internet)
- Fibre infrastructure installation for high-speed internet

KITCHEN

- Engineered wood flooring
- High quality fitted kitchens with quartz worktop
- White quartz worktop with 100mm upstand and full-height splashback behind the hob
- Matt black pull handles
- Under-cabinet LED lighting
- Brushed stainless steel electrical switches and sockets
- Built-in Bosch single oven
- Bosch Ceramic hob
- Bosch Cooker hood
- Integrated 50/50 Bosch fridge-freezer
- Integrated Bosch dishwasher
- Freestanding Bosch washer-dryer
- Stainless steel sink (Blanco Supra 500-U)
- Matt black tap (Blanco Mida)

BATHROOMS

- 600x600 ceramic floor tiles
- 600x600 ceramic grey wall tiles
- Mirrored cabinet with a built-in shaver socket
- Quartz stone above boxing in behind the toilet and sink
- Wall-hung grey avola with black handle vanity unit and basin (510x390)
- Wall-hung WC
- Integrated cistern
- Matt black flush plate
- 1700x700 bath with tiled bath panel
- Black-framed glazed bath screen
- Matt black shower head, thermostat & handheld
- Matt black bath exafill
- Matt black towel rail (with matching valves)
- Matt black toilet roll holder
- Matt black pop-up waste & trap

ENSUITES

- 600x600 ceramic grey floor tiles
- 600x600 ceramic grey wall tiles
- Black wall-hung mirror (600x1200)
- Shaver socket next to mirror
- Stone matt wall-hung vanity unit and basin (500x360)
- Wall-hung WC
- Integrated cistern
- Matt black flush plate
- Standard size to suit shower tray
- Black-framed door shower screen
- Matt black shower head, handheld & thermostat
- Matt black towel rail (with matching valves)
- Matt black toilet roll holder
- Matt black pop-up waste & trap

JOINERY

- MDF square edge skirting (120x18)
- MDF square edge architraves (70x18)
- Premdor internal doors (1-panel moulded)
- Stainless steel door handles (Nera)
- Stainless steel door hinges
- Stainless steel door escutcheon
- Stainless steel bathroom door locks
- Stainless steel door stops

DECORATION

- Walls & Ceilings: White matt emulsion
- Skirting & Architraves: White eggshell finish

ELECTRICS

- Stainless steel fittings throughout:
 - Single & Double Switches
 - Single & Double Sockets
 - USB Sockets (beside beds)
 - Cooker Control
 - Switched Spur
 - TV/Satellite Socket
 - Telephone Socket
 - Shaver Socket
- Downlights: White spotlights in kitchens, living rooms, hallways, and bathrooms
- Pendant Light Outlet: Centrally located in all bedrooms

EXTERNALS

- Balconies: Silver grey paving
- Garden or Balcony Wall Lights: Matt black (one per unit)

GENERAL STANDARDS

- Tiling: At least two walls to be tiled in all bathrooms/en-suites.
- Sky/Virgin Media Ready
- Fibre Broadband Infrastructure Installed

DISCLAIMER

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