

# The Townhouses

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ROYAL WHARF  
LONDON



Park View Place

Compass House

Royal Wharf Gardens

Endeavour House

Thameside House

Sienna House

River Thames

- A** Apartments
- T** Townhouses



**ROYAL WHARF**  
LONDON

**Compass House**

**TOWNHOUSES**

**LEGEND**

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

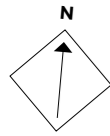


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# ROYAL WHARF

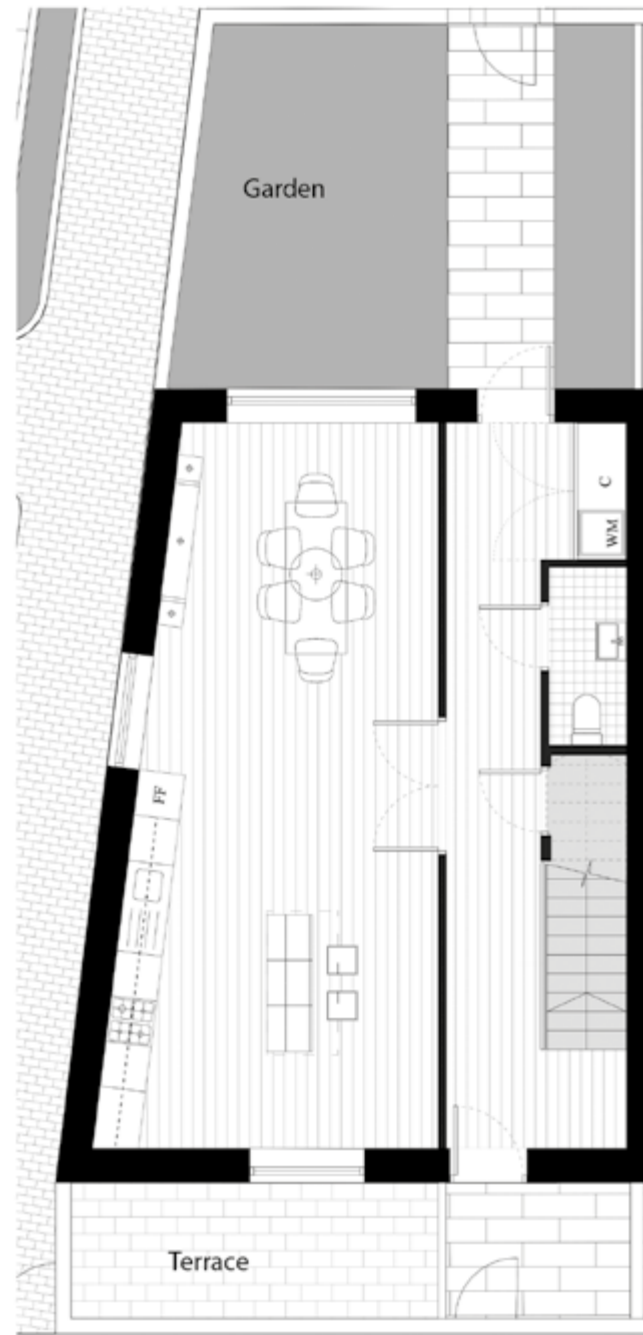
LONDON

## Compass House

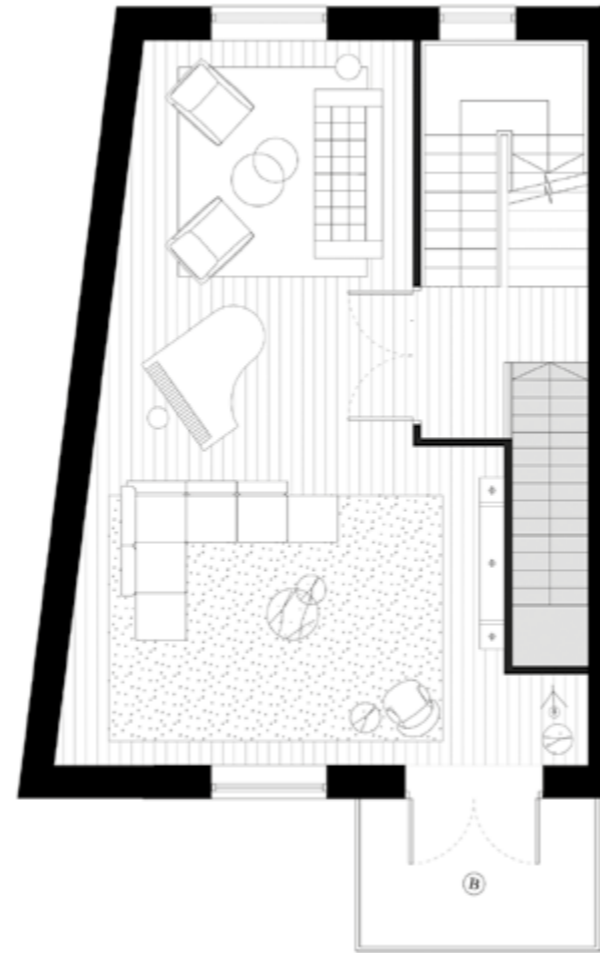
### TOWNHOUSES

# 09.H.01 4 bedroom

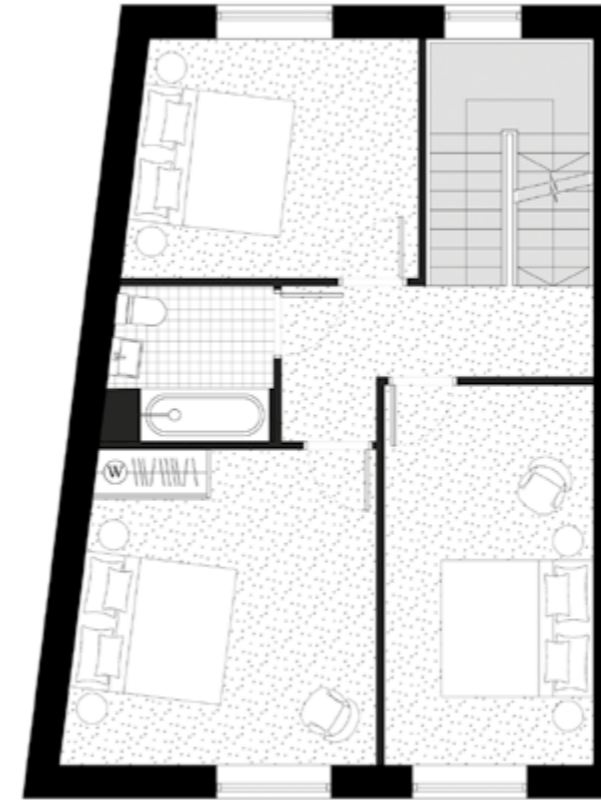
<b>Internal Area:</b> 244.7 SqM / 2634 SqFt	<b>Bedroom 3:</b> 3770 mm x 3150 mm
<b>Kitchen Area:</b> 5000 mm x 4260 mm	<b>Bedroom 4:</b> 5000 mm x 2750 mm
<b>Dining Area:</b> 4550 mm x 3660 mm	<b>First Floor Balcony:</b> 6.0 SqM / 65 SqFt
<b>Living Area:</b> 9550 mm x 4200 mm	<b>Third Floor Balcony:</b> 9.7 SqM / 104 SqFt
<b>Bedroom 1:</b> 7350 mm x 4035 mm	<b>Roof Terrace:</b> 45.4 SqM / 489 SqFt
<b>Bedroom 2:</b> 4150 mm x 3910 mm	<b>Garden:</b> 42.0 SqM / 452 SqFt



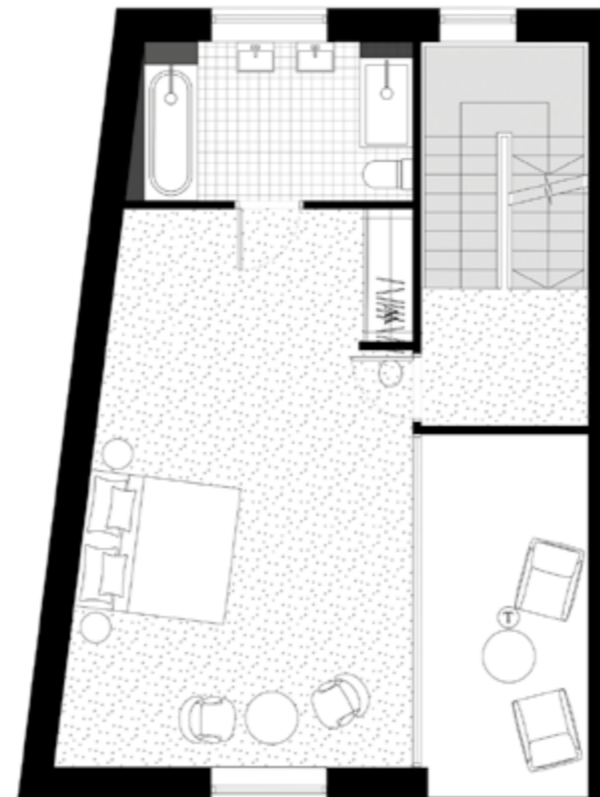
GROUND FLOOR



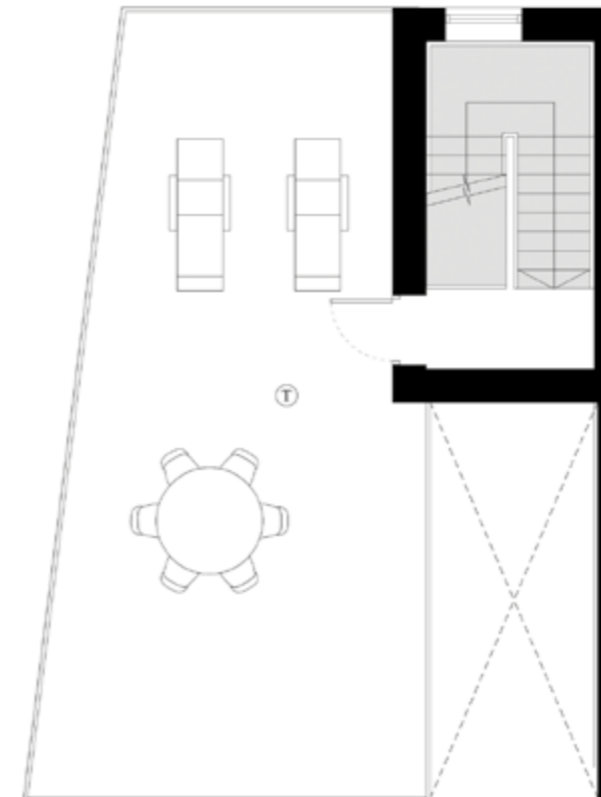
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF TERRACE

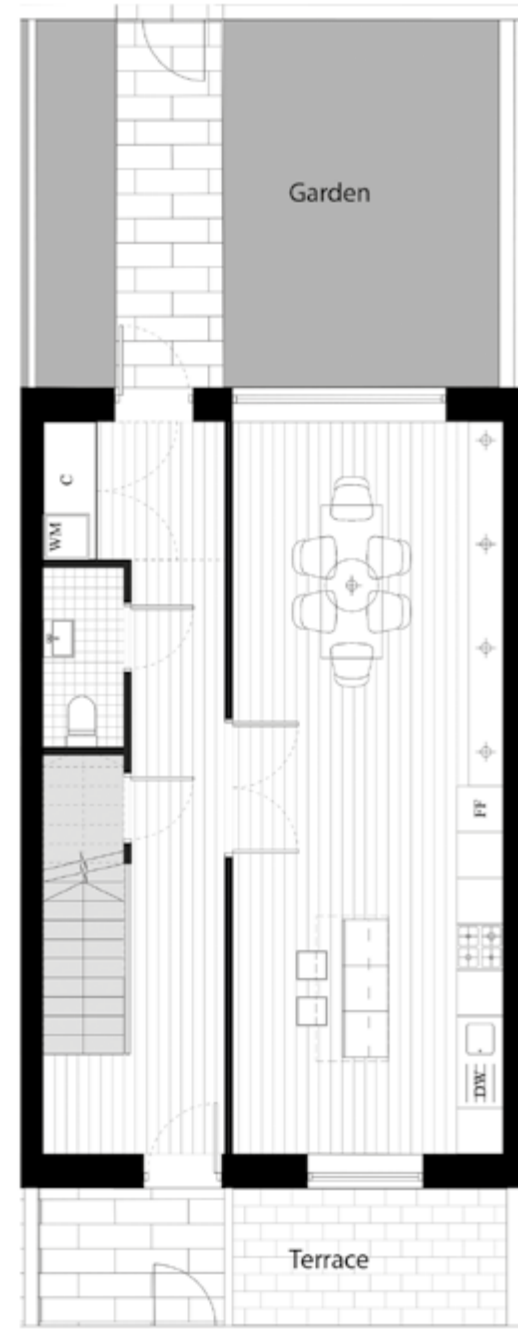
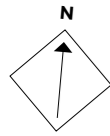
### LEGEND

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- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

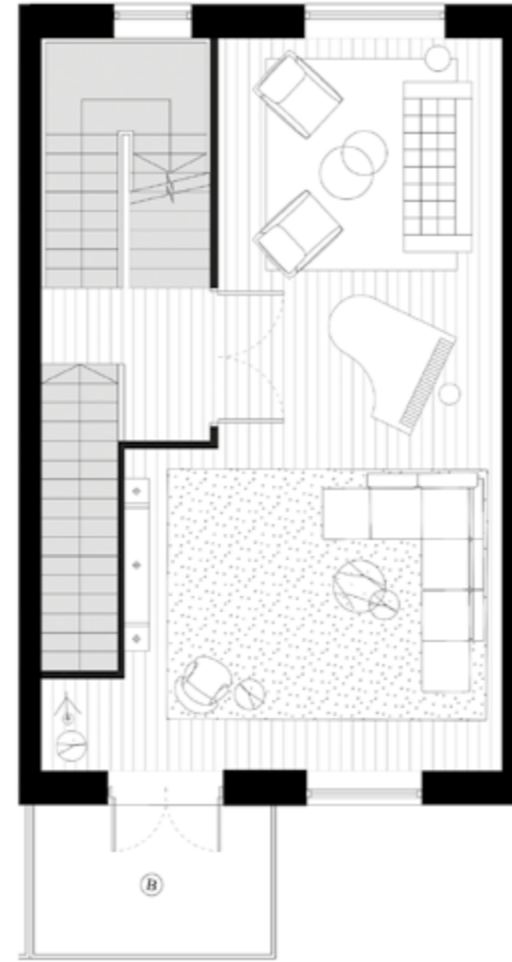


### Disclaimer

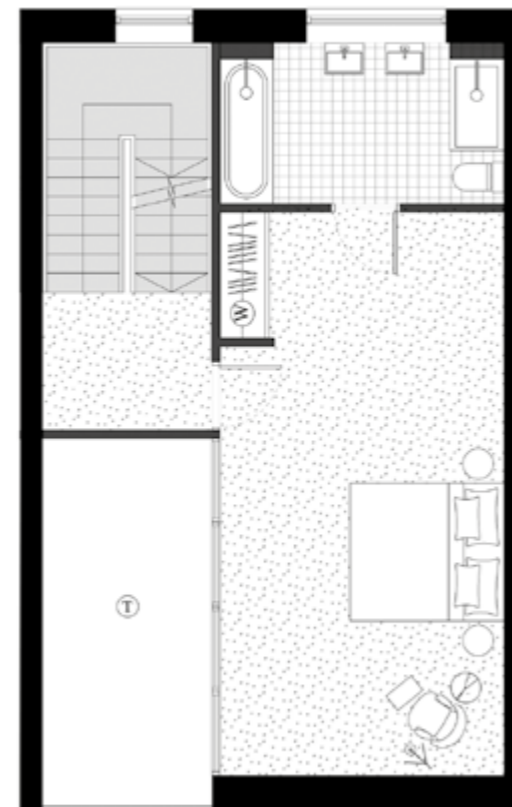
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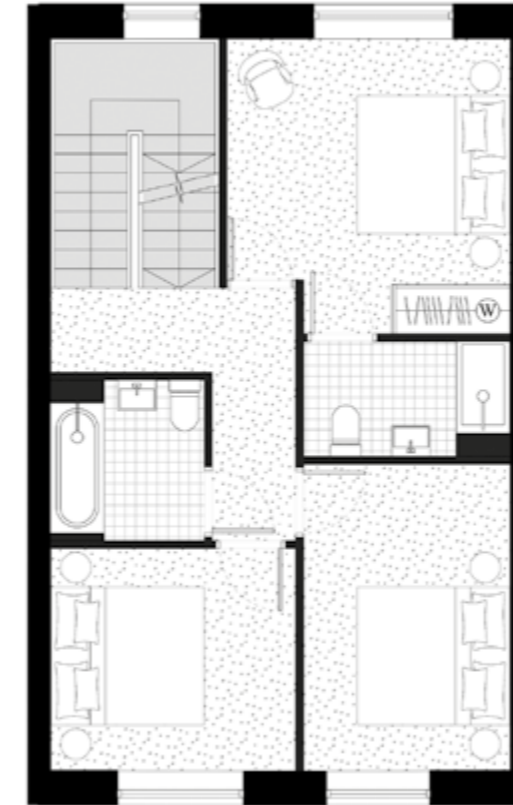
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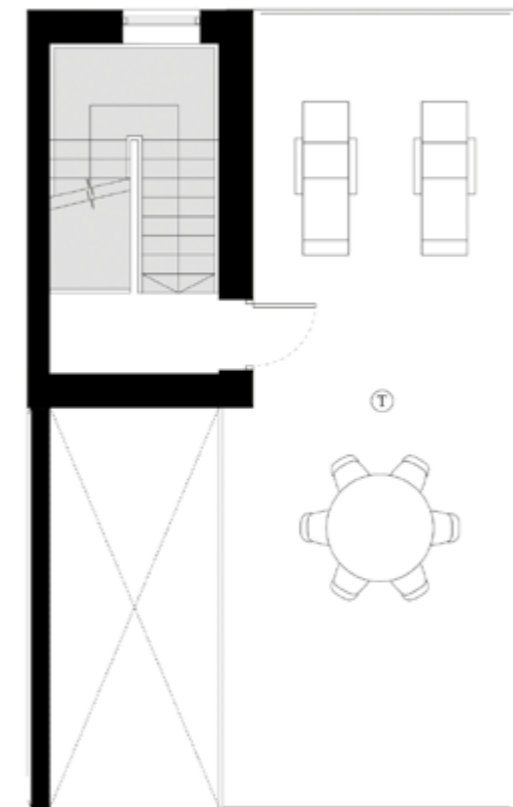
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



ROOF TERRACE



# ROYAL WHARF

LONDON

## Compass House

TOWNHOUSES

# 09.H.02-06 4 bedroom

<b>Internal Area:</b> 228.3 SqM / 2457 SqFt	<b>Bedroom 3:</b> 4000 mm x 2700 mm
<b>Kitchen Area:</b> 4800 mm x 3525 mm	<b>Bedroom 4:</b> 3195 mm x 2900 mm
<b>Dining Area:</b> 4750 mm x 3525 mm	<b>First Floor Balcony:</b> 6.0 SqM / 65 SqFt
<b>Living Area:</b> 9550 mm x 4925 mm	<b>Third Floor Balcony:</b> 9.7 SqM / 104 SqFt
<b>Bedroom 1:</b> 7350 mm x 3700 mm	<b>Roof Terrace:</b> 34.2 SqM / 368 SqFt
<b>Bedroom 2:</b> 3845 mm x 3700 mm	<b>Garden:</b> 37.8 SqM / 407 SqFt

### LEGEND

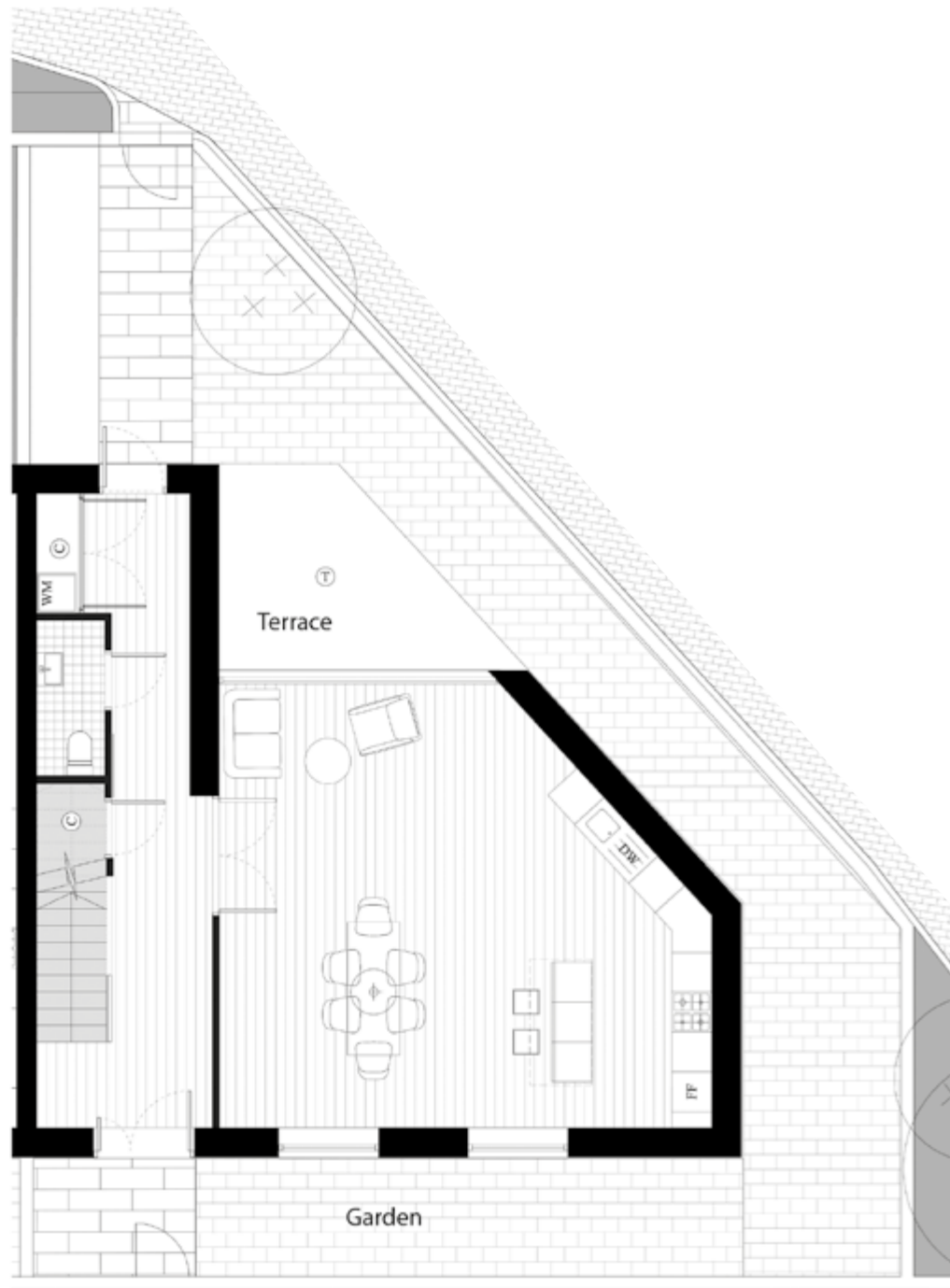
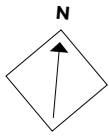
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- B: Balcony
- T: Terrace



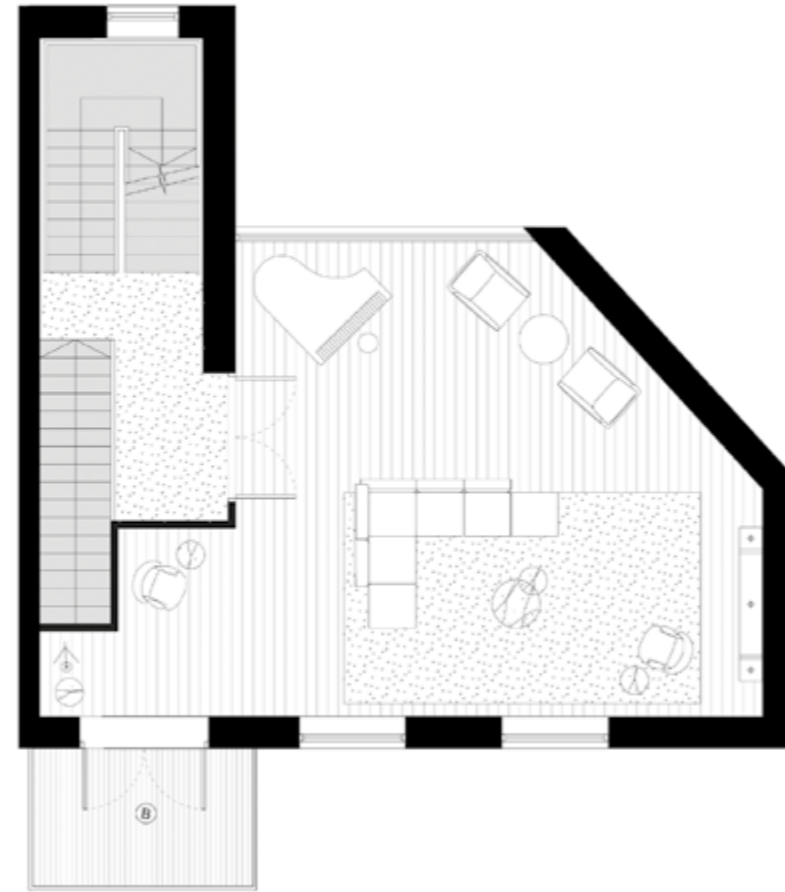
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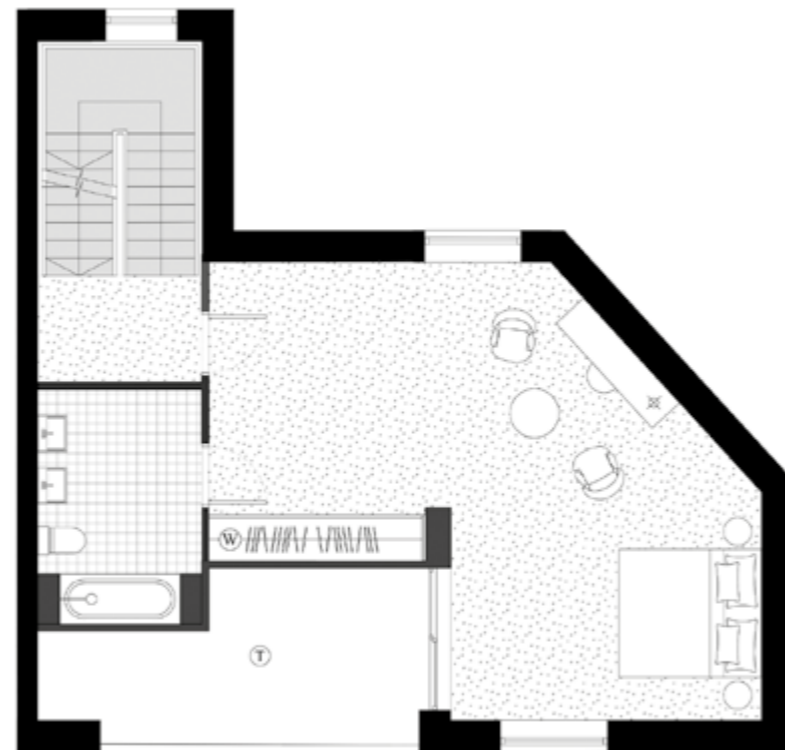




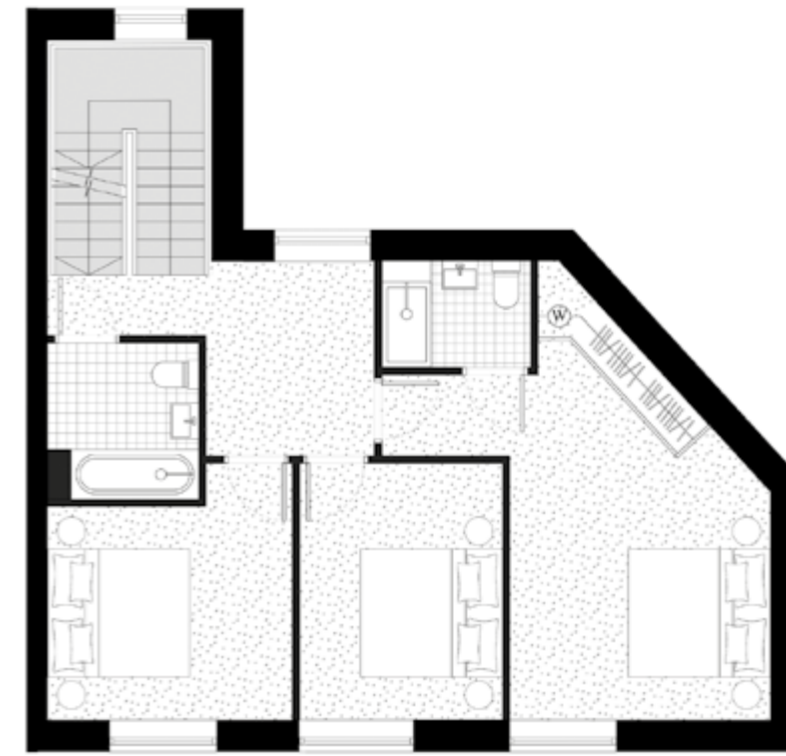
GROUND FLOOR



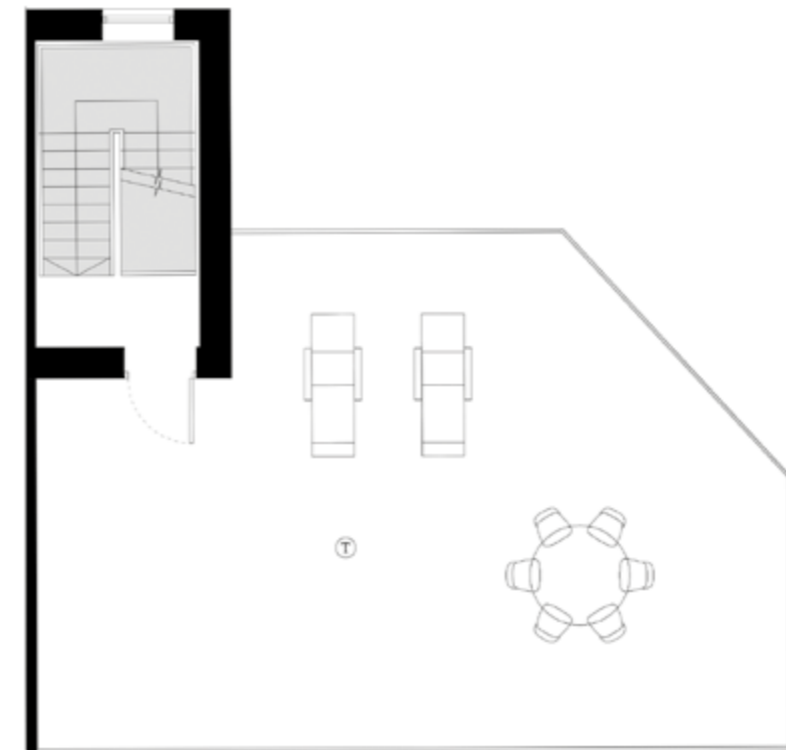
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



ROOF TERRACE



# ROYAL WHARF

LONDON

## Compass House

TOWNHOUSES

# 09.H.07 4 bedroom

<b>Internal Area:</b> 272.7 SqM / 2935 SqFt	<b>Bedroom 3:</b> 4000 mm x 2700 mm
<b>Kitchen Area:</b> 4800 mm x 3525 mm	<b>Bedroom 4:</b> 3445 mm x 2900 mm
<b>Dining Area:</b> 4750 mm x 3525 mm	<b>First Floor Balcony:</b> 6.0 SqM / 65 SqFt
<b>Living Area:</b> 9550 mm x 4925 mm	<b>Third Floor Balcony:</b> 9.3 SqM / 100 SqFt
<b>Bedroom 1:</b> 3750 mm x 3700 mm	<b>Roof Terrace:</b> 65.4 SqM / 704 SqFt
<b>Bedroom 2:</b> 3845 mm x 3700 mm	<b>Garden:</b> 39.9 SqM / 429 SqFt

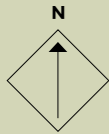
### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

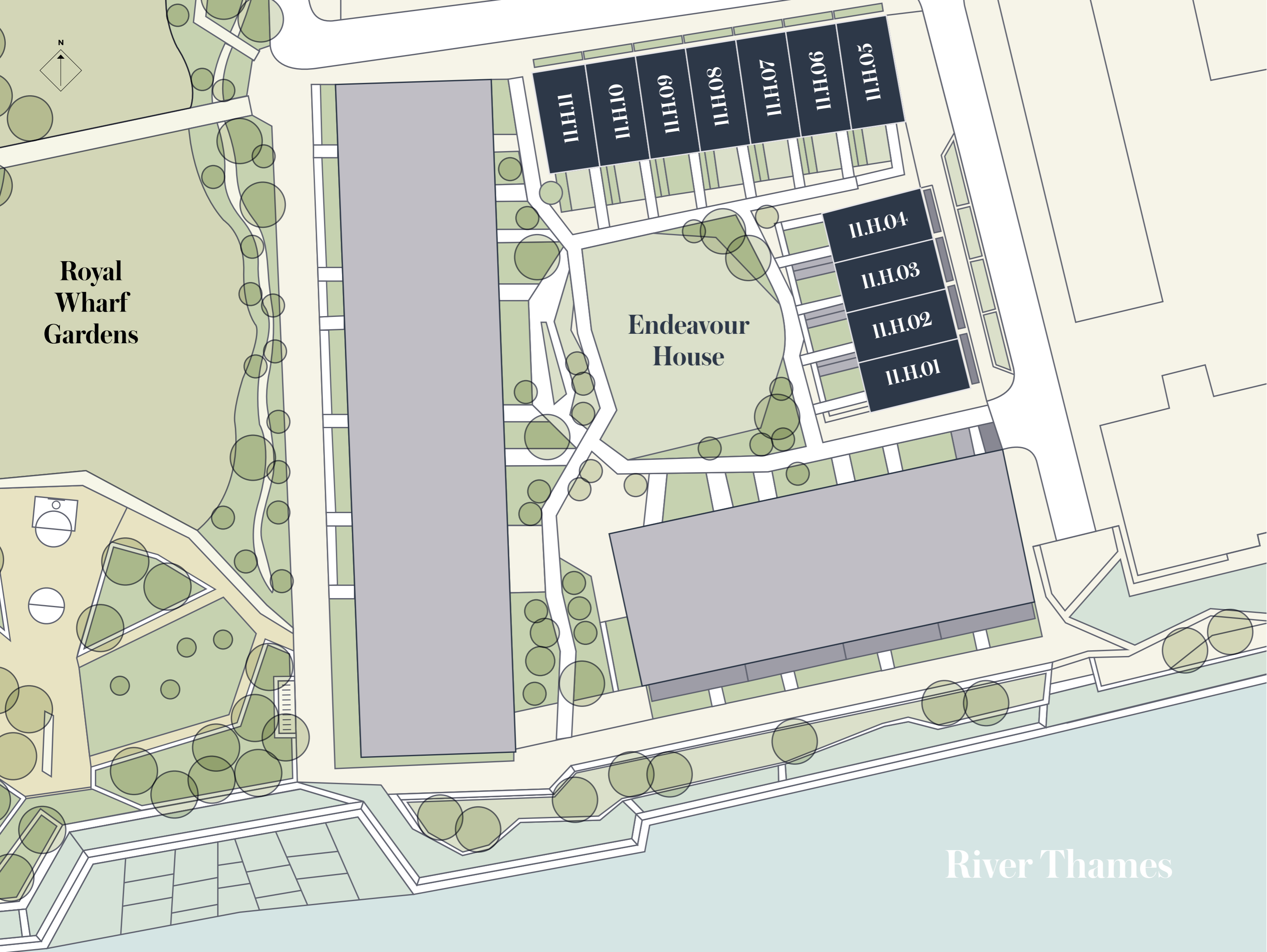


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Royal Wharf Gardens



Endeavour House

River Thames



ROYAL WHARF  
LONDON

## Endeavour House

TOWNHOUSES

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace

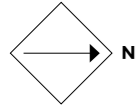


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# ROYAL WHARF

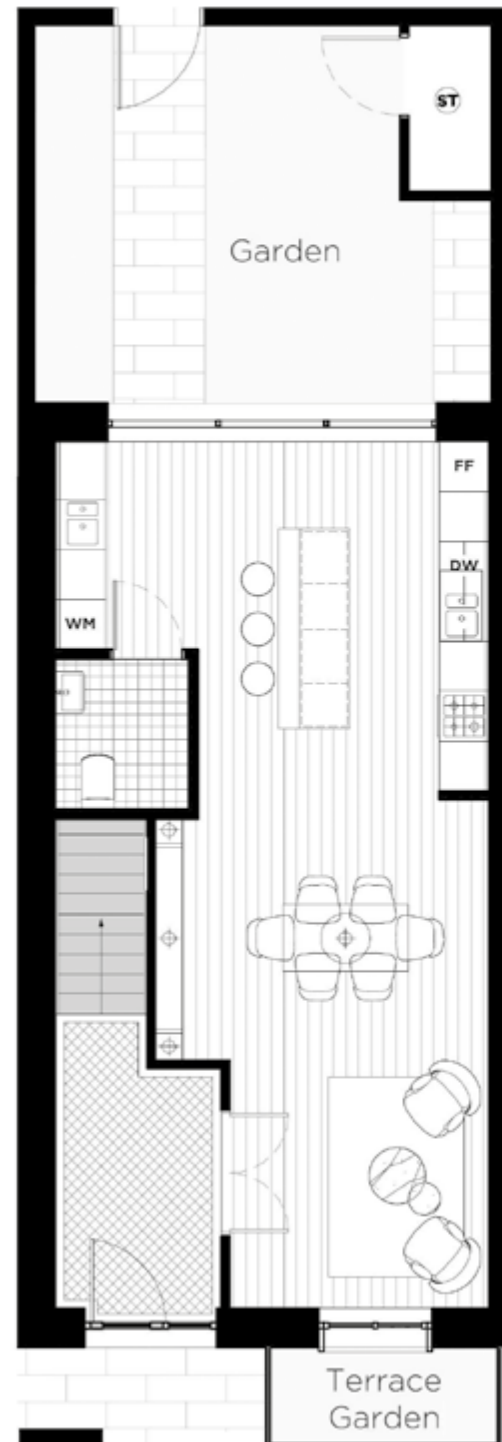
LONDON

## Endeavour House

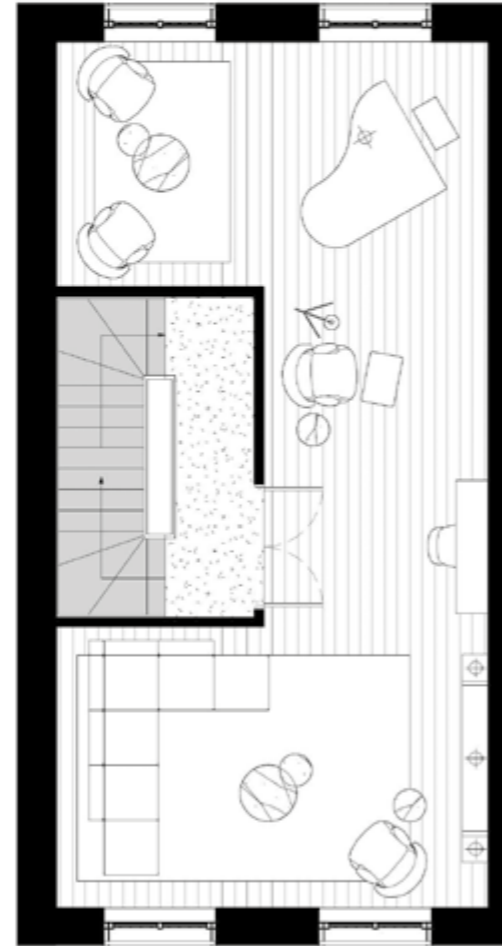
### TOWNHOUSES

# 11.H.01-04 3 bedroom

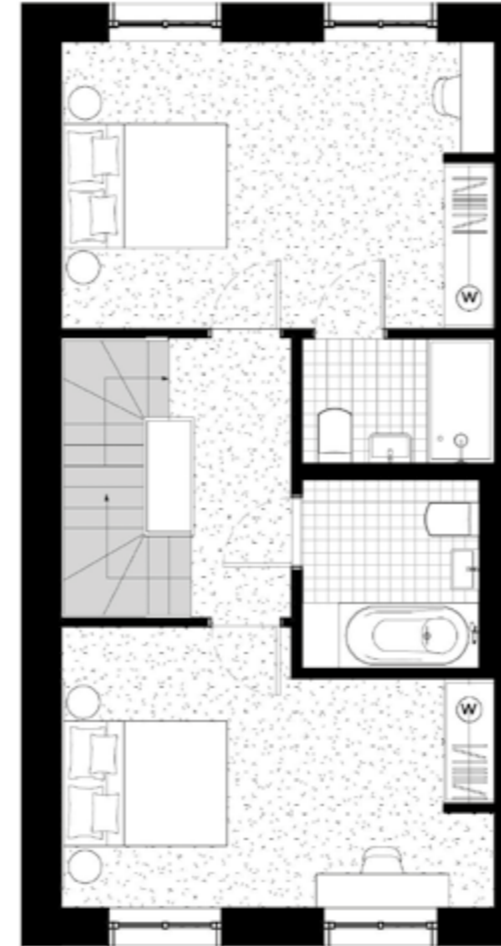
<b>Internal Area:</b> 199 SqM / 2142 SqFt	<b>Bedroom 2:</b> 5120 mm x 3453 mm
<b>Kitchen Area:</b> 4610 mm x 4505 mm	<b>Bedroom 3:</b> 5210 mm x 3386 mm
<b>Dining Area:</b> 5808 mm x 4060 mm	<b>Front Garden:</b> 4.9 SqM / 53 SqFt
<b>Living Area:</b> 5210 mm x 10415 mm	<b>Back Garden:</b> 22.8 SqM / 245 SqFt
<b>Bedroom 1:</b> 5210 mm x 3453 mm	<b>Terrace:</b> 15.7 SqM / 169 SqFt



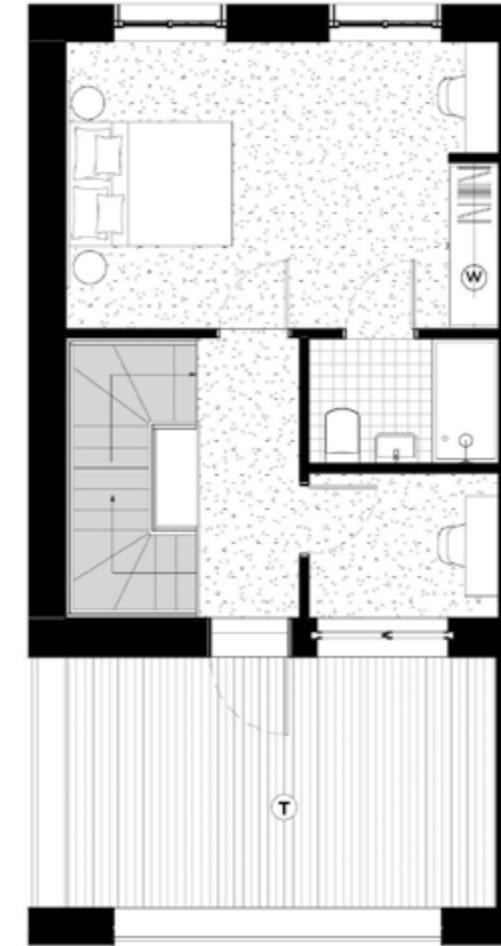
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

### LEGEND

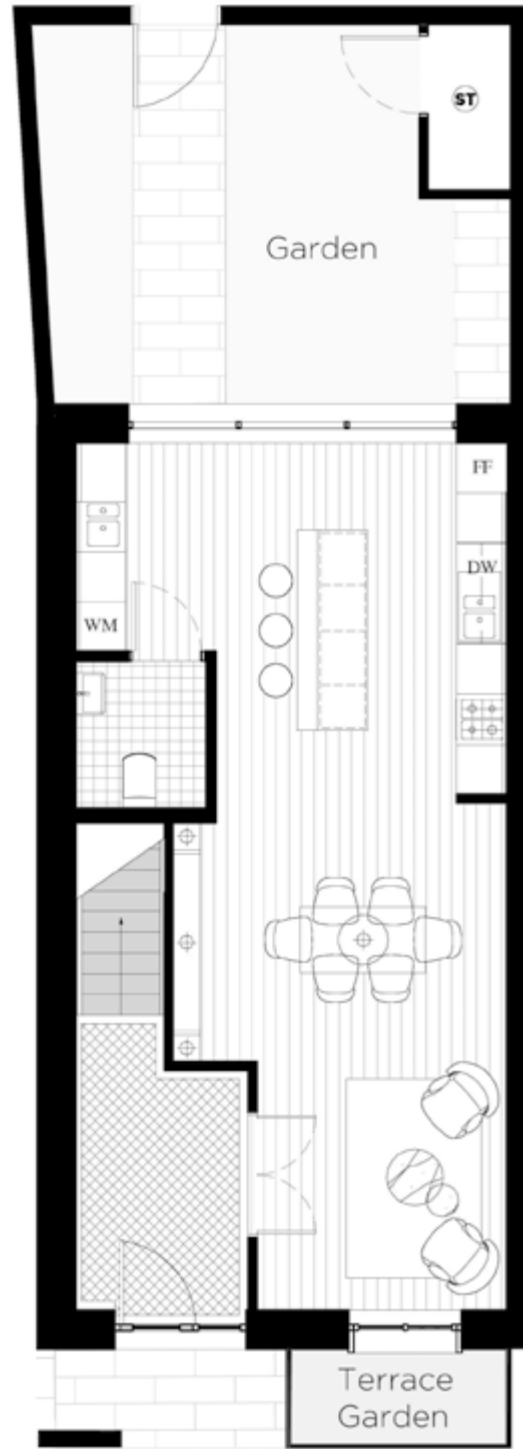
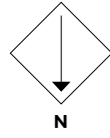
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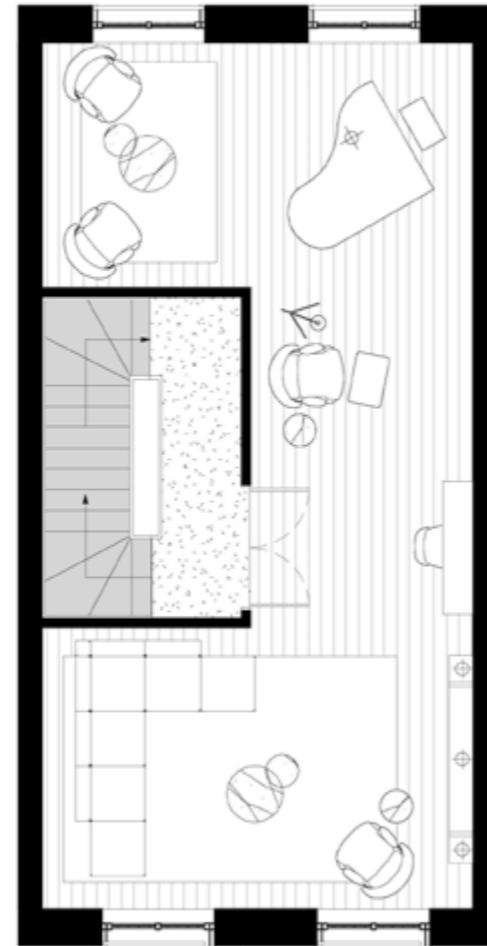
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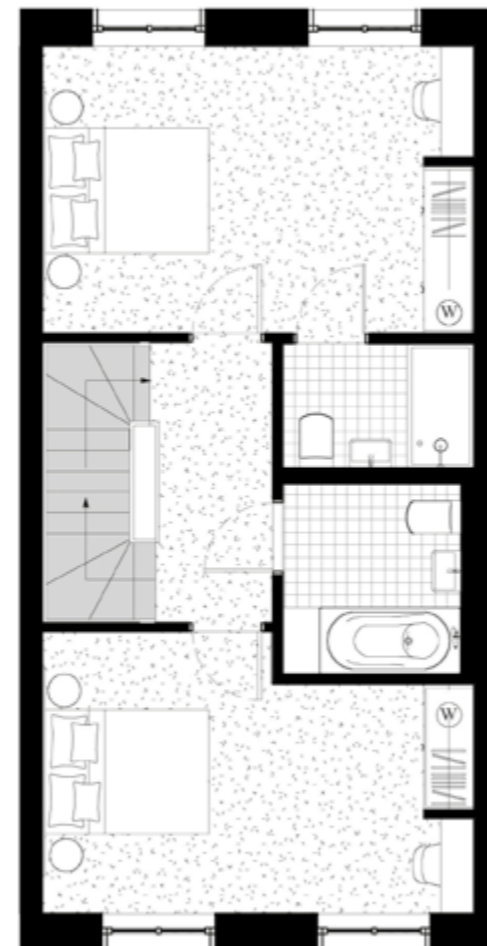




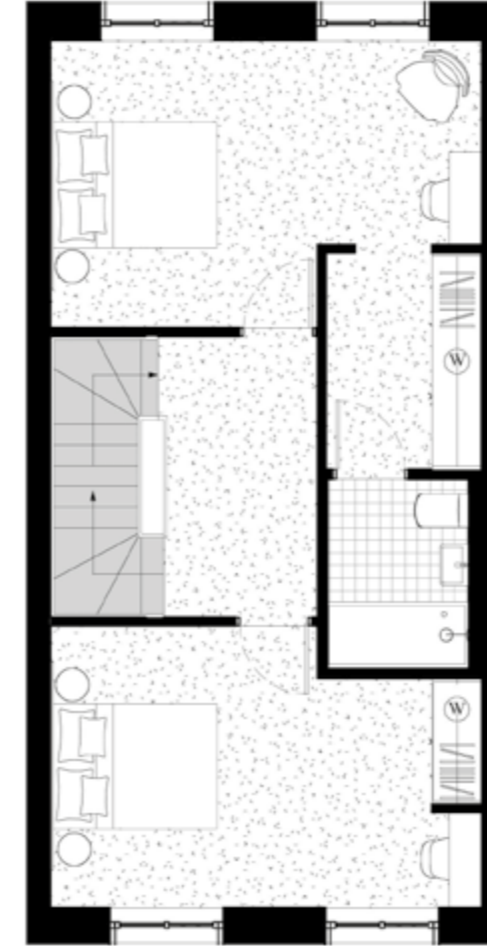
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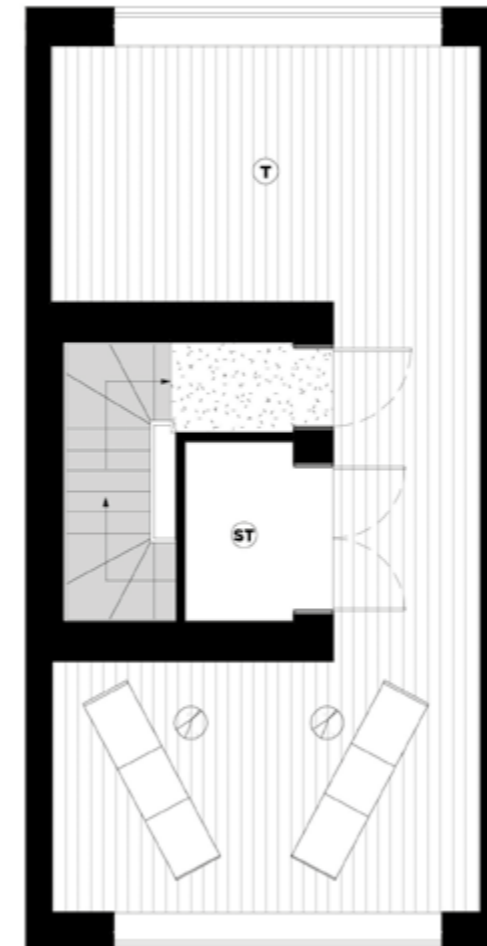
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



ROOF TERRACE

**ROYAL WHARF**  
LONDON

**Endeavour House**

**TOWNHOUSES**

**11.H.05**  
**4 bedroom**

<b>Internal Area:</b> 213 SqM / 2293 SqFt	<b>Bedroom 3:</b> 5203 mm x 3386 mm
<b>Kitchen Area:</b> 5173 mm x 4505 mm	<b>Bedroom 4:</b> 5203 mm x 3386 mm
<b>Dining Area:</b> 5809 mm x 4000 mm	<b>Front Garden:</b> 5.1 SqM / 55 SqFt
<b>Living Area:</b> 10415 mm x 5203 mm	<b>Back Garden:</b> 24.2 SqM / 260 SqFt
<b>Bedroom 1:</b> 5203 mm x 3505 mm	<b>Roof Terrace:</b> 54 SqM / 581 SqFt
<b>Bedroom 2:</b> 5203 mm x 3505 mm	

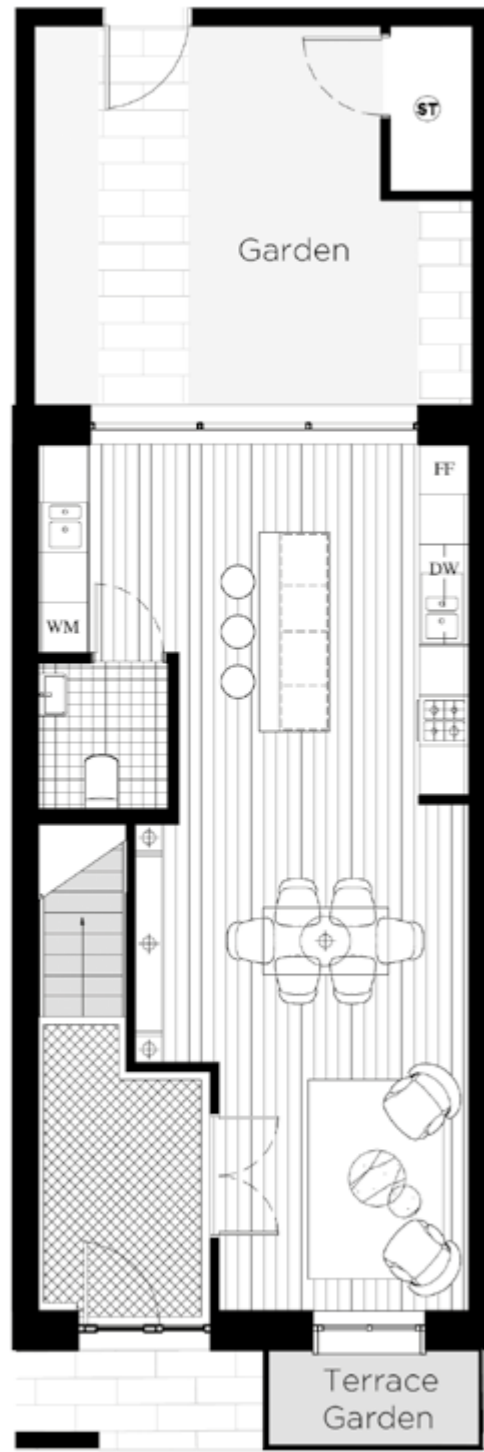
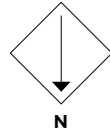
**LEGEND**

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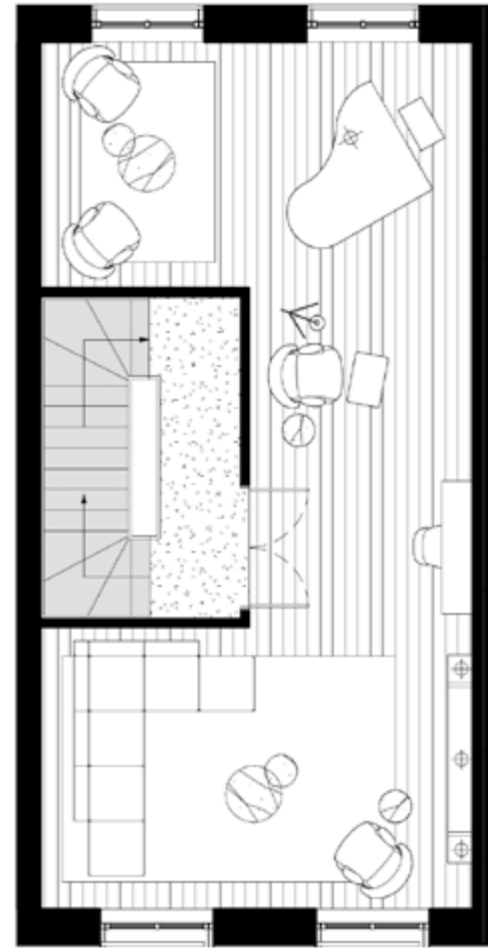


**Disclaimer**

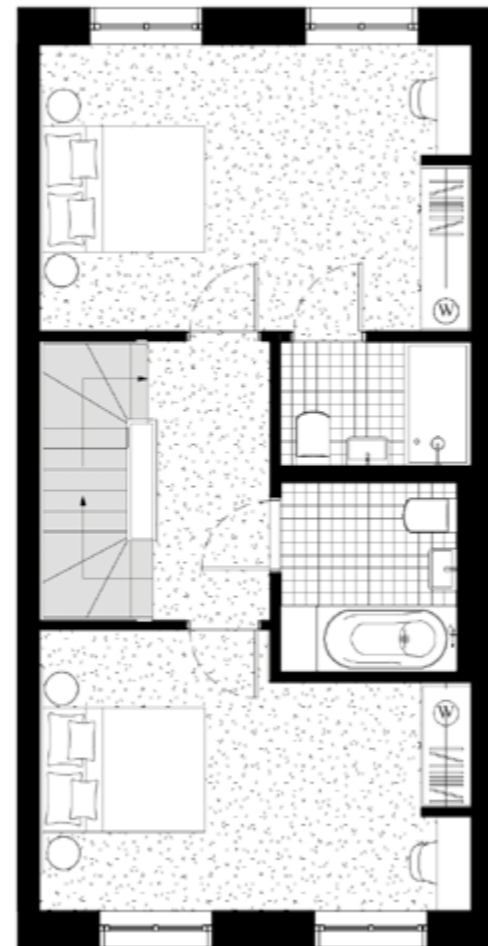
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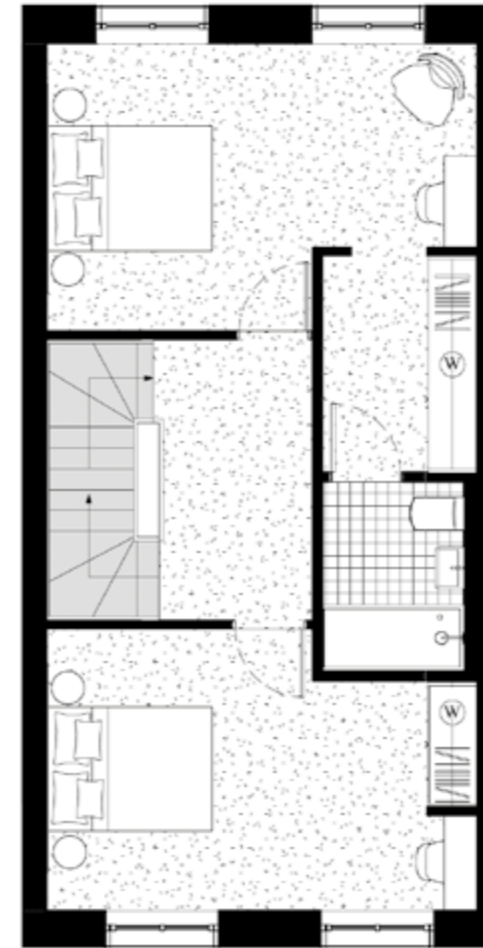
GROUND FLOOR



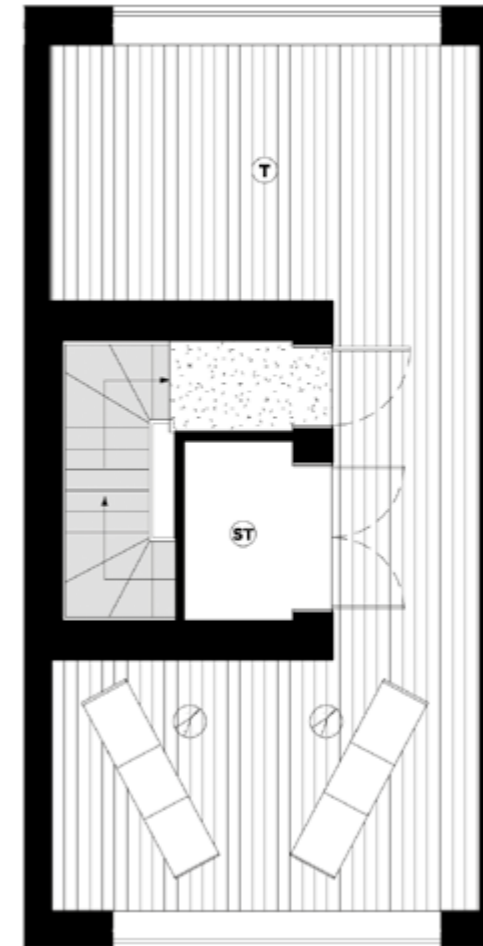
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



ROOF TERRACE

**ROYAL WHARF**  
LONDON

**Endeavour House**

**TOWNHOUSES**

**11.H.06-11**  
**4 bedroom**

<b>Internal Area:</b> 213 SqM / 2293 SqFt	<b>Bedroom 3:</b> 5203 mm x 3386 mm
<b>Kitchen Area:</b> 5173 mm x 4505 mm	<b>Bedroom 4:</b> 5203 mm x 3386 mm
<b>Dining Area:</b> 5809 mm x 4000 mm	<b>Front Garden:</b> 5.1 SqM / 55 SqFt
<b>Living Area:</b> 10415 mm x 5203 mm	<b>Back Garden:</b> 24.2 SqM / 260 SqFt
<b>Bedroom 1:</b> 5203 mm x 3505 mm	<b>Roof Terrace:</b> 54 SqM / 581 SqFt
<b>Bedroom 2:</b> 5203 mm x 3505 mm	

**LEGEND**

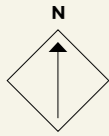
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**ROYAL WHARF**  
LONDON

## Thameside House

**TOWNHOUSES**

16.H.12  
16.H.11  
16.H.10  
16.H.09  
16.H.08  
16.H.07  
16.H.06

16.H.05  
16.H.04  
16.H.03  
16.H.02  
16.H.01

**Thameside House**

### LEGEND

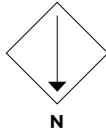
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- T: Terrace



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# ROYAL WHARF

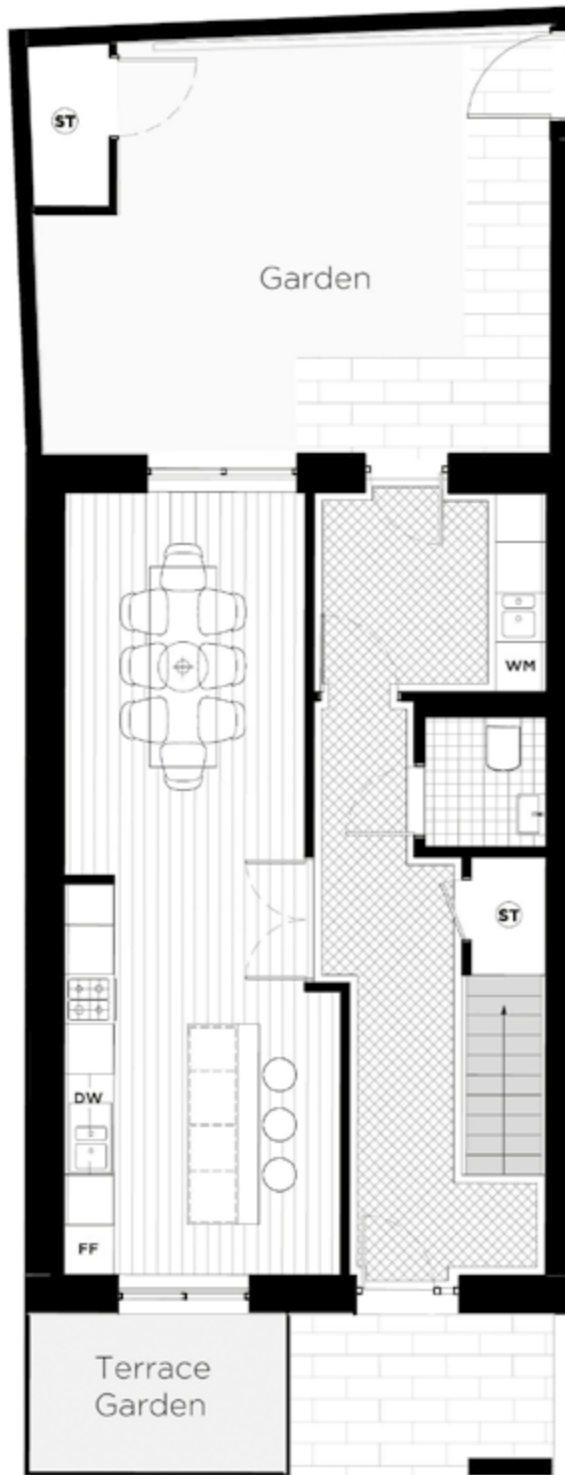
LONDON

## Thameside House

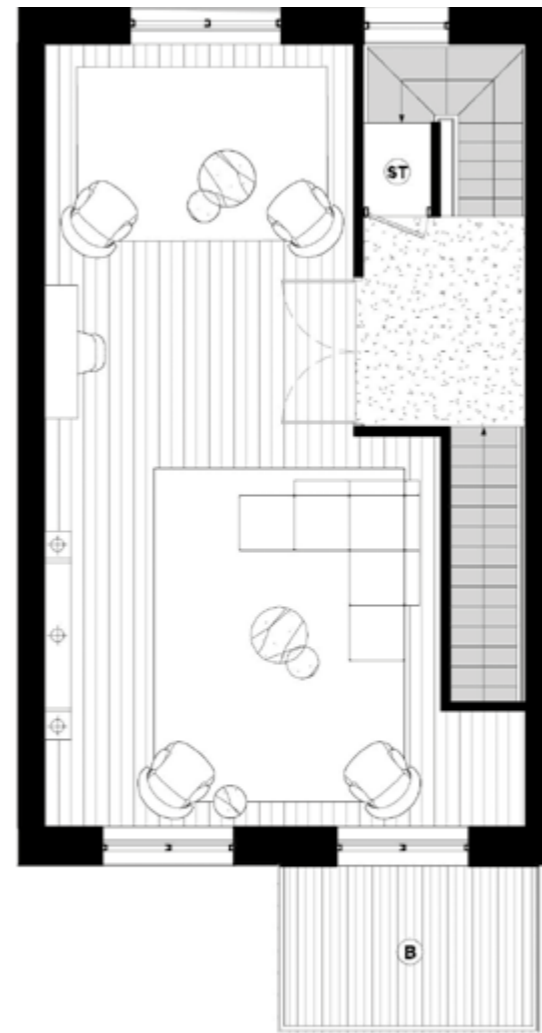
### TOWNHOUSES

# 16.H.06 4 bedroom

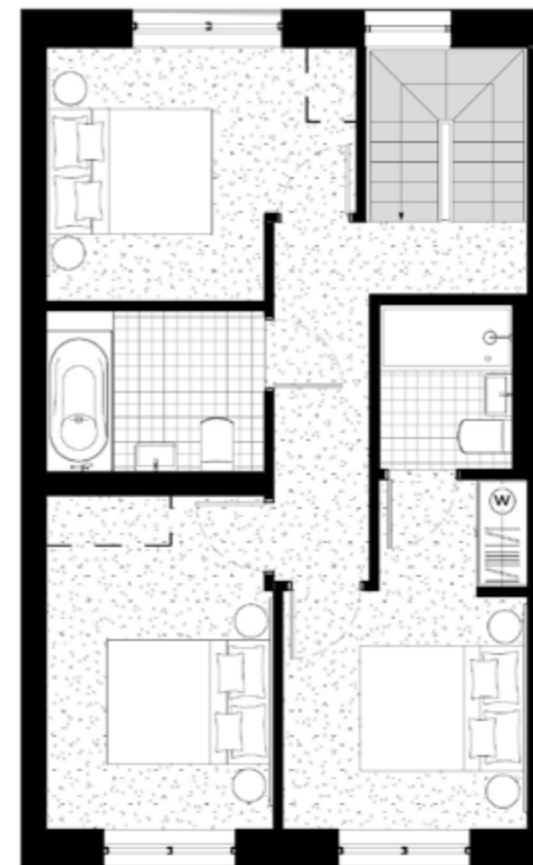
<b>Internal Area:</b> 217 SqM / 2336 SqFt	<b>Bedroom 3:</b> 2734 mm x 4014 mm
<b>Kitchen Area:</b> 3318 mm x 4805 mm	<b>Bedroom 4:</b> 3731 mm x 3060 mm
<b>Dining Area:</b> 2894 mm x 4598 mm	<b>Front Garden:</b> 11.1 SqM / 119 SqFt
<b>Living Area:</b> 9403 mm x 4763 mm	<b>Back Garden:</b> 38.8 SqM / 418 SqFt
<b>Bedroom 1:</b> 7537 mm x 5774 mm	<b>First Floor Balcony:</b> 6.3 SqM / 68 SqFt
<b>Bedroom 2:</b> 2942 mm x 4208 mm	<b>Third Floor Terrace:</b> 5.7 SqM / 61 SqFt



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

### LEGEND

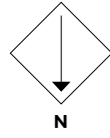
- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
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- T: Terrace



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# ROYAL WHARF

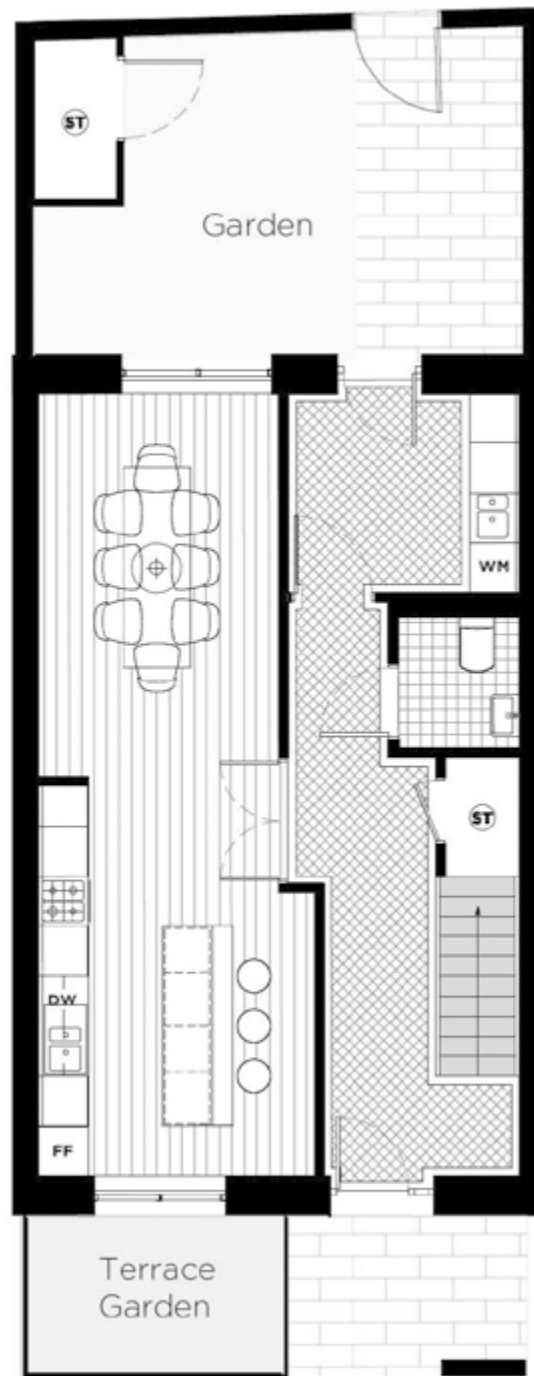
LONDON

## Thameside House

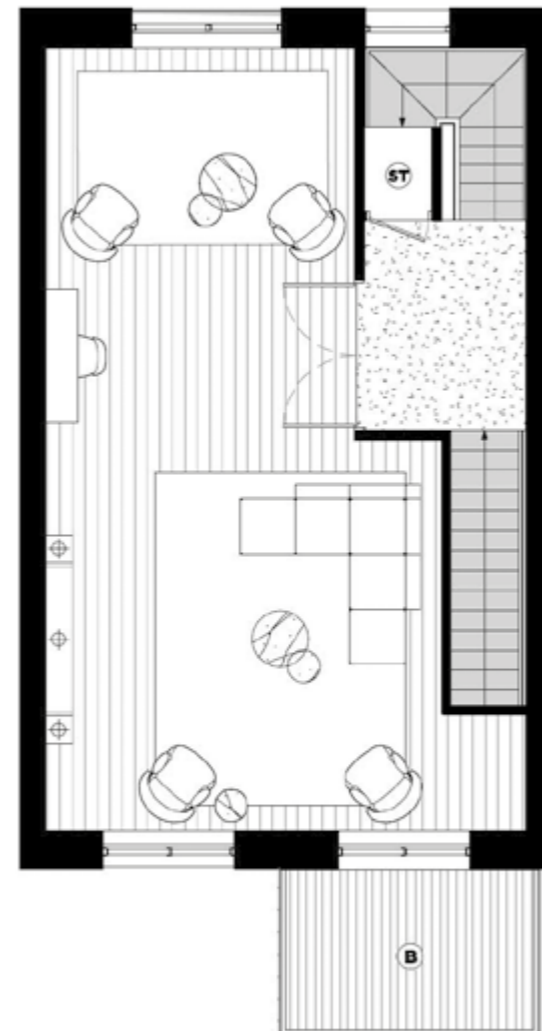
### TOWNHOUSES

# 16.H.07 4 bedroom

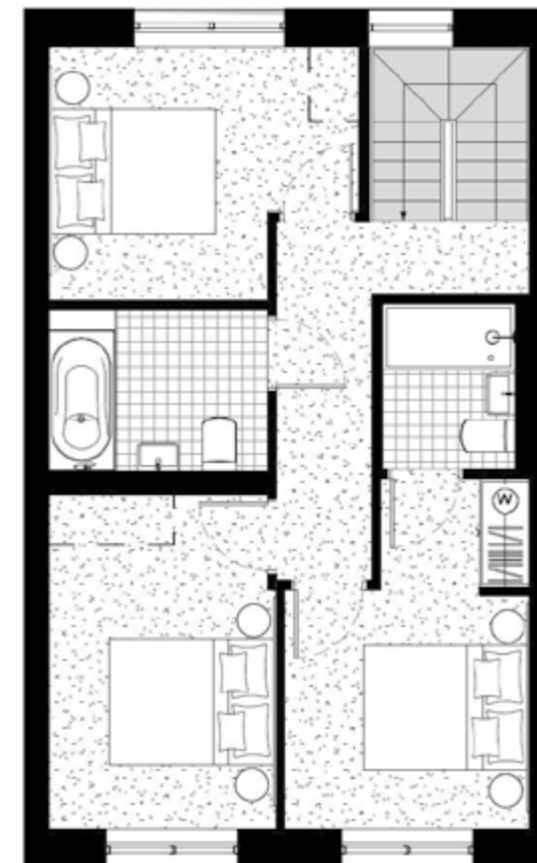
<b>Internal Area:</b> 217 SqM / 2336 SqFt	<b>Bedroom 3:</b> 2734 mm x 4014 mm
<b>Kitchen Area:</b> 3318 mm x 4805 mm	<b>Bedroom 4:</b> 3731 mm x 3060 mm
<b>Dining Area:</b> 2894 mm x 4598 mm	<b>Front Garden:</b> 11.1 SqM / 119 SqFt
<b>Living Area:</b> 9403 mm x 4763 mm	<b>Back Garden:</b> 22.5 SqM / 245 SqFt
<b>Bedroom 1:</b> 7537 mm x 5774 mm	<b>First Floor Balcony:</b> 6.3 SqM / 68 SqFt
<b>Bedroom 2:</b> 2942 mm x 4208 mm	<b>Third Floor Terrace:</b> 5.7 SqM / 61 SqFt



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

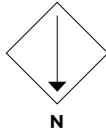
### LEGEND

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- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer / Dryer
- B: Balcony
- T: Terrace



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# ROYAL WHARF

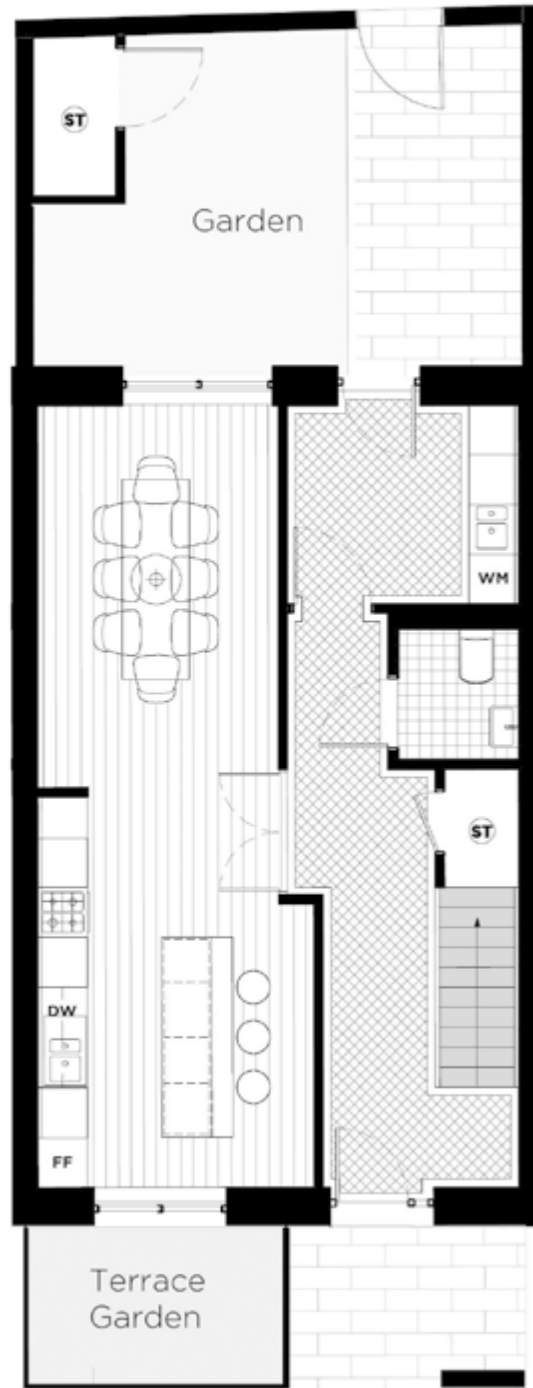
LONDON

## Thameside House

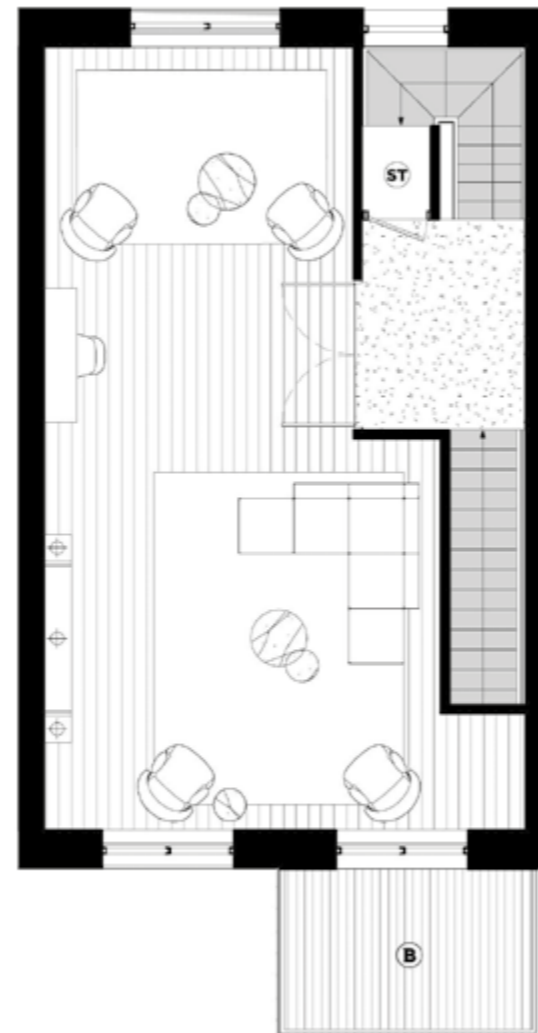
### TOWNHOUSES

# 16.H.08 4 bedroom

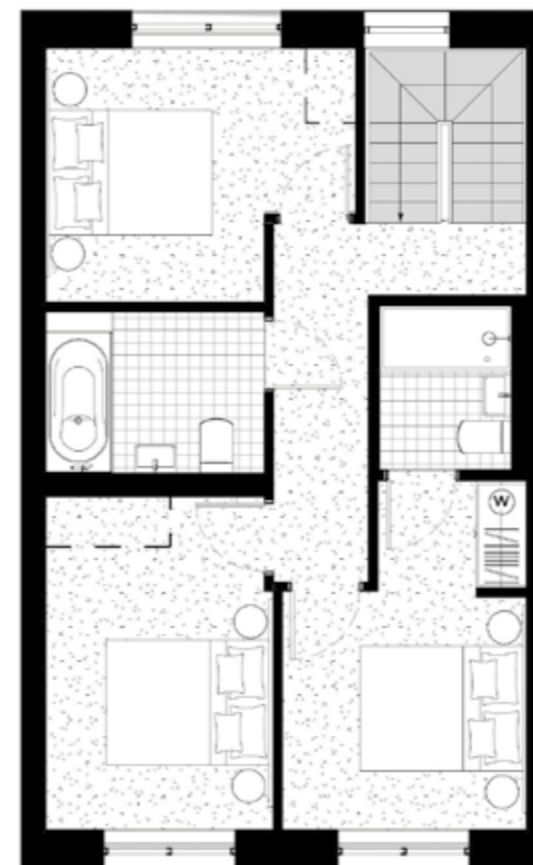
<b>Internal Area:</b> 217 SqM / 2336 SqFt	<b>Bedroom 3:</b> 2734 mm x 4014 mm
<b>Kitchen Area:</b> 3318 mm x 4805 mm	<b>Bedroom 4:</b> 3731 mm x 3060 mm
<b>Dining Area:</b> 2894 mm x 4598 mm	<b>Front Garden:</b> 11.1 SqM / 119 SqFt
<b>Living Area:</b> 9403 mm x 4763 mm	<b>Back Garden:</b> 23.8 SqM / 256 SqFt
<b>Bedroom 1:</b> 7537 mm x 5774 mm	<b>First Floor Balcony:</b> 6.3 SqM / 68 SqFt
<b>Bedroom 2:</b> 2942 mm x 4208 mm	<b>Third Floor Terrace:</b> 5.7 SqM / 61 SqFt



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

### LEGEND

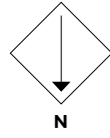
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- WM: Washer / Dryer
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# ROYAL WHARF

LONDON

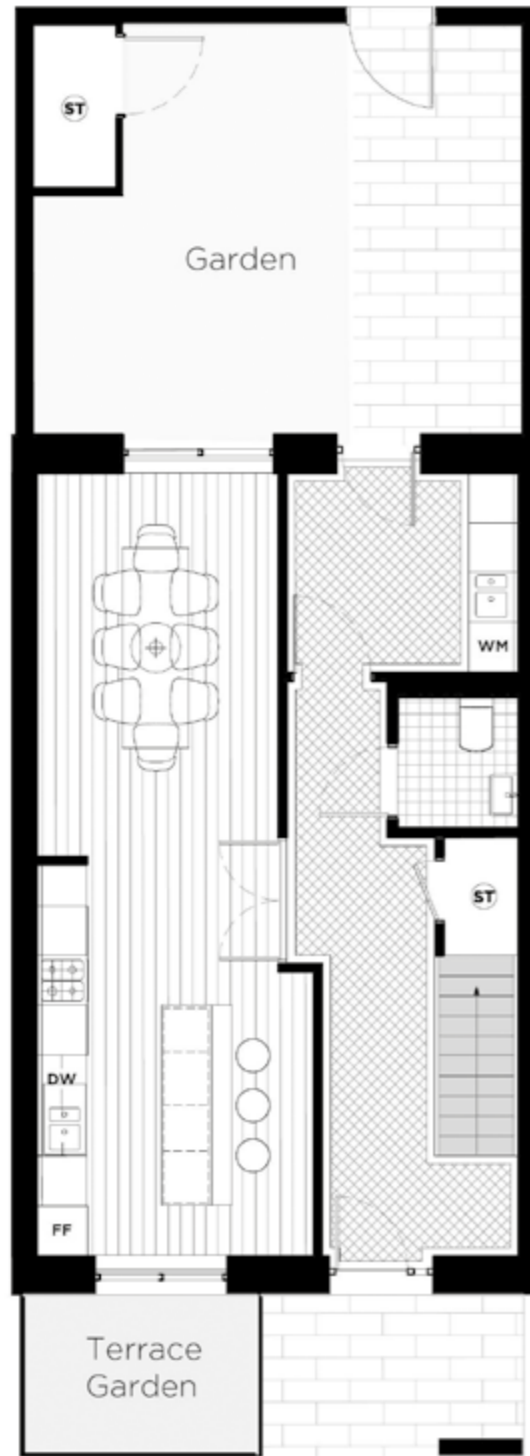
## Thameside House

TOWNHOUSES

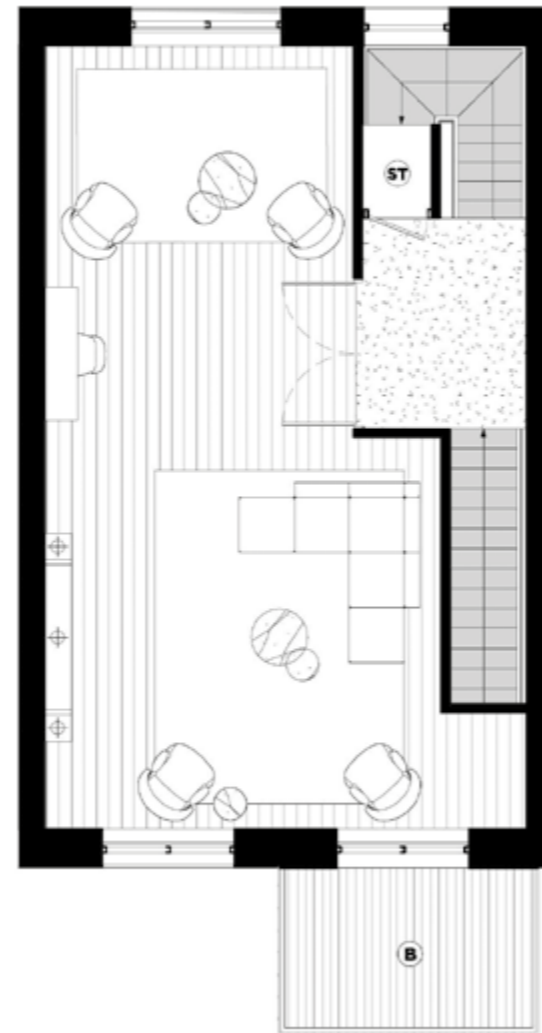
# 16.H.09-12 4 bedroom

**Internal Area:**  
217 SqM / 2336 SqFt  
**Kitchen Area:**  
3318 mm x 4805 mm  
**Dining Area:**  
2894 mm x 4598 mm  
**Living Area:**  
9403 mm x 4763 mm  
**Bedroom 1:**  
7537 mm x 5774 mm  
**Bedroom 2:**  
2942 mm x 4208 mm

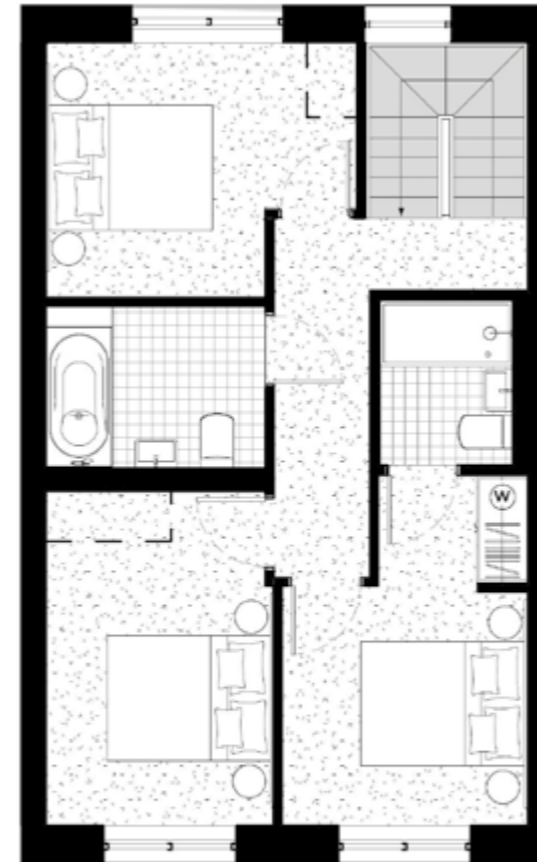
**Bedroom 3:**  
2734 mm x 4014 mm  
**Bedroom 4:**  
3731 mm x 3060 mm  
**Front Garden:**  
11.1 SqM / 119 SqFt  
**Back Garden:**  
23.8 SqM / 256 SqFt  
**First Floor Balcony:**  
6.3 SqM / 68 SqFt  
**Third Floor Terrace:**  
5.7 SqM / 61 SqFt



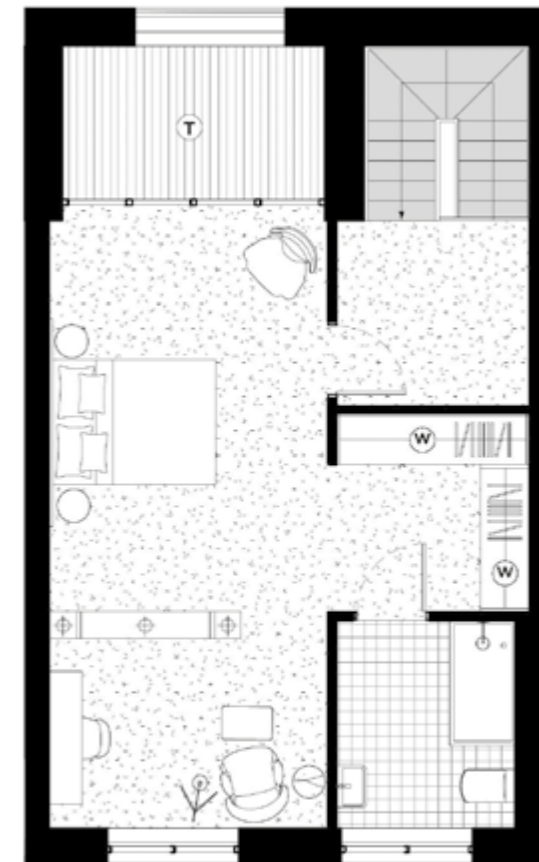
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

### LEGEND

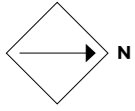
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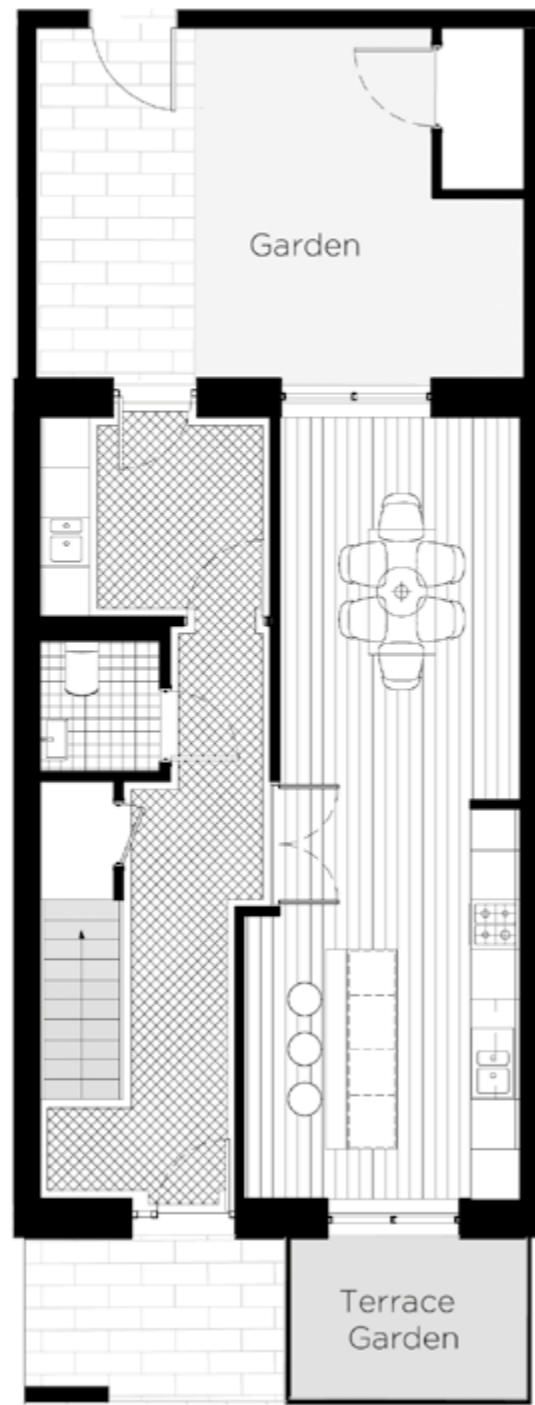
LONDON

## Thameside House

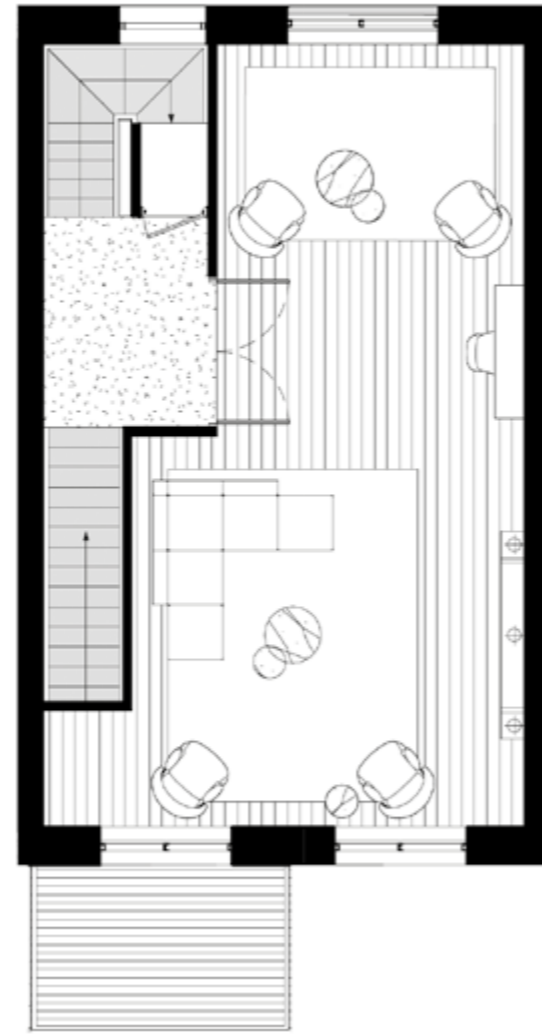
### TOWNHOUSES

# 16.H.01-05 4 bedroom

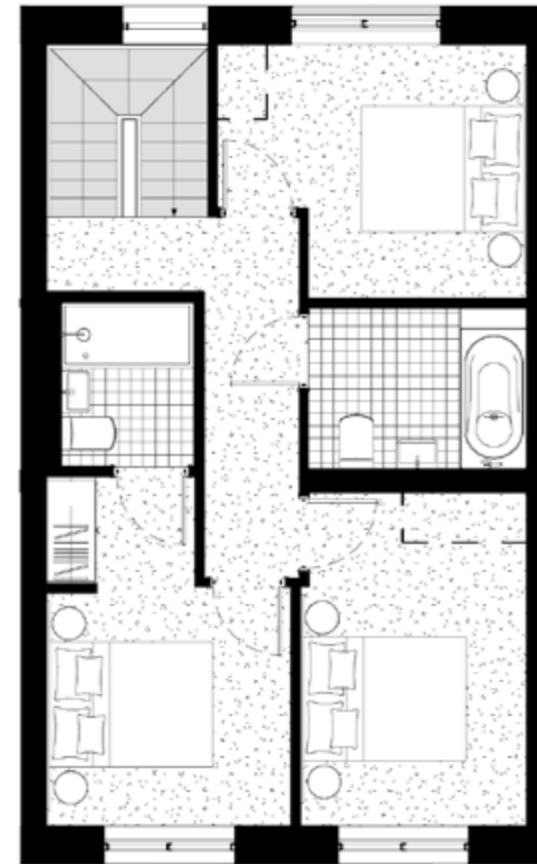
<b>Internal Area:</b> 217 SqM / 2336 SqFt	<b>Bedroom 3:</b> 2734 mm x 4014 mm
<b>Kitchen Area:</b> 3318 mm x 4805 mm	<b>Bedroom 4:</b> 3731 mm x 3060 mm
<b>Dining Area:</b> 2894 mm x 4598 mm	<b>Front Garden:</b> 11.1 SqM / 119 SqFt
<b>Living Area:</b> 9403 mm x 4763 mm	<b>Back Garden:</b> 25.3 SqM / 272 SqFt
<b>Bedroom 1:</b> 7537 mm x 5774 mm	<b>First Floor Balcony:</b> 6.3 SqM / 68 SqFt
<b>Bedroom 2:</b> 2942 mm x 4208 mm	<b>Third Floor Terrace:</b> 5.7 SqM / 61 SqFt



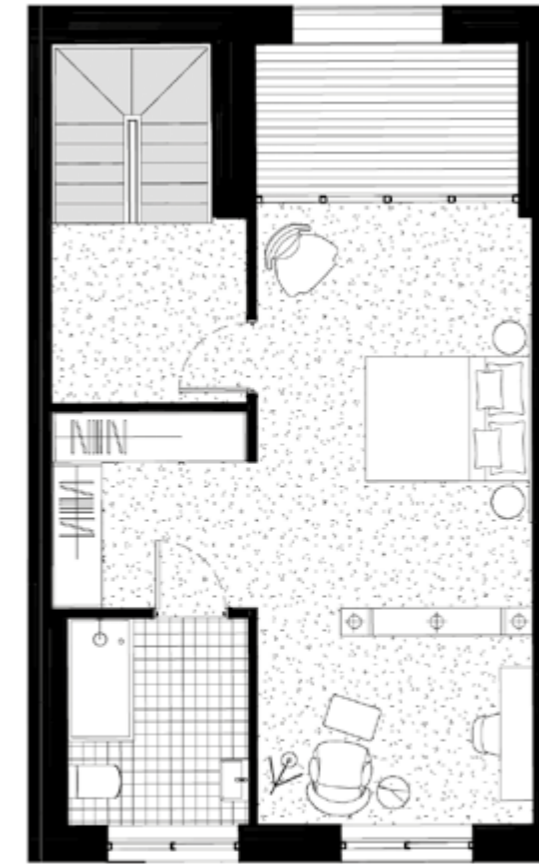
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

### LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
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# Specification



## Main structure

Reinforced concrete frame on reinforced concrete piled foundations.

## Building envelope

External wall with quality brick finish and pre-cast cladding.

## Floors

Reinforced concrete slab with appropriate floor finishes (see flooring).

## Roof

High performance membrane with bio roofs (subject to plot).

## Windows

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable finish.

## Stairs

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

## Walls

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

## Balconies

Where applicable painted steel projecting balconies with painted steel vertical rails and handrails or Glass protection panels (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

## Ceilings

Suspended flat plasterboard ceilings throughout.

## Flooring

Engineered oak floor boarding to hall, living area and kitchen. Matt grey ceramic floor tiles to bathrooms, ensuites and shower rooms. Fitted carpets to bedrooms.

## Flooring: Townhouse

As above and diamond patteration feature ceramic tile to floor entrance lobby (where shown on floor plans).

## Decoration

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

## Kitchens:

### Suites, 1, 2 & 3 Bedroom Apartments

Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted stainless steel taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine/ tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

### Kitchens: Townhouse

Bespoke island unit with composite stone worktop (where shown on plans).

## Wardrobes

Integrated wardrobes fitted in all bedrooms (where shown on plans) with custom designed painted feature doors.

## Bathrooms

Fitted with white enamel bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever mixer tap. Bespoke wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail. Ceramic tiles to bathroom with feature tiles to shower / bath area. Matt finish floor tiles.

## Shower Rooms

Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

## Note

Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to Townhouses may vary due to different form of construction technique employed such as modern timber frame.

# Fixtures and Fittings



## Kitchen

### Oven

Product: Single electric fan-forced oven.  
Location: All apartment kitchens.

### Hob

Product: Electric hob with stainless steel and black finish.  
Location: All apartment kitchens.

### Integrated Dishwasher

Product: Fully integrated dishwasher.  
Location: All apartment kitchens.

### Integrated Fridge Freezer

Product: Fully integrated fridge freezer.  
Location: All apartment kitchens.

### Deck Mounted Kitchen Sink Mixer

Product: Contemporary style deck mounted sink mixer tap.  
Finish: Chrome finish.  
Location: Deck mounted to all apartment kitchen work tops.

### Kitchen Extractor

Product: Concealed extractor fan.  
Finish: Stainless steel.  
Location: All apartment kitchens.

### Kitchen Sink

Product: Stainless steel undermounted sink.  
Finish: Stainless steel.  
Location: All apartment kitchens.

### Washing Machine

Product: Washer Dryer.  
Location: All apartment utility cupboards.

## Bathroom

### Deck Mounted Basin Mixer

Product: Contemporary style deck mounted taps.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### Bath Mixer

Product: Contemporary style bath mixes.  
Finish: Polished chrome.  
Location: 1, 2 and 3 bedroom apartment bathrooms.

### Wall Mounted Shower Set

Product: Contemporary style shower set.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### Heated Towel Rail

Product: Contemporary style heated ladder towel rail.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### WC

Product: Close coupled floor mounted WC.  
Finish: Glazed sanitary glaze porcelain.  
Location: All apartment bathrooms.

### Washbasin

Product: Wall hung white ceramic washbasin.  
Finish: Glazed white.  
Location: All apartment bathrooms.

### Integrated Bath

Product name: Built in bath.  
Finish: White.  
Location: 1, 2 and 3 bedroom bathroom apartments.

### Shower Tray

Product name: High Quality solid cast or acrylic shower tray.  
Location: All ensuite and suite shower rooms.

### Wall Mounted Cabinet

Product: Bespoke mirrored wall mounted cabinet. Finish: Mirrored.  
Location: All apartment bathrooms.

## Heating and Hot Water Apartments and Townhouses

Metered system provides heating and hot water from the development's central plant. Centralised wet heating system throughout.

## Electrics

Energy efficient lighting in kitchen, hall, bathroom, shower room and ensuite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV / FM and telephone points for broadband internet access in living room and master bedroom; communal satellite dish with connection points in living room and master bedroom. (Purchasers are responsible for their own connections and related charges for cost of services). Smoke / heat detectors fitted as standard.

## Management and Security

Management and security services located in the central estate management office. Video entry phone system connected to main entrance door. External CCTV system provided.

## Parking

Limited car parking at extra cost and subject to availability.

## Elevators

Elevators serve all floors.

## External

Ground-level areas laid out and finished with a combination of architect-designed hard and soft landscaping with feature lighting.

