



QUARTET
CLAPTON COMMON

A COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS
AND 2 AND 3 BEDROOM DUPLEXES



COUNTRYSIDE
Places People Love



MODERN HOMES AT THE HEART OF THE COMMUNITY

WELCOME TO QUARTET; A STUNNING NEW COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS AND 2 AND 3 BEDROOM DUPLEXES. SET IN THE VERY CENTRE OF STAMFORD HILL, QUARTET IS AT THE HEART OF THIS VIBRANT, WELL ESTABLISHED COMMUNITY.

Situated on the edge of Clapton Common, with scenic views over the green and tree lined park, every home in this development has been created with character and quality, offering stylish interiors and contemporary fixtures and fittings. Our considered approach to design includes stylish communal spaces, enhanced landscaping, fob-controlled access, external lighting and many other well-planned features.

Quartet gives you much more than just a place to live. It's somewhere you will love, where you can happily feel at home and be a part of the things that matter most to you. With great local shops, schools, entertainment and a wide range of other amenities right on your doorstep, plus excellent transport links to central London and beyond, it's your community just waiting to welcome you.

This is a computer generated image. Materials, design and landscaping may differ from those illustrated.

PLACES PEOPLE LOVE



LIVING LIFE AT THE HEART OF THE COMMUNITY



YOUR BRIGHT NEW HOME IN QUARTET MEANS EASY LIVING FOR SO MANY REASONS. THE TREE LINED PATHS AND OPEN SPACES OF CLAPTON COMMON ARE RIGHT ON YOUR DOORSTEP. WHAT'S MORE, YOU ARE JUST A SHORT WALK FROM THE MANY OTHER SHOPPING, SPORTING, ENTERTAINMENT AND CULTURAL FACILITIES THAT THRIVE IN THIS WELL-ESTABLISHED AREA OF LONDON.

Nearby, Stamford Hill Broadway offers everything from major supermarkets, banking, a post office to boutiques, butchers, bakers and other specialist food shops.

Leisure pursuits are well catered for too with many facilities within a 10-minute walk. The 14.7 hectares of green space in Springfield Park is approximately half a mile away and provides an ideal setting for walks, cycling, running or just enjoying the scenery. Kids will also find plenty of activities to enjoy. The adjacent Lee Valley and the River Lee boasts an array of fantastic sports facilities including athletics, horse riding, hockey, tennis, ice skating, fishing and more. If boating is your sport, nearby is Lee Valley Marina, a quiet riverside retreat that's ideally placed for cruising the local canal and river systems and which provides all the marina services you would expect.

Getting around is easy. Stamford Hill overground rail station, half a mile away, has regular trains to central London and there is a frequent local bus service too. When it comes to socialising there are numerous restaurants and pubs in the area offering a diverse range of gastronomic tastes including Brazilian, Kosher, Caribbean and European.



CHOOSE FROM BOUTIQUES, BAKERS, BARS, SPECIALIST FOOD SHOPS AND MORE



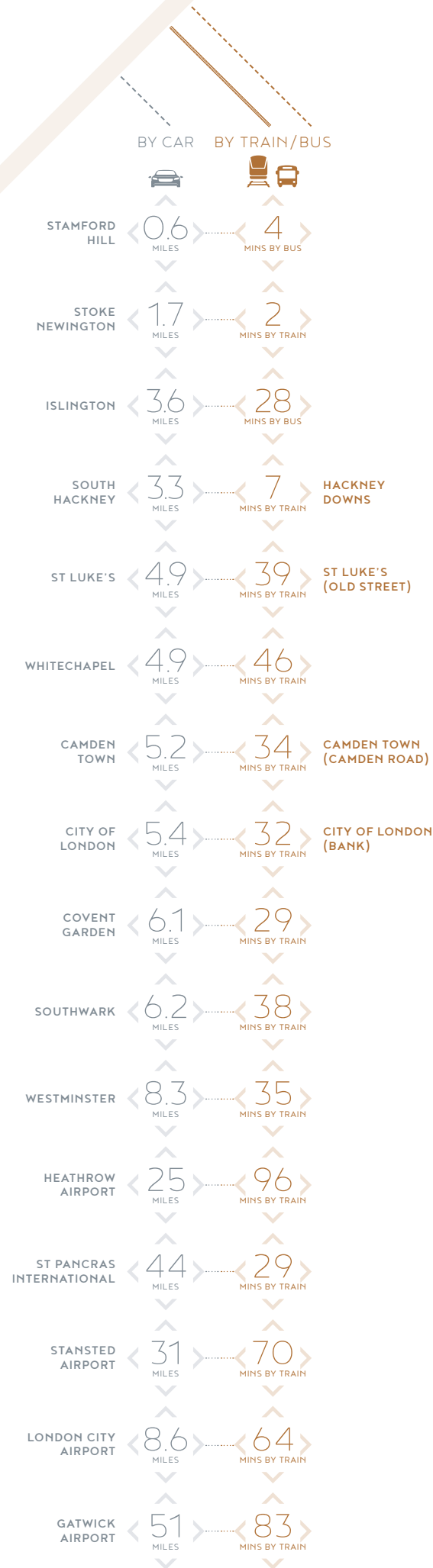
TAKE TO THE WATER AT RIVER LEE BOATS OR ENJOY A STROLL AT SPRINGFIELD PARK



Families can benefit from the wide range of schools in the area - both religious and secular - many within a 10-minute walk. Health needs are also well catered for. Quartet will have its own drop-in medical centre, the Leadale Medical Practice is less than half a mile away and the renowned North Middlesex University Hospital just over three miles.

FULL OF LIFE, CULTURALLY DIVERSE AND RICH IN HERITAGE, THE WELCOMING NEIGHBOURHOOD OF STAMFORD HILL OFFERS RESIDENTS THE CHANCE TO ENJOY EVERYTHING THAT THIS UNIQUE AREA OF LONDON HAS TO OFFER.

EXCELLENT TRAVEL CONNECTIONS TO MAKE LIFE EASIER



BY CAR

Stamford Hill sits equidistant - about 3 miles - from the A12, for access East to the M11, and from the A1, for access West to M1. There are good road links to main road networks and travel to all major London airports is easy.



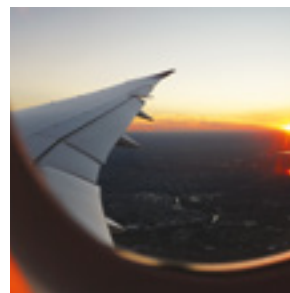
BY BUS

The area is well served by a number of bus services operating from numerous stops to allow easy travel locally and into central London.



BY RAIL

Stamford Hill train station is just half a mile from Quartet, offering frequent services into London Liverpool Street, a journey taking about 17 minutes. Also Enfield Town is just 18 minutes, and Cheshunt, 20 minutes. The station is within Zone 3.



BY AIR

Flights to UK, mainland Europe and other global destinations are available from the main London airports, which are located between 10 and 50 miles away.

All distances are approximate and calculated by Google Maps. Train times are from Stamford Hill train station.

ENSURING YOUR CHILDREN'S BRIGHT FUTURE

CHOOSE FROM SCHOOLS WITH AN 'OUTSTANDING' OFSTED RATING

THE STAMFORD HILL AREA IS EXTREMELY WELL SERVED WITH NUMEROUS SCHOOLS AND COLLEGES CATERING FOR ALL AGES, ABILITIES AND CULTURES.

The nearest to Quartet is Springfield Community Primary School with an 'Outstanding' Ofsted rating. Within a mile of the development there are eight other primary schools including Tyssen Community Primary School and Simon Marks Jewish Primary School.



There is also a great choice for secondary and further education. Nine secondary schools fall within 2 miles of Quartet providing a variety of A-level and vocational learning. Lubavitch Senior Girls' School, a Jewish faith comprehensive, is just half a mile away, as is Our Lady's Catholic High School. Five secondary schools in the area are rated 'Outstanding'.

Colleges and universities are well represented; from Kings College, London to BSix Sixth Form College, a good local stepping stone to a university place.





QUALITY AT THE HEART OF EVERY HOME

EACH NEW HOME AT QUARTET HAS BEEN DESIGNED TO CREATE A PLACE WHERE PEOPLE LOVE TO BE. CREATIVE SPACES ARE FILLED WITH LIGHT AND CONSIDERATELY STYLED TO ACCOMMODATE CULTURAL REQUIREMENTS, ALONGSIDE EVERY ASPECT OF FAMILY LIFE.

Whatever type of home you choose, each has been created with character and attention to detail, featuring sleek interiors and contemporary fixtures to deliver the perfect combination of quality and the practicality you expect for a modern lifestyle.

Fittings, surfaces and integrated appliances are of the highest standard and the well specified kitchens and bathrooms complete this unique living environment.



Images are indicative only and may differ from specification.

SPECIFICATION & SECURITY

KITCHEN

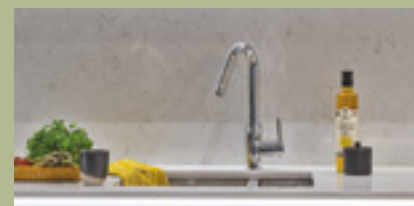
The centre for modern family life. Our homes all have quality fixtures and fittings with high specification integrated units and labour saving devices.

- Contemporary-styled kitchen with laminate worktops
- Laminate splashback behind the hob
- Under-cupboard LED lighting below wall units
- Stainless steel one-and-a-half bowl sink with stainless steel tap
- AEG single oven with frameless 4-zone ceramic hob
- AEG combination microwave oven in stainless steel
- Integrated extractor fan (where applicable)
- Integrated fridge/freezer and dishwasher
- Freestanding Zanussi washer/dryer in the utility cupboard

MAIN BATHROOM

From taps and tiles to basins and baths, everything says comfort and practicality with a welcome touch of luxury.

- White Roca sanitaryware with chrome mixer taps
- Renaissance Baths double-ended bath
- Semi-recessed hand basin
- Drfitwood vanity top and bath panel
- WC with chrome flush controller
- Heated chrome towel rail
- Shaver socket
- Shower screen over bath with shower mounted at high level (selected plots only)
- Tiling up to full height of sanitaryware walls
- Amtico Spacia flooring



Images are indicative only and may differ from specification.

EN-SUITE

- White Roca sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Shaver socket
- Fixed wall-mounted shower and enclosure with door (where applicable)
- WC with chrome flush controller
- Heated chrome towel rail
- Saloni wall tiling provided (where applicable). Full height to sanitaryware walls and shower enclosure



GENERAL FINISHES

It's the finishing touches, the thoughtful details, that can - and do - make all the difference. We've thought of everything, including plenty of hanging and storage space plus practical floor coverings.

- Master bedrooms feature a fitted double wardrobe with one mirrored door
- Internal doors painted white
- Skirtings, architraves and staircase painted in a white satin
- Walls and ceiling painted in brilliant white
- Carpet to all bedrooms
- Carpet to stairs and landings in duplexes
- Amtico Spacia flooring in kitchen, hallway, bathroom, en-suite and dining/living room

LIGHTING AND ELECTRICAL

- Energy-efficient downlighters to kitchen, hallway, WCs, bathrooms and en-suites
- Pendant lighting in living/dining room, landing and bedrooms
- White switches and sockets in living room, hallway and bedrooms
- Brushed steel double sockets with USB ports in kitchen/dining room
- Smoke alarm detectors positioned where required

HEATING

- CHP central heating and hot water
- Underfloor heating system

HOME ENTERTAINMENT AND COMMUNICATIONS

- Wired for Sky Q television (subject to future connection by purchaser; aerial not supplied)
- Hyperoptic broadband (with first three months free)

EXTERNAL

- Hether Grey conservation paving balconies. (Please note does not include garden)

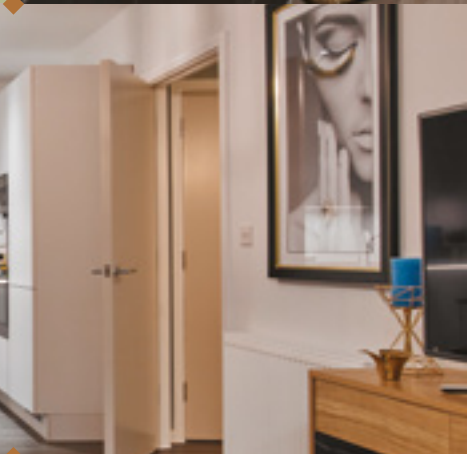
SECURITY FEATURES INCLUDE

City living is typically safe, but we've allowed for some simple but effective precautions. Our security features include:

- Natural surveillance from active frontages and windows overlooking shared areas
- Sufficient external lighting in all landscaped areas
- Secure space to all ground floor dwellings
- All ground floor doors and windows PAS 24 certified
- Fastened post boxes
- Main entrance doors, stairways and lifts accessed using a fob
- Audio/video entry system



QUARTET FEATURES THE EXCEPTIONAL STANDARDS IN CRAFTSMANSHIP, FITTINGS AND MATERIALS THAT ONLY A NEWLY-BUILT COUNTRYSIDE HOME CAN PROVIDE.



QUARTET
CLAPTON COMMON

PLOTS
18, 28-34, 36-42,
44-50, 52-81

PEREGRINE COURT

18, 28-34, 36-42,
44-50, 52-81

AFFORDABLE HOUSING:
16, 17, 19-27, 35, 43, 51

BARBEL COURT

84, 85, 89-112

AFFORDABLE HOUSING:
82, 83, 86-88

DAUBENTON COURT

113-114

AFFORDABLE HOUSING:
115-132

SCHOOL / SYNAGOGUE

PLOTS
84, 85, 89-112

PLOTS
113-114

STAMFORD HILL
BUS GARAGE

ROOKWOOD ROAD

CASTLEWOOD ROAD





CLAPTON COMMON

RESIDENTIAL
AREA

AFFORDABLE
HOUSING

RESIDENTIAL
AREA

A107

-  INTERNAL GROUND LEVEL CYCLE STORAGE
-  ENCLOSED CYCLE LOCKERS TO ROOF
-  VISITOR CYCLE PARKING
-  ENCLOSED CYCLE LOCKERS AT GROUND LEVEL

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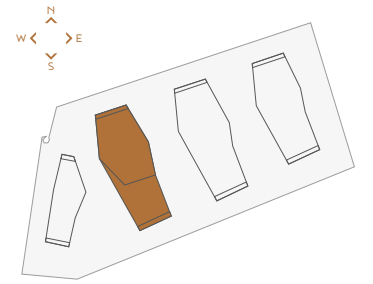


PEREGRINE COURT, GROUND FLOOR

18 LOWER LEVEL - 2 BED DUPLEX

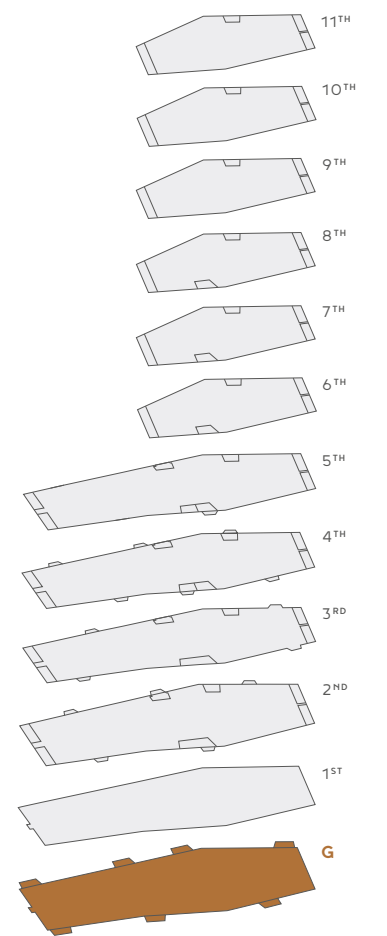
LIVING/KITCHEN/DINING AREA
6.50M X 5.50M 21'4" X 18'1"

TERRACE
2.75M X 1.81M 9'0" X 5'11"



^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

- W - Wardrobe
- Cup'd - Cupboard
- U Cup'd - Utility Cupboard

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. Total Internal Floor Space measurement excludes outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. Quartet operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask Sales Consultants for detailed information regarding specific properties.

* Affordable Housing

PEREGRINE COURT, FIRST FLOOR

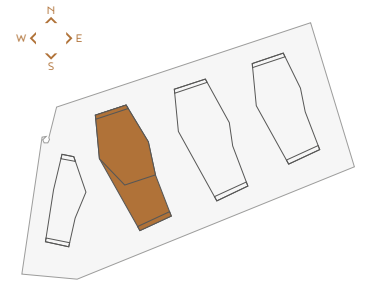


18 UPPER LEVEL - 2 BED DUPLEX

MASTER BEDROOM
4.20M X 3.30M 13'9" X 10'10"

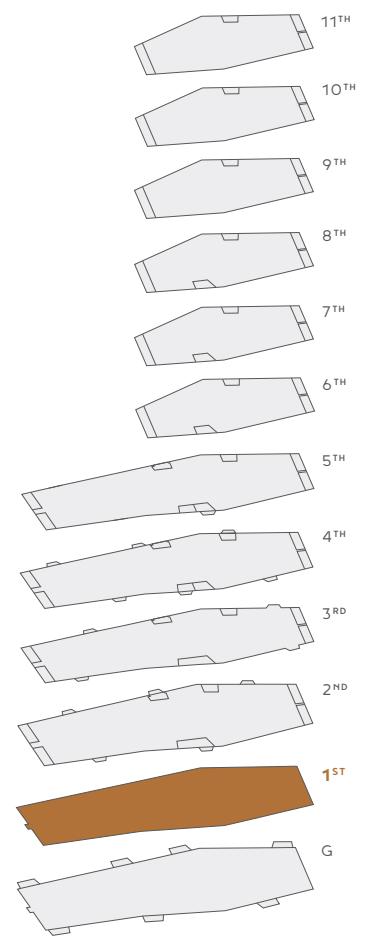
BEDROOM 2
3.90M X 2.90M 12'10" X 9'6"

TOTAL INTERNAL AREA
90 SQM 969 SQFT



^ SITE LOCATOR

∨ FLOOR INDICATOR

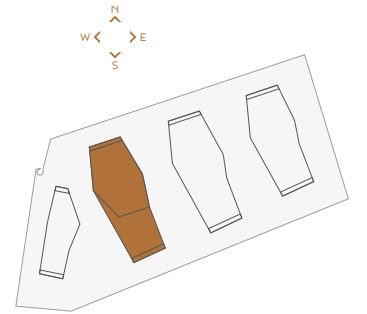


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PEREGRINE COURT, SECOND FLOOR



28 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
8.00M X 4.50M 26'3" X 14'9"

MASTER BEDROOM
3.80M X 3.70M 12'6" X 12'2"

TOTAL INTERNAL AREA
52 SQM 560 SQF

BALCONY
2.50M X 2.20M 8'2" X 7'3"

29 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.80M X 5.90M 15'9" X 19'4"

MASTER BEDROOM
3.90M X 3.10M 12'10" X 10'2"

BEDROOM 2
3.80M X 3.00M 12'6" X 9'10"

TOTAL INTERNAL AREA
73 SQM 786 SQFT

BALCONY 1
5.60M X 1.50M 18'5" X 4'11"

BALCONY 2
2.15M X 1.11M 7'1" X 3'7"

30 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.24M X 4.80M 20'6" X 15'9"

MASTER BEDROOM
3.08M X 3.39M 10'1" X 11'2"

BEDROOM 2
3.16M X 3.85M 10'4" X 12'8"

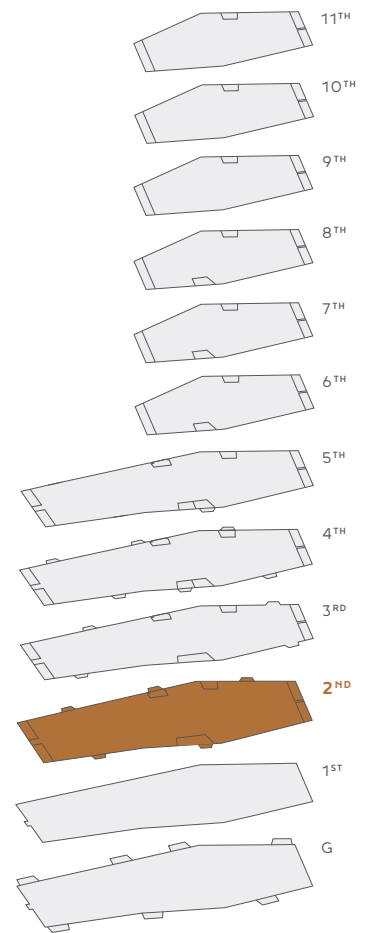
TOTAL INTERNAL AREA
73 SQM 786 SQFT

BALCONY 1
1.56M X 5.75M 5'1" X 18'10"

BALCONY 2
2.15M X 1.11M 7'1" X 3'7"

^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

W - Wardrobe

Cup'd - Cupboard

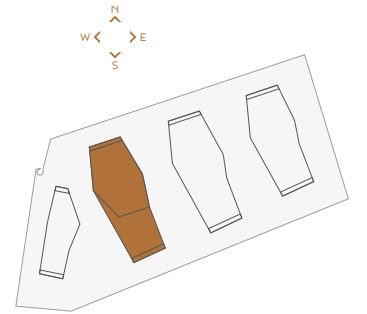
U Cup'd - Utility Cupboard



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PEREGRINE COURT, THIRD FLOOR



31 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.57M X 5.51M 18'3" X 18'1"

MASTER BEDROOM
3.37M X 3.43M 11'1" X 11'3"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY 1
1.15M X 5.95M 3'9" X 19'6"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

32 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.46M X 5.71M 14'8" X 18'9"

MASTER BEDROOM
2.58M X 3.19M 8'6" X 10'6"

TOTAL INTERNAL AREA
50 SQM 538 SQFT

BALCONY 1
1.20M X 6.02M 3'11" X 19'9"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

33 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.49M X 5.59M 18'0" X 18'4"

MASTER BEDROOM
4.52M X 4.07M 14'10" X 13'4"

TOTAL INTERNAL AREA
55 SQM 592 SQFT

BALCONY
2.75M X 2.20M 9'0" X 7'3"

34 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.19M X 4.81M 23'7" X 15'9"

MASTER BEDROOM
7.19M X 4.81M 23'7" X 15'9"

TOTAL INTERNAL AREA
50 SQM 538 SQFT

BALCONY
2.62M X 2.79M 8'7" X 9'2"

36 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.19M X 4.81M 23'7" X 15'9"

MASTER BEDROOM
3.44M X 3.67M 11'3" X 12'1"

TOTAL INTERNAL AREA
52 SQM 560 SQFT

BALCONY
2.50M X 2.27M 8'2" X 7'5"

37 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.80M X 5.90M 15'9" X 19'4"

MASTER BEDROOM
3.15M X 4.04M 10'4" X 13'3"

BEDROOM 2
3.06M X 3.58M 10'1" X 11'9"

TOTAL INTERNAL AREA
74 SQM 797 SQFT

BALCONY 1
1.56M X 5.75M 5'1" X 18'10"

BALCONY 2
2.15M X 1.12M 7'1" X 3'8"

38 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.24M X 4.80M 15'9" X 19'4"

MASTER BEDROOM
3.06M X 3.62M 10'4" X 13'3"

BEDROOM 2
3.16M X 3.62M 10'1" X 11'9"

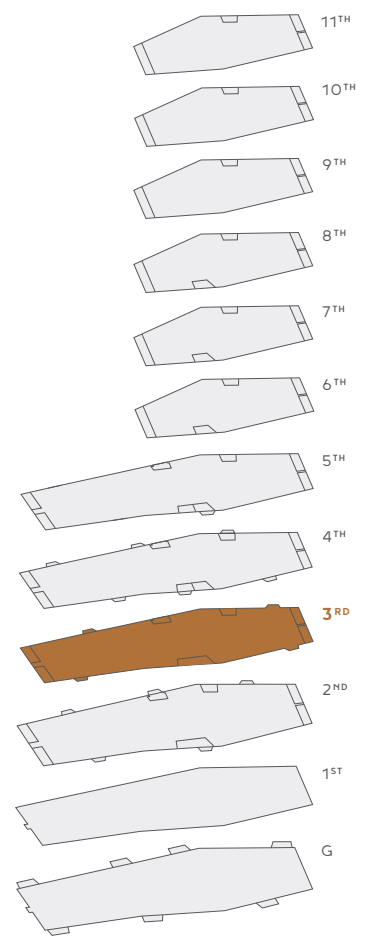
TOTAL INTERNAL AREA
72 SQM 775 SQFT

BALCONY 1
1.56M X 5.72 5'1" X 18'9"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

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PEREGRINE COURT, FOURTH FLOOR



39 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.57M X 5.51M 18'3" X 18'1"

MASTER BEDROOM
3.37M X 3.43M 11'1" X 11'3"

TOTAL INTERNAL AREA
50 SQM 538 SQFT

BALCONY
1.15M X 5.95M 3'9" X 19'6"

40 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.46M X 5.76M 14'8" X 18'11"

MASTER BEDROOM
3.22M X 3.66M 10'7" X 12'0"

TOTAL INTERNAL AREA
50 SQM 538 SQFT

BALCONY 1
1.10M X 5.72M 3'7" X 18'9"

BALCONY 2
2.15M X 1.11M 7'1" X 3'7"

41 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.47M X 4.19M 14'8" X 13'9"

MASTER BEDROOM
5.49M X 5.59M 18'0" X 18'4"

TOTAL INTERNAL AREA
56 SQM 603 SQFT

BALCONY 1
2.57M X 2.00M 8'4" X 6'6"

BALCONY 2
2.15M X 1.11M 7'1" X 3'7"

42 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.12M X 4.77M 23'4" X 15'8"

MASTER BEDROOM
3.30M X 4.51M 10'10" X 14'10"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
2.26M X 2.33M 7'5" X 7'7"

44 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.24M X 4.80M 20'6" X 15'9"

MASTER BEDROOM
3.44M X 3.67M 11'3" X 12'0"

TOTAL INTERNAL AREA
52 SQM 560 SQFT

BALCONY 1
2.50M X 2.27M 8'2" X 7'5"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

45 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.80M X 5.90M 15'9" X 19'4"

MASTER BEDROOM
3.17M X 4.14M 10'5" X 13'7"

BEDROOM 2
3.07M X 3.68M 10'1" X 12'1"

TOTAL INTERNAL AREA
74 SQM 797 SQFT

BALCONY 1
1.56M X 5.75M 5'1" X 18'10"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

46 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.24M X 4.80M 20'6" X 15'9"

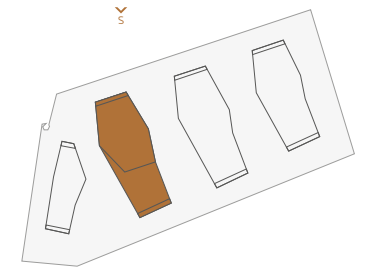
MASTER BEDROOM
3.07M X 3.40M 10'1" X 11'2"

BEDROOM 2
3.17M X 3.62M 10'5" X 11'11"

TOTAL INTERNAL AREA
73 SQM 786 SQFT

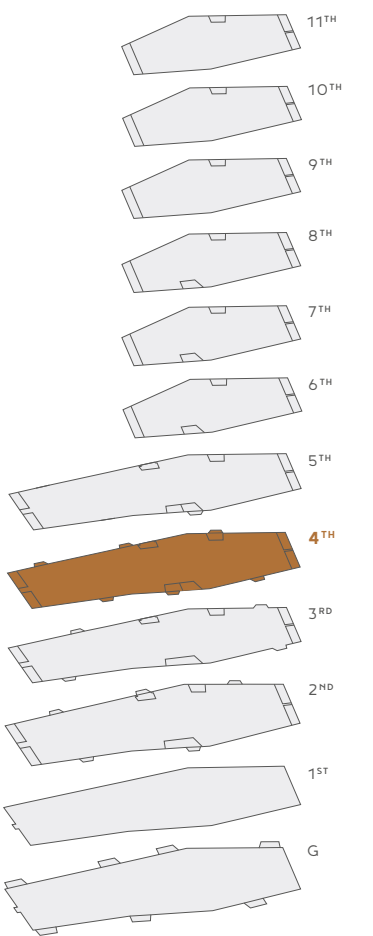
BALCONY 1
1.56M X 5.72M 5'1" X 18'9"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"



^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:
W - Wardrobe
Cup'd - Cupboard
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PEREGRINE COURT, FIFTH FLOOR



47 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.45M X 5.71M 14'7" X 18'9"

MASTER BEDROOM
3.37M X 3.43M 11'1" X 11'3"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.20M X 5.95M 3'11" X 19'6"

48 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.76M X 4.34M 18'11" X 14'3"

MASTER BEDROOM
3.17M X 3.34M 10'5" X 11'0"

TOTAL INTERNAL AREA
50 SQM 538 SQFT

BALCONY
1.10M X 6.05M 3'7" X 18'10"

49 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.47M X 4.19M 14'8" X 13'9"

MASTER BEDROOM
4.52M X 3.58M 14'10" X 11'9"

TOTAL INTERNAL AREA
56 SQM 603 SQFT

BALCONY
2.76M X 2.02M 9'1" X 6'7"

50 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.12M X 4.77M 23'4" X 15'8"

MASTER BEDROOM
3.30M X 4.51M 10'10" X 14'10"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY 1
2.26M X 2.33M 7'5" X 7'7"

BALCONY 2
1.10M X 2.15M 3'7" X 7'1"

52 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.24M X 4.80M 20'6" X 15'9"

MASTER BEDROOM
3.44M X 3.67M 11'3" X 12'1"

TOTAL INTERNAL AREA
52 SQM 560 SQFT

BALCONY
2.50M X 2.27M 8'2" X 7'5"

53 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.80M X 5.90M 15'9" X 19'4"

MASTER BEDROOM
3.16M X 3.92M 10'4" X 12'10"

BEDROOM 2
3.06M X 3.47M 10'1" X 11'5"

TOTAL INTERNAL AREA
73 SQM 786 SQFT

BALCONY
1.56M X 5.73M 5'1" X 18'10"

54 2 BED APARTMENT

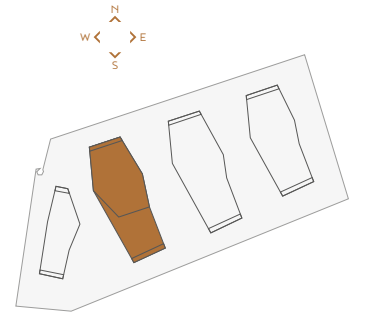
LIVING/DINING/KITCHEN AREA
6.24M X 4.80M 20'6" X 15'9"

MASTER BEDROOM
3.07M X 3.40M 10'1" X 11'2"

BEDROOM 2
3.16M X 4.08M 10'4" X 13'5"

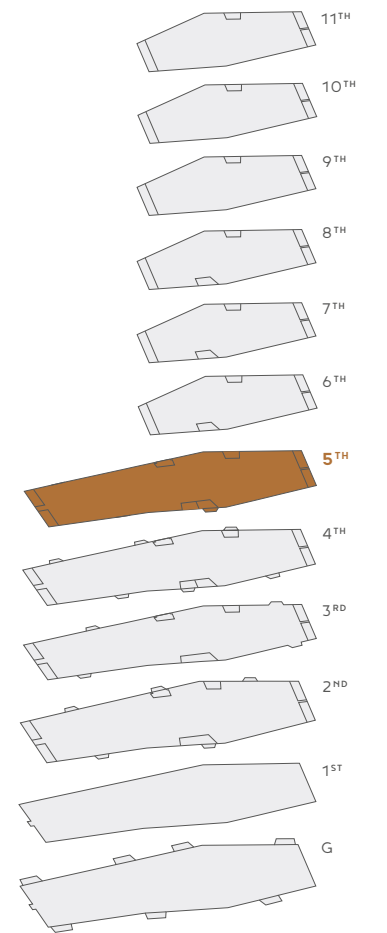
TOTAL INTERNAL AREA
72 SQM 775 SQFT

BALCONY
1.56M X 5.7M 5'1" X 18'8"



^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

W - Wardrobe

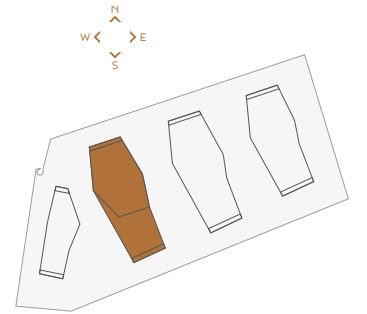
Cup'd - Cupboard

U Cup'd - Utility Cupboard

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* Affordable Housing

PEREGRINE COURT, SIXTH FLOOR



55 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.45M X 5.71M 14'7" X 18'9"

MASTER BEDROOM
2.72M X 4.02M 8'11" X 13'2"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.20M X 5.95M 3'11" X 19'6"

56 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.76M X 4.34M 18'11" X 14'3"

MASTER BEDROOM
3.17M X 3.34M 10'5" X 11'0"

TOTAL INTERNAL AREA
50 SQM 538 SQFT

BALCONY
1.10M X 6.05M 3'7" X 18'10"

57 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.56M X 5.51M 18'3" X 18'1"

MASTER BEDROOM
3.96M X 3.92M 13'0" X 12'10"

TOTAL INTERNAL AREA
50 SQM 538 SQFT

BALCONY
2.16M X 2.61M 7'1" X 8'7"

58 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.17M X 4.80M 23'6" X 15'9"

MASTER BEDROOM
2.78M X 4.51M 9'1" X 14'10"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
2.60M X 2.02M 8'6" X 6'8"

59 2 BED APARTMENT

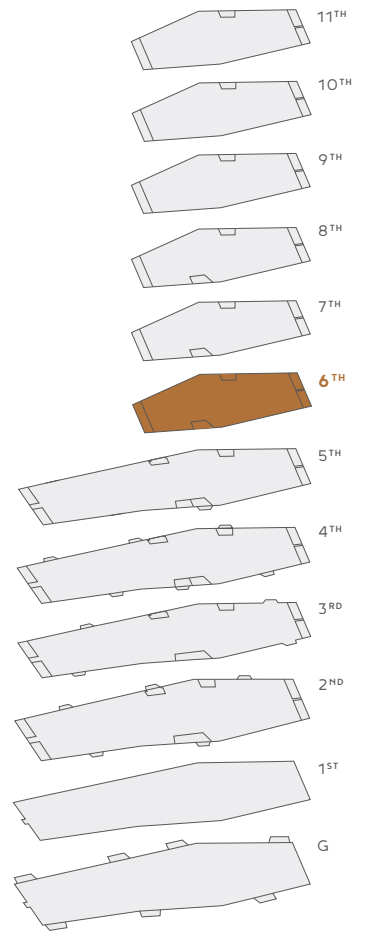
LIVING/DINING/KITCHEN AREA
5.84M X 4.78M 19'2" X 15'8"

MASTER BEDROOM
4.68M X 2.66M 15'4" X 8'9"

BEDROOM 2
4.96M X 2.85M 16'3" X 9'4"

TOTAL INTERNAL AREA
77 SQM 829 SQFT

BALCONY
10.13M X 0.92M 33'3" X 3'0"



KEY:
W - Wardrobe
Cup'd - Cupboard
U Cup'd - Utility Cupboard

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* Affordable Housing

PEREGRINE COURT, SEVENTH FLOOR



60 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.45M X 5.71M 14'7" X 18'9"

MASTER BEDROOM
3.37M X 3.79M 11'1" X 12'5"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.15M X 5.95M 3'9" X 19'6"

61 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.46M X 5.71M 14'8" X 18'9"

MASTER BEDROOM
3.22M X 3.19M 10'7" X 10'6"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.20M X 6.10M 3'11" X 20'0"

62 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.56M X 5.51M 18'3" X 18'1"

MASTER BEDROOM
4.66M X 4.15M 15'4" X 13'7"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
2.62M X 2.20M 8'10" X 7'3"

63 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.17M X 4.80M 23'6" X 15'9"

MASTER BEDROOM
2.78M X 4.51M 9'1" X 14'10"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
3.28M X 2.28M 10'9" X 7'6"

64 2 BED APARTMENT

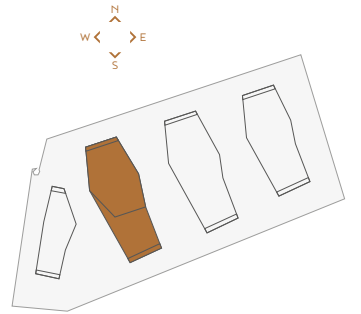
LIVING/DINING/KITCHEN AREA
4.78M X 5.84M 15'8" X 19'2"

MASTER BEDROOM
4.97M X 2.86M 16'4" X 9'5"

BEDROOM 2
4.96M X 2.85M 16'3" X 9'4"

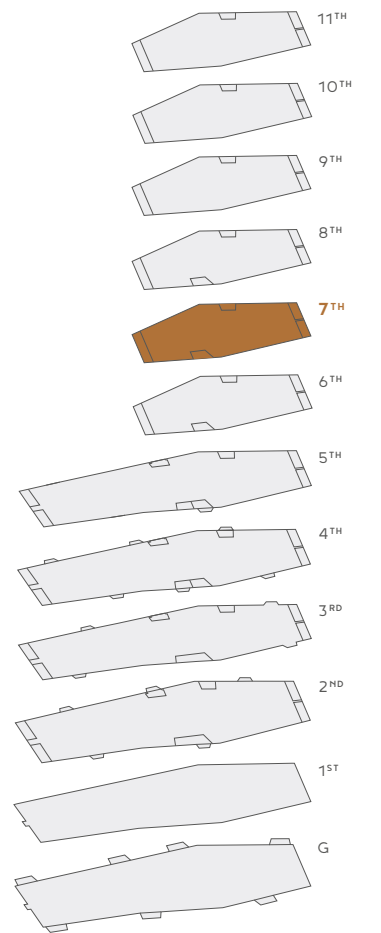
TOTAL INTERNAL AREA
76 SQM 818 SQFT

BALCONY
10.13M X 0.92M 33'3" X 3'0"



^ SITE LOCATOR

∨ FLOOR INDICATOR

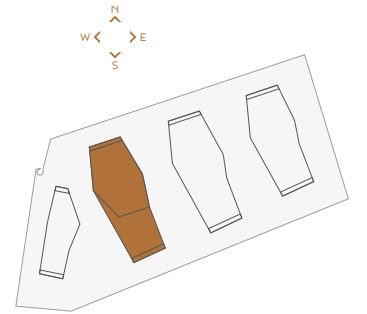


KEY:
W - Wardrobe
Cup'd - Cupboard
U Cup'd - Utility Cupboard

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* Affordable Housing

PEREGRINE COURT, EIGHTH FLOOR



65 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.45M X 5.71M 14'7" X 18'9"

MASTER BEDROOM
3.37M X 3.79M 11'1" X 12'5"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.20M X 5.95M 3'11" X 19'6"

66 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.46M X 5.71M 14'8" X 18'9"

MASTER BEDROOM
3.23M X 3.19M 10'7" X 10'6"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.20M X 6.05M 3'11" X 19'10"

67 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.56M X 5.51M 18'3" X 18'1"

MASTER BEDROOM
4.67M X 3.80M 15'4" X 12'6"

TOTAL INTERNAL AREA
52 SQM 560 SQFT

BALCONY
2.74M X 2.20M 9'0" X 7'3"

68 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.17M X 4.80M 23'6" X 15'9"

MASTER BEDROOM
2.78M X 4.51M 9'1" X 14'10"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
3.28M X 2.28M 10'9" X 7'6"

69 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.84M X 4.78M 19'2" X 15'8"

MASTER BEDROOM
4.97M X 2.86M 16'4" X 9'5"

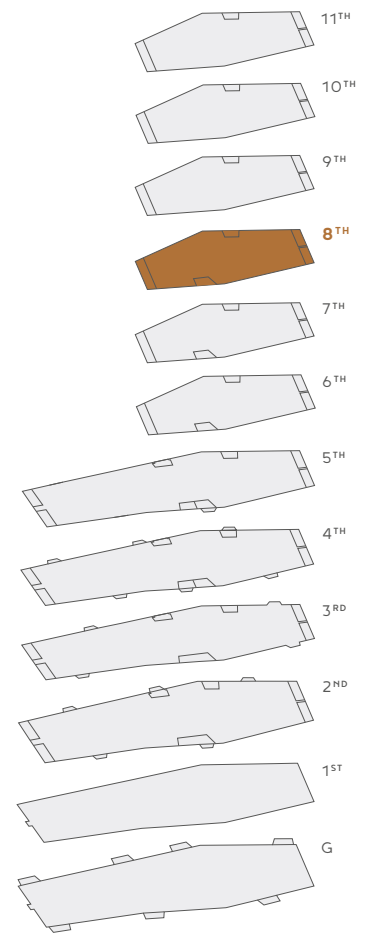
BEDROOM 2
4.96M X 2.85M 16'3" X 9'4"

TOTAL INTERNAL AREA
77 SQM 829 SQFT

BALCONY
10.13M X 0.92M 33'3" X 3'0"

^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

W - Wardrobe

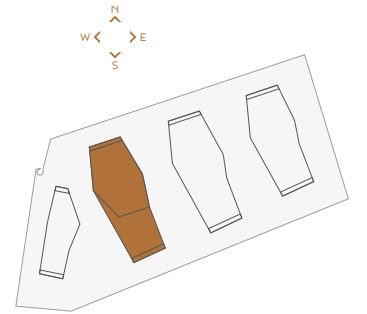
Cup'd - Cupboard

U Cup'd - Utility Cupboard

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* Affordable Housing

PEREGRINE COURT, NINTH FLOOR



70 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.45M X 5.71M 14'7" X 18'9"

MASTER BEDROOM
3.37M X 3.79M 11'1" X 12'5"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.20M X 5.95M 3'11" X 19'6"

71 3 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.46M X 6.78M 24'6" X 22'3"

MASTER BEDROOM
3.88M X 2.74M 12'9" X 9'0"

BEDROOM 2
3.82M X 2.75M 12'6" X 9'0"

BEDROOM 3
3.73M X 1.88M 12'3" X 6'2"

TOTAL INTERNAL AREA
112 SQM 1206 SQFT

BALCONY
1.20M X 6.12M 3'11" X 20'1"

72 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.56M X 5.51M 18'3" X 18'1"

MASTER BEDROOM
4.67M X 3.80M 15'4" X 12'6"

TOTAL INTERNAL AREA
52 SQM 560 SQFT

BALCONY
2.74M X 2.20M 9'0" X 7'3"

73 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.78M X 5.84M 15'8" X 19'2"

MASTER BEDROOM
4.97M X 2.85M 16'4" X 9'4"

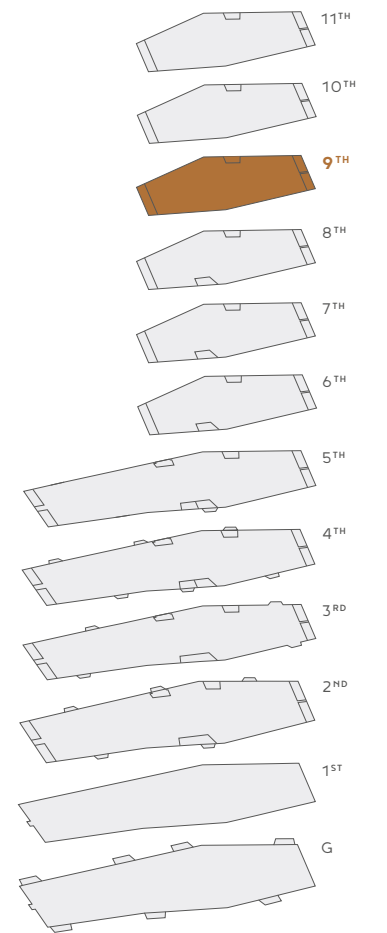
BEDROOM 2
4.96M X 2.85M 16'3" X 9'4"

TOTAL INTERNAL AREA
77 SQM 829 SQFT

BALCONY
10.13M X 0.92M 33'3" X 3'0"

^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

W - Wardrobe

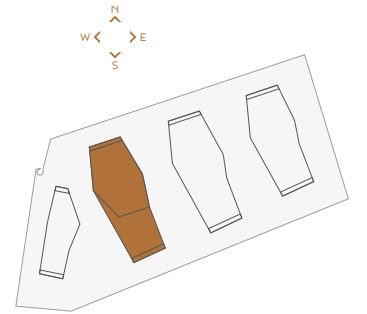
Cup'd - Cupboard

U Cup'd - Utility Cupboard

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* Affordable Housing

PEREGRINE COURT, TENTH FLOOR



74 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.45M X 5.71M 14'7" X 18'9"

MASTER BEDROOM
3.37M X 3.79M 11'1" X 12'5"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.20M X 5.95M 3'11" X 19'6"

75 3 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.46M X 6.78M 24'6" X 22'3"

MASTER BEDROOM
3.88M X 2.74M 12'9" X 9'0"

BEDROOM 2
3.82M X 2.75M 12'6" X 9'0"

BEDROOM 3
3.73M X 1.88M 12'3" X 6'2"

TOTAL INTERNAL AREA
112 SQM 1206 SQFT

BALCONY
1.20M X 6.13M 3'11" X 20'1"

76 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.56M X 5.51M 18'3" X 18'1"

MASTER BEDROOM
3.94M X 4.16M 12'11" X 13'8"

TOTAL INTERNAL AREA
52 SQM 560 SQFT

BALCONY
2.76M X 2.20M 9'1" X 7'3"

77 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.79M X 5.84M 15'8" X 19'2"

MASTER BEDROOM
4.96M X 2.80M 16'3" X 9'2"

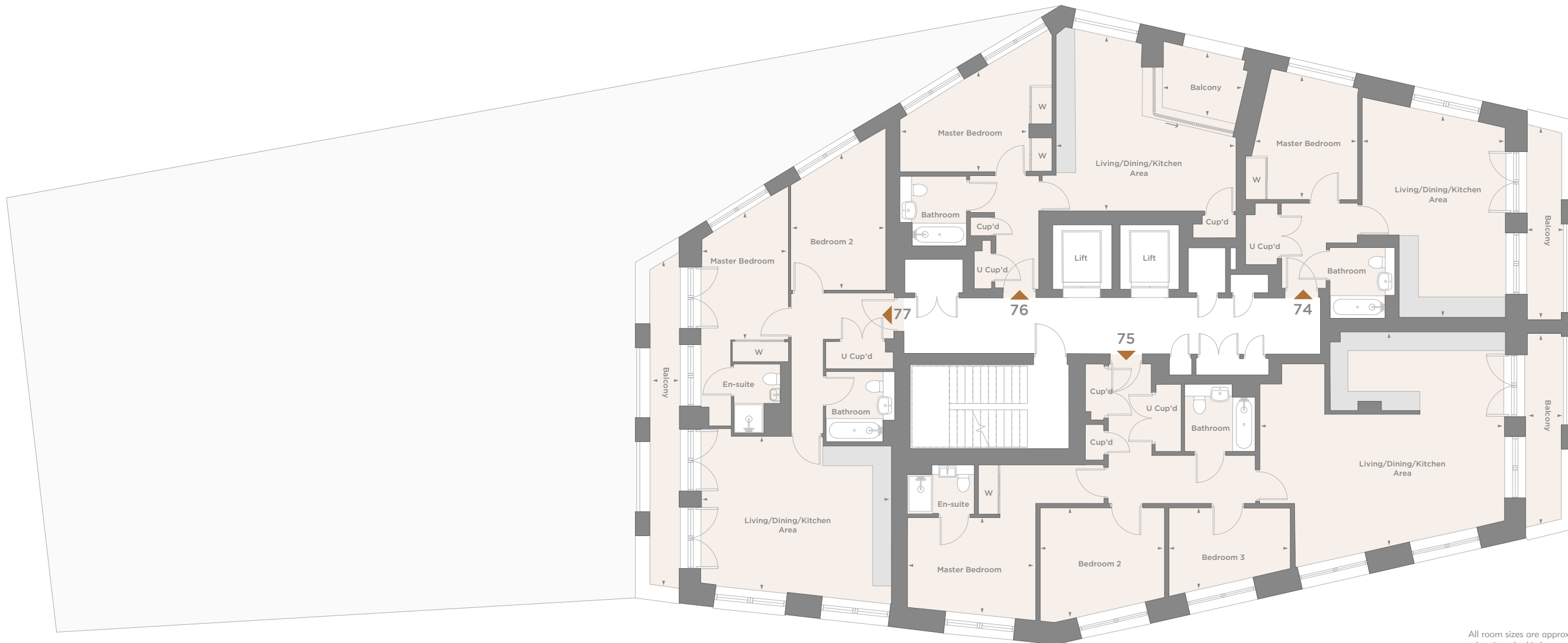
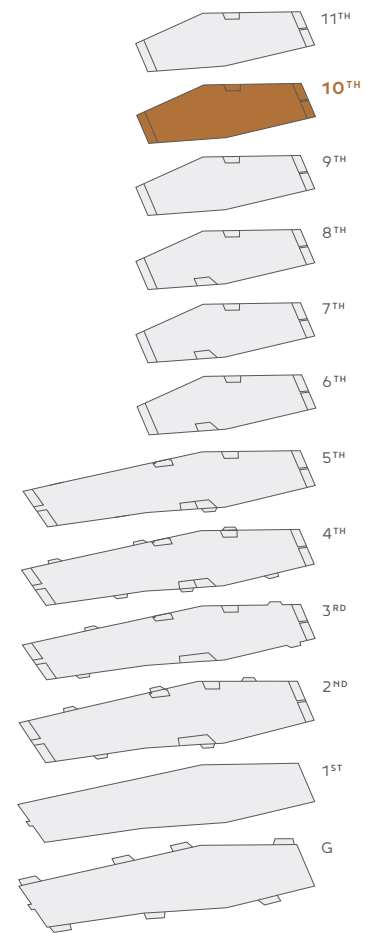
BEDROOM 2
4.96M X 2.85M 16'3" X 9'4"

TOTAL INTERNAL AREA
77 SQM 829 SQFT

BALCONY
10.13M X 0.92M 33'3" X 3'0"

^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

W - Wardrobe

Cup'd - Cupboard

U Cup'd - Utility Cupboard

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* Affordable Housing

PEREGRINE COURT, ELEVENTH FLOOR

78 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.45M X 5.71M 14'7" X 18'9"

MASTER BEDROOM
3.37M X 3.79M 11'1" X 12'5"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
1.20M X 5.95M 3'11" X 19'6"

79 3 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.46M X 6.78M 24'6" X 22'3"

MASTER BEDROOM
3.88M X 2.74M 12'9" X 9'0"

BEDROOM 2
3.82M X 2.75M 12'6" X 9'0"

BEDROOM 3
3.73M X 1.88M 12'3" X 6'2"

TOTAL INTERNAL AREA
112 SQM 1206 SQFT

BALCONY
1.20M X 6.12M 3'11" X 20'1"

80 1 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.56M X 5.51M 18'3" X 18'1"

MASTER BEDROOM
3.94M X 4.36M 12'11" X 14'4"

TOTAL INTERNAL AREA
51 SQM 549 SQFT

BALCONY
2.76M X 2.02M 9'1" X 6'7"

81 2 BED APARTMENT

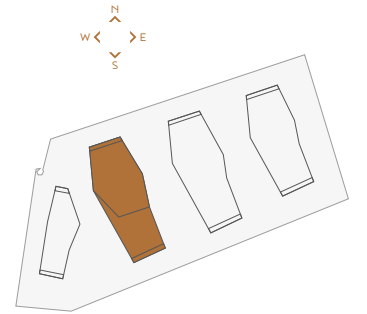
LIVING/DINING/KITCHEN AREA
4.79M X 5.84M 15'9" X 19'2"

MASTER BEDROOM
4.96M X 2.80M 16'3" X 9'2"

BEDROOM 2
4.96M X 2.85M 16'3" X 9'4"

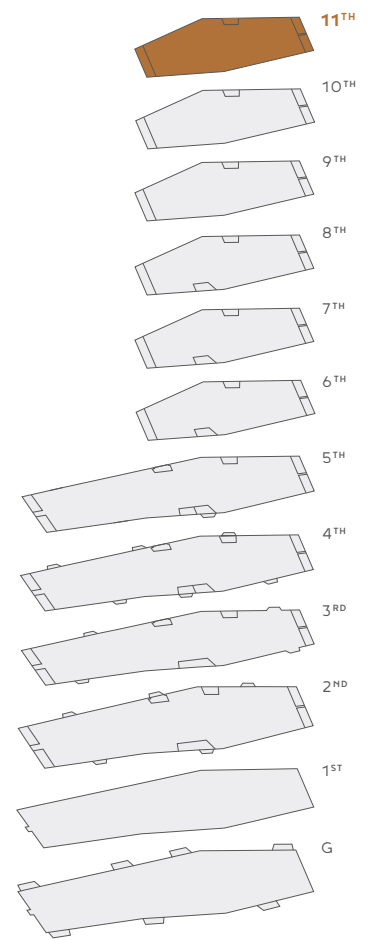
TOTAL INTERNAL AREA
77 SQM 829 SQFT

BALCONY
10.13M X 0.92M 33'3" X 3'0"



^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

W - Wardrobe

Cup'd - Cupboard

U Cup'd - Utility Cupboard

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* Affordable Housing

BARBEL COURT, GROUND FLOOR



84 LOWER LEVEL - 2 BED DUPLEX

LIVING/DINING/KITCHEN AREA
6.03M X 4.41M 19'9" X 14'6"

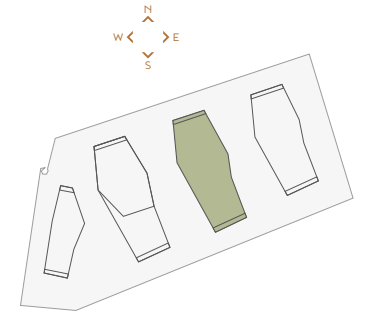
TERRACE
2.77M X 1.81M 9'0" X 5'11"

85 LOWER LEVEL - 3 BED DUPLEX

LIVING/DINING/KITCHEN AREA
5.22M X 3.55M 17'2" X 11'8"

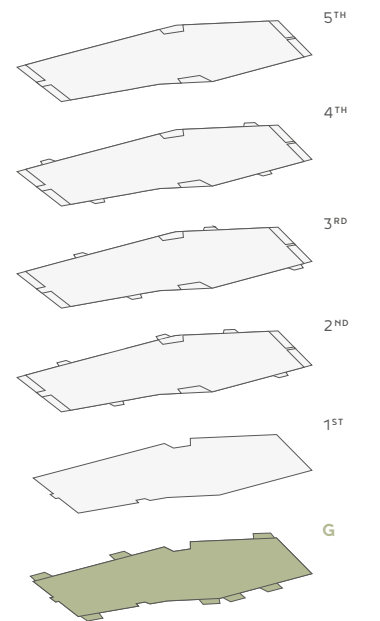
LIVING ROOM
6.31M X 2.92M 20'8" X 9'7"

TERRACE
2.75M X 1.81M 9'0" X 5'11"



^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

- W - Wardrobe
- Cup'd - Cupboard
- U Cup'd - Utility Cupboard

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* Affordable Housing

BARBEL COURT, FIRST FLOOR



84 UPPER LEVEL - 2 BED DUPLEX

MASTER BEDROOM
3.21M X 3.26M 10'6" X 10'8"

BEDROOM 2
3.20M X 3.90M 10'6" X 12'10"

TOTAL INTERNAL AREA
85 SQM 915 SQFT

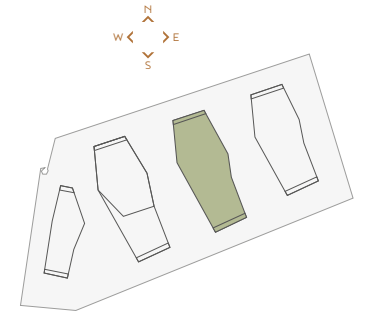
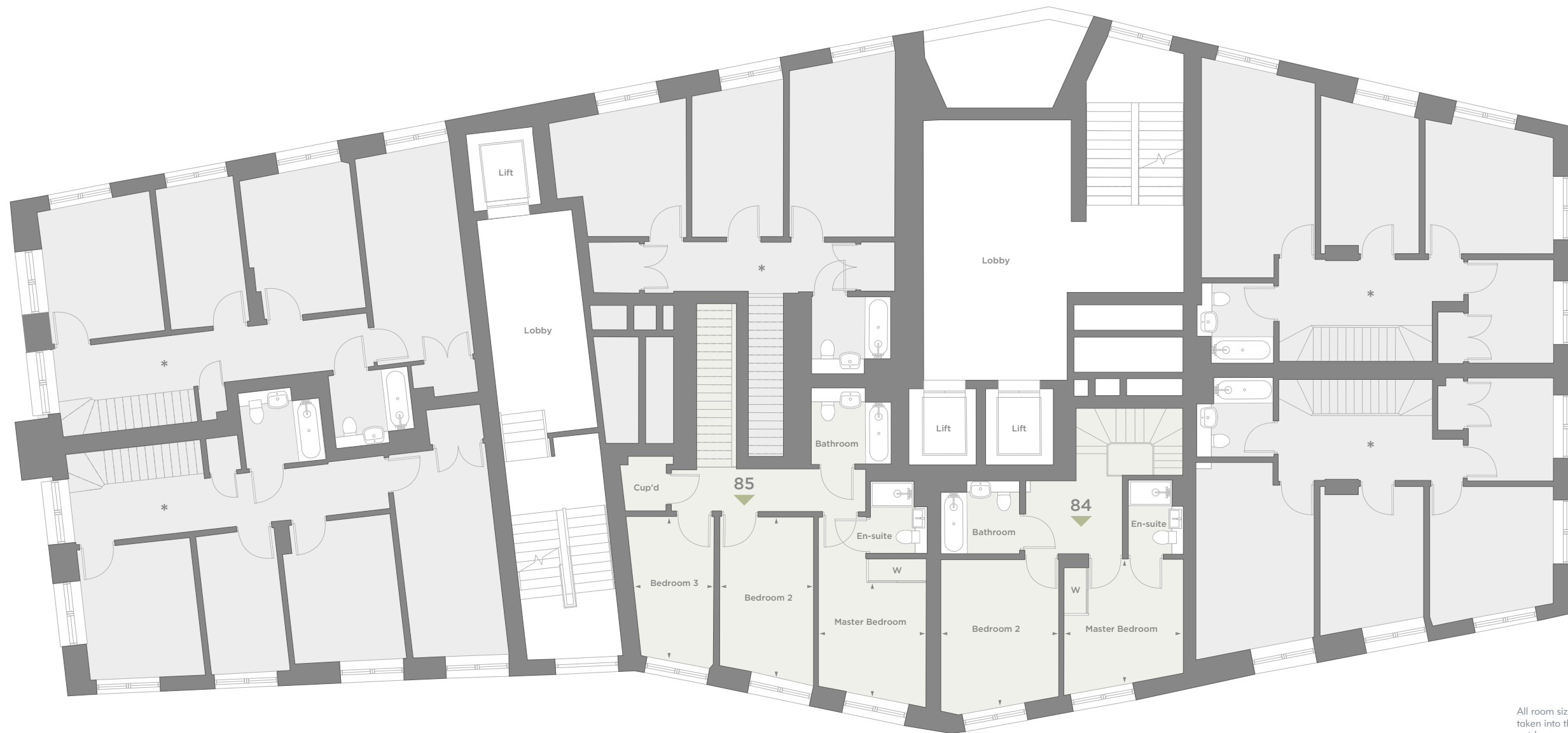
85 UPPER LEVEL - 3 BED DUPLEX

MASTER BEDROOM
3.09M X 2.91M 10'2" X 9'7"

BEDROOM 2
4.36M X 2.55M 14'4" X 8'4"

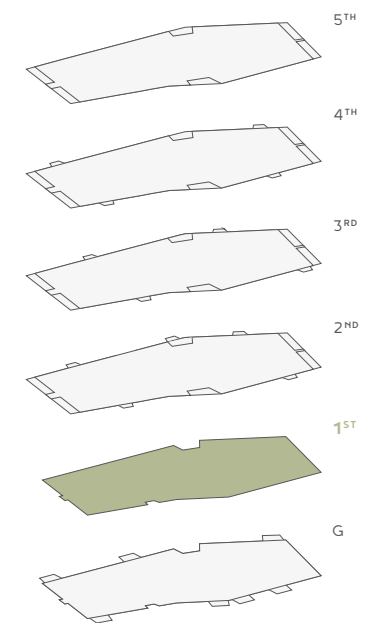
BEDROOM 3
4.00M X 2.13M 13'2" X 7'0"

TOTAL INTERNAL AREA
108 SQM 1163 SQFT



^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

W - Wardrobe

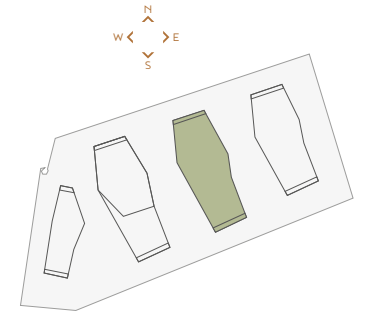
Cup'd - Cupboard

U Cup'd - Utility Cupboard

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* Affordable Housing

BARBEL COURT, SECOND FLOOR



89 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.45M X 3.88M 21'2" X 12'9"

MASTER BEDROOM
2.82M X 3.19M 9'3" X 10'6"

BEDROOM 2
4.95M X 2.25M 16'3" X 7'5"

TOTAL INTERNAL AREA
72 SQM 775 SQFT

BALCONY 1
5.85M X 1.09M 19'2" X 3'7"

BALCONY 2
2.30M X 1.32M 7'7" X 4'4"

90 3 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.17M X 6.53M 17'0" X 21'5"

MASTER BEDROOM
2.74M X 2.79M 9'0" X 9'2"

BEDROOM 2
4.23M X 2.41M 13'11" X 7'11"

BEDROOM 3
3.77M X 3.05M 12'4" X 10'0"

TOTAL INTERNAL AREA
96 SQM 1033 SQFT

BALCONY 1
5.85M X 1.09M 19'2" X 3'7"

BALCONY 2
2.30M X 1.32M 7'7" X 4'4"

91 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.19M X 5.59M 23'7" X 18'4"

MASTER BEDROOM
4.50M X 2.88M 14'9" X 9'5"

BEDROOM 2
2.95M X 3.67M 9'8" X 12'1"

TOTAL INTERNAL AREA
75 SQM 807 SQFT

BALCONY 1
4.29M X 3.21M 14'1" X 10'6"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

92 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.28M X 4.65M 20'7" X 15'3"

MASTER BEDROOM
3.58M X 3.31M 11'9" X 10'10"

BEDROOM 2
4.26M X 2.41M 14'0" X 7'11"

TOTAL INTERNAL AREA
70 SQM 753 SQFT

BALCONY
4.64M X 2.19M 15'3" X 7'2"

93 2 BED APARTMENT

KITCHEN
3.71M X 2.67M 12'2" X 8'9"

LIVING/DINING AREA
4.86M X 3.46M 15'11" X 11'4"

MASTER BEDROOM
3.04M X 3.47M 10'0" X 11'5"

BEDROOM 2
3.17M X 3.88M 10'5" X 12'9"

TOTAL INTERNAL AREA
73 SQM 786 SQFT

BALCONY 1
1.56M X 5.72M 5'1" X 18'9"

BALCONY 2
1.10M X 2.15M 3'7" X 7'1"

94 2 BED APARTMENT

KITCHEN
3.7M X 2.62M 12'2" X 8'7"

LIVING/DINING AREA
4.87M X 3.69M 16'0" X 12'1"

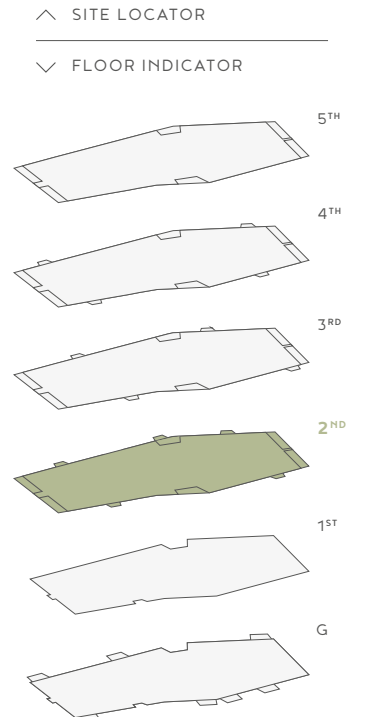
MASTER BEDROOM
3.24M X 3.52M 10'8" X 11'7"

BEDROOM 2
2.98M X 4.14M 9'9" X 13'7"

TOTAL INTERNAL AREA
74 SQM 797 SQFT

BALCONY 1
1.56M X 5.72M 5'1" X 18'9"

BALCONY 2
1.10M X 2.15M 3'7" X 7'1"



KEY:
W - Wardrobe
Cup'd - Cupboard
U Cup'd - Utility Cupboard

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* Affordable Housing

BARBEL COURT, THIRD FLOOR



95 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.96M X 3.94M 19'7" X 12'11"

MASTER BEDROOM
3.0M X 2.30M 9'10" X 7'7"

BEDROOM 2
2.36M X 3.06M 7'9" X 10'1"

TOTAL INTERNAL AREA
72 SQM 775 SQFT

BALCONY 1
5.95M X 1.19M 19'6" X 3'11"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

96 3 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.26M X 5.77M 17'3" X 18'11"

MASTER BEDROOM
2.43M X 4.31M 8'0" X 14'2"

BEDROOM 2
3.10M X 4.03M 10'2" X 13'3"

BEDROOM 3
3.77M X 3.05M 12'4" X 10'0"

TOTAL INTERNAL AREA
95 SQM 1023 SQFT

BALCONY 1
5.85M X 1.19M 19'2" X 3'11"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

97 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.19M X 5.59M 23'7" X 18'4"

MASTER BEDROOM
4.50M X 2.88M 14'9" X 9'5"

BEDROOM 2
2.95M X 3.67M 9'8" X 12'1"

TOTAL INTERNAL AREA
74 SQM 797 SQFT

BALCONY
3.46M X 1.36M 11'4" X 4'6"

98 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.28M X 4.65M 20'7" X 15'3"

MASTER BEDROOM
3.58M X 3.31M 11'9" X 10'10"

BEDROOM 2
4.26M X 2.41M 14'0" X 7'11"

TOTAL INTERNAL AREA
70 SQM 753 SQFT

BALCONY
4.64M X 2.19M 15'3" X 7'2"

99 2 BED APARTMENT

KITCHEN
3.71M X 2.67M 12'2" X 8'9"

LIVING/DINING AREA
4.86M X 3.46M 16'0" X 11'4"

MASTER BEDROOM
3.03M X 3.47M 9'11" X 11'5"

BEDROOM 2
3.16M X 3.88M 10'4" X 12'8"

TOTAL INTERNAL AREA
73 SQM 786 SQFT

BALCONY 1
1.59M X 5.75M 5'3" X 18'10"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

100 2 BED APARTMENT

KITCHEN
3.7M X 2.62M 12'2" X 8'7"

LIVING/DINING AREA
4.87M X 3.69M 16'0" X 12'1"

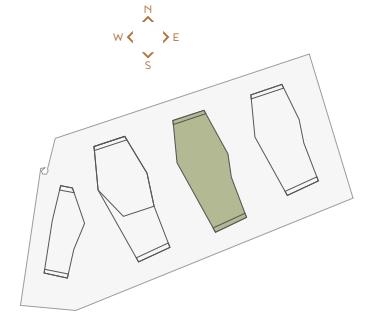
MASTER BEDROOM
3.26M X 3.74M 10'8" X 12'3"

BEDROOM 2
2.97M X 4.14M 9'9" X 13'7"

TOTAL INTERNAL AREA
74 SQM 797 SQFT

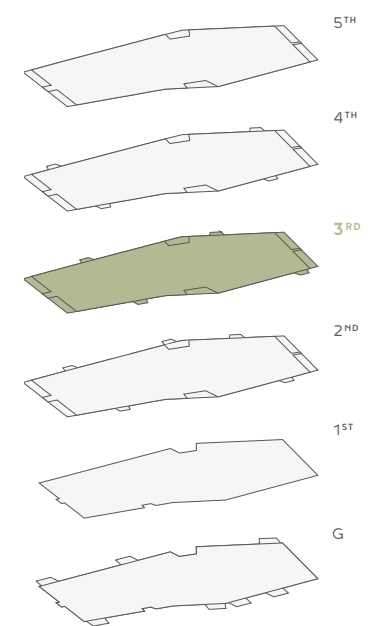
BALCONY 1
1.56M X 5.72M 5'1" X 18'9"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"



^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

W - Wardrobe

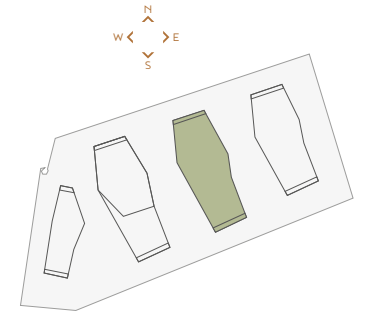
Cup'd - Cupboard

U Cup'd - Utility Cupboard

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* Affordable Housing

BARBEL COURT, FOURTH FLOOR



101 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
6.03M X 3.84M 19'9" X 12'7"

MASTER BEDROOM
3.07M X 2.25M 10'1" X 7'5"

BEDROOM 2
4.65M X 3.06M 15'3" X 10'0"

TOTAL INTERNAL AREA
72 SQM 775 SQFT

BALCONY 1
5.98M X 1.19M 19'7" X 3'11"

BALCONY 2
1.10M X 2.15M 3'7" X 7'1"

102 3 BED APARTMENT

LIVING/DINING/KITCHEN AREA
5.27M X 5.77M 17'4" X 18'11"

MASTER BEDROOM
3.03M X 3.07M 9'11" X 10'1"

BEDROOM 2
3.10M X 4.04M 10'2" X 13'3"

BEDROOM 3
2.45M X 4.30M 8'1" X 14'1"

TOTAL INTERNAL AREA
96 SQM 1033 SQFT

BALCONY 1
1.19M X 6.00M 3'11" X 19'8"

BALCONY 2
1.10M X 2.15M 3'7" X 7'1"

103 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
7.19M X 5.59M 23'7" X 5'6"

MASTER BEDROOM
4.50M X 2.88M 14'9" X 9'5"

BEDROOM 2
2.95M X 3.67M 9'8" X 12'1"

TOTAL INTERNAL AREA
75 SQM 807 SQFT

BALCONY
3.46M X 1.36M 11'4" X 4'6"

104 2 BED APARTMENT

LIVING/DINING/KITCHEN AREA
4.64M X 2.19M 15'3" X 7'2"

MASTER BEDROOM
3.58M X 3.31M 11'9" X 10'10"

BEDROOM 2
4.26M X 2.41M 14'0" X 7'11"

TOTAL INTERNAL AREA
70 SQM 753 SQFT

BALCONY
4.64M X 2.19M 15'3" X 7'2"

105 2 BED APARTMENT

KITCHEN
3.71M X 2.67M 12'2" X 8'9"

LIVING/DINING AREA
4.86M X 3.46M 16'0" X 11'4"

MASTER BEDROOM
3.03M X 3.47M 11'5" X 9'11"

BEDROOM 2
3.16M X 3.88M 10'4" X 12'9"

TOTAL INTERNAL AREA
73 SQM 786 SQFT

BALCONY 1
1.58M X 5.74M 5'1" X 18'9"

BALCONY 2
2.15M X 1.10M 7'1" X 3'7"

106 2 BED APARTMENT

KITCHEN
3.71M X 2.65M 12'2" X 8'8"

LIVING/DINING AREA
4.86M X 3.51M 15'11" X 11'6"

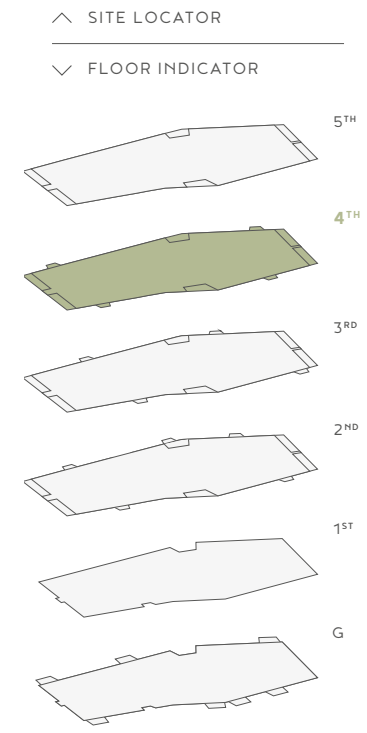
MASTER BEDROOM
2.97M X 4.14M 9'9" X 13'7"

BEDROOM 2
3.27M X 3.51M 10'9" X 11'6"

TOTAL INTERNAL AREA
74 SQM 797 SQFT

BALCONY 1
1.56M X 5.72M 5'1" X 18'9"

BALCONY 2
1.10M X 2.15M 3'7" X 7'1"

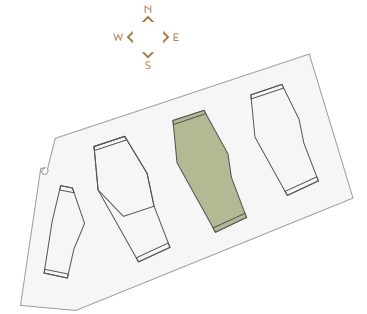


KEY:
W - Wardrobe
Cup'd - Cupboard
U Cup'd - Utility Cupboard

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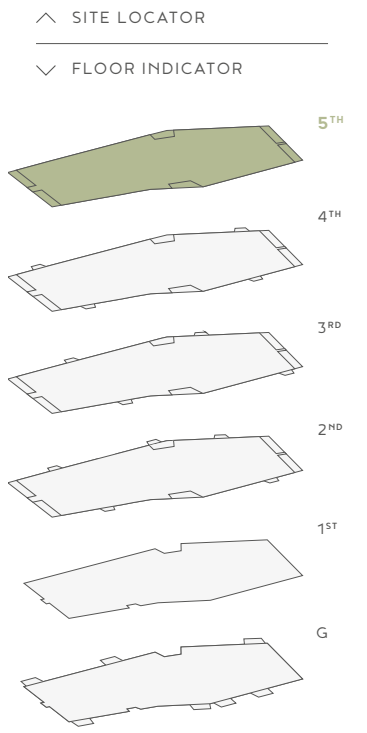
* Affordable Housing

BARBEL COURT, FIFTH FLOOR



107 2 BED APARTMENT	108 2 BED APARTMENT	109 2 BED APARTMENT	110 2 BED APARTMENT
LIVING/DINING/KITCHEN AREA 5.97M X 3.94M 19'7" X 12'11"	LIVING/DINING/KITCHEN AREA 8.08M X 5.24M 26'6" X 17'2"	LIVING/DINING/KITCHEN AREA 7.19M X 5.59M 23'7" X 5'6"	LIVING/DINING/KITCHEN AREA 5.24M X 5.43M 17'2" X 17'10"
MASTER BEDROOM 5.19M X 2.31M 17'0" X 7'7"	MASTER BEDROOM 2.97M X 5.71M 9'9" X 18'9"	MASTER BEDROOM 2.89M X 4.48M 9'6" X 14'8"	MASTER BEDROOM 2.64M X 4.26M 8'8" X 14'0"
BEDROOM 2 2.36M X 3.06M 7'9" X 10'0"	BEDROOM 2 2.65M X 4.00M 8'8" X 13'2"	BEDROOM 2 2.84M X 3.50M 9'4" X 11'6"	BEDROOM 2 2.42M X 4.26M 7'11" X 14'0"
TOTAL INTERNAL AREA 71 SQM 764 SQFT	TOTAL INTERNAL AREA 94 SQM 1012 SQFT	TOTAL INTERNAL AREA 75 SQM 807 SQFT	TOTAL INTERNAL AREA 70 SQM 753 SQFT
BALCONY 6.24M X 1.19M 20'6" X 3'11"	BALCONY 1.18M X 5.99M 3'11" X 19'8"	BALCONY 3.46M X 1.97M 11'4" X 6'6"	BALCONY 4.64M X 2.19M 15'3" X 7'2"

111 2 BED APARTMENT	112 2 BED APARTMENT
KITCHEN 2.50M X 2.67M 8'2" X 8'9"	KITCHEN 3.71M X 2.63M 12'2" X 8'8"
LIVING/DINING AREA 4.88M X 3.47M 16'0" X 11'5"	LIVING/DINING AREA 4.85M X 4.85M 15'11" X 15'11"
MASTER BEDROOM 3.04M X 3.48M 10'0" X 11'5"	MASTER BEDROOM 2.56M X 3.52M 8'5" X 11'7"
BEDROOM 2 3.18M X 4.10M 10'5" X 13'5"	BEDROOM 2 2.97M X 3.97M 9'9" X 13'0"
TOTAL INTERNAL AREA 71 SQM 764 SQFT	TOTAL INTERNAL AREA 72 SQM 775 SQFT
BALCONY 1.56M X 5.75M 5'1" X 18'1"	BALCONY 1.56M X 5.72M 5'1" X 18'9"



KEY:
 W - Wardrobe
 Cup'd - Cupboard
 U Cup'd - Utility Cupboard

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* Affordable Housing

DAUBENTON COURT, GROUND FLOOR

113 LOWER LEVEL - 2 BED DUPLEX

KITCHEN/DINING AREA
3.47M X 4.57M 11'5" X 15'0"

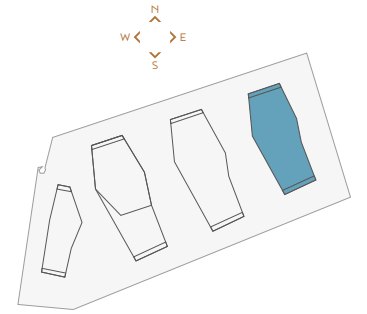
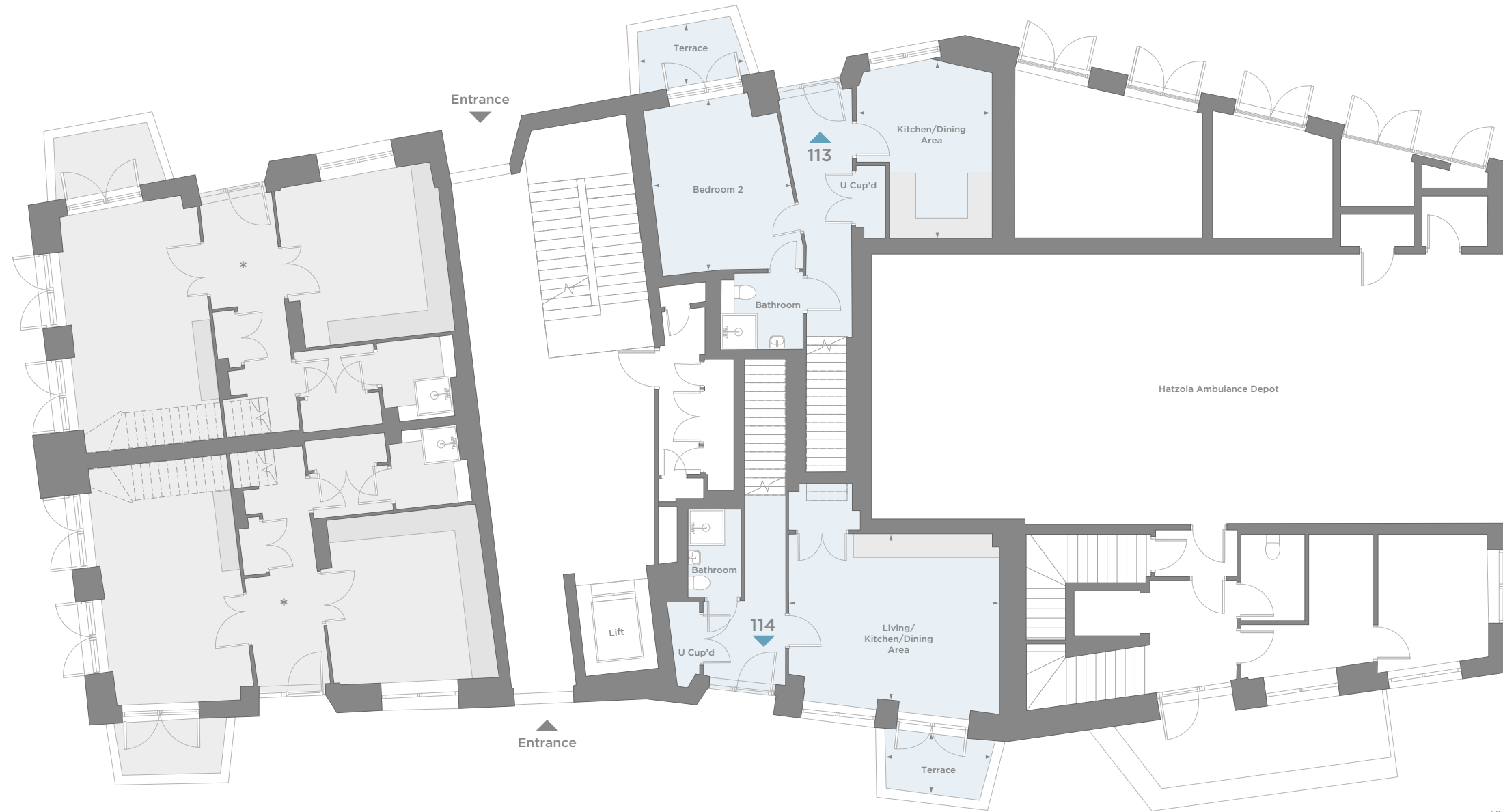
BEDROOM 2
3.49M X 4.52M 11'5" X 14'10"

TERRACE
2.75M X 1.81M 9'0" X 5'11"

114 LOWER LEVEL - 2 BED DUPLEX

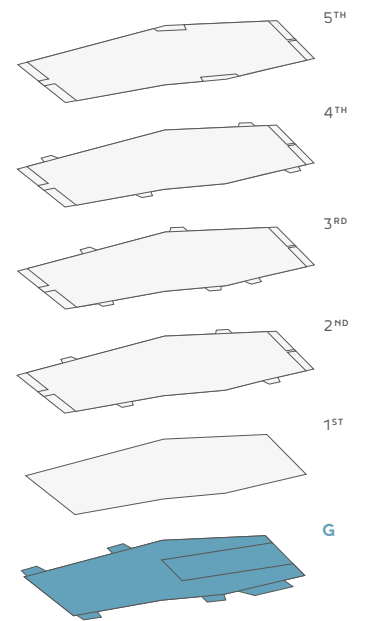
LIVING/KITCHEN/DINING AREA
5.40M X 5.40M 17'9" X 17'9"

TERRACE
2.75M X 1.81M 9'0" X 5'11"



^ SITE LOCATOR

∨ FLOOR INDICATOR



KEY:

- W - Wardrobe
- Cup'd - Cupboard
- U Cup'd - Utility Cupboard

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* Affordable Housing

DAUBENTON COURT, FIRST FLOOR



113 UPPER LEVEL - 2 BED DUPLEX

LIVING AREA
5.45M X 4.66M 17'11" X 15'3"

MASTER BEDROOM
3.08M X 3.13M 10'1" X 10'3"

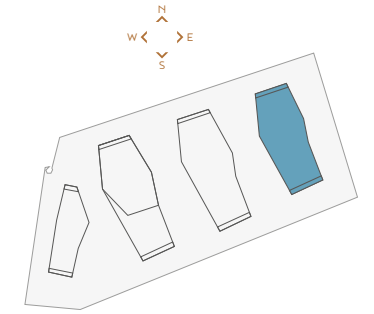
TOTAL INTERNAL AREA
98 SQM 1055 SQFT

114 UPPER LEVEL - 2 BED DUPLEX

MASTER BEDROOM
3.01M X 3.30M 9'11" X 10'10"

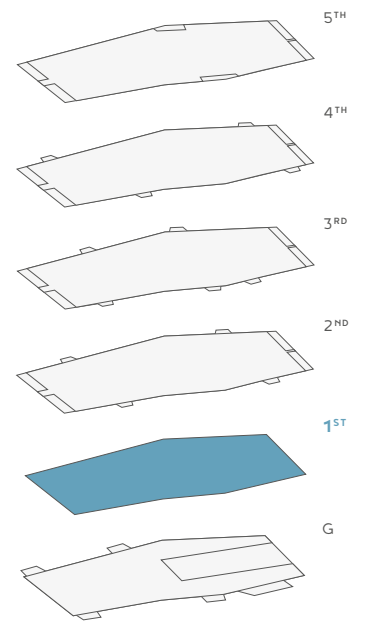
BEDROOM 2
4.24M X 3.17M 13'11" X 10'5"

TOTAL INTERNAL AREA
91 SQM 980 SQFT



^ SITE LOCATOR

∨ FLOOR INDICATOR



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ABOUT COUNTRYSIDE

AT COUNTRYSIDE, WE BELIEVE THAT WHERE WE LIVE MATTERS. WE'RE PASSIONATE ABOUT CREATING PLACES WHERE PEOPLE ASPIRE TO LIVE, THAT DELIVER ENDURING VALUE AND WHERE PEOPLE FEEL A TRUE SENSE OF BELONGING.



COUNTRYSIDE
Places People Love



QUARTET, CLAPTON COMMON ▲



ST PAUL'S SQUARE, TOWER HAMLETS, LONDON ▲

DASH, HOXTON, LONDON ▼



All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

WE CREATE PLACES PEOPLE LOVE

BROOK VALLEY GARDENS, CHIPPING BARNET, LONDON ▼

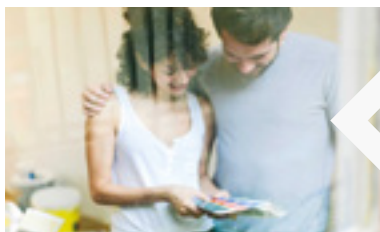




WHY BUY NEW?

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Quartet and you have the perfect blank canvas to make your home your own.



NO NASTY SURPRISES

Buy a new home at Quartet and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10 year NHBC guarantee. Buy a second-hand home and who knows what you could be faced with.



BUILDING A BETTER FUTURE

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living, with lower environmental impact and running costs and maintenance. These provide compelling reasons to choose a new home at Quartet.



COMMITTED TO OUR CUSTOMERS

THE TEAMS ARE WORKING TO ACHIEVE ONE COMMON GOAL: TO ENSURE THAT YOU ARE SATISFIED AND HAPPY WITH YOUR NEW COUNTRYSIDE HOME FROM THE MOMENT THAT YOU MAKE YOUR RESERVATION, TO THE DAY YOU MOVE IN AND BEYOND.



No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Quartet carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit www.nhbc.co.uk/Builders/ProductsandServicesTechnicalStandards. We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www.consumercodeforhomebuilders.com



NEED HELP TO TAKE THAT VITAL NEXT STEP?

THE GOVERNMENT'S HELP TO BUY SCHEME ENABLES FIRST-TIME BUYERS, OR PEOPLE LOOKING TO SCALE UP, TO MAKE AN OFFER ON A HOME THEY MAY OTHERWISE STRUGGLE TO AFFORD.

Applicable to properties with a value of up to £600,000, if you can cover a 5% deposit, then the Help To Buy scheme can provide a loan of up to 40% of the property value, meaning you will only need to apply for a 55% mortgage. This loan is interest-free for the first five years, taking a lot of the pressure off your early mortgage payments.

The good news? Most of our properties fall within the price limit for Help To Buy, so please speak to our advisers, or your mortgage broker, to get a complete picture of all your options.



HELP TO BUY



ALL YOU NEED IS A
5% DEPOSIT



NOT JUST FOR FIRST TIME BUYERS



AVAILABLE ON ALL PROPERTIES UP TO £600,000



UP TO 40% INTEREST-FREE FOR THE FIRST FIVE YEARS

A FEW POINTS TO REMEMBER

- Help To Buy is not available for shared ownership or shared equity properties.
- It's for your primary home only, not additional homes, buy-to-let or investment properties.
- You can only use it for a capital repayment mortgage, not interest-only mortgages.
- Buyer cannot get help from a local authority or other government body with their deposit.
- A HomeBuy agent check will also be required.



FINDING QUARTET

- REF
 A KINGFISHER COURT
 B PEREGRINE COURT
 C BARBEL COURT
 D DAUBENTON COURT

From the A406 North Circular, come off at the Great Cambridge Junction with the A10, and head south continuing to follow the A10 for two miles as it curves and twists through Tottenham down to Bruce Grove. There, continue south towards Seven Sisters and Stamford Hill until you reach the shops at the main junction with the A107. Turn left into Clapton Common, and after 200 metres Quartet will be on Castlewood Road on your left.

Approaching from the City, follow the A10 (Shoreditch High Street/Kingsland Road/Stamford Hill) northbound for 1.5 miles through Stoke Newington and into Stamford Hill until you see Stamford Hill Library on your right. There, turn right into Portland Avenue and then take the second left into Darenth Road. Follow Darenth Road up to Clapton Common, where you turn right and then the next left, where Quartet is sited on Castlewood Road. (Note - you are not able to turn right into Clapton Common at the main junction with the A107 on Stamford Hill).

Arriving by train, the nearest stop is Stamford Hill Overground station. Coming out of the station, turn left, heading east towards the main road junction with Stamford Hill. Cross straight over this junction into Clapton Common (you may have to deviate a little up the main road to use the crossing), and after 200 metres Quartet will be on Castlewood Road on your left.

▼
 QUARTET
 CASTLEWOOD ROAD,
 STAMFORD HILL,
 LONDON
 E5 9AJ
 CALL: 0203 925 1657
 EMAIL: quartet@cpplc.com
 VISIT: www.quartet-claptoncommon.co.uk



QUARTET

CLAPTON COMMON

www.quartet-claptoncommon.co.uk

0203 925 1657

quartet@cpplc.com

Marketing Suite open daily from 10am - 5pm.

Castlewood Road, Stamford Hill, Clapton Common, (SAT NAV: E5 9AJ)

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COUNTRYSIDE

Places People Love