

Carlton House

UPPER RICHMOND ROAD

VISION

02 - 11

PURE

12 - 25

REFINED

26 - 31

ELEGANT

32 - 39

TIMELESS

40 - 55

SPACE

56 - 83

OUR VISION FOR CARLTON HOUSE WAS FOR
A NEW KIND OF LANDMARK IN PUTNEY.
IT'S A CONTEMPORARY RESIDENCE
THAT EMBRACES THE PLEASURES OF
A PEACEFUL NEIGHBOURHOOD AND
THE JOYS OF ONE OF THE MOST EXCITING
CITIES IN THE WORLD. WELCOME TO
PUTNEY. WELCOME TO CARLTON HOUSE.



NICK HUTCHINGS
MANAGING DIRECTOR, COMMERCIAL

The vision behind Carlton House was to create a new gateway to Putney, a landmark designed to stand apart but in tune with its surroundings. The result is a handsome modern residence in a prime spot on Upper Richmond Road, minutes from East Putney Underground and a short walk from the River Thames. Designed by award-winning architects Assael, the striking façade is a statement of arrival, while the stepped shape echoes the rise and fall of the neighbouring buildings. There's a concierge with mezzanine residents' lounge, landscaped roof garden and 73 apartments and penthouses, with elegant interiors that evoke traditional British style. While trends come and go, Carlton House is set to be a timeless addition to the neighbourhood.

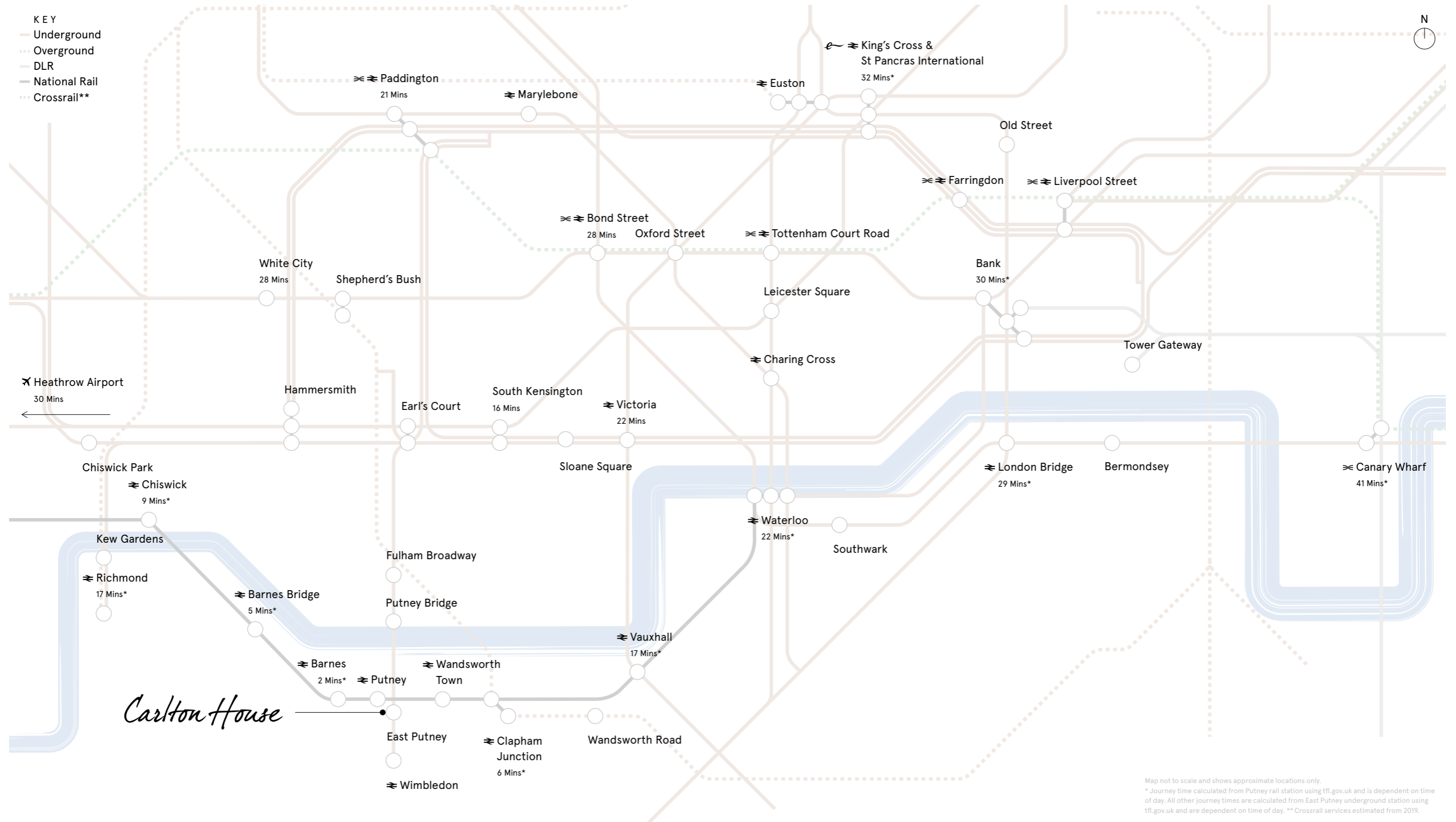


Carlton House

UPPER RICHMOND ROAD



Map not to scale and shows approximate locations only.



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 * Journey time calculated from Putney rail station using tfl.gov.uk and is dependent on time of day. All other journey times are calculated from East Putney underground station using tfl.gov.uk and are dependent on time of day. ** Crossrail services estimated from 2019.

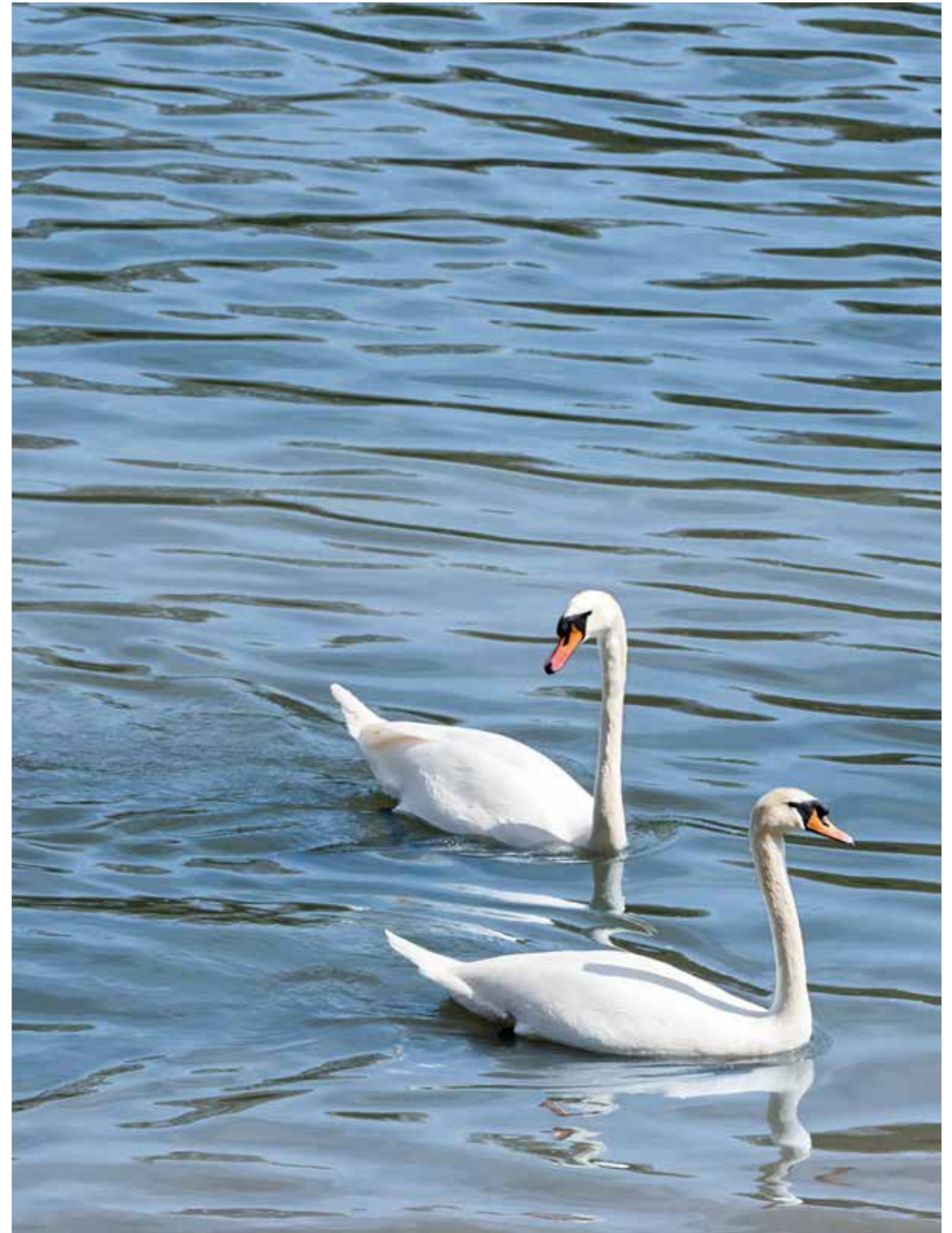
CARLTON HOUSE



PURE

A CITY
LIFESTYLE WITH
A BREATH
OF FRESH AIR.

Putney is one of the loveliest spots in London, with that rare quality of being close to the heart of the city but with the feel of a small town. From the banks of the River Thames to Putney Heath, its green spaces have attracted Londoners since the days of Queen Elizabeth I, when people came to relax and escape the stress of the city. To this day, there is a real sense of the great outdoors and greenery at almost every turn – parkland on both sides of the Thames and Putney Embankment for Sunday strolls to Barnes. Putney is one of the best spots in London to watch that quintessentially British sports event, the annual Boat Race. A short distance away is the expanse of Richmond Park, the largest and wildest of London’s royal parks.













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REFINED

A SMALL-TOWN FEEL
MIXED WITH BIG-CITY
CONVENIENCE.

Putney has historically been a draw for its green spaces and quiet residential streets but these days restaurants and cafés, theatres, bars and riverside pubs add to its appeal. Carlton House stands on the corner of Upper Richmond Road and close to Putney Hill and the busy High Street. Just a few minutes away is the Putney Arts Theatre, and Lower Richmond Road is home to several art dealers and galleries. Putney Exchange is a small-scale shopping centre with a Waitrose and other well-known names mixing with smaller retailers, while the surrounding streets are lined with independent shops selling everything from vintage clothes to hard-to-find Scandinavian gifts. Meanwhile, Putney mainline station is a short walk away and East Putney Underground (zone 2) is 50 metres from the front door.



Blåbär London - 3A Lacy Road
Unique Nordic design for home and life



Glug - 242 Upper Richmond Road
Wine, artisan cheese and craft beer



Blåbär London - 3A Lacy Road
Unique Nordic design for home and life

ELEGANT

INTERIORS THAT
REFLECT THE
PERSONALITY OF PUTNEY:
CLASSIC AND CALM.



Carlton House is made up of two buildings – the 11-storey Bowery Building and the 4-storey Smyth Building. The Bowery Building has a double-height entrance lobby and is home to the elegant concierge and mezzanine lounge featuring seating area, hot desk area and WiFi access for residents and their guests.



TIMELESS

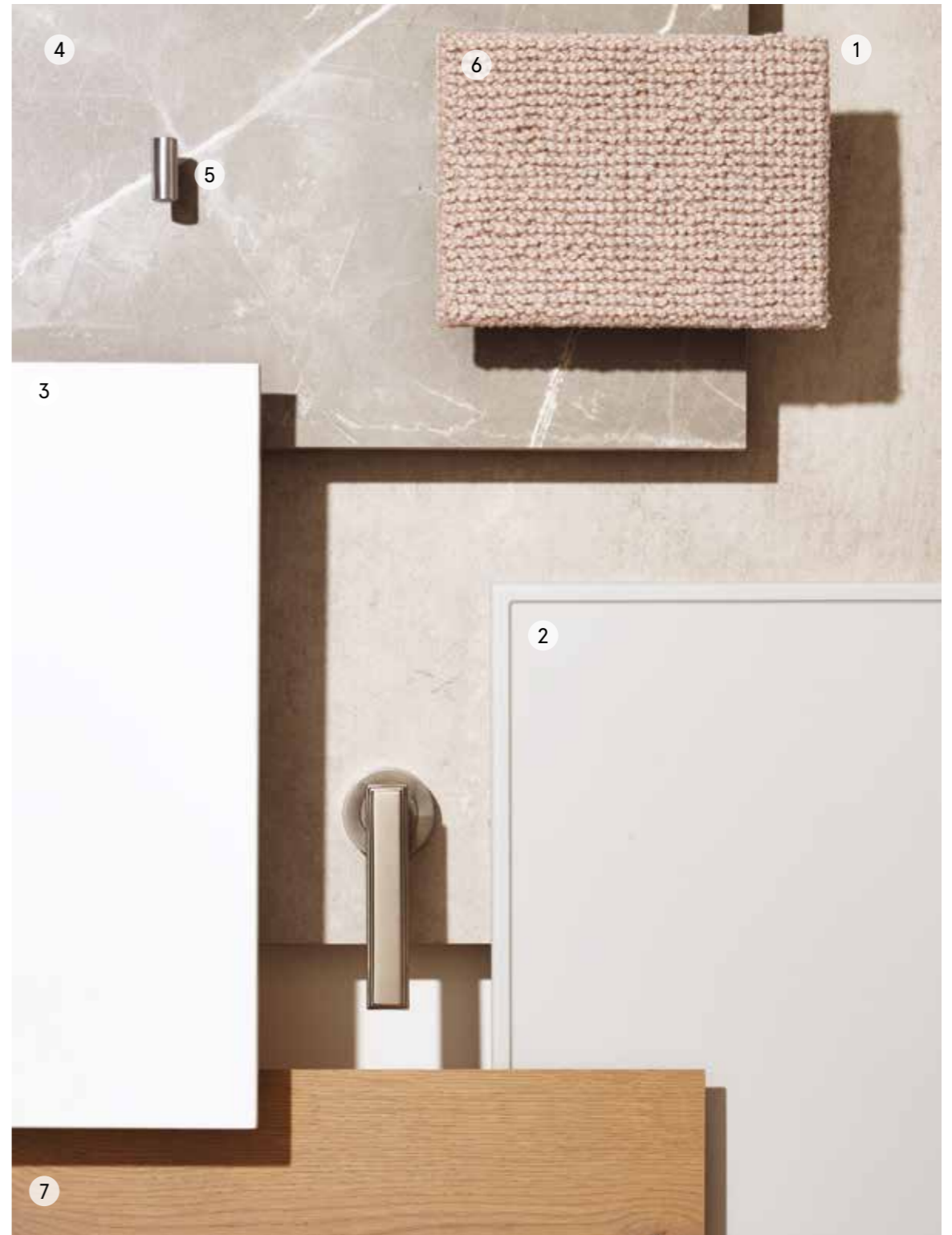
ELEGANT INTERIORS
INSPIRED BY TRADITIONAL
BRITISH STYLE.

Interiors reflect a palette of calm neutrals and natural materials with modern finishes complemented by traditional details. Perfectly in keeping with Carlton House's signature British feel and graceful style.

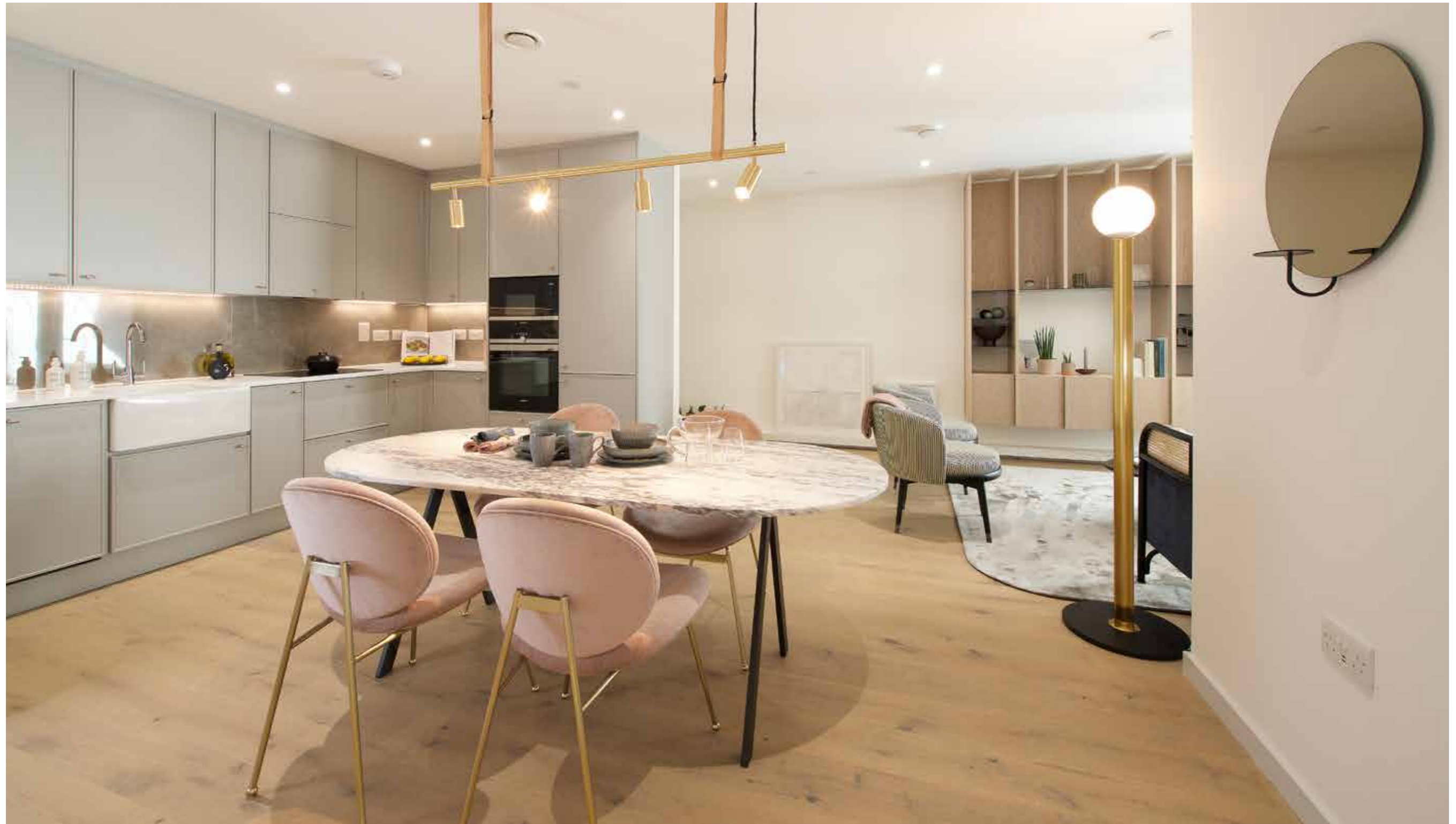
With whites and pale greys softened by warm timber to create a clean and minimal luxury of perfect simplicity.

Key

- 1 - Bathroom tile
- 2 - Kitchen door & bathroom joinery
- 3 - Kitchen worktop
- 4 - Kitchen splashback
- 5 - Kitchen cupboard handles
- 6 - Carpet
- 7 - Engineered timber floor















Apartment	Bedrooms	Electrical	Residents' facilities & Communal areas
<p>Interior designed internal apartment specification has a choice of two colour palettes each with distinct bathroom and kitchen finishes.</p>	<p>– Full height built-in wardrobes with shelving unit to master and second bedroom**</p>	<p>– Underfloor heating – Energy efficient down lights – Video entry system – Wiring for Sky+HD and IRS (subscription required) – Wiring for security alarm included – Wiring for BT fibre broadband/telephone (subscription required) – Wiring for hyperoptic fibre broadband/telephone (subscription required)</p>	<p>– 12-hour residents' concierge and lobby incorporated in Bowery Building – Residents' lounge situated on the mezzanine floor overlooking the concierge and lobby featuring seating area, hot desk area, meeting table and WiFi access – Landscaped communal roof terrace gardens located on roof of Smyth Building – Cycle storage – Residential cores served by passenger lifts – Residential fire alarm and sprinkler system – Electric vehicle charging point</p>
<p>Floor finishes</p>	<p>Bathrooms</p>	<p>Heating and hot water</p>	<p>Sustainable features</p>
<p>– Engineered timber flooring to hallway, living room, kitchen and dining areas – Wool carpet to bedrooms – Composite decking to balconies</p>	<p>– Porcelain large format floor and wall tiles – White counter top basin with wall mounted chrome mixer tap – Wall-mounted floor to ceiling mirror to vanity area – Built-in storage with matt finish cupboard doors and recess shelving – Integrated LED strip lighting to base of bath – Built-in rectangular double ended bath with frameless glass shower screen – Ceiling-mounted overhead shower and hand shower – Wall-mounted shower and bath mixer controller – Wall-mounted WC with soft close seat and dual flush plate – Chrome heated towel rail</p>	<p>– Hot water supplied by centralised boiler system – Smart energy meters</p>	<p>– Combined Heat and Power system – Low energy LED lighting</p>
<p>Kitchen/Living areas</p>	<p>Ensuites</p>	<p>Security and peace of mind</p>	
<p>– Bespoke matt finish minimalist shaker style kitchen in two colour choices with modern butler style sink and mixer tap – White Corian composite worktop – Porcelain splashback in two colour choices to match kitchen palette – Siemens integrated appliances including: – Single oven – Electric induction four ring hob with touch controls – Microwave – Extractor hood – Integrated fridge freezer – Integrated dishwasher – Under cabinet LED lighting to wall units – Washer dryer*</p>	<p>– Porcelain large format floor and wall tiles – Semi-recessed hand wash basin with chrome mixer tap – Wall-mounted floor to ceiling mirror to vanity area – Ceiling-mounted overhead shower – Wall-mounted shower mixer controller – Wall-mounted WC with soft close seat and dual flush plate – Chrome heated towel rail</p>	<p>– 10 year NHBC warranty – On-site CCTV – Secure by Design front entrance door to apartments – 24 month defects warranty cover</p>	

* INTEGRATED IN APARTMENTS WITH SMALL UTILITY CUPBOARD OR FREESTANDING IN APARTMENTS WITH LARGER UTILITY CUPBOARD
 ** IN 3 BEDROOM APARTMENTS

WHILST EVERY EFFORT HAS BEEN TAKEN TO ENSURE THAT THE INFORMATION HERE IS CORRECT, IT HAS BEEN SUPPLIED AS A GUIDE. FABRICA RESERVES THE RIGHT TO AMEND THE SPECIFICATION AS NECESSARY AND WITHOUT NOTIFICATION.


SPACE

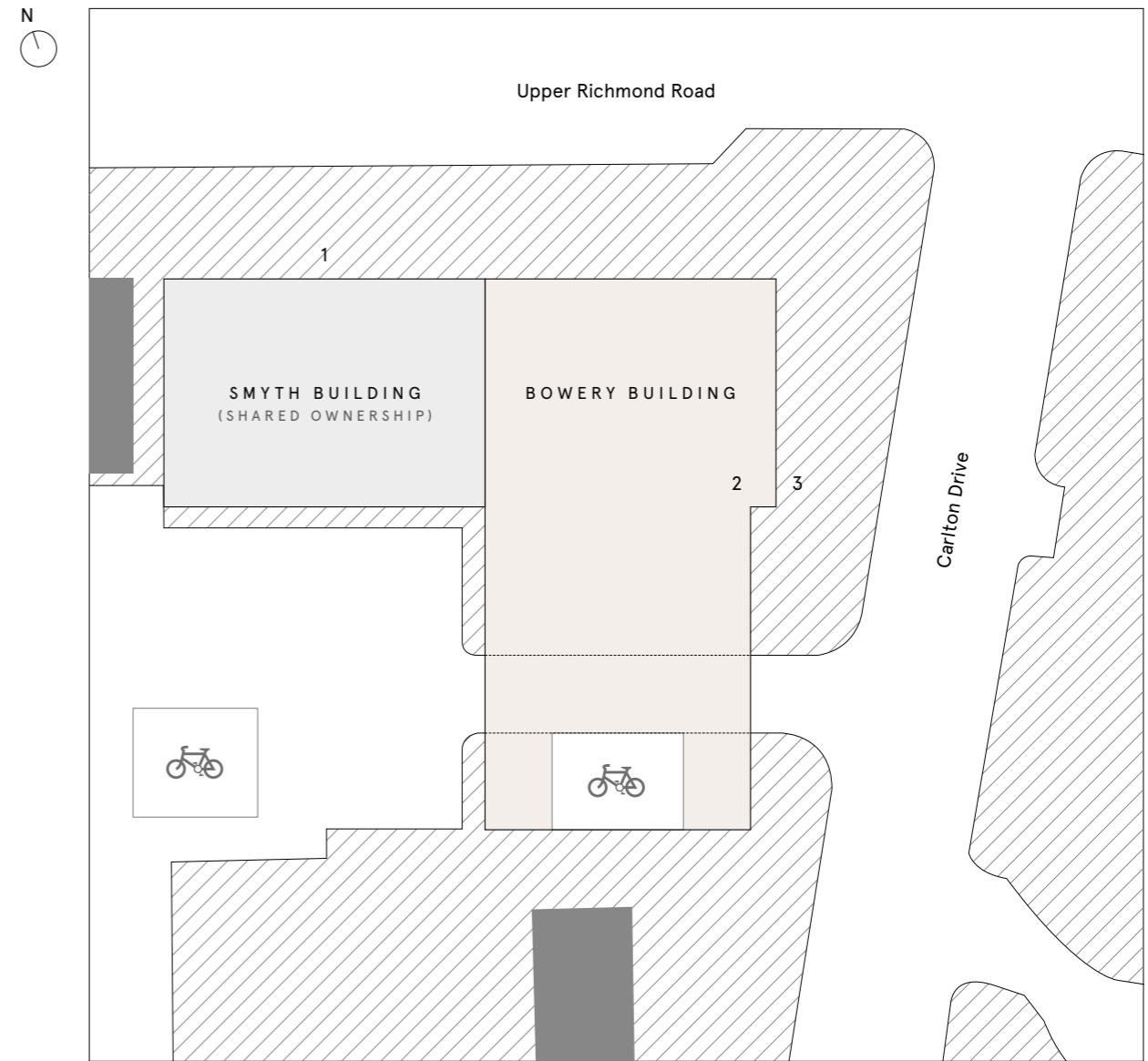
A BUILDING THAT
EVOKES A SENSE OF
SPACE AND LIGHT.



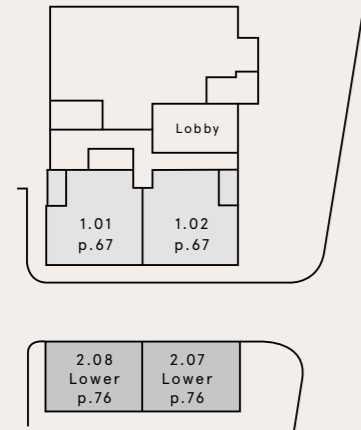
Planted for colour and fragrance throughout the seasons, the garden is specially landscaped to provide private seating areas, with sculptural seating, decking, grassed areas, climbing plants and shrubs – all atmospherically lit in the evenings. It's a year-round green oasis for enjoying the fresh air and endless views.

Carlton House is made up of two buildings – the 11-storey Bowery Building and the 4-storey Smyth Building. Each building has its own entrance. The communal roof garden is located on the roof of the Smyth Building and the Bowery Building is home to the concierge and residents' lounge. Secure bicycle storage is also available to residents.

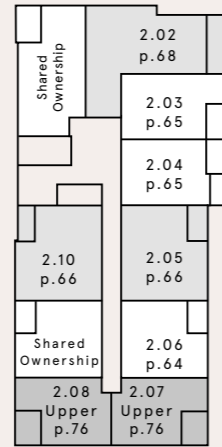
- Key
- 1 – Smyth Building entrance
 - 2 – Concierge / residents' lounge
 - 3 – Bowery Building entrance
 -  Residents' bike storage



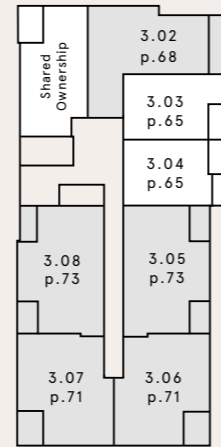
Map not to scale and show approximate locations only, indicative only.



FIRST FLOOR



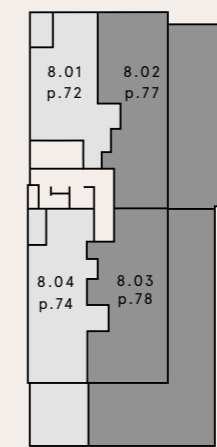
SECOND FLOOR



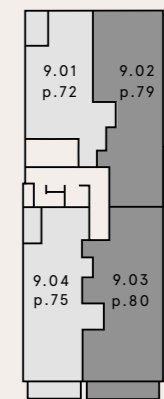
THIRD FLOOR



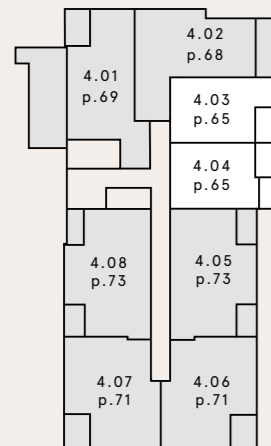
SEVENTH FLOOR



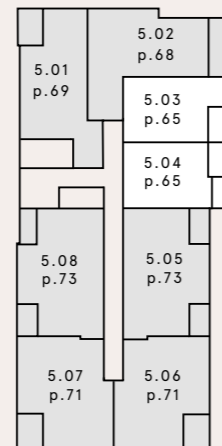
EIGHTH FLOOR



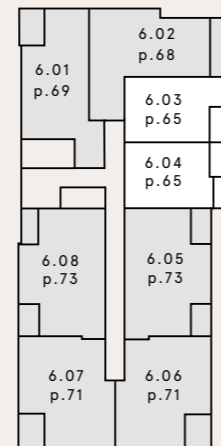
NINTH FLOOR



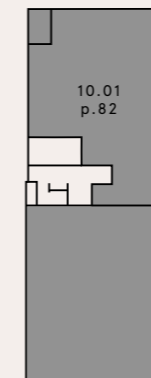
FOURTH FLOOR



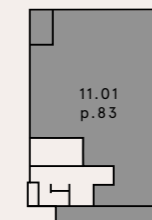
FIFTH FLOOR



SIXTH FLOOR



TENTH FLOOR



ELEVENTH FLOOR

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 2 BEDROOM DUPLEXES
- 3 BEDROOM APARTMENTS

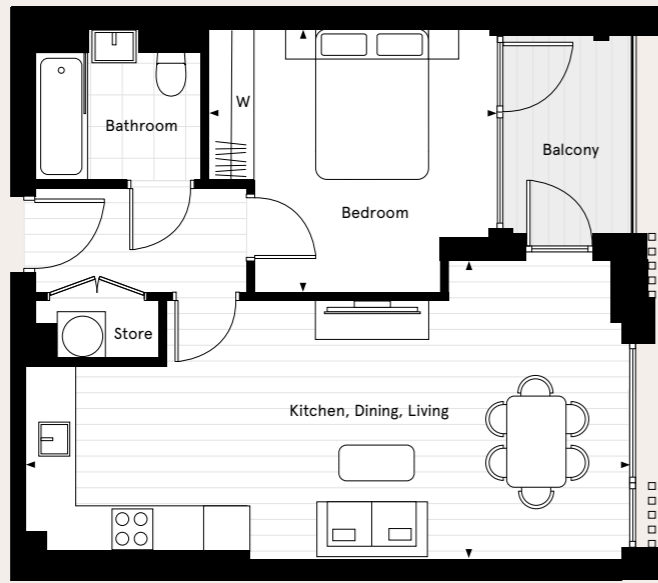
CARLTON HOUSE - BOWERY BUILDING
1 BEDROOM
2.06

KITCHEN, DINING, LIVING
8 M X 4 M
23'2" X 13'

BEDROOM
3.81 M X 3.47 M
12'6" X 11'3½"

TOTAL INTERNAL AREA
50 M²
538.2 SQ FT

BALCONY
4.4 M²
47.4 SQ FT



CARLTON HOUSE - BOWERY BUILDING
1 BEDROOM
2.03, 2.04*, 3.03, 3.04*, 4.03, 4.04*, 5.03, 5.04*, 6.03, 6.04*

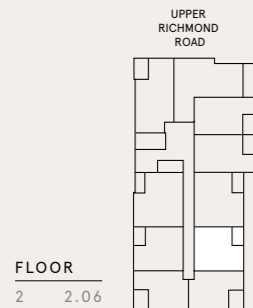
KITCHEN, DINING, LIVING
7.36 M X 3.07 M
24'2" X 10'1"

BEDROOM
5.57 M X 2.75 M
18'3" X 9'0"

TOTAL INTERNAL AREA
52.9 M²
569 SQ FT

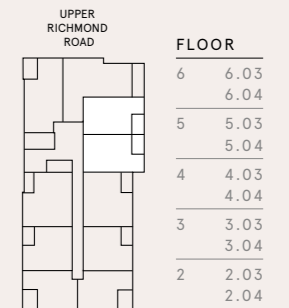
BALCONY
3.05 M X 1.65 M
10'0" X 5'5"

*Plots 2.04, 3.04, 4.04, 5.04, 6.04 have a mirrored floorplan of the floorplan shown.



FLOOR
2 2.06

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS Property Measurement (1st Edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



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CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
2.05, 2.10*

KITCHEN, DINING, LIVING
5.96 M X 4.90 M
19'7" X 16'1"

MASTER BEDROOM
5.07 M X 2.76 M
16'7" X 9'1"

BEDROOM 2
2.68 M X 2.66 M
8'10" X 8'9"

TOTAL INTERNAL AREA
64.4 M²
693 SQ FT

BALCONY
2.85 M X 1.60 M
9'4" X 5'3"

*Plot 2.10 has a mirrored floorplan of the floorplan shown.



CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
1.01, 1.02*

KITCHEN, DINING, LIVING
6.60 M X 7.00 M
21'9" X 23'0"

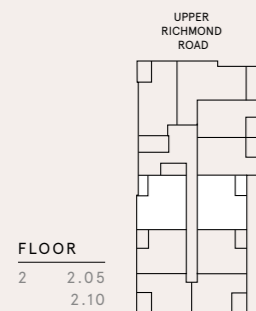
MASTER BEDROOM
4.11 M X 2.75 M
13'6" X 9'1/2"

BEDROOM 2
3.68 M X 2.36 M
12'1" X 7'9"

TOTAL INTERNAL AREA
67.9 M²
730.5 SQ FT

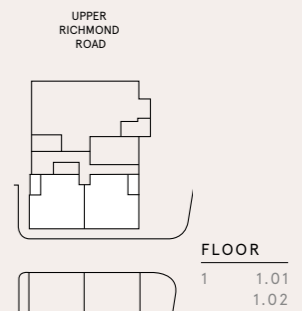
BALCONY
5 M²
51.7 SQ FT

*Plot 1.02 has a mirrored floorplan of the floorplan shown.



FLOOR	2	2.05	2.10

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FLOOR	1	1.01	1.02

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CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
2.02, 3.02, 4.02, 5.02, 6.02

KITCHEN, DINING, LIVING
5.45 M X 5.07 M
17'10" X 16'7"

MASTER BEDROOM
4.82 M X 2.82 M
15'10" X 9'3"

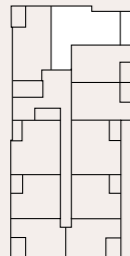
BEDROOM 2
4.82 M X 2.75 M
15'10" X 9'0"

TOTAL INTERNAL AREA
76.6 M²
824 SQ FT

BALCONY
5.20 M X 1.65 M
17'1" X 5'5"



UPPER RICHMOND ROAD



FLOOR	
6	6.02
5	5.02
4	4.02
3	3.02
2	2.02

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CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
4.01*, 5.01, 6.01, 7.01

KITCHEN, DINING, LIVING
6.22 M X 5.82 M
20'5" X 19'1"

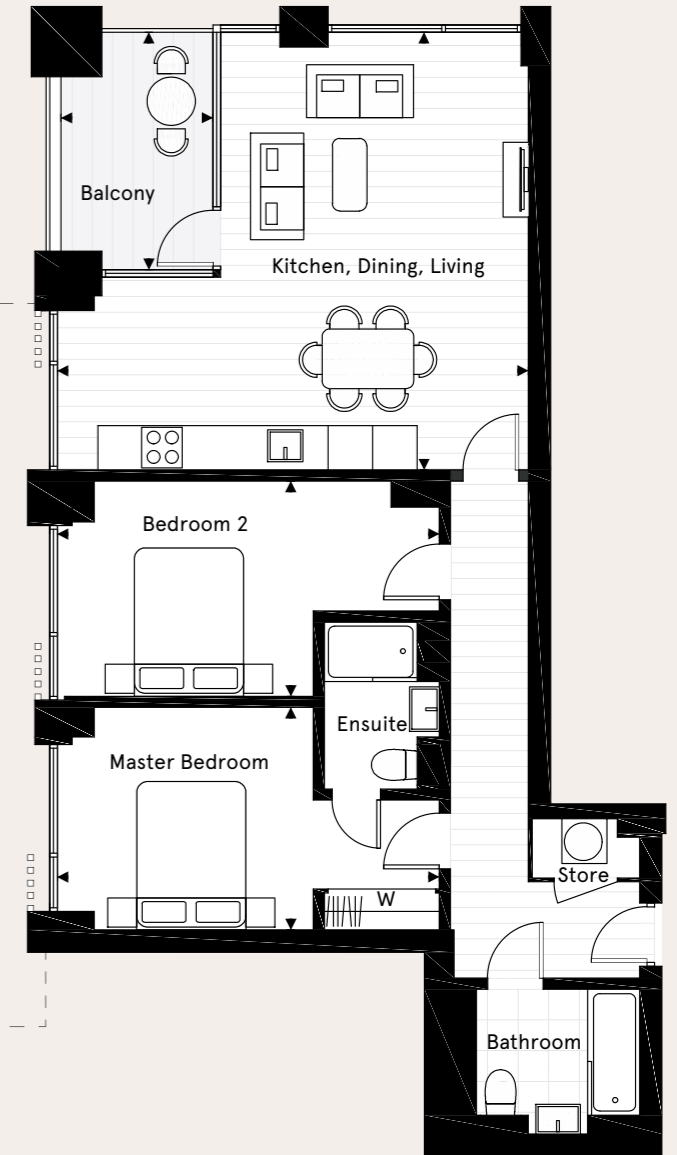
MASTER BEDROOM
5.06 M X 3.02 M
16'7" X 9'11"

BEDROOM 2
5.06 M X 2.90 M
16'7" X 9'6"

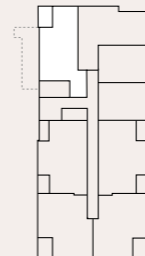
TOTAL INTERNAL AREA
76.9 M²
828 SQ FT

BALCONY
3.22 M X 2.05 M
10'6" X 6'9"

TERRACE*
9.65 M X 5.16 M
31'8" X 16'11"



UPPER RICHMOND ROAD



FLOOR	
7	7.01
6	6.01
5	5.01
4	4.01

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CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
7.03

KITCHEN, DINING, LIVING
9.70 M X 3.58 M
31'10" X 11'9"

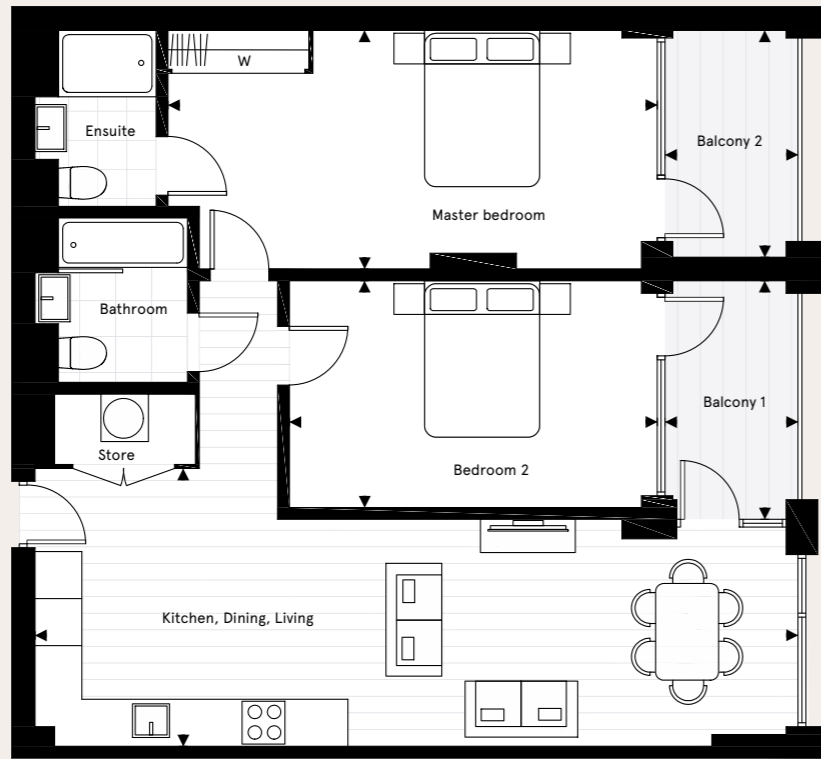
MASTER BEDROOM
6.17 M X 3.07 M
20'3" X 10'1"

BEDROOM 2
4.61 M X 2.90 M
15'1" X 9'6"

TOTAL INTERNAL AREA
77.2 M²
831 SQ FT

BALCONY 1
3.05 M X 1.70 M
10'0" X 5'7"

BALCONY 2
2.90 M X 1.70 M
9'6" X 5'7"



CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
3.06*, 3.07, 4.06*, 4.07, 5.06*, 5.07, 6.06*, 6.07, 7.05*, 7.06

KITCHEN, DINING, LIVING
6.47 M X 5.57 M
21'2" X 18'3"

PLOTS 3.07, 4.07, 5.07, 6.07 & 7.06
MASTER BEDROOM
3.86 M X 3.75 M
12'8" X 12'4"

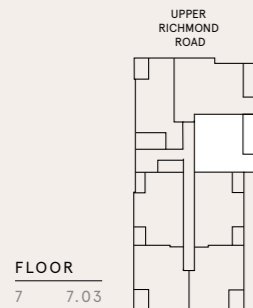
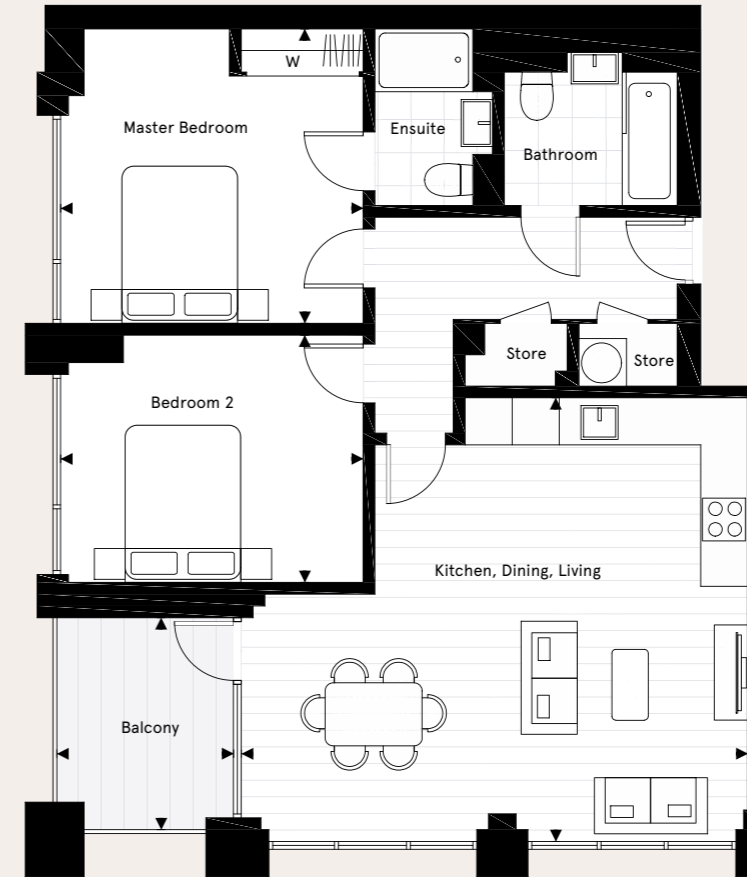
PLOTS 3.06, 4.06, 5.05, 6.06 & 7.05
MASTER BEDROOM
3.86 M X 3.75 M
12'8" X 12'4"

BEDROOM 2
3.86 M X 3.13 M
12'8" X 10'3"

TOTAL INTERNAL AREA
78.1 M²
841 SQ FT

BALCONY
2.70 M X 2.25 M
8'10" X 7'5"

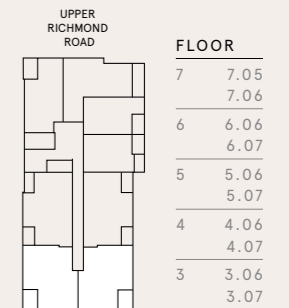
*Plots 3.06, 4.06, 5.06, 6.06, 7.05 have a mirrored floorplan of the floorplan shown.



FLOOR
7 7.03

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FLOOR
7 7.05
7.06
6 6.06
6.07
5 5.06
5.07
4 4.06
4.07
3 3.06
3.07

CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
8.01, 9.01

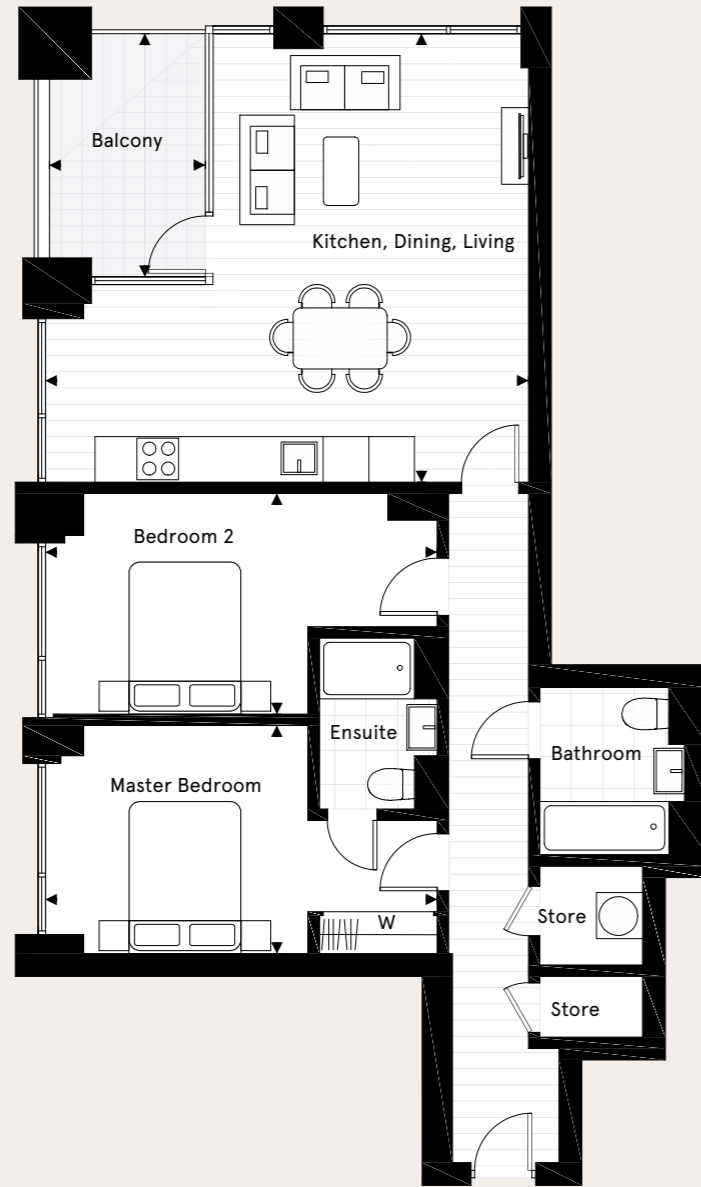
KITCHEN, DINING, LIVING
6.31 M X 5.71 M
20'8" X 18'9"

MASTER BEDROOM
5.03 M X 3.04 M
16'6" X 10'0"

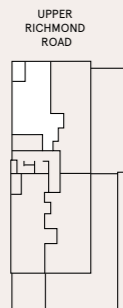
BEDROOM 2
5.03 M X 2.90 M
16'6" X 9'6"

TOTAL INTERNAL AREA
80 M²
861 SQ FT

BALCONY
3.22 M X 2.05 M
10'6" X 6'9"



FLOOR	
9	9.01
8	8.01



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CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
3.05, 3.08*, 4.05, 4.08*, 5.05, 5.08*, 6.05, 6.08*, 7.04, 7.07*

KITCHEN, DINING, LIVING
7.75 M X 5.22 M
25'5" X 17'2"

MASTER BEDROOM
4.01 M X 3.59 M
13'2" X 11'9"

**PLOTS 3.05 - 6.05 & 7.04
BEDROOM 2**
3.81 M X 3.45 M
12'6" X 11'4"

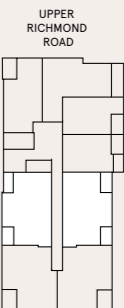
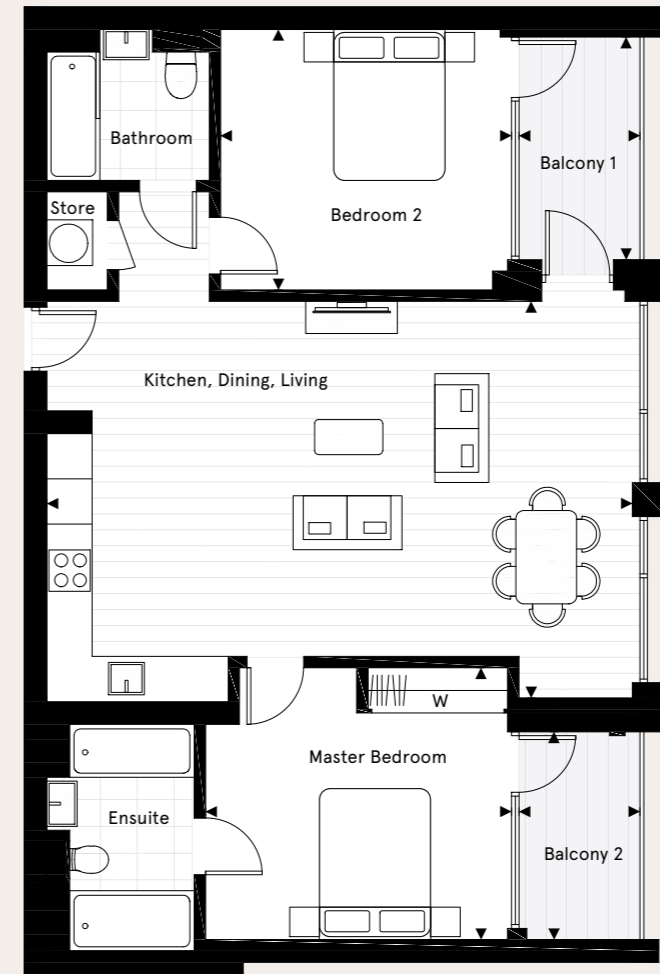
**PLOTS 3.08 - 6.08 & 7.07
BEDROOM 2**
3.71 M X 3.45 M
12'2" X 11'4"

TOTAL INTERNAL AREA
83.6 M²
900 SQ FT

BALCONY 1
2.95 M X 1.30 M
9'2" X 5'3"

BALCONY 2
2.75 M X 1.60 M
9'0" X 5'3"

*Plots 3.08, 4.08, 5.08, 6.08, 7.07 have a mirrored floorplan of the floorplan shown.



FLOOR	
7	7.04 7.07
6	6.05 6.08
5	5.05 5.08
4	4.05 4.08
3	3.05 3.08

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CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
8.04

KITCHEN, DINING, LIVING

6.20 M X 5.36 M
20'4" X 17'7"

MASTER BEDROOM

4.49 M X 4.20 M
14'9" X 13'9"

BEDROOM 2

4.20 M X 3.46 M
13'9" X 11'4"

TOTAL INTERNAL AREA

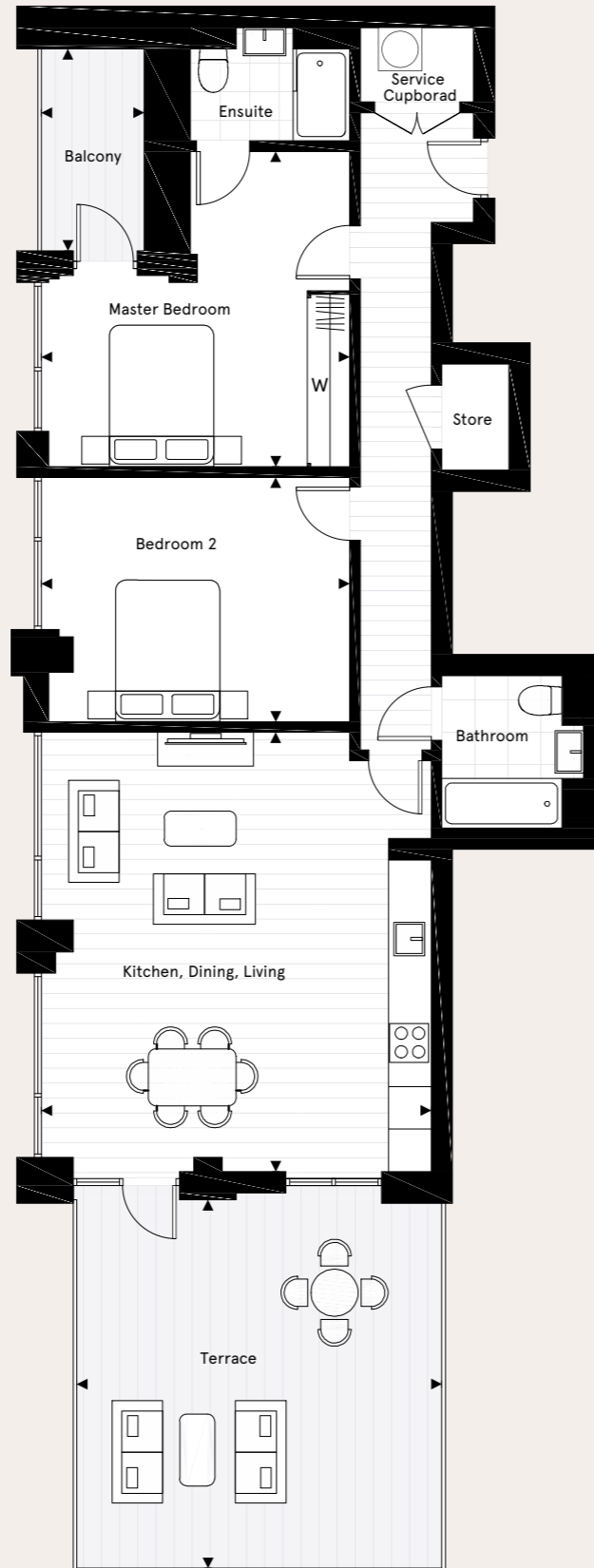
89.4 M²
962 SQ FT

BALCONY

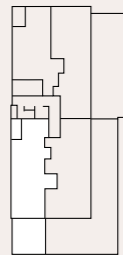
2.85 M X 1.45 M
9'4" X 4'9"

TERRACE

5.21 M X 5.13 M
17'1" X 16'10"



UPPER RICHMOND ROAD



FLOOR
8 8.04

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CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM
9.04

KITCHEN, DINING, LIVING

6.23 M X 5.36 M
20'5" X 17'7"

MASTER BEDROOM

4.50 M X 4.20 M
14'9" X 13'9"

BEDROOM 2

4.20 M X 3.45 M
13'9" X 11'4"

TOTAL INTERNAL AREA

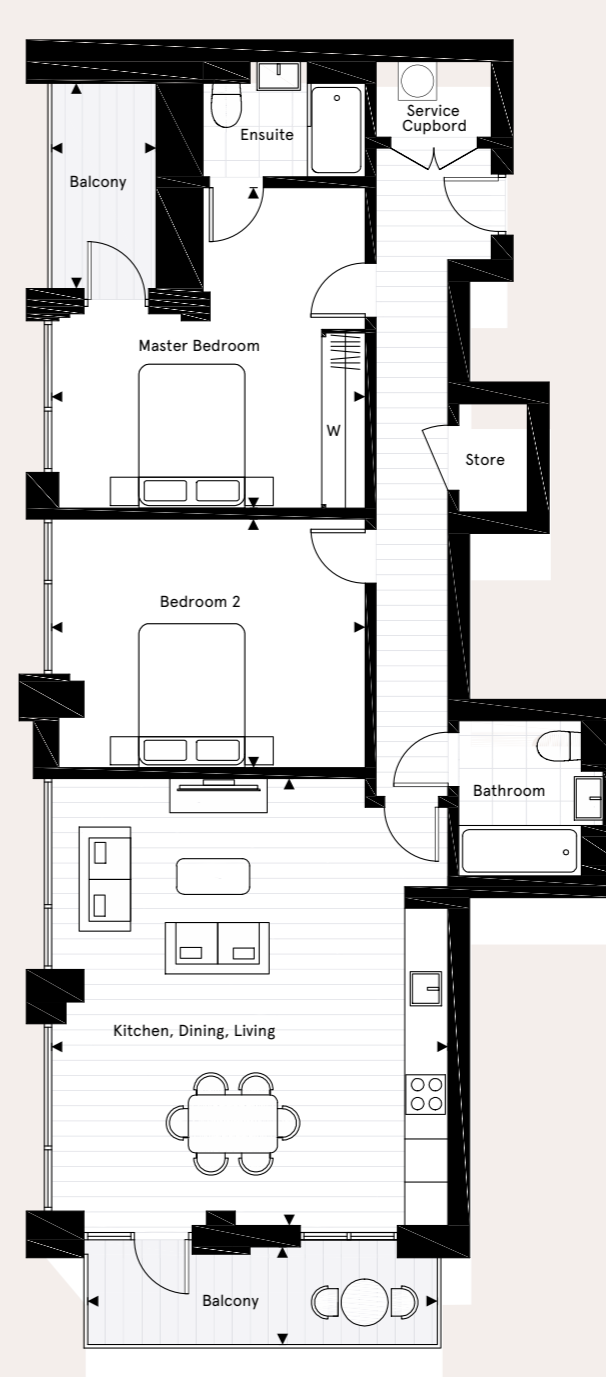
89.4 M²
962 SQ FT

BALCONY 1

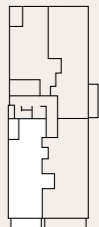
4.85 M X 1.35 M
15'11" X 4'5"

BALCONY 2

2.85 M X 1.45 M
9'4" X 4'9"



UPPER RICHMOND ROAD



FLOOR
9 9.04

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CARLTON HOUSE - BOWERY BUILDING
2 BEDROOM DUPLEX
2.07, 2.08*

KITCHEN, DINING, LIVING

6.67 M X 5.96 M
21'10½" X 19'7"

MASTER BEDROOM

7.80 M X 2.80 M
25'7" X 9'2"

BEDROOM 2

4.32 M X 3.12 M
14'2" X 10'3"

TOTAL INTERNAL AREA

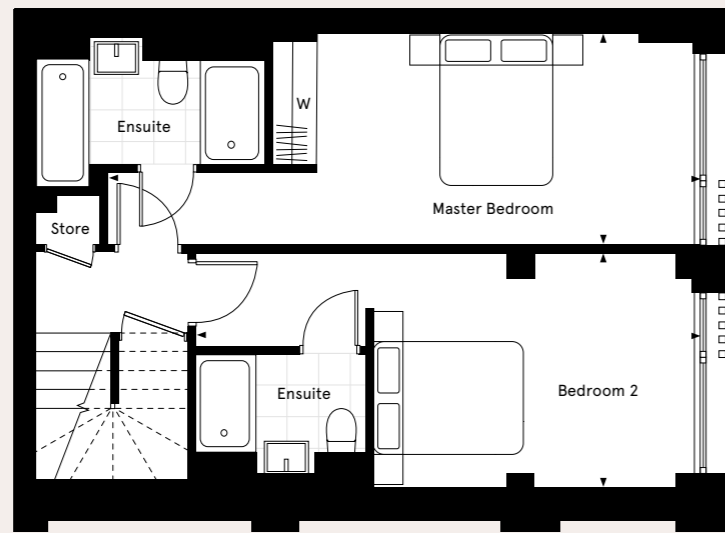
94.8 M²
1020.9 SQ FT

BALCONY

6 M²
64.6 SQ FT

*Plot 2.08 has a mirrored floorplan of the floorplan shown.

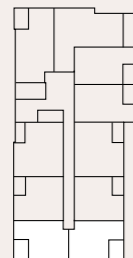
Lower floor



Upper floor



UPPER RICHMOND ROAD



FLOOR

2 2.07
2.08

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CARLTON HOUSE - BOWERY BUILDING
3 BEDROOM
8.02

KITCHEN, DINING, LIVING

8.78 M X 5.04 M
28'10" X 16'6"

MASTER BEDROOM

6.48 M X 4.73 M
21'3" X 15'6"

BEDROOM 2

3.36 M X 3.25 M
11'0" X 10'8"

BEDROOM 3

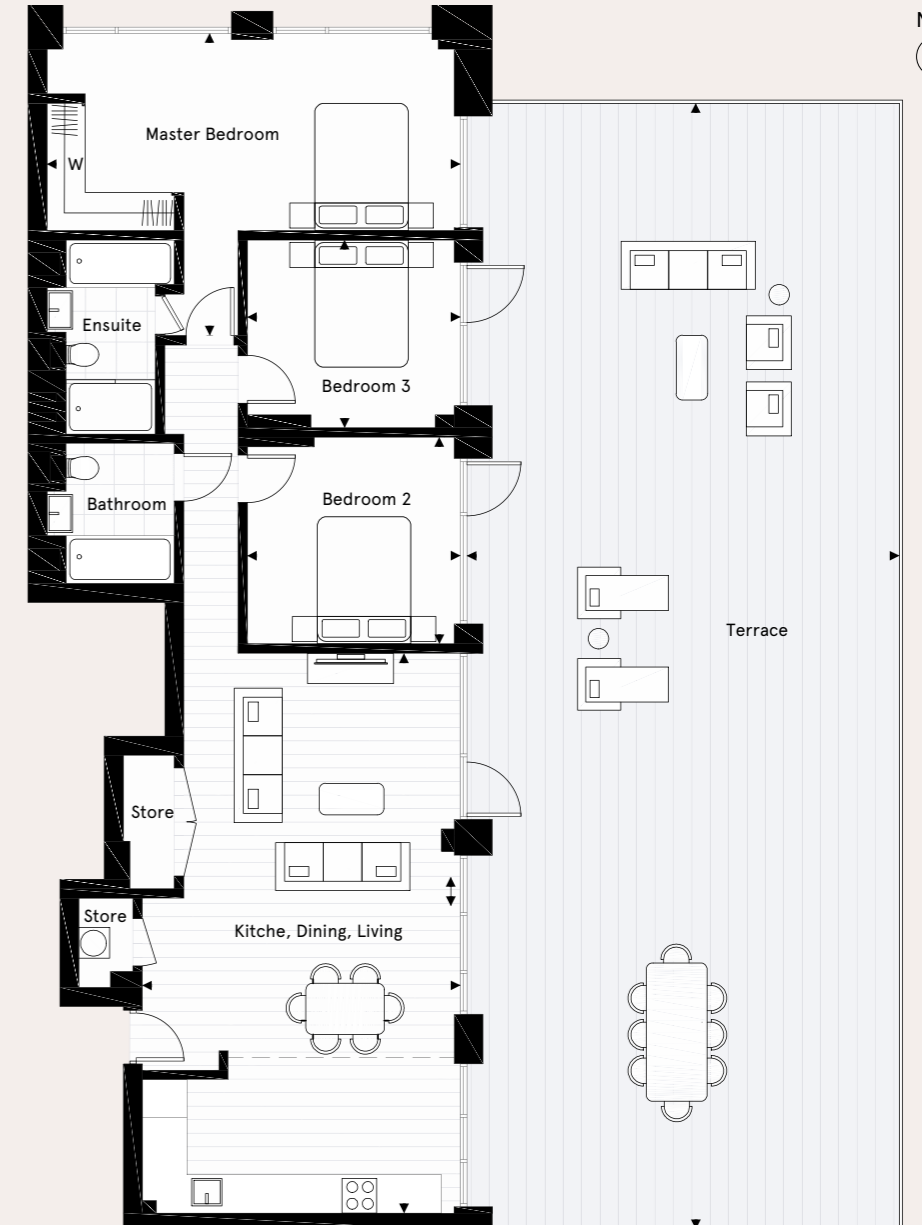
3.35 M X 2.95 M
11'0" X 9'8"

TOTAL INTERNAL AREA

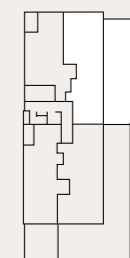
105.6 M²
1,137 SQ FT

TERRACE

17.70 M X 6.80 M
58'1" X 22'4"



UPPER RICHMOND ROAD



FLOOR

8 8.02

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS Property Measurement (1st Edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

CARLTON HOUSE - BOWERY BUILDING
3 BEDROOM
8.03

KITCHEN, DINING, LIVING
7.38 M X 6.50 M
24'2" X 21'4"

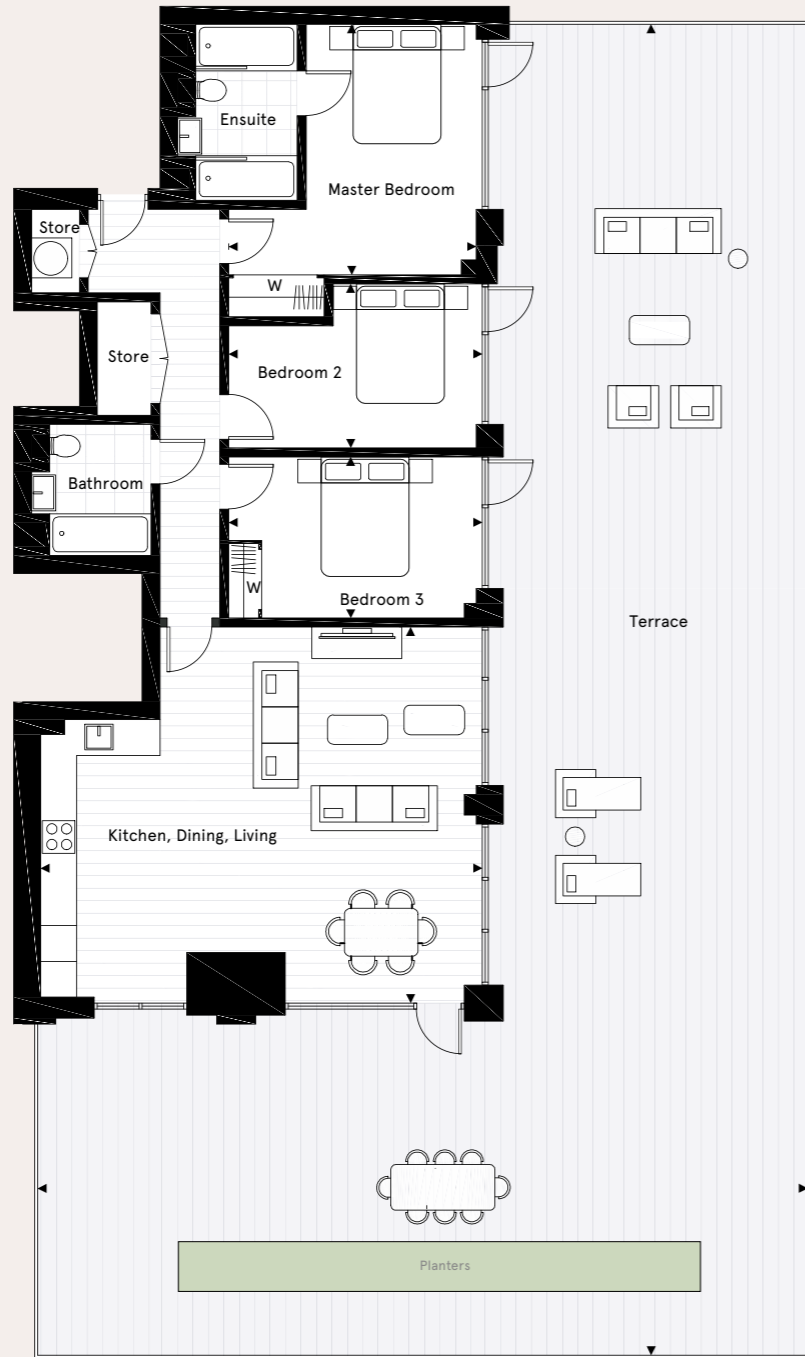
MASTER BEDROOM
4.23 M X 4.12 M
13'11" X 13'6"

BEDROOM 2
4.23 M X 2.63 M
13'10" X 8'8"

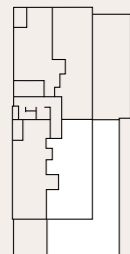
BEDROOM 3
4.23 M X 2.78 M
13'10" X 9'1"

TOTAL INTERNAL AREA
106.3 M²
1,144 SQ FT

TERRACE
22.00 M X 11.68 M
72'2" X 38'4"



UPPER RICHMOND ROAD



FLOOR
8 8.03

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CARLTON HOUSE - BOWERY BUILDING
3 BEDROOM
9.02

KITCHEN, DINING, LIVING
8.78 M X 5.04 M
28'10" X 16'6"

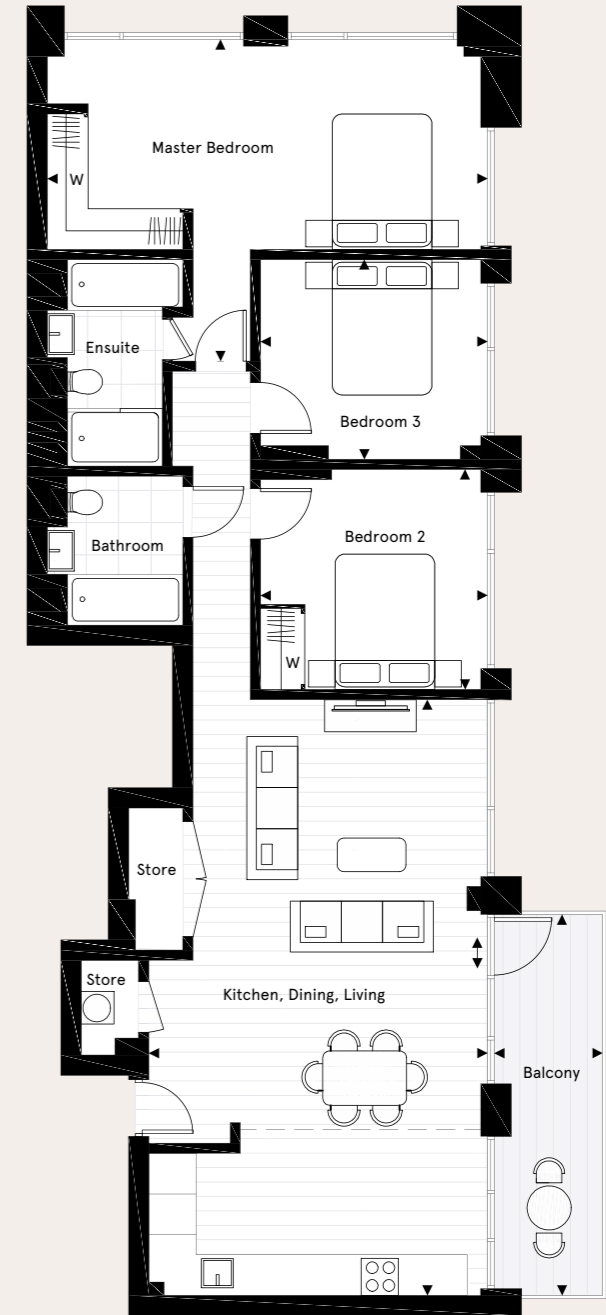
MASTER BEDROOM
6.48 M X 4.73 M
21'3" X 15'6"

BEDROOM 2
3.36 M X 3.25 M
11'0" X 10'8"

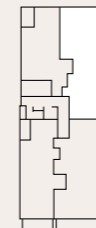
BEDROOM 3
3.35 M X 2.95 M
11'0" X 9'8"

TOTAL INTERNAL AREA
105.6 M²
1,137 SQ FT

BALCONY
5.62 M X 1.60 M
18'5" X 5'3"



UPPER RICHMOND ROAD



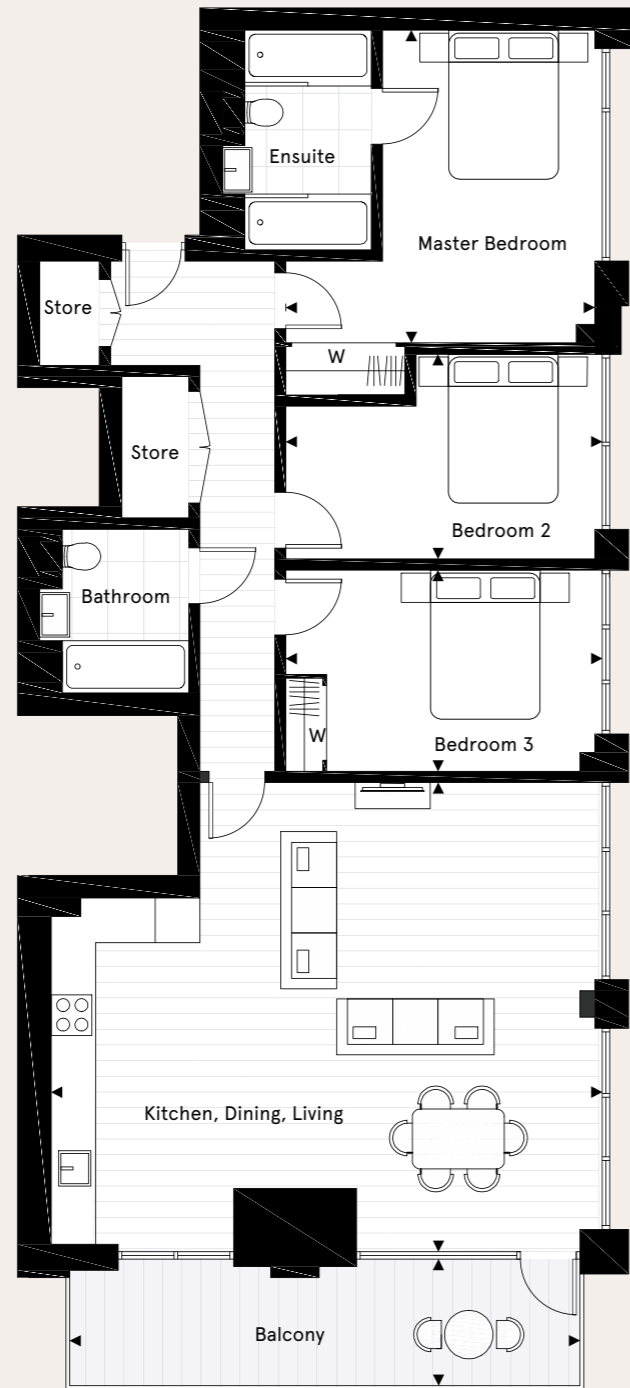
FLOOR
9 9.02

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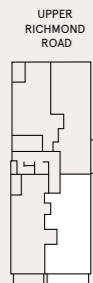


CARLTON HOUSE - BOWERY BUILDING
3 BEDROOM
9.03

KITCHEN, DINING, LIVING
7.38 M X 6.50 M 24'2" X 21'4"
MASTER BEDROOM
4.23 M X 4.12 M 13'11" X 13'6"
BEDROOM 2
4.23 M X 2.63 M 13'10" X 8'8"
BEDROOM 3
4.23 M X 2.78 M 13'10" X 9'1"
TOTAL INTERNAL AREA
106.3 M ² 1,144 SQ FT
BALCONY
6.85 M X 1.70 M 22'6" X 5'7"



FLOOR
9 9.03



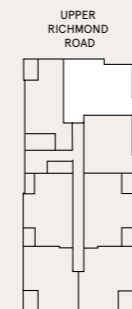
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CARLTON HOUSE - BOWERY BUILDING
3 BEDROOM
7.02

KITCHEN, DINING, LIVING
8.15 M X 5.15 M 26'9" X 16'11"
MASTER BEDROOM
4.80 M X 2.90 M 15'9" X 9'6"
BEDROOM 2
4.82 M X 2.92 M 15'10" X 9'7½"
BEDROOM 3
4.50 M X 2.79 M 14'9" X 9'2"
TOTAL INTERNAL AREA
103.5 M ² 1113.6 SQ FT
BALCONY 1
8.2 M ² 88.3 SQ FT



FLOOR
7 7.02



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CARLTON HOUSE - BOWERY BUILDING
3 BEDROOM
10.01

KITCHEN, DINING, LIVING
12.20 M X 6.29 M
40'0" X 20'8"

LOUNGE
6.20 M X 2.80 M
20'4" X 9'2"

MASTER BEDROOM
4.78 M X 4.35 M
15'8" X 14'3"

BEDROOM 2
5.90 M X 3.39 M
19'4" X 11'1"

BEDROOM 3
5.10 M X 2.99 M
16'8" X 9'10"

TOTAL INTERNAL AREA
197 M²
2,120 SQ FT

BALCONY
3.25 M X 2.10 M
10'8" X 6'11"

TERRACE
12.32 M X 6.48 M
40'5" X 21'3"



FLOOR
10 10.01

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Mechanical & Electrical equipment used as automatic opening vent. Permission will be required periodically at reasonable times on 24 hours' notice to enter premises to examine its condition and for the purpose of repair, maintenance, servicing or replacement.

CARLTON HOUSE - BOWERY BUILDING
3 BEDROOM
11.01

KITCHEN, DINING, LIVING
12.20 M X 6.29 M
40'0" X 20'8"

LOUNGE
6.20 M X 2.80 M
20'4" X 9'2"

MASTER BEDROOM
4.78 M X 4.34 M
15'8" X 14'3"

BEDROOM 2
5.90 M X 3.39 M
19'4" X 11'1"

BEDROOM 3
5.10 M X 2.99 M
16'8" X 9'10"

TOTAL INTERNAL AREA
197 M²
2,120 SQ FT

BALCONY 1
3.25 M X 2.10 M
10'8" X 6'11"

BALCONY 2
10.05 M X 1.10 M
33'0" X 3'7"



UPPER RICHMOND ROAD

FLOOR
11 11.01

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Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across almost 37,000 homes, in London and southern England, we are one of the UK's largest developers. Our A+ credit rating and pipeline of 6,000 homes, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

FABRICA

by A2Dominion



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Design and Art Direction MWA

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