



THE RESIDENCES

Tranquil and secluded, yet set in the heart of the city, Barts Square wears its central London location lightly. Inspired by the vernacular of the area's 19th century industrial architecture, contemporary interiors feature honest materials in a warm, harmonious palette. At street level, independent shops, cafés and restaurants serve a thriving neighbourhood.



The Barbican Gardens are a hidden oasis, with a conservatory housing exotic fish, plants and birds.



Cloth Fair, where medieval merchants would buy and sell fabric.

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One of the distinctive corner towers at Smithfield market.

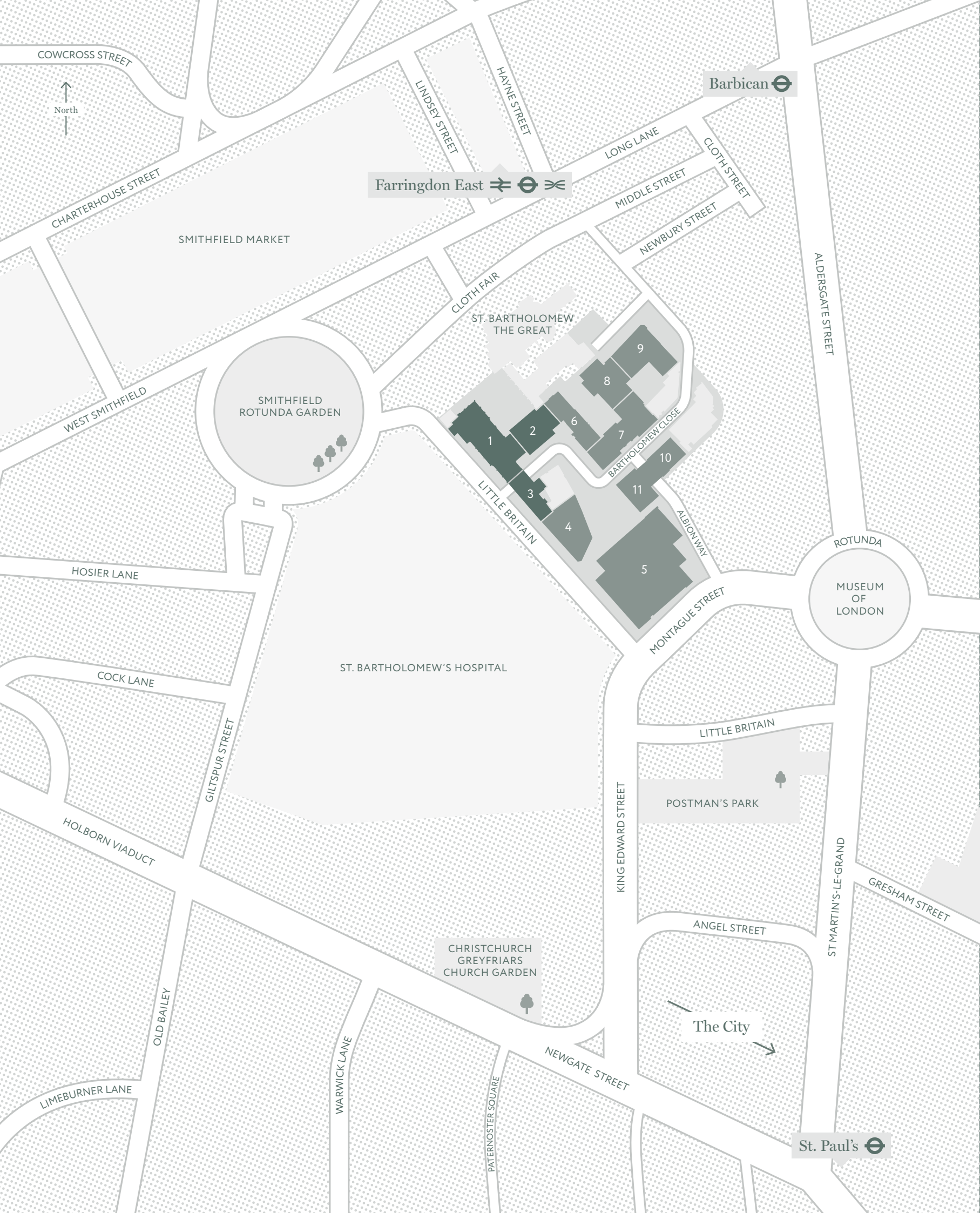
The Rookery, a boutique hotel brimming with Georgian charm, tucked down Peter's Lane.



The Hand & Shears pub is an evocative destination – there has been an ale house here since 1132.



The bar at St. John, the Michelin-starred restaurant famed for its 'Nose to Tail' eating.



BARTS SQUARE

Following the success of phase 1, we are delighted to introduce the second and final residential phase which will mark the completion of this new landmark quarter.

KEY

1. The Levett Building
2. Percivall House
3. Fenwick House
4. 90 Bartholomew Close
5. One Bartholomew
6. Hogarth House

7. Dominion House
8. Abernethy House
9. The Askew Building
10. The Underwood Building
11. Vicary House

Barts Square is a neighbourhood of glorious contradictions; historic yet contemporary, tranquil yet central.



TOP
Computer generated image
of Little Britain.

LEFT
Computer generated image
of Barts Square.

RIGHT
Computer generated image
of Bartholomew Close.





Introducing three distinctive new buildings; Percivall House, The Levett Building and Fenwick House.



TOP
Computer generated image
of The Levett Building.

LEFT
Computer generated image
of Percivall House.

RIGHT
Computer generated image
of Fenwick House.



Barts Square enjoys immediate proximity to the City, to internationally recognisable landmarks and to Farringdon Station, which is set to become the best connected transport hub in London.



Computer generated aerial view of Barts Square.

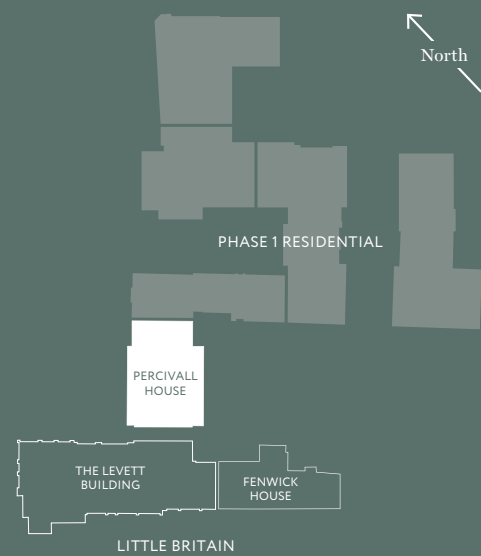
Percivall House



LEFT
Computer generated image
of Percivall House.

RIGHT
Computer generated image
of living space, Percivall House.

SITEPLAN



RIGHT
Computer generated image
of living space, Percivall House.

BELOW
Computer generated image
of Percivall House.





TOP
Computer generated image
of living space, Percivall House.

RIGHT
Computer generated image
of Percivall House.





TOP
Computer generated image
of balcony, Percivall House.

RIGHT
Computer generated image
of living space, Percivall House.





First Floor

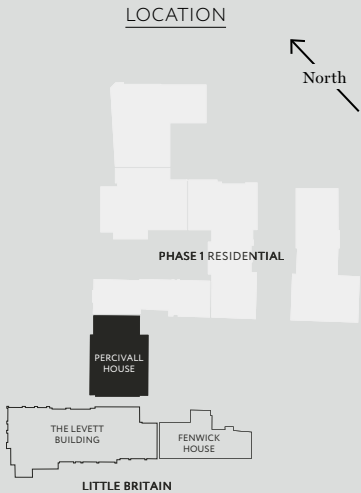


| APARTMENT 1.1 – 2 BEDS | APARTMENT 1.2 – 2 BEDS | APARTMENT 1.3 – 1 BED | APARTMENT 1.4 – STUDIO |
|---|--|---|--|
| Total area (excl. terrace) 84.5 sqm / 910 sqft | Total area (excl. terrace) 102.4 sqm / 1,102 sqft | Total area (excl. terrace) 56.2 sqm / 605 sqft | Total area (excl. terrace) 47.8 sqm / 515 sqft |
| Living/Kitchen/Dining 10.53m x 3.26m 34'7" x 10'8" | Living/Kitchen/Dining 7.82m x 6.46m 25'8" x 21'2" | Living/Kitchen/Dining 9.12m x 3.26m 29'11" x 10'8" | Living/Kitchen/Dining 7.49m x 3.65m 24'7" x 12'0" |
| Master 4.38m x 3.48m 14'4" x 11'5" | Master 5.63m x 3.21m 18'6" x 10'6" | Bedroom 4.25m x 3.06m 13'11" x 10'0" | Bedroom 3.43m x 3.27m 11'3" x 10'9" |
| Bedroom 2 3.87m x 3.16m 12'8" x 10'4" | Bedroom 2 5.21m x 3.20m 17'1" x 10'6" | | |
| Balcony 4.5 sqm / 49 sqft | Balcony 9.8 sqm / 105 sqft | | |

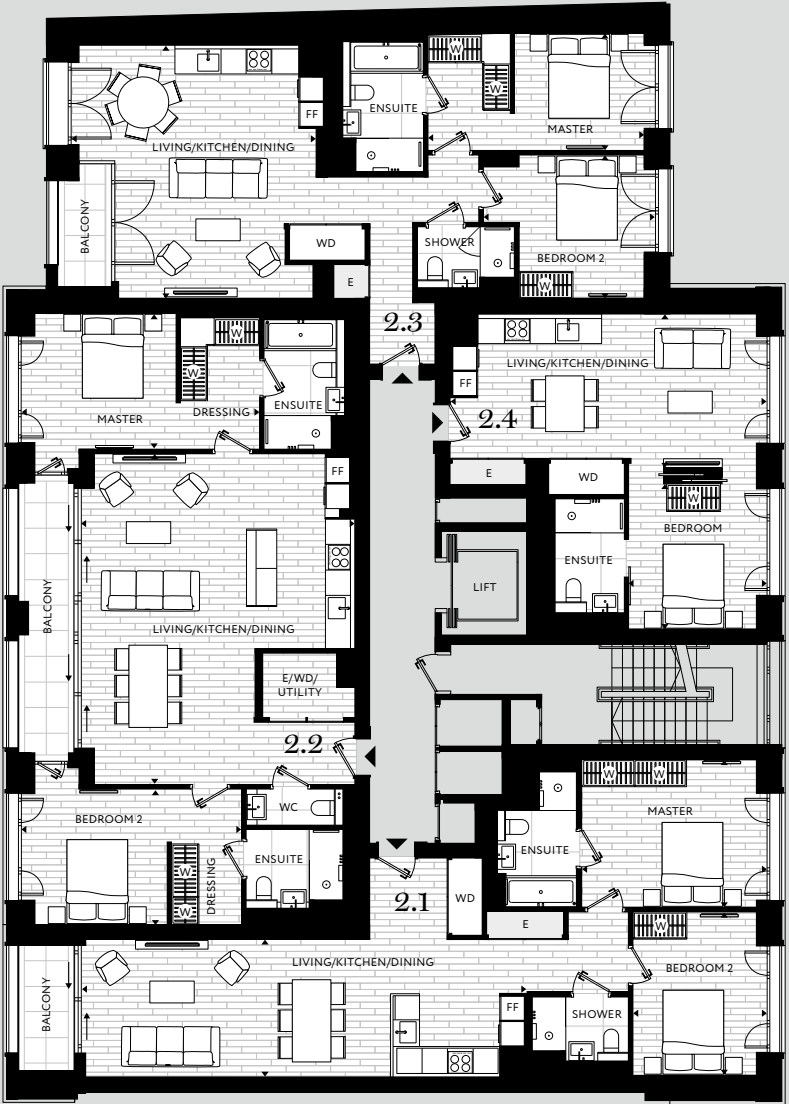
KEY W = Wardrobe
WD = Washer/Dryer

FF = Fridge Freezer
E = Equipment

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.



Second Floor

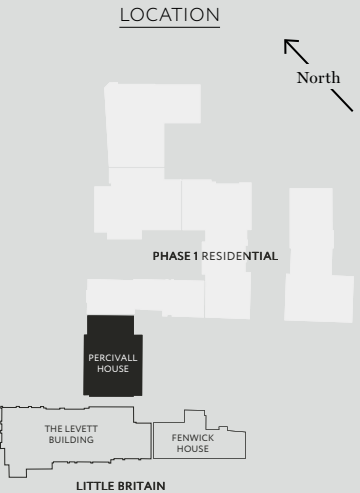


| APARTMENT 2.1 – 2 BEDS | APARTMENT 2.2 – 2 BEDS | APARTMENT 2.3 – 2 BEDS | APARTMENT 2.4 – STUDIO |
|---|--|--|--|
| Total area (excl. terrace) 84.5 sqm / 910 sqft | Total area (excl. terrace) 102.4 sqm / 1,102 sqft | Total area (excl. terrace) 82.8 sqm / 891 sqft | Total area (excl. terrace) 47.8 sqm / 515 sqft |
| Living/Kitchen/Dining 10.53m x 3.26m 34'7" x 10'8" | Living/Kitchen/Dining 7.82m x 6.46m 25'8" x 21'2" | Living/Kitchen/Dining 5.99m x 5.79m 19'8" x 19'0" | Living/Kitchen/Dining 7.49m x 3.65m 24'7" x 12'0" |
| Master 4.38m x 3.48m 14'4" x 11'5" | Master 5.63m x 3.21m 18'6" x 10'6" | Master 5.37m x 2.78m 17'8" x 9'1" | Bedroom 3.43m x 3.27m 11'3" x 10'9" |
| Bedroom 2 3.87m x 3.16m 12'8" x 10'4" | Bedroom 2 5.21m x 3.20m 17'1" x 10'6" | Bedroom 2 4.07m x 3.39m 13'4" x 11'1" | |
| Balcony 4.5 sqm / 49 sqft | Balcony 9.8 sqm / 105 sqft | Balcony 3.9 sqm / 42 sqft | |

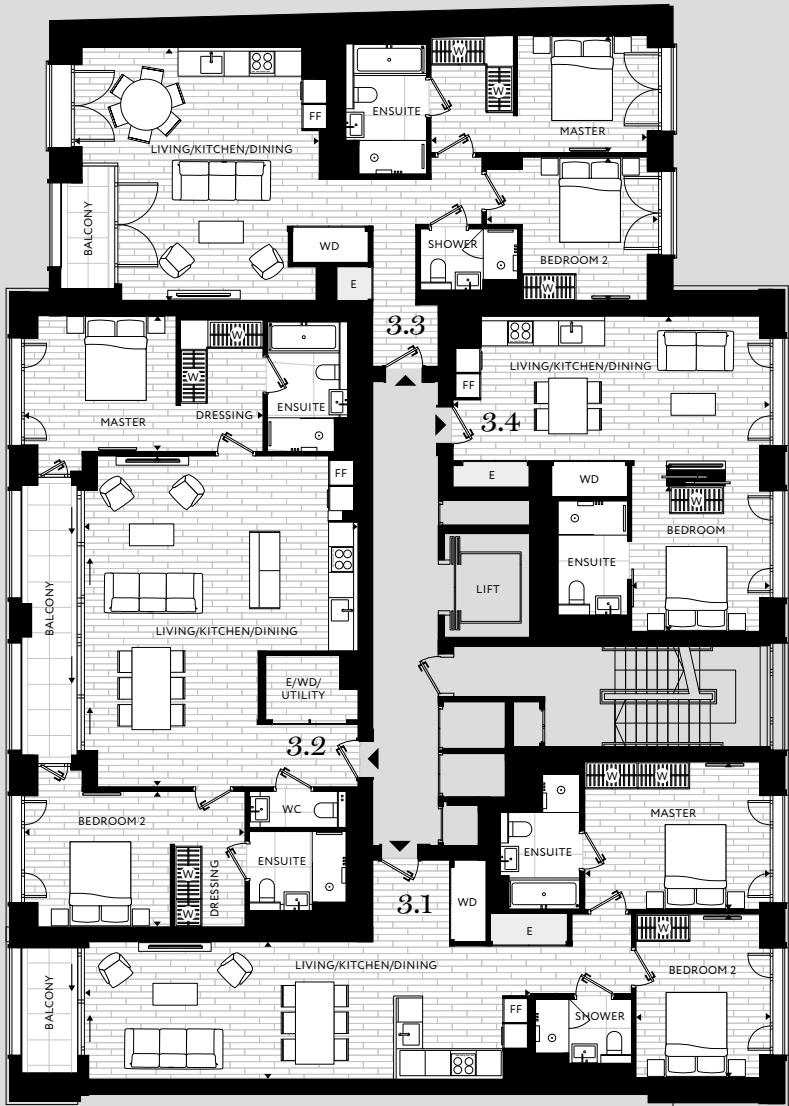
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Third Floor

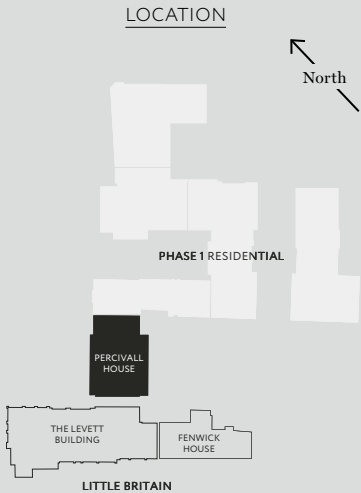


| APARTMENT 3.1 – 2 BEDS | APARTMENT 3.2 – 2 BEDS | APARTMENT 3.3 – 2 BEDS | APARTMENT 3.4 – STUDIO |
|---|--|--|--|
| Total area (excl. terrace) 84.5 sqm / 910 sqft | Total area (excl. terrace) 102.4 sqm / 1,102 sqft | Total area (excl. terrace) 82.8 sqm / 891 sqft | Total area (excl. terrace) 47.8 sqm / 515 sqft |
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| Master 4.38m x 3.48m 14'4" x 11'5" | Master 5.63m x 3.21m 18'6" x 10'6" | Master 5.37m x 2.78m 17'8" x 9'1" | Bedroom 3.43m x 3.27m 11'3" x 10'9" |
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| Balcony 4.5 sqm / 49 sqft | Balcony 9.8 sqm / 105 sqft | Balcony 3.9 sqm / 42 sqft | |

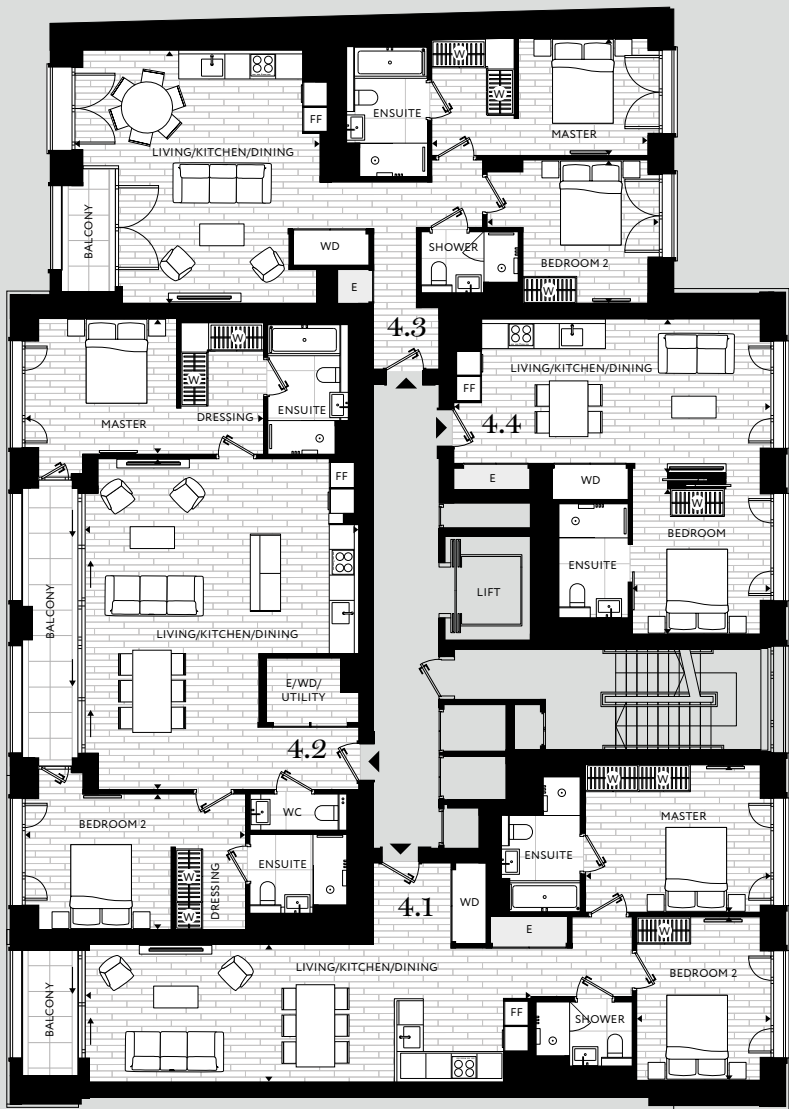
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Fourth Floor

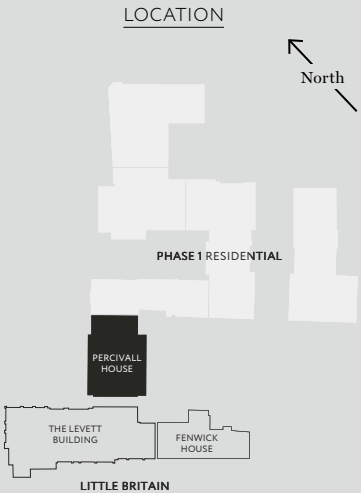


| APARTMENT 4.1 – 2 BEDS | APARTMENT 4.2 – 2 BEDS | APARTMENT 4.3 – 2 BEDS | APARTMENT 4.4 – STUDIO |
|---|--|--|--|
| Total area (excl. terrace) 84.5 sqm / 910 sqft | Total area (excl. terrace) 102.4 sqm / 1,102 sqft | Total area (excl. terrace) 82.8 sqm / 891 sqft | Total area (excl. terrace) 47.8 sqm / 515 sqft |
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| Master 4.38m x 3.48m 14'4" x 11'5" | Master 5.63m x 3.21m 18'6" x 10'6" | Master 5.37m x 2.78m 17'8" x 9'1" | Bedroom 3.43m x 3.27m 11'3" x 10'9" |
| Bedroom 2 3.87m x 3.16m 12'8" x 10'4" | Bedroom 2 5.21m x 3.20m 17'1" x 10'6" | Bedroom 2 4.07m x 3.39m 13'4" x 11'1" | |
| Balcony 4.5 sqm / 49 sqft | Balcony 9.8 sqm / 105 sqft | Balcony 3.9 sqm / 42 sqft | |

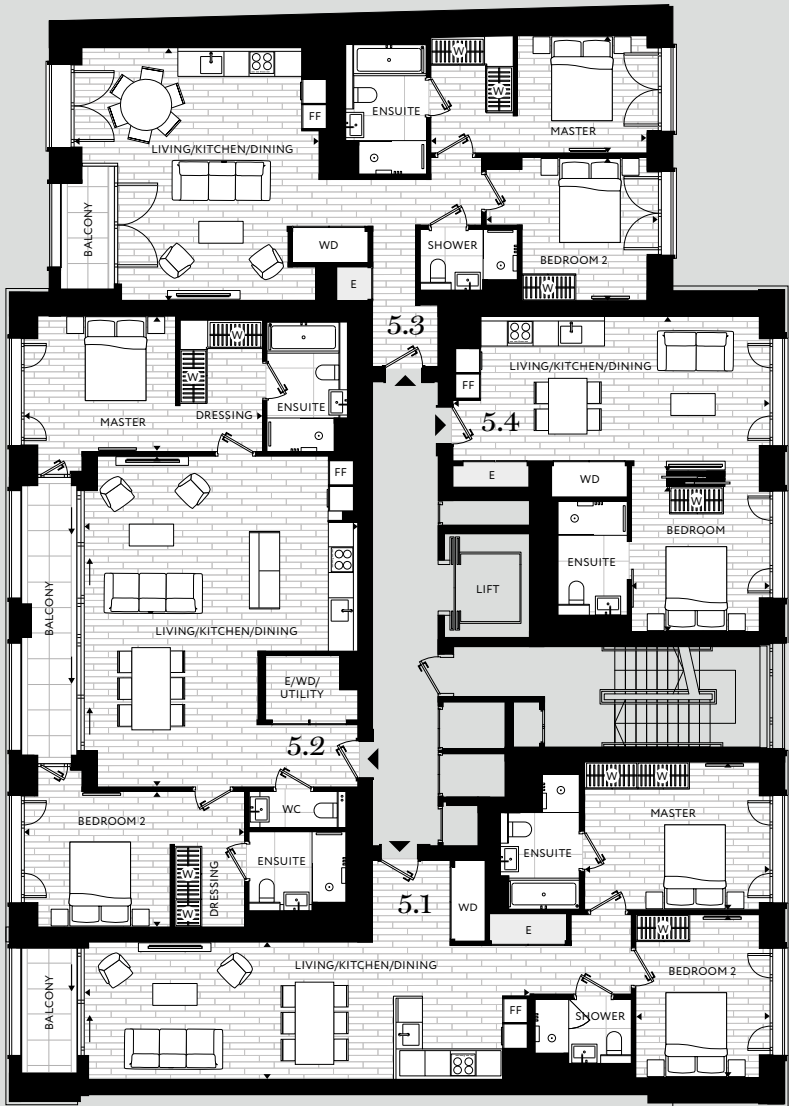
KEY W = Wardrobe
WD = Washer/Dryer

FF = Fridge Freezer
E = Equipment

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Fifth Floor

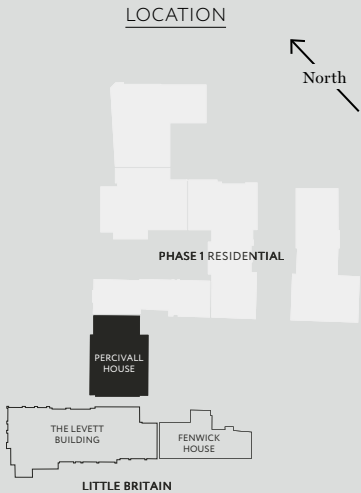


| APARTMENT 5.1 – 2 BEDS | APARTMENT 5.2 – 2 BEDS | APARTMENT 5.3 – 2 BEDS | APARTMENT 5.4 – STUDIO |
|---|--|--|--|
| Total area (excl. terrace) 84.5 sqm / 910 sqft | Total area (excl. terrace) 102.4 sqm / 1,102 sqft | Total area (excl. terrace) 82.8 sqm / 891 sqft | Total area (excl. terrace) 47.8 sqm / 515 sqft |
| Living/Kitchen/Dining 10.53m x 3.26m 34'7" x 10'8" | Living/Kitchen/Dining 7.82m x 6.46m 25'8" x 21'2" | Living/Kitchen/Dining 5.99m x 5.79m 19'8" x 19'0" | Living/Kitchen/Dining 7.49m x 3.65m 24'7" x 12'0" |
| Master 4.38m x 3.48m 14'4" x 11'5" | Master 5.63m x 3.21m 18'6" x 10'6" | Master 5.37m x 2.78m 17'8" x 9'1" | Bedroom 3.43m x 3.27m 11'3" x 10'9" |
| Bedroom 2 3.87m x 3.16m 12'8" x 10'4" | Bedroom 2 5.21m x 3.20m 17'1" x 10'6" | Bedroom 2 4.07m x 3.39m 13'4" x 11'1" | |
| Balcony 4.5 sqm / 49 sqft | Balcony 9.8 sqm / 105 sqft | Balcony 3.9 sqm / 42 sqft | |

KEY W = Wardrobe
WD = Washer/Dryer

FF = Fridge Freezer
E = Equipment

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Sixth Floor

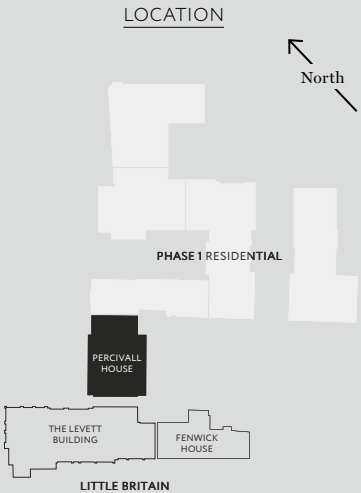


| APARTMENT 6.1 – 3 BEDS |
|--|
| Total area (excl. terrace) 136.6 sqm / 1,470 sqft |
| Living/Kitchen/Dining 7.86m x 7.18m 25'9" x 23'7" |
| Master 7.1m x 3.22m 23'4" x 10'7" |
| Bedroom 2 6.73m x 3.17m 22'1" x 10'5" |
| Bedroom 3 4.19m x 3.25m 13'9" x 10'8" |
| Balcony 1 4.4 sqm / 48 sqft |
| Balcony 2 4.5 sqm / 49 sqft |

KEY W = Wardrobe
WM = Washing Machine
TD = Tumble Dryer

FF = Fridge Freezer
E = Equipment

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The Levett Building

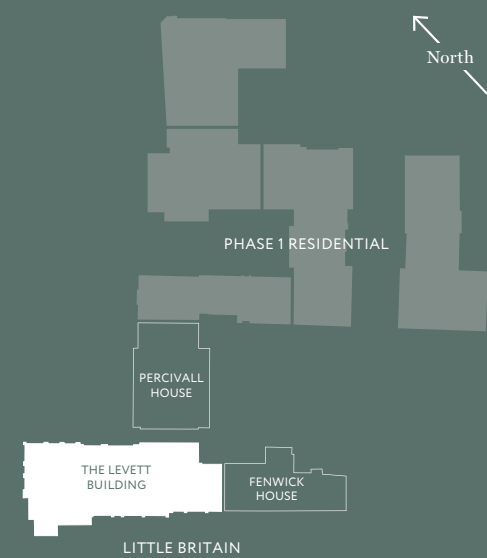
Referencing the area's rich heritage, The Levett Building is constructed from an elegant, light coloured brick with details highlighted in bronze. Chamfered window reveals allow the maximum amount of light into these beautifully considered apartments.



LEFT
Computer generated image
of The Levett Building.

RIGHT
Computer generated image
of living space, The Levett Building.

SITEPLAN





LEFT
Computer generated image
of living space, The Levett Building.

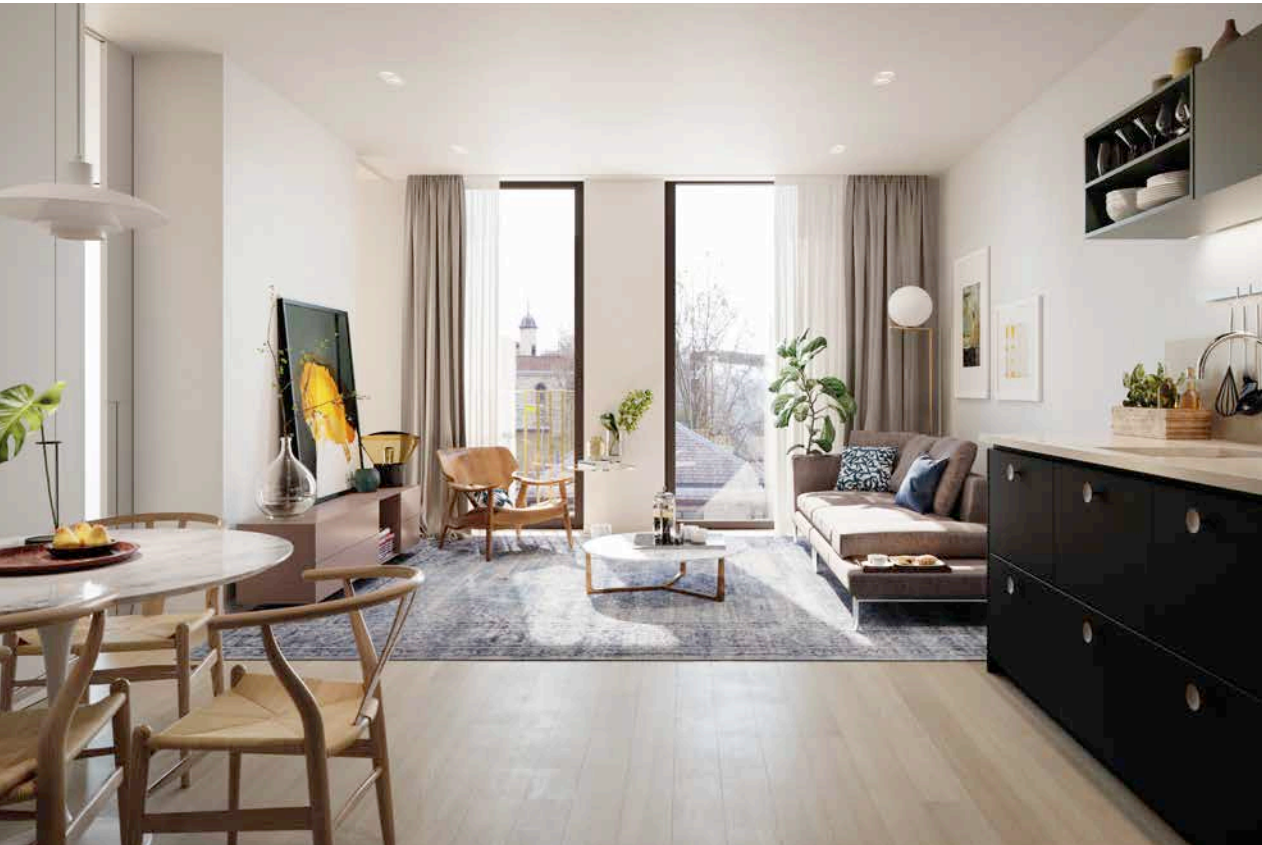
RIGHT
Computer generated image
of The Levett Building.

BELOW
Computer generated image
of living space, The Levett Building.



RIGHT
Computer generated image
of living space, The Levett Building.

BELOW
Computer generated image
of living space, The Levett Building.





TOP
Computer generated image
of bathroom, The Levett Building.

LEFT
Computer generated image
of bedroom, The Levett Building.



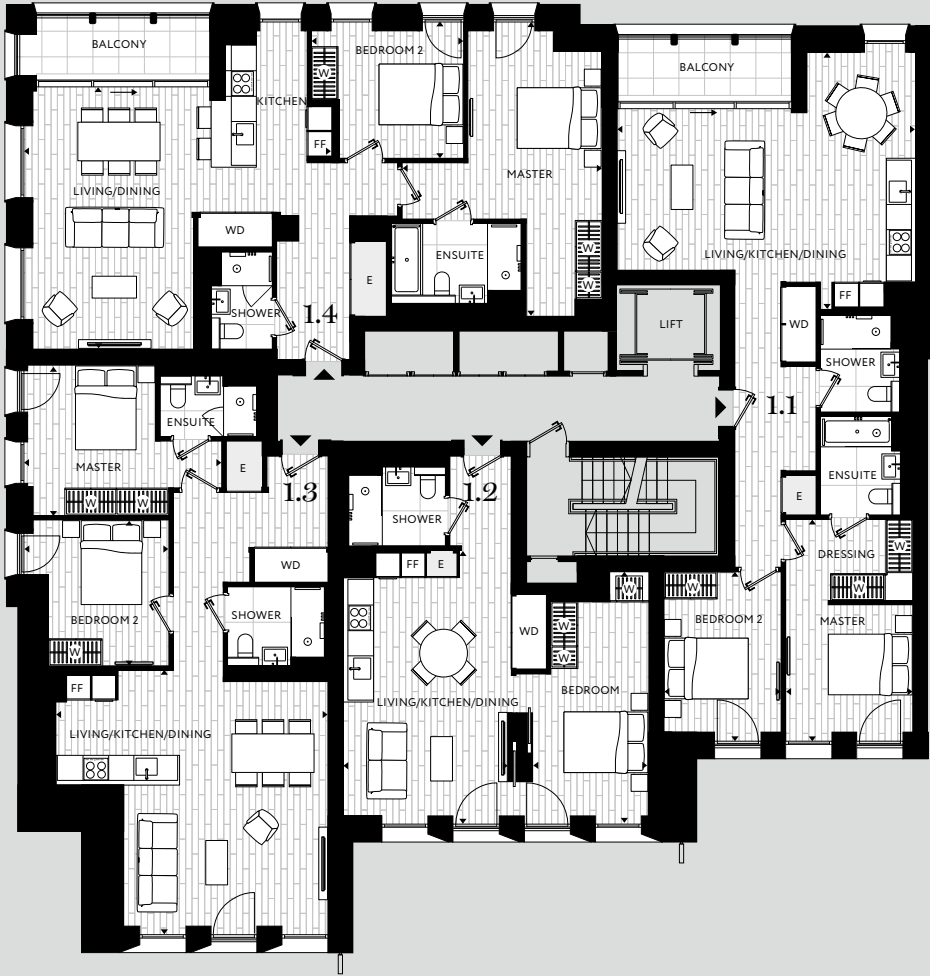
TOP
Computer generated image
of living space, The Levett Building.

RIGHT
Computer generated image
of living space, The Levett Building.





First Floor West



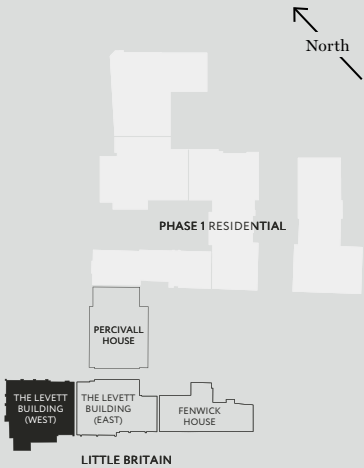
| APARTMENT 1.1 – 2 BEDS | APARTMENT 1.2 – 1 BED | APARTMENT 1.3 – 2 BEDS | APARTMENT 1.4 – 2 BEDS |
|---|--|--|--|
| Total area (excl. terrace) 83.9 sqm / 903 sqft | Total area (excl. terrace) 52.1 sqm / 561 sqft | Total area (excl. terrace) 81.7 sqm / 879 sqft | Total area (excl. terrace) 91.7 sqm / 987 sqft |
| Living/Kitchen/Dining 7.07m x 6.07m 23'2" x 19'11" | Living/Kitchen/Dining 6.47m x 3.88m 21'3" x 12'9" | Living/Kitchen/Dining 6.45m x 6.25m 21'2" x 20'6" | Living/Kitchen/Dining 7.34m x 6.19m 24'1" x 20'4" |
| Master 5.25m x 3.02m 17'3" x 9'11" | Bedroom 5.96m x 2.74m 19'7" x 9'0" | Master 4.68m x 3.55m 15'4" x 11'8" | Master 6.95m x 3.16m 22'10" x 10'5" |
| Bedroom 2 4.00m x 2.79m 13'1" x 9'2" | | Bedroom 2 3.45m x 3.43m 11'4" x 11'3" | Bedroom 2 3.60m x 3.22m 11'10" x 10'7" |
| Balcony 6 sqm / 65 sqft | | | Balcony 6.4 sqm / 69 sqft |

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LOCATION



First Floor East



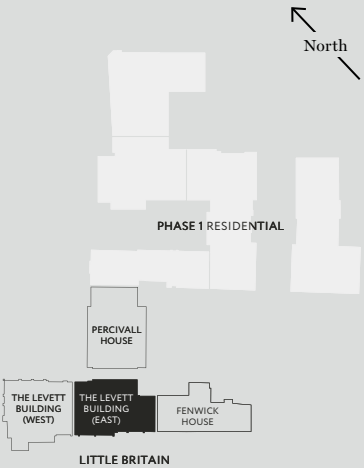
| APARTMENT 1.5 – 2 BEDS | APARTMENT 1.6 – 1 BED | APARTMENT 1.7 – 1 BED | APARTMENT 1.8 – 2 BEDS |
|--|---|---|--|
| Total area (excl. terrace) 101.3 sqm / 1,090 sqft | Total area (excl. terrace) 55.1 sqm / 593 sqft | Total area (excl. terrace) 57 sqm / 614 sqft | Total area (excl. terrace) 87.3 sqm / 940 sqft |
| Living/Kitchen/Dining 6.73m x 5.24m 22'1" x 17'2" | Living/Kitchen/Dining 7.58m x 4.09m 24'10" x 13'5" | Living/Kitchen/Dining 8.93m x 3.64m 29'3" x 11'11" | Living/Kitchen/Dining 9.31m x 3.43m 30'7" x 11'3" |
| Master 5.24m x 4.05m 17'2" x 13'3" | Bedroom 5.35m x 3.20m 17'7" x 10'6" | Bedroom 4.34m x 3.66m 14'3" x 12'0" | Master 5.07m x 3.02m 16'7" x 9'11" |
| Bedroom 2 4.74m x 4.04m 15'6" x 13'3" | | | Bedroom 2 3.74m x 3.45m 12'3" x 11'4" |

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LOCATION



Second Floor West



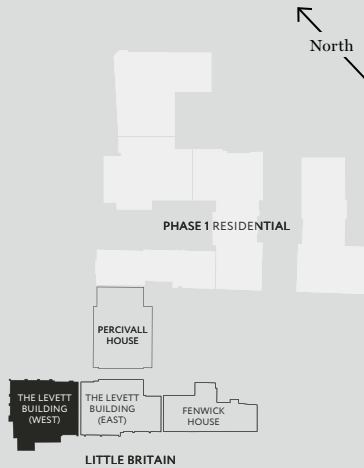
| APARTMENT 2.1 – 2 BEDS | APARTMENT 2.2 – 1 BED | APARTMENT 2.3 – 2 BEDS | APARTMENT 2.4 – 2 BEDS |
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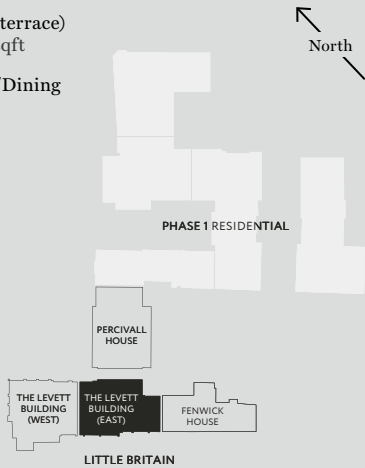


| APARTMENT 2.5 – 2 BEDS | APARTMENT 2.6 – 2 BEDS | APARTMENT 2.7 – 1 BED | APARTMENT 2.8 – 1 BED | APARTMENT 2.9 – 2 BEDS | LOCATION |
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| Master 4.11m x 3.62m 13'6" x 11'11" | Master 3.48m x 3.37m 11'5" x 11'1" | Bedroom 5.35m x 3.20m 17'7" x 10'6" | Bedroom 4.34m x 3.66m 14'3" x 12'0" | Master 5.07m x 3.02m 16'7" x 9'11" | |
| Bedroom 2 4.04m x 2.80m 13'3" x 9'2" | Bedroom 2 4.36m x 3.37m 14'4" x 11'0" | | | Bedroom 2 3.74m x 3.45m 12'3" x 11'4" | |

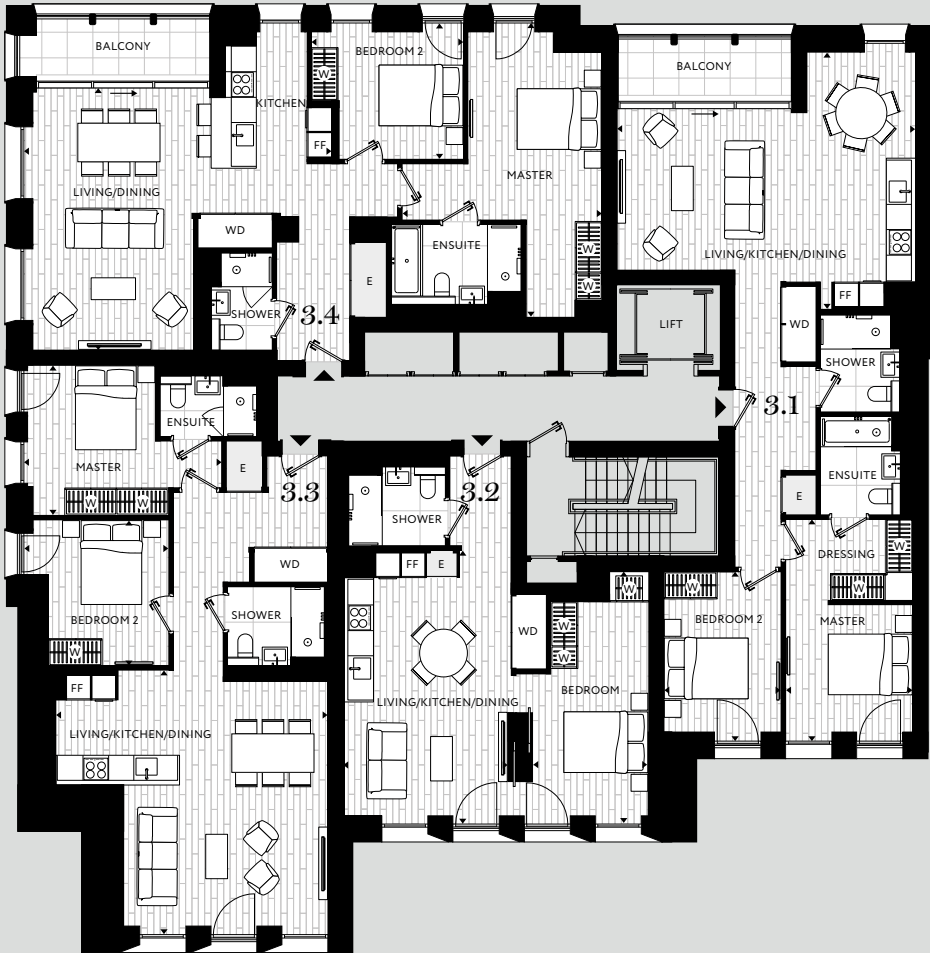
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Third Floor West



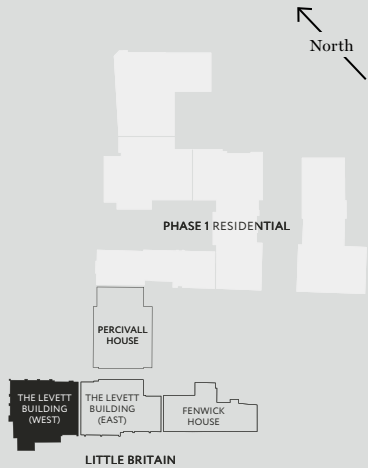
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| Total area (excl. terrace) 83.9 sqm / 903 sqft | Total area (excl. terrace) 52.1 sqm / 561 sqft | Total area (excl. terrace) 81.7 sqm / 879 sqft | Total area (excl. terrace) 91.7 sqm / 987 sqft |
| Living/Kitchen/Dining 7.07m x 6.07m 23'2" x 19'11" | Living/Kitchen/Dining 6.47m x 3.88m 21'3" x 12'9" | Living/Kitchen/Dining 6.45m x 6.25m 21'2" x 20'6" | Living/Kitchen/Dining 7.34m x 6.19m 24'1" x 20'4" |
| Master 5.25m x 3.02m 17'3" x 9'11" | Bedroom 5.96m x 2.74m 19'7" x 9'0" | Master 4.68m x 3.55m 15'4" x 11'8" | Master 6.95m x 3.16m 22'10" x 10'5" |
| Bedroom 2 4.00m x 2.79m 13'1" x 9'2" | | Bedroom 2 3.45m x 3.43m 11'4" x 11'3" | Bedroom 2 3.60m x 3.22m 11'10" x 10'7" |
| Balcony 6 sqm / 65 sqft | | | Balcony 6.4 sqm / 69 sqft |

KEY W = Wardrobe
WD = Washer/Dryer

FF = Fridge Freezer
E = Equipment

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

LOCATION



Third Floor East

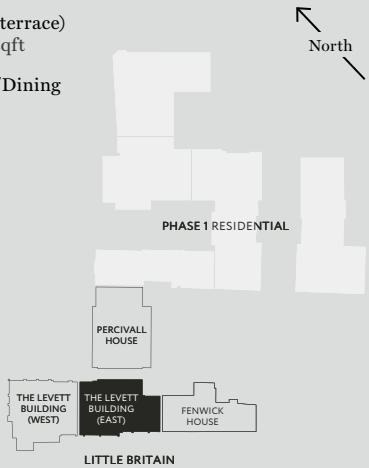


| APARTMENT 3.5 – 2 BEDS | APARTMENT 3.6 – 2 BEDS | APARTMENT 3.7 – 1 BED | APARTMENT 3.8 – 1 BED | APARTMENT 3.9 – 2 BEDS | LOCATION |
|--|--|---|---|--|----------|
| Total area (excl. terrace) 83.3 sqm / 897 sqft | Total area (excl. terrace) 86.5 sqm / 931 sqft | Total area (excl. terrace) 55.1 sqm / 593 sqft | Total area (excl. terrace) 57 sqm / 614 sqft | Total area (excl. terrace) 87.3 sqm / 940 sqft | |
| Living/Kitchen/Dining 6.91m x 5.51m 22'8" x 18'1" | Living/Kitchen/Dining 10.21m x 5.16m 33'6" x 16'11" | Living/Kitchen/Dining 7.58m x 4.09m 24'10" x 13'5" | Living/Kitchen/Dining 8.93m x 3.64m 29'3" x 11'11" | Living/Kitchen/Dining 9.31m x 3.43m 30'7" x 11'3" | |
| Master 4.11m x 3.62m 13'6" x 11'11" | Master 3.48m x 3.37m 11'5" x 11'1" | Bedroom 5.35m x 3.20m 17'7" x 10'6" | Bedroom 4.34m x 3.66m 14'3" x 12'0" | Master 5.07m x 3.02m 16'7" x 9'11" | |
| Bedroom 2 4.04m x 2.80m 13'3" x 9'2" | Bedroom 2 4.36m x 3.37m 14'4" x 11'0" | | | Bedroom 2 3.74m x 3.45m 12'3" x 11'4" | |

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Fourth Floor West

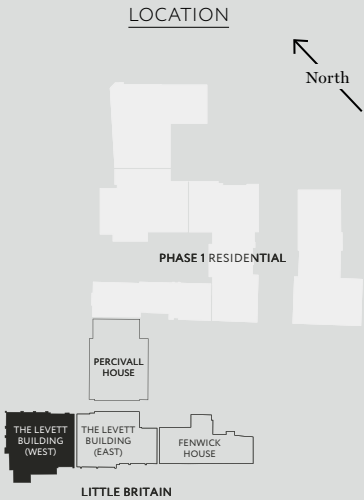


| APARTMENT 4.1 – 2 BEDS | APARTMENT 4.2 – 1 BED | APARTMENT 4.3 – 2 BEDS | APARTMENT 4.4 – 2 BEDS |
|---|--|--|--|
| Total area (excl. terrace) 83.9 sqm / 903 sqft | Total area (excl. terrace) 52.1 sqm / 561 sqft | Total area (excl. terrace) 85.1 sqm / 916 sqft | Total area (excl. terrace) 91.7 sqm / 987 sqft |
| Living/Kitchen/Dining 7.07m x 6.07m 23'2" x 19'11" | Living/Kitchen/Dining 6.47m x 3.88m 21'3" x 12'9" | Living/Kitchen/Dining 7.21m x 6.27m 23'8" x 20'7" | Living/Kitchen/Dining 7.34m x 6.19m 24'1" x 20'4" |
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| Balcony 6 sqm / 65 sqft | | | Balcony 6.4 sqm / 69 sqft |

KEY W = Wardrobe
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Fourth Floor East

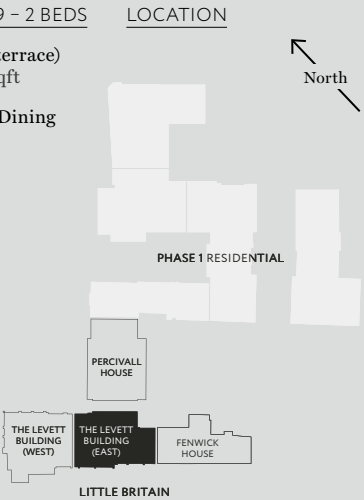


| APARTMENT 4.5 – 2 BEDS | APARTMENT 4.6 – 2 BEDS | APARTMENT 4.7 – 1 BED | APARTMENT 4.8 – 1 BED | APARTMENT 4.9 – 2 BEDS | LOCATION |
|--|--|---|---|--|----------|
| Total area (excl. terrace) 83.3 sqm / 897 sqft | Total area (excl. terrace) 86.5 sqm / 931 sqft | Total area (excl. terrace) 55.1 sqm / 593 sqft | Total area (excl. terrace) 57 sqm / 614 sqft | Total area (excl. terrace) 87.3 sqm / 940 sqft | |
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Fifth Floor West

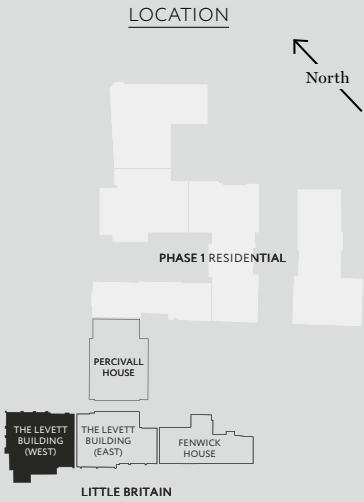


| APARTMENT 5.1 – 2 BEDS | APARTMENT 5.2 – 1 BED | APARTMENT 5.3 – 2 BEDS | APARTMENT 5.4 – 2 BEDS |
|--|---|---|---|
| Total area (excl. terrace) 83.9 sqm / 903 sqft | Total area (excl. terrace) 52.1 sqm / 561 sqft | Total area (excl. terrace) 85.1 sqm / 916 sqft | Total area (excl. terrace) 91.7 sqm / 987 sqft |
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| Bedroom 2 4.00m x 2.79m 13'1" x 9'2" | | Bedroom 2 3.45m x 3.22m 11'4" x 10'7" | Bedroom 2 3.60m x 3.22m 11'10" x 10'7" |
| Balcony 6 sqm / 65 sqft | | | Balcony 6.4 sqm / 69 sqft |

KEY W = Wardrobe
 WD = Washer/Dryer

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Fifth Floor East



| APARTMENT 5.5 – 2 BEDS | APARTMENT 5.6 – 2 BEDS | APARTMENT 5.7 – 1 BED | APARTMENT 5.8 – 1 BED | APARTMENT 5.9 – 2 BEDS | LOCATION |
|---|---|--|--|---|----------|
| Total area (excl. terrace) 83.3 sqm / 897 sqft | Total area (excl. terrace) 86.5 sqm / 931 sqft | Total area (excl. terrace) 55.1 sqm / 593 sqft | Total area (excl. terrace) 57 sqm / 614 sqft | Total area (excl. terrace) 87.3 sqm / 940 sqft | |
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| Bedroom 2 4.04m x 2.80m 13'3" x 9'2" | Bedroom 2 4.36m x 3.37m 14'4" x 11'0" | | | Bedroom 2 3.74m x 3.45m 12'3" x 11'4" | |
| | | | | | |

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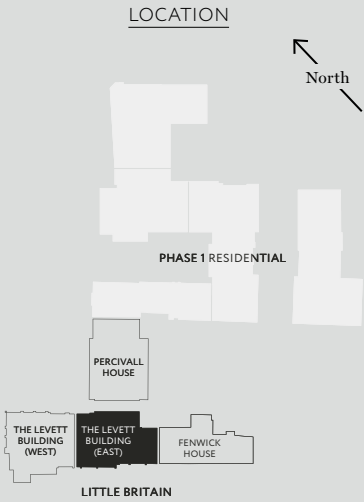
Sixth Floor East



| APARTMENT 6.3 – 2 BEDS | |
|---|--|
| Total area (excl. terrace) 100 sqm / 1,076 sqft | Bedroom 2 5.03m x 2.90m 16'6" x 9'6" |
| Living/Kitchen/Dining 8.45m x 5.18m 27'8" x 17'0" | Terrace 18.8 sqm / 203 sqft |
| Master 4.80m x 4.02m 15'9" x 13'2" | |

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FF = Fridge Freezer
E = Equipment

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Computer generated image of living space, The Levett Building.

Fenwick House

Taking reference from the retained Victorian façade adjacent, Fenwick House is designed to traditional proportions and constructed from materials such as glazed brickwork with anodized bronze detailing.

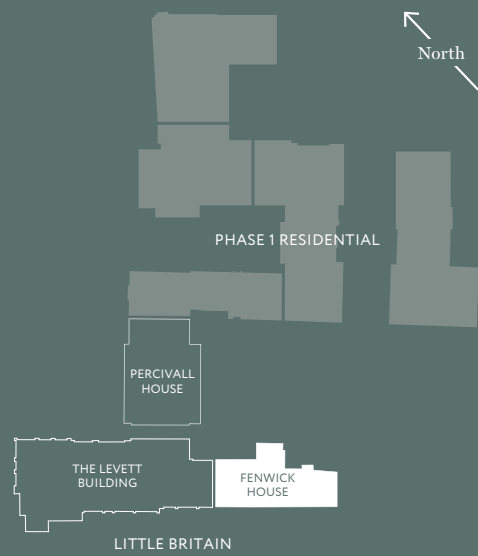


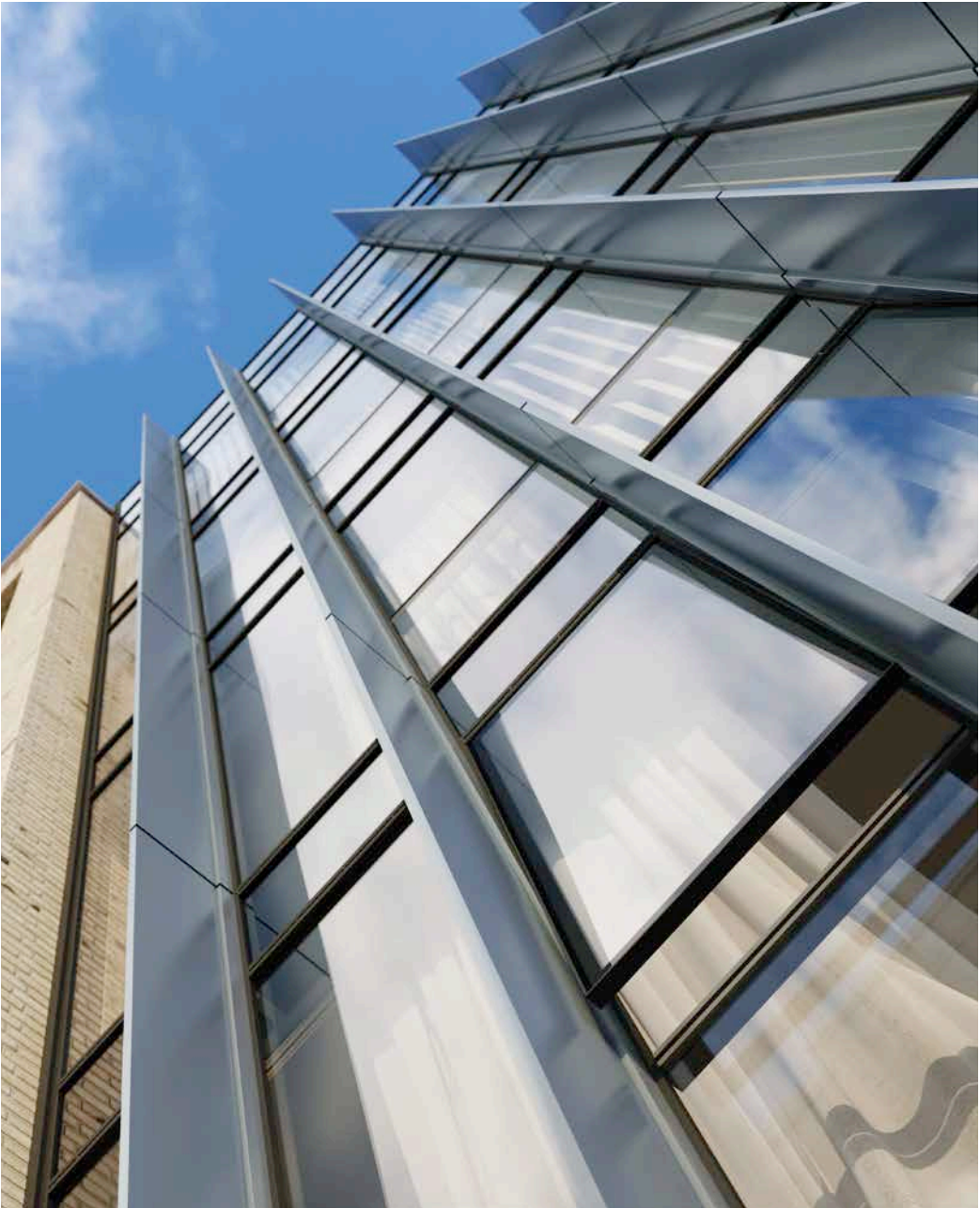
LEFT
Computer generated image
of Fenwick House.

RIGHT
Computer generated image
of living space, Fenwick House.



SITEPLAN





TOP
Computer generated image
of living space, Fenwick House.

LEFT
Computer generated image
of Fenwick House.



First Floor



APARTMENT 1.1 – 1 BED

Total area (excl. terrace)
51.5 sqm / 554 sqft

Living/Kitchen/Dining
5.72m x 5.22m
18'9" x 17'2"

Bedroom
4.10m x 2.98m
13'5" x 9'9"

APARTMENT 1.2 – 1 BED

Total area (excl. terrace)
49.5 sqm / 533 sqft

Living/Kitchen/Dining
5.50m x 5.00m
18'1" x 16'5"

Bedroom
3.94m x 3.25m
12'11" x 10'8"

APARTMENT 1.3 – STUDIO

Total area (excl. terrace)
42.1 sqm / 453 sqft

Living/Kitchen/Dining
6.43m x 3.42m
21'1" x 11'3"

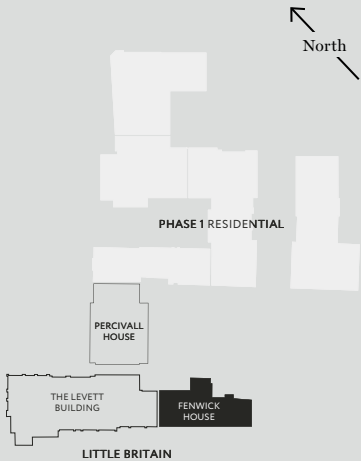
Bedroom
3.92m x 2.75m
12'10" x 9'0"

KEY W = Wardrobe
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FF = Fridge Freezer
E = Equipment

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LOCATION



Second Floor



APARTMENT 2.1 – 1 BED

Total area (excl. terrace)
52.2 sqm / 562 sqft

Living/Kitchen/Dining
5.72m x 5.25m
18'9" x 17'2"

Bedroom
4.10m x 2.98m
13'5" x 9'9"

APARTMENT 2.2 – 1 BED

Total area (excl. terrace)
50.4 sqm / 543 sqft

Living/Kitchen/Dining
5.50m x 4.97m
18'1" x 16'3"

Bedroom
4.11m x 3.25m
13'6" x 10'8"

APARTMENT 2.3 – 2 BEDS

Total area (excl. terrace)
100.4 sqm / 1,081 sqft

Living/Kitchen/Dining
10.24m x 5.53m
33'7" x 18'2"

Master
6.01m x 4.65m
19'9" x 15'3"

Bedroom 2
3.61m x 3.09m
11'10" x 10'1"

APARTMENT 2.4 – STUDIO

Total area (excl. terrace)
42.5 sqm / 457 sqft

Living/Kitchen/Dining
6.43m x 3.42m
21'1" x 11'3"

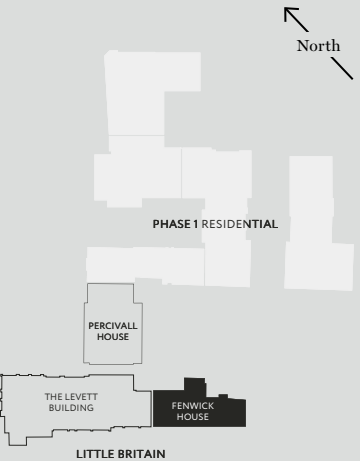
Bedroom
3.92m x 2.75m
12'10" x 9'0"

KEY W = Wardrobe
WD = Washer/Dryer

FF = Fridge Freezer
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LOCATION

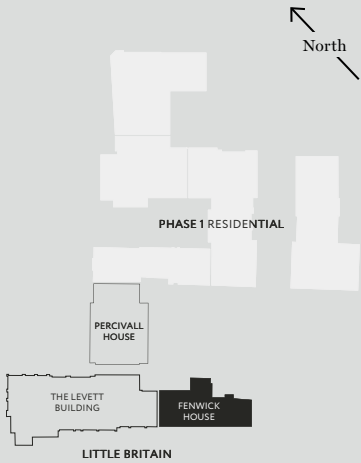


Third Floor



| APARTMENT 3.1 – 1 BED | APARTMENT 3.2 – 1 BED | APARTMENT 3.3 – 2 BEDS | APARTMENT 3.4 – STUDIO |
|---|---|--|---|
| Total area (excl. terrace) 52.2 sqm / 562 sqft | Total area (excl. terrace) 50.4 sqm / 543 sqft | Total area (excl. terrace) 100.4 sqm / 1,081 sqft | Total area (excl. terrace) 42.5 sqm / 457 sqft |
| Living/Kitchen/Dining 5.72m x 5.25m 18'9" x 17'2" | Living/Kitchen/Dining 5.50m x 4.97m 18'1" x 16'3" | Living/Kitchen/Dining 10.24m x 5.53m 33'7" x 18'2" | Living/Kitchen/Dining 6.43m x 3.42m 21'1" x 11'3" |
| Bedroom 4.10m x 2.98m 13'5" x 9'9" | Bedroom 4.11m x 3.25m 13'6" x 10'8" | Master 6.01m x 4.65m 19'9" x 15'3" Bedroom 2 3.61m x 3.09m 11'10" x 10'1" | Bedroom 3.92m x 2.75m 12'10" x 9'0" |

LOCATION



KEY W = Wardrobe
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E = Equipment

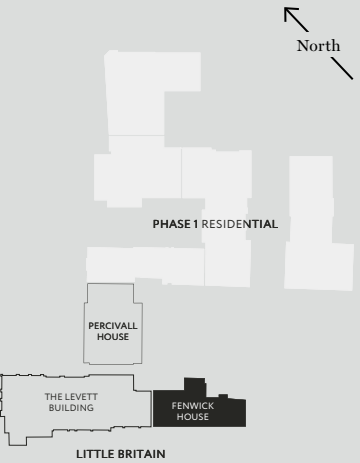
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Fourth Floor



| APARTMENT 4.1 – 1 BED | APARTMENT 4.2 – 1 BED | APARTMENT 4.3 – 2 BEDS | APARTMENT 4.4 – STUDIO |
|---|---|--|---|
| Total area (excl. terrace) 52.2 sqm / 562 sqft | Total area (excl. terrace) 50.4 sqm / 543 sqft | Total area (excl. terrace) 100.4 sqm / 1,081 sqft | Total area (excl. terrace) 42.5 sqm / 457 sqft |
| Living/Kitchen/Dining 5.72m x 5.25m 18'9" x 17'2" | Living/Kitchen/Dining 5.50m x 4.97m 18'1" x 16'3" | Living/Kitchen/Dining 10.24m x 5.53m 33'7" x 18'2" | Living/Kitchen/Dining 6.43m x 3.42m 21'1" x 11'3" |
| Bedroom 4.10m x 2.98m 13'5" x 9'9" | Bedroom 4.11m x 3.25m 13'6" x 10'8" | Master 6.01m x 4.65m 19'9" x 15'3" Bedroom 2 3.61m x 3.09m 11'10" x 10'1" | Bedroom 3.92m x 2.75m 12'10" x 9'0" |

LOCATION



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Fifth Floor

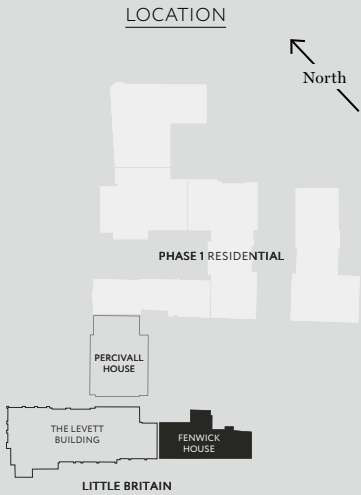


| APARTMENT 5.1 - 1 BED | APARTMENT 5.2 - 1 BED | APARTMENT 5.3 - 2 BEDS | APARTMENT 5.4 - STUDIO |
|--|---|--|---|
| Total area (excl. terrace) 50.9 sqm / 548 sqft | Total area (excl. terrace) 50.4 sqm / 543 sqft | Total area (excl. terrace) 100.4 sqm / 1,081 sqft | Total area (excl. terrace) 43.1 sqm / 464 sqft |
| Living/Kitchen/Dining 5.47m x 5.25m 17'11" x 17'2" | Living/Kitchen/Dining 5.50m x 4.97m 18'1" x 16'3" | Living/Kitchen/Dining 10.24m x 5.53m 33'7" x 18'2" | Living/Kitchen/Dining 6.53m x 3.42m 21'5" x 11'3" |
| Bedroom 4.10m x 2.98m 13'5" x 9'9" | Bedroom 4.11m x 3.25m 13'6" x 10'8" | Master 6.01m x 4.65m 19'9" x 15'3" Bedroom 2 3.61m x 3.09m 11'10" x 10'1" | Bedroom 4.03m x 2.75m 13'3" x 9'0" |

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Computer generated image of kitchen, Fenwick House.

Specification

1. STRUCTURE

Reinforced concrete frame building.

Brick/stone and glazed façade systems.

Metal window frames.

Flat roof system with terraces and areas of sedum planting or profiled roofs with metal roofing system.

2. WALLS, FLOORS & CEILINGS

Acoustically isolated raised floor or screed with integrated underfloor heating.

Walls throughout will be in studwork with plasterboard, skimmed and painted.

Plasterboard ceilings, skimmed and painted, with services zone above.

3. FLOORING

Engineered timber floor finish to all rooms except bathrooms and dedicated services cupboards.

Porcelain tiles in all bathrooms.

Porcelain tiles to terraces and balconies.

4. COLOUR PALETTES

The apartments will have a palette of carefully selected and complementary finishes and textures, from the dark, super matte cabinet finishes in the kitchens to the feature polished marble and large format tiling in the bathrooms.

Light oak flooring is a unifying feature throughout the apartments, contrasting beautifully with the rich oak and lacquer joinery and light concrete style work tops.

5. KITCHENS

Bespoke kitchens.

Counter cabinets and tall units in Fenix laminate finish or similar.

High-level units in Fenix laminate finish or similar.

Technical stone worktops with undermounted single bowl stainless steel sink and mixer tap, Blanco or similar.

Technical stone splashback.

Appliances:

- Induction hob
- Multi-function electric oven
- Combination microwave oven
- Integrated dishwasher, Siemens or similar
- Wine cabinet, Caple or similar
- Integrated fridge freezer, Siemens or similar
- Extractor fan, Falmec or similar
- Washer dryer, Miele or similar
- Compartmentalised waste storage.

6. BATHROOMS

Bespoke bathrooms.

High-quality solid surface basin with integrated shelf below. Veneered storage unit to master bathrooms.

Bespoke mirrored storage cabinet with integral lighting, demisting elements.

All bathrooms have tiled porcelain with feature areas in natural stone.

All bathrooms have tiled porcelain floors.

Enamel steel baths (where applicable).

Baths have a porcelain tiled panel to match floor finish.

Level access shower: solid surface shower tray.

Framed glazed shower screens.

White vitrified enamel wall-mounted WC with soft-close seat and dual-push button flush.

High-quality polished chrome finished brassware.

Electric heated wall for towel and bath robe, polished stainless steel towel rail and hooks (arrangements vary subject to bathroom type).

7. JOINERY

Doors:

Full-height entrance doors, solid core with black stained oak veneer. Hardwood timber frame and high-quality door furniture including cylinder night latch.

All interior doors are finished in white lacquer with stainless steel hinges.

Internal ironmongery is finished in polished chrome.

Wardrobes:

Veneered timber doors to master bedrooms and lacquered doors to secondary bedrooms.

Fitted with top shelf, hanging rail and internal lighting.

8. ELECTRICAL

Power is provided complete with meter installed, allowing free choice of utility supplier.

13 amp power outlets throughout.

5 amp outlets (dimmed) in master bedrooms and reception rooms.

USB charging points in master bedrooms.

Shaver outlet integrated into bathroom cabinet.

Power provision for future motorised blind installation in bedrooms and reception rooms.

Power sockets finished in white.

9. BALCONIES

All balconies accessed via opening or sliding glazed doors.

Porcelain tile finish with level threshold.

Glazed or metal rail balustrades.

External lighting.

10. HEATING, COOLING & VENTILATION

Heating and cooling for each apartment will be served by the development's district heating and chilled water network. The heating system is also used to generate domestic hot water.

Energy metering for each apartment.

Thermostatically controlled underfloor heating to all rooms linked to apartment control system.

Electric underfloor heating in bathrooms.

Comfort cooling with fan coil units to reception rooms and all bedrooms.

Apartments ventilated by a whole house ventilation unit.

11. WATER

Domestic cold water is provided complete with Thames Water meter installed.

Hot and cold water is supplied to a minimum pressure of 2 bar.

12. AV, TELEPHONE & DATA SYSTEM

Communal satellite and antenna (UHF, FM and DAB) signal distribution system. Satellite dishes are provided to receive Sky programming and one other satellite (TBA).

Satellite, antenna and data connection points located in reception area and in certain bedrooms (subject to layout).

Development served by a fibre network facilitating the provision of ultra high speed internet (subscription required).

Apartment control system allowing apartment management and local control of reception and bedroom heating & cooling systems.

The system may also be controlled remotely via a smartphone or tablet application (internet connection and wifi network required).

13. LIGHTING

Generally recessed luminaires throughout with dimmable LED bulbs fitted. These can be replaced for smart bulbs (Philips Hue or similar).

Integrated kitchen feature lighting.

Bathroom night light provision.

Concealed wiring provision for future feature lighting in dining area.

5 amp outlets (dimmed) in master bedrooms and reception rooms.

14. FLOOR TO CEILING HEIGHTS

Entrance halls 2.30m.

Reception rooms and bedrooms generally 2.60m (localised bulkheads to accommodate services).

Bathrooms and kitchens 2.30m.

15. SECURITY

Video intercom entry system.

Integrated access control system to all building entrances and car park within all residential buildings.

CCTV, 24 hour concierge and security.

16. AMENITIES

24 hour concierge facility.

Private dining/meeting room (including adjacent kitchen for catering purposes).

19 seat private screening room with ancillary lounge bar.

Residents' lounge overlooking communal garden.

17. LIFT

One passenger lift per core with two in The Levett Building East Core, serving all residential floors and lift to basement bicycle store located beneath The Levett Building.

Two car lifts accessed at street level serving the car park levels.

18. CAR PARK

25 car parking spaces within the lower ground floor available for sale by separate agreement.

Three motorcycle spaces within the lower ground floor available for sale by separate agreement.

132 cycle spaces and 22 cycle boxes within the basement bicycle store located beneath the Levett Building.

Wash down facility provided.

Battery Electric Vehicle (BEV) charging posts provided.

An elegantly furnished, spacious private lounge opens onto the tranquil courtyard garden, while generous seating invites visitors to linger in the bar.



TOP
Computer generated image of residents' lounge at Barts Square.

LEFT
Computer generated image of residents' bar at Barts Square.

RIGHT
Computer generated image of private cinema room at Barts Square.



Immediate proximity to Farringdon East Station on the new Elizabeth Line links Barts Square with Canary Wharf, the West End and beyond to Heathrow in moments.



Smithfield Market acts as the lynchpin for a vibrant food destination, with some of London’s most original and authentic eateries and bars scattered all around this historic area.



The Quality Chop House on Farringdon Road offers modern British cuisine in an authentic restaurant dating back to 1869.



Inspired by traditional Venetian wine bars, Polpo serves small plates of humble Italian fare.

St. John restaurant opened on the premises of an old bacon smoke house with a menu devoted to offal and previously unfashionable cuts of meat.



The Ned, a 5-star hotel in the heart of the historic city with 250 rooms, ten restaurants, a spa and a generous dash of glamour.

A relative newcomer to St. John Street's eateries, Luca serves an award-winning 'Britalian' menu.



The pace never slackens in the cafés of the Barbican, the largest performing arts centre in Europe.



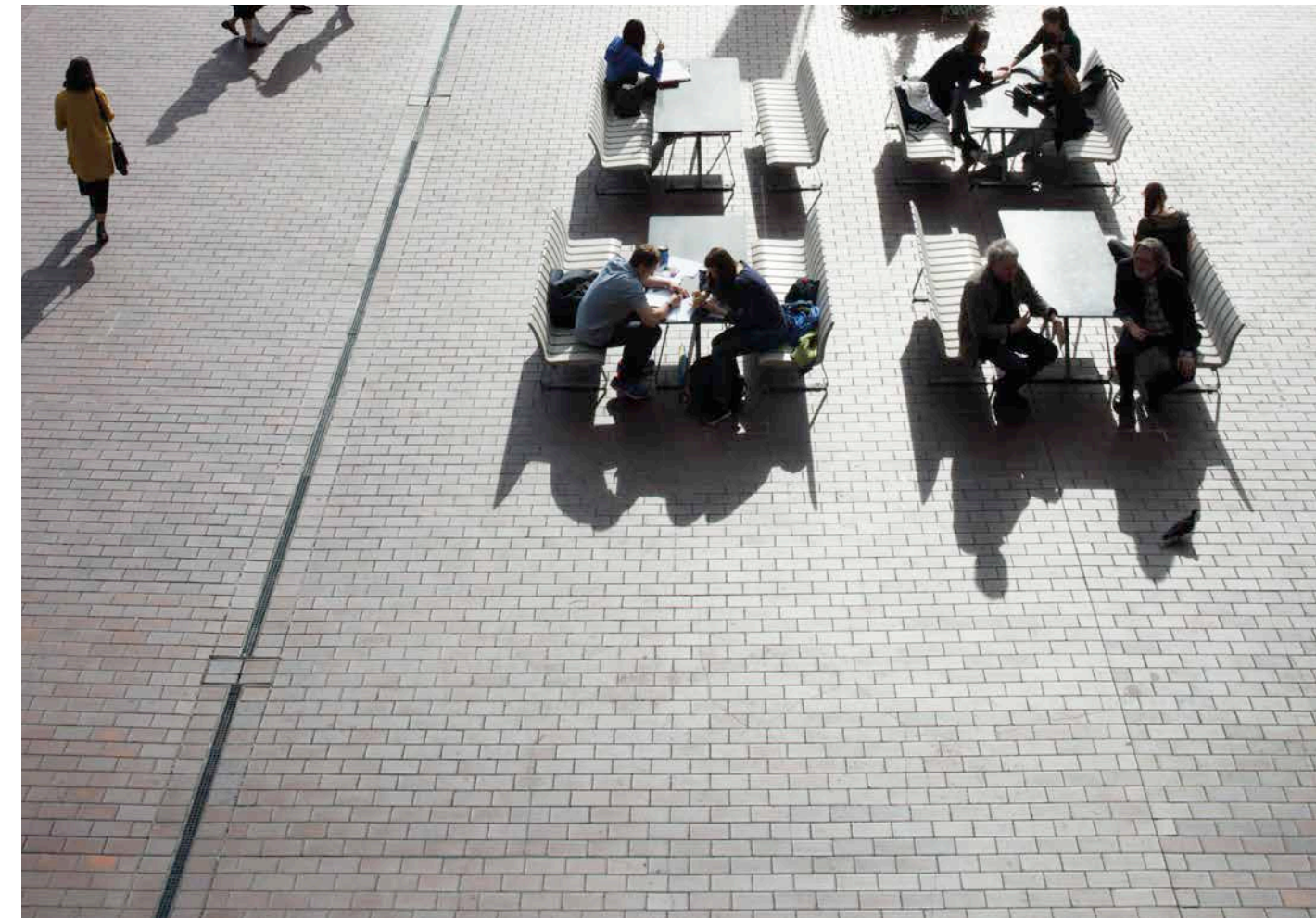
Cross the threshold of The Hand & Shears pub for a quiet pint at its wooden island bar.

Barts Square is set among little-known historic churchyards and tranquil green spaces, as well as London landmarks and global destinations for the arts.

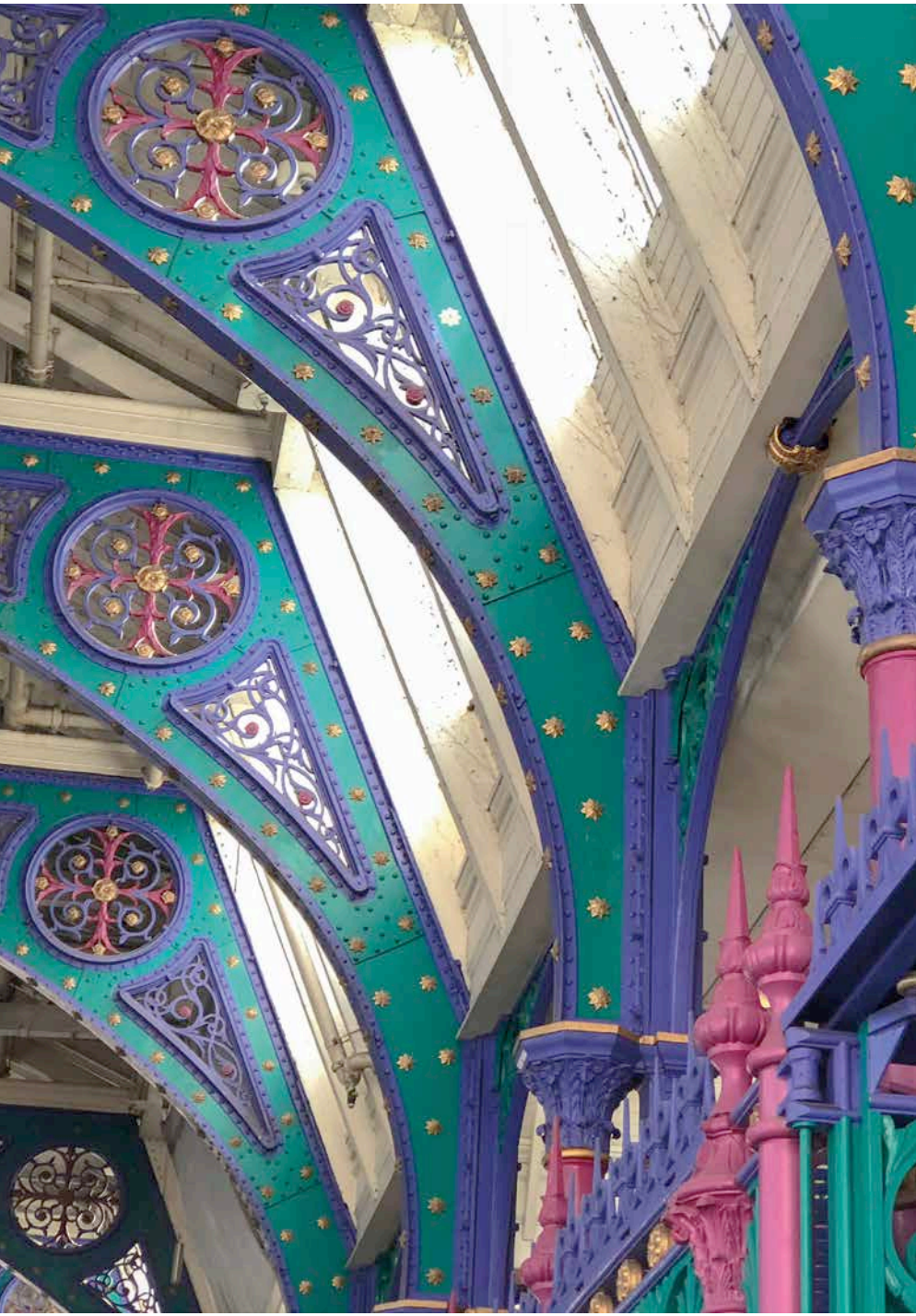
The beautifully preserved St. Bartholomew Church, founded in 1123, is an enduringly popular film location.



An example of intricate, classically-inspired cornicing on one of the area's impressive buildings.



One of the many public spaces in the Barbican.



The wrought iron beams of Smithfield's Victorian 'cathedral of meat'.



41-42 Cloth Fair is the oldest house in the City of London. Built in 1613 it has survived both the Great Fire in 1666 and the Blitz.

One of the few surviving stones from Sir Christopher Wren's original Christchurch.



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