

# POWERHOUSE

C H E L S E A   W A T E R F R O N T



F L O O R P L A N S

# POWERHOUSE

CHELSEA WATERFRONT





*A new living experience, created within the historic walls of one of the capital's last great industrial icons, tells a story 100 years in the making.*

On the riverfront, in one of the most refined corners of London, a twin-turreted power station that once powered the Underground is re-energised and reimaged to offer a 21st century living experience like no other.

A Chelsea original, located in an intimate enclave at the heart of London's most distinguished and elegant Royal Borough, takes on a revolutionary new form, marking the biggest change for the borough in living memory. A story that began more than 100 years ago reaches its natural conclusion.

Welcome to the Powerhouse, an exceptionally rare and special collection of 260 luxury apartments embraced by history and glittering with future potential.

# THE ART OF MAKING AN ENTRANCE

POWERHOUSE

POWERHOUSE

2 — 3



Computer generated image is indicative only

# WELCOME HOME



Powerhouse offers a range of amenities to complement the lifestyle of its residents.

The 24-hour concierge ensures a lifestyle of ease from the moment you arrive, delivered with the utmost care and attention to detail.

The solid granite desk is inspired by the coal that was once the building's primary power-generating source.



POWERHOUSE

# STEP INTO THE LIGHT

6 — 7

“I was honoured to have been involved with the design of such an iconic building. Having lived and worked nearby for so many years it is such a pleasure to watch it come back to life! We were very conscious of incorporating into the design existing architectural and historical features and references, and combining these to give a feel of luxury through materiality and integrity of design.”

Fiona Barratt-Campbell, interior architect.

Image is indicative only



Designed by world-renowned landscape architects Randle Siddeley, the landscaped gardens match the horticultural prestige of the Chelsea Flower Show.

Sheltered by beautiful trees and flowers, the gardens provide a perfect escape from city life. Secluded seating areas, overlooking soothing water features and vibrant blooms, make for an informal, relaxed setting and the paths that gently curve around the river are ideal for taking in the views.

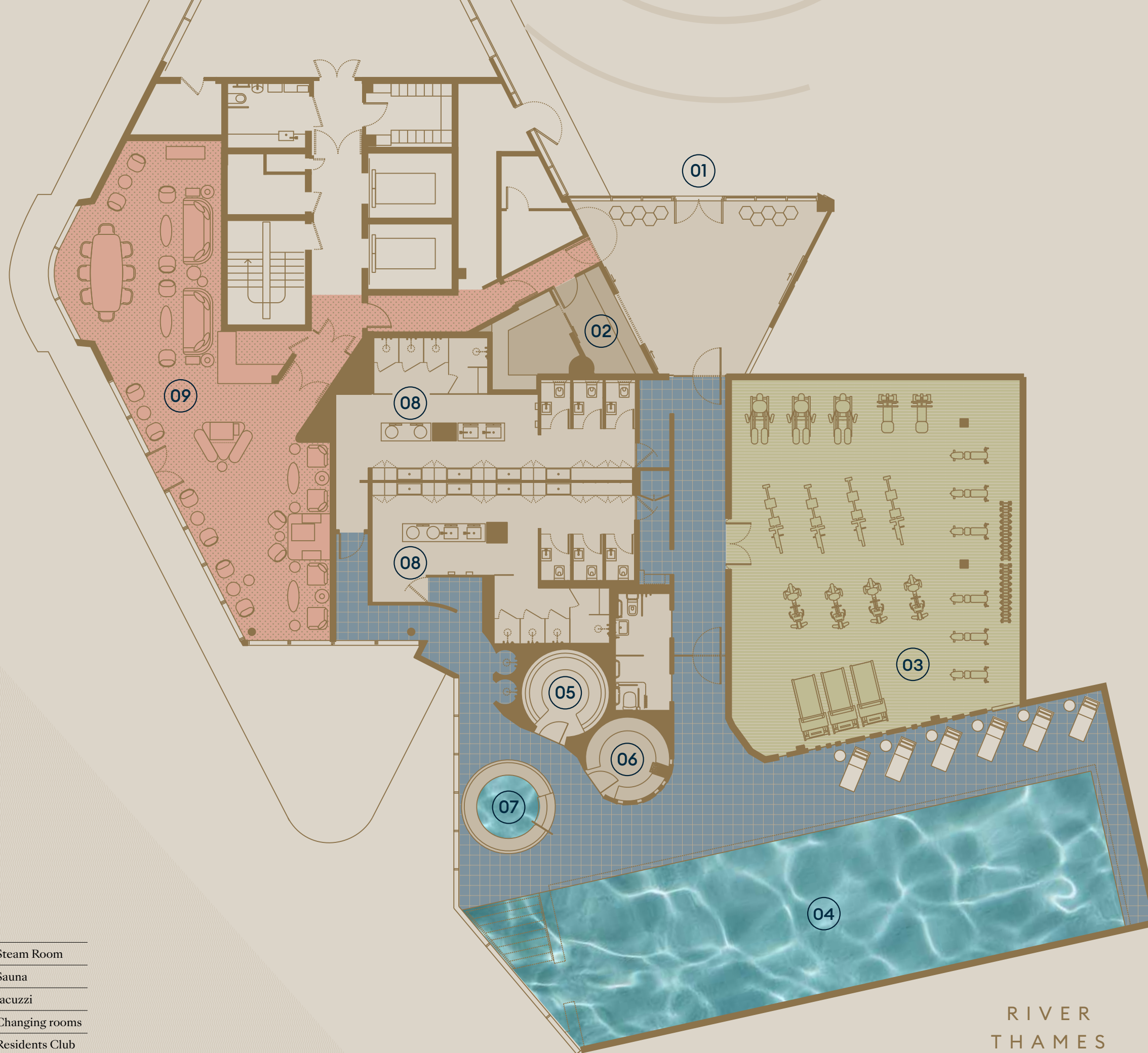
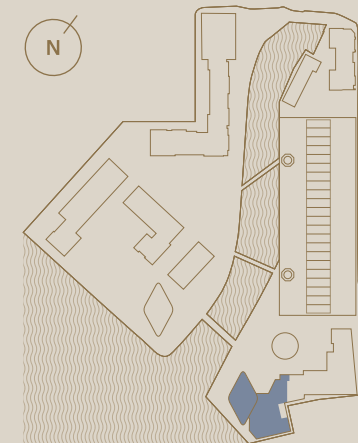


- 01 Car park entrances
  - 02 Restaurant\*
  - 03 Café\*
  - 04 Concierge
  - 05 Residents' fitness club
  - 06 Play area
  - 07 Water Gardens
  - 08 Thames path
- \*subject to letting

# CHELSEA WATERFRONT

RIVER THAMES





## Facilities

- |                                   |                          |
|-----------------------------------|--------------------------|
| 01 Spa and fitness suite entrance | 05 Steam Room            |
| 02 Reception and juice bar        | 06 Sauna                 |
| 03 Gym                            | 07 Jacuzzi               |
| 04 Pool                           | 08 Changing rooms        |
|                                   | 09 Residents Club Lounge |
- \* Subject to planning /lease

Relax and unwind in an *oasis of urban calm*, designed to reinvigorate the body and mind.

The luxuriously appointed wellness facilities at Chelsea Waterfront will set a new benchmark in relaxation and tranquillity.

The 20-metre swimming pool is as peaceful and serene a destination as you can find. Columns of light reflect in the water, casting an ethereal glow around the monochrome loungers, jacuzzi and shimmering, geometric tiling. Floor-to-ceiling windows reveal a panorama of nearby Battersea and St Mary's Church, where the poet William Blake was married. The sauna and steam room provide a sanctuary for relaxation and total escapism.

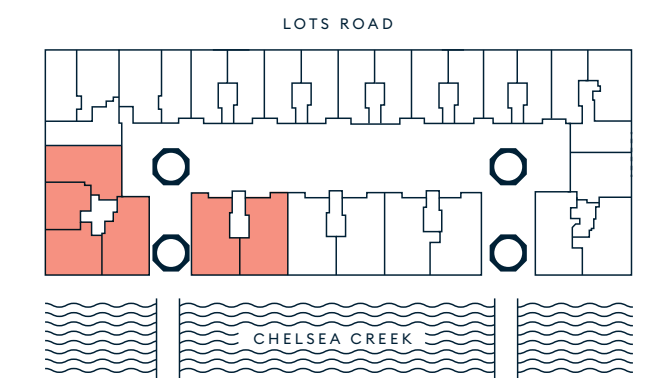
RIVER  
THAMES





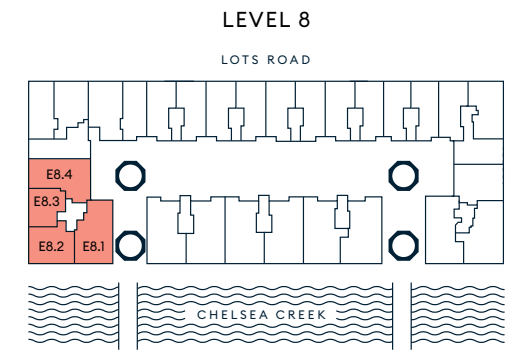
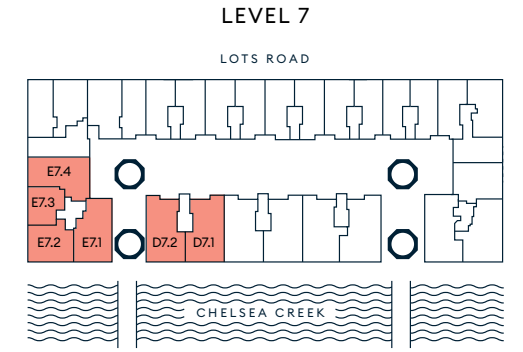
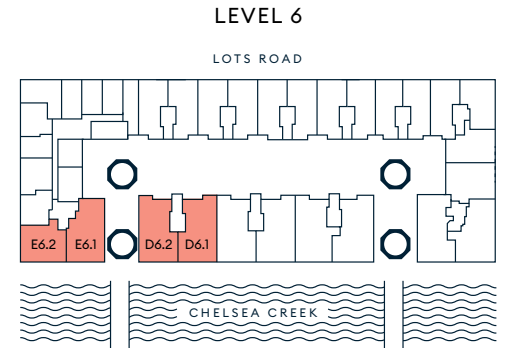
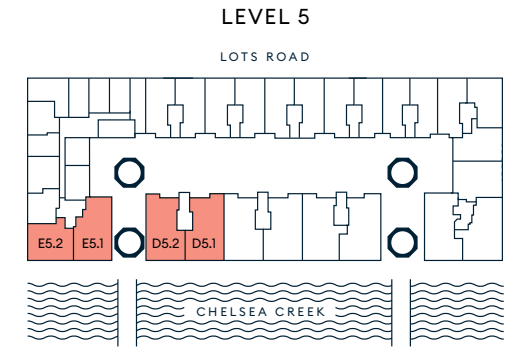
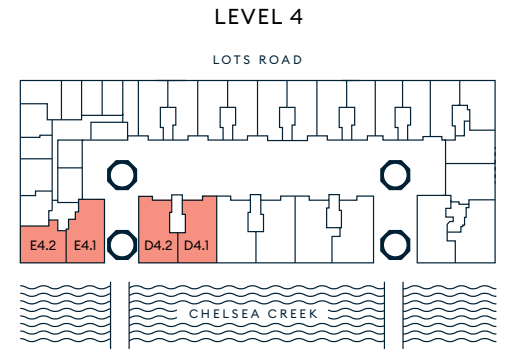
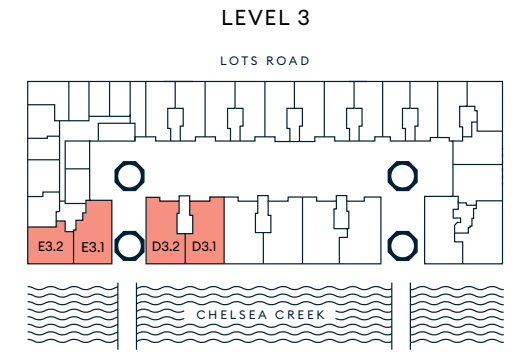
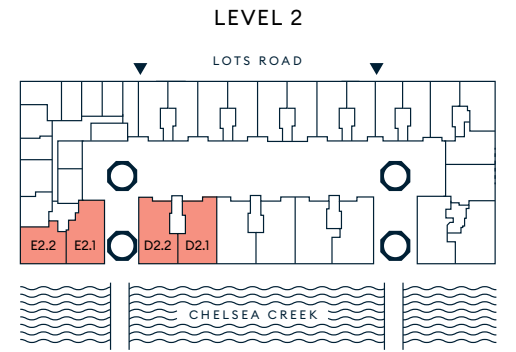
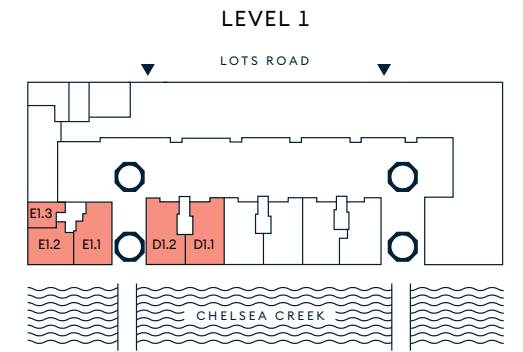
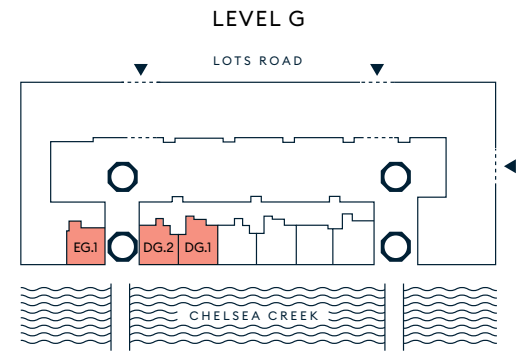
# RIVER VIEW.

Expansive, beautifully designed living spaces with views across the River Thames.



# RIVER VIEW APARTMENT LOCATOR.

Apartment	Level	Bedrooms	Balcony (sq m)	Balcony (sq ft)	Total area (sq m)	Total area (sq ft)	Page
DG.1	G	Two	16.2	175	116.8	1,258	16
DG.2	G	Two	15.1	163	109.5	1,179	17
EG.1	G	Two	15.3	166	110.1	1,186	18
D1.1	1	Four	16.5	178	180.4	1,943	23
D1.2	1	Four	15.2	164	177	1,906	22
E1.1	1	Four	15.1	163	168.6	1,815	21
E1.2	1	Three	17.9	193	122	1,314	20
E1.3	1	One	—	—	59.2	638	19
D2.1	2	Four	16.5	178	180.4	1,943	23
D2.2	2	Four	15.4	167	177	1,907	26
E2.1	2	Four	15.3	165	169.2	1,822	25
E2.2	2	Three	18.2	196	123.6	1,331	24
D3.1	3	Four	16.5	178	180.4	1,943	23
D3.2	3	Four	15.4	167	177	1,907	26
E3.1	3	Four	15.3	165	169.2	1,822	25
E3.2	3	Three	17.9	193	124.1	1,336	27
D4.1	4	Four	16.5	178	180.4	1,943	23
D4.2	4	Four	15.4	167	177	1,907	26
E4.1	4	Four	15.3	165	169.2	1,822	25
E4.2	4	Three	17.9	193	124.1	1,336	27
D5.1	5	Four	16.5	178	180.4	1,943	23
D5.2	5	Four	15.4	167	177	1,907	26
E5.1	5	Four	15.3	165	169.2	1,822	25
E5.2	5	Three	17.9	193	124.1	1,336	27
D6.1	6	Four	16.5	178	180.4	1,943	23
D6.2	6	Four	15.4	167	177	1,907	26
E6.1	6	Four	15.3	165	169.2	1,822	25
E6.2	6	Three	17.9	193	124.1	1,336	27
D7.1	7	Four	16.5	178	180.4	1,943	23
D7.2	7	Four	15.4	167	177	1,907	26
E7.1	7	Four	15.3	165	169.2	1,822	25
E7.2	7	Three	17.9	193	125	1,346	27
E7.3	7	Two	—	—	99.3	1,069	29
E7.4	7	Four	—	—	174.8	1,882	28
E8.1	8	Four	15.3	165	170.3	1,834	25
E8.2	8	Three	17.9	193	124.1	1,336	27
E8.3	8	Two	—	—	99.3	1,069	29
E8.4	8	Four	—	—	174.8	1,882	28



# Two Bedroom

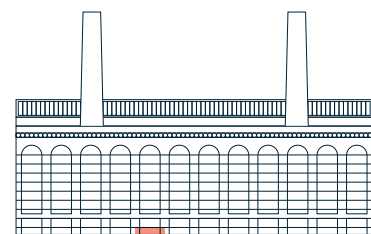


LEVEL G APT DG.1

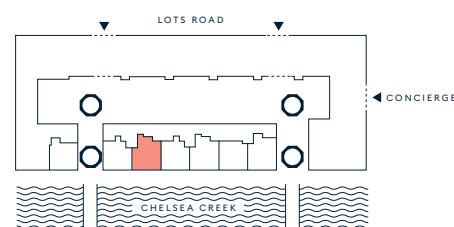


Living / Dining / Kitchen	
4.7m x 7.1m	15'5" x 23'3"
Principle bedroom	
3.5m x 4.9m	11'5" x 16'0"
Study / Bedroom	
2.8m x 5.4m	9'2" x 17'8"
<b>Apartment area</b>	
<b>100.6 sq m</b>	<b>1,083 sq ft</b>
Balcony	
16.2 sq m	175 sq ft
<b>Total area</b>	
<b>116.8 sq m</b>	<b>1,258 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.



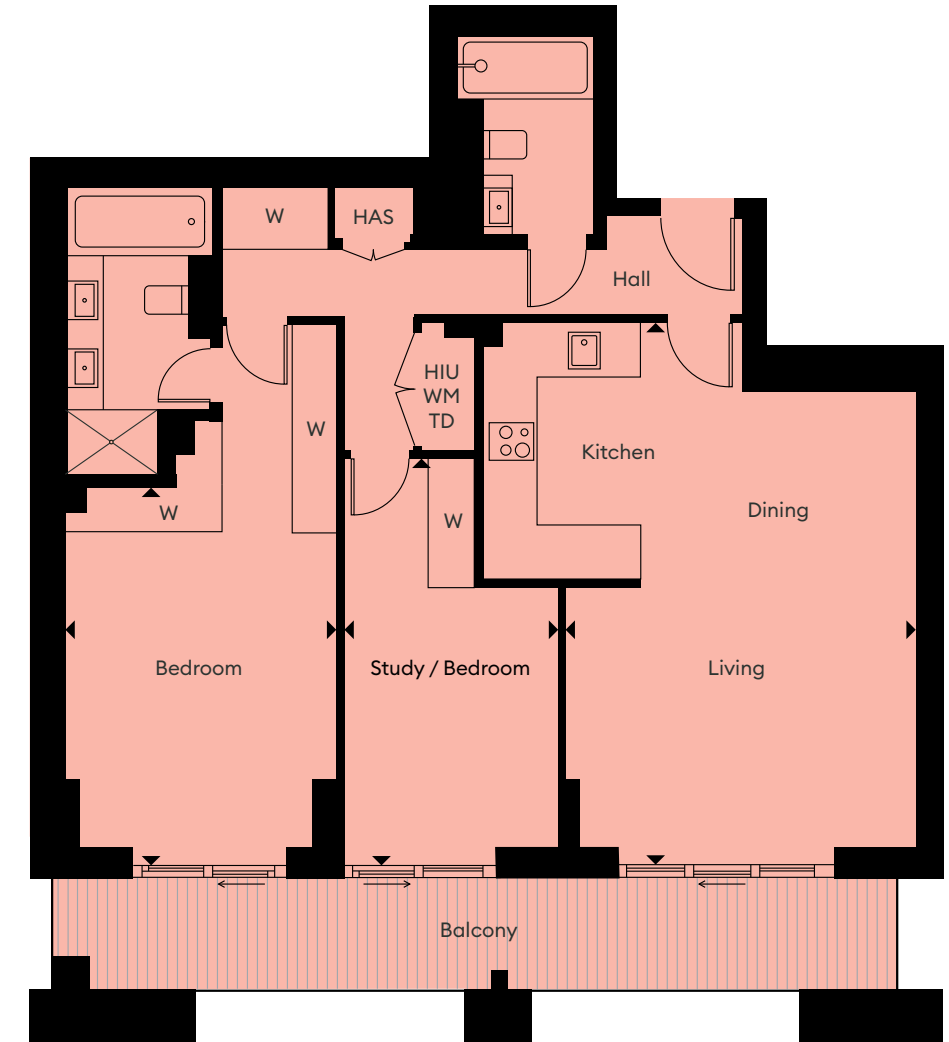
SOUTH ELEVATION



# Two Bedroom

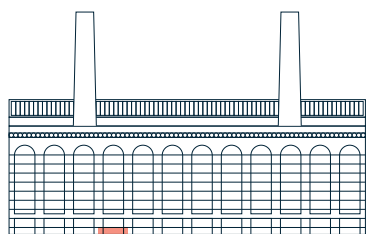


LEVEL G APT DG.2

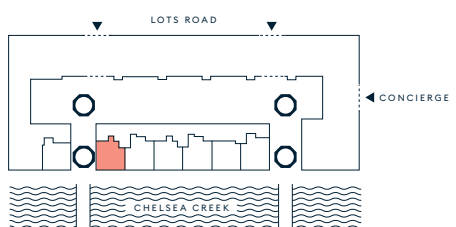


Living / Dining / Kitchen	
4.5m x 6.9m	14'9" x 22'7"
Principle bedroom	
3.6m x 4.9m	11'9" x 16'0"
Study / Bedroom	
2.8m x 5.4m	9'2" x 17'8"
<b>Apartment area</b>	
<b>94.4 sq m</b>	<b>1,016 sq ft</b>
Balcony	
15.1 sq m	163 sq ft
<b>Total area</b>	
<b>109.5 sq m</b>	<b>1,179 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
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SOUTH ELEVATION



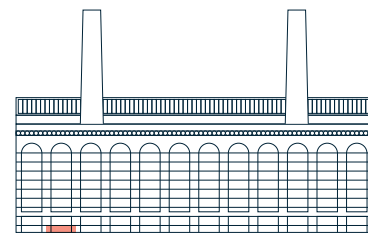
# Two Bedroom



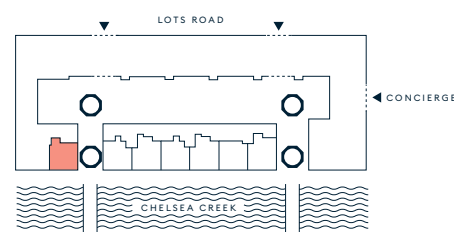
LEVEL G APT EG.1



Living / Dining / Kitchen	
4.2m x 7.9m	13'8" x 26'10"
Principle bedroom	
3.5m x 3.6m	11'5" x 11'9"
Bedroom 2	
2.8m x 3.8m	9'2" x 12'5"
<b>Apartment area</b>	
<b>94.8 sq m</b>	<b>1,020 sq ft</b>
Balcony	
15.3 sq m	166 sq ft
<b>Total area</b>	
<b>110.1 sq m</b>	<b>1,186 sq ft</b>



SOUTH ELEVATION

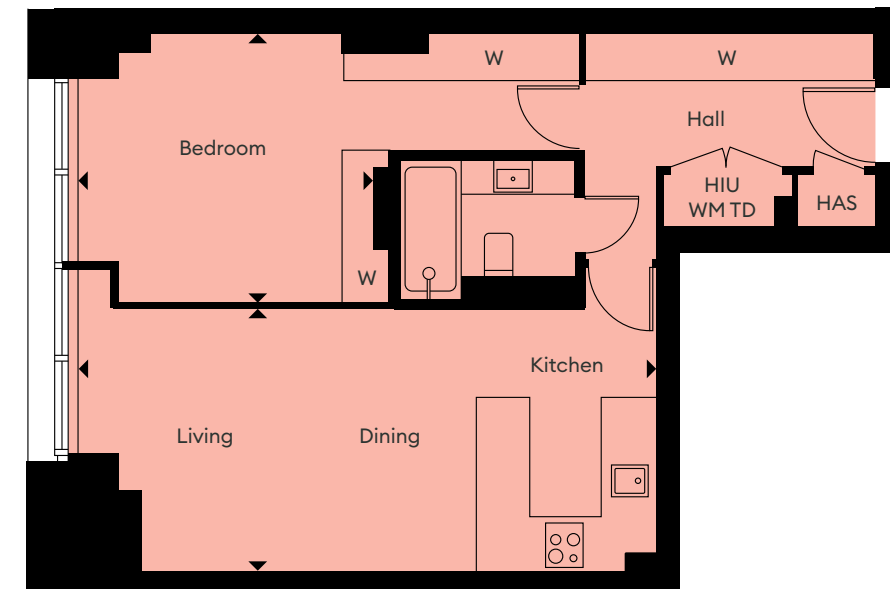


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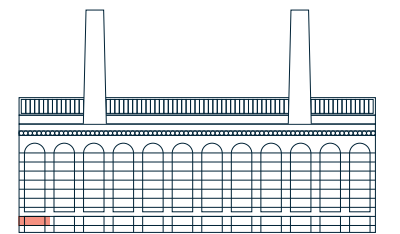
# One bedroom



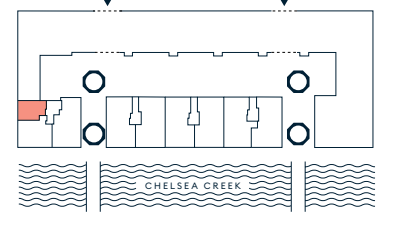
LEVEL 1 APT E1.3



Living / Dining / Kitchen	
7.4m x 3.3m	24'3" x 10'9"
Principle bedroom	
3.8m x 3.4m	12'5" x 11'1"
<b>Total Area</b>	
<b>59.2 sq m</b>	<b>638 sq ft</b>



SOUTH ELEVATION



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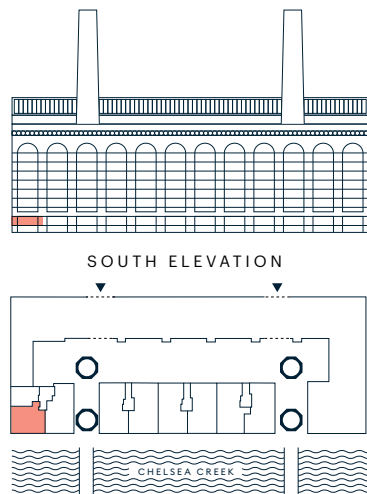
# Three Bedroom



LEVEL 1 APT E1.2



Living / Dining	6.6m x 4.6m	21'7" x 15'1"
Kitchen	2.2m x 3.4m	7'2" x 11'1"
Principle bedroom	3.8m x 3.6m	12'5" x 11'9"
Bedroom 2	2.8m x 3.4m	9'2" x 11'1"
Study / Bedroom	2.8m x 2.8m	9'2" x 9'2"
<b>Apartment area</b>	<b>104.1 sq m</b>	<b>1,121 sq ft</b>
Balcony	17.9 sq m	193 sq ft
<b>Total area</b>	<b>122 sq m</b>	<b>1,314 sq ft</b>

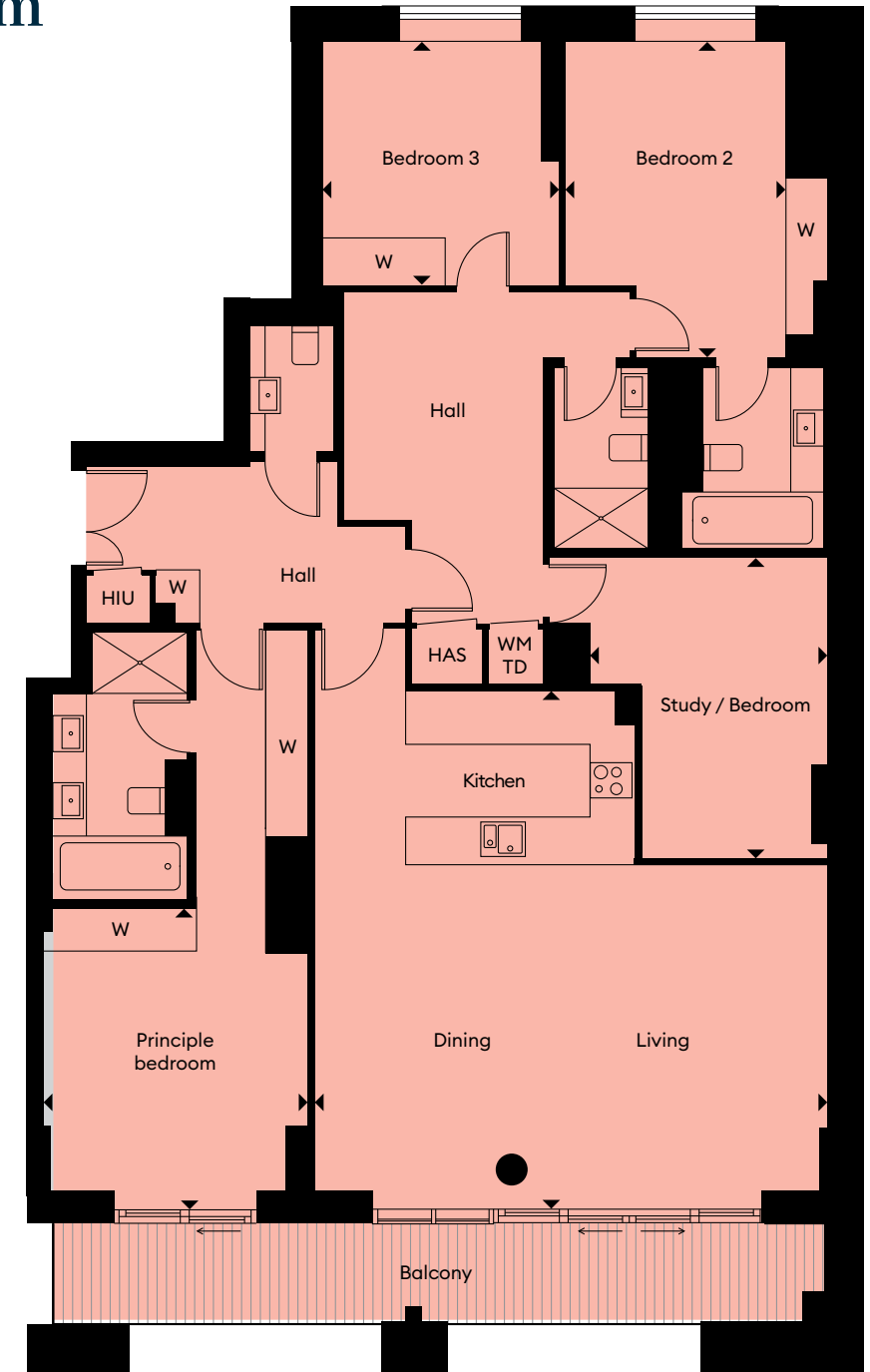


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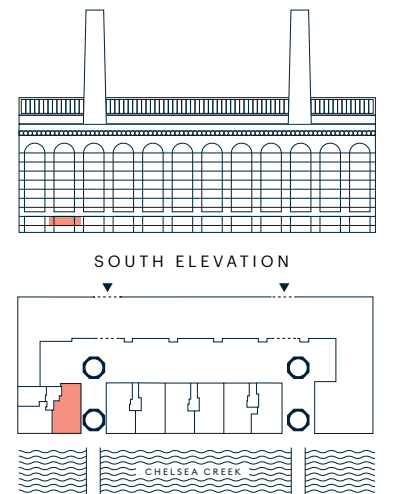
# Four Bedroom



LEVEL 1 APT E1.1



Living / Dining	6.6m x 4.6m	21'7" x 15'1"
Kitchen	2.2m x 3.4m	7'2" x 11'1"
Principle bedroom	3.8m x 3.6m	12'5" x 11'9"
Bedroom 2	3.6m x 4.3m	11'9" x 14'1"
Bedroom 3	3.4m x 4.7m	11'1" x 15'5"
Study / Bedroom	3.3m x 4.6m	10'9" x 15'1"
<b>Apartment area</b>	<b>153.5 sq m</b>	<b>1,652 sq ft</b>
Balcony	15.1 sq m	163 sq ft
<b>Total area</b>	<b>168.6 sq m</b>	<b>1,815 sq ft</b>



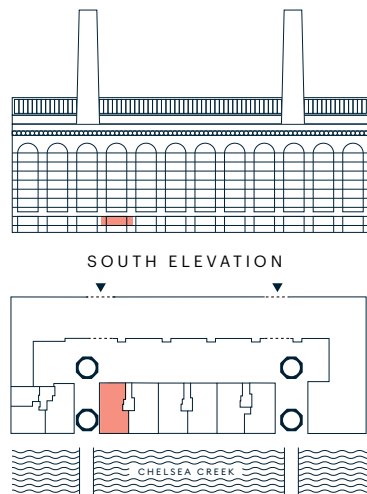
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# Four Bedroom

LEVEL 1 APT D1.2



Living / Dining / Kitchen	7.4m x 8.1m	24'3" x 26'6"
Principle bedroom	3.6m x 4.8m	11'9" x 16'0"
Bedroom 2	3.5m x 3.3m	11'5" x 10'9"
Bedroom 3	3.3m x 3.2m	10'9" x 10'5"
Study / Bedroom	2.6m x 3.9m	8'6" x 12'9"
<b>Apartment area</b>	<b>161.8 sq m</b>	<b>1,742 sq ft</b>
Balcony	15.2 sq m	164 sq ft
<b>Total area</b>	<b>177 sq m</b>	<b>1,906 sq ft</b>



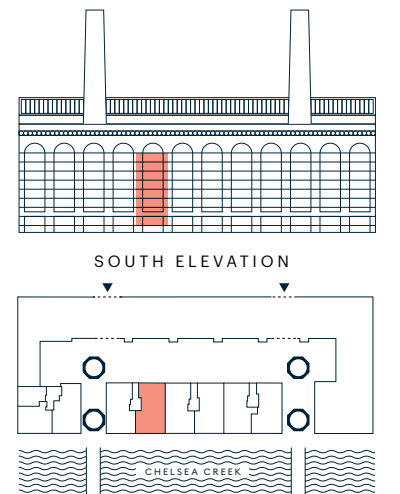
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# Four Bedroom

- LEVEL 1 APT D1.1
- LEVEL 2 APT D2.1
- LEVEL 3 APT D3.1
- LEVEL 4 APT D4.1
- LEVEL 5 APT D5.1
- LEVEL 6 APT D6.1
- LEVEL 7 APT D7.1



Living / Dining / Kitchen	7.3m x 8.1m	24'11" x 26'6"
Principle bedroom	3.6m x 4.8m	11'9" x 16'0"
Bedroom 2	3.5m x 3.3m	11'5" x 10'9"
Bedroom 3	3.4m x 3.2m	11'1" x 10'5"
Study / Bedroom	2.6m x 3.9m	8'6" x 12'9"
<b>Apartment area</b>	<b>163.9 sq m</b>	<b>1,765 sq ft</b>
Balcony	16.5 sq m	178 sq ft
<b>Total area</b>	<b>180.4 sq m</b>	<b>1,943 sq ft</b>



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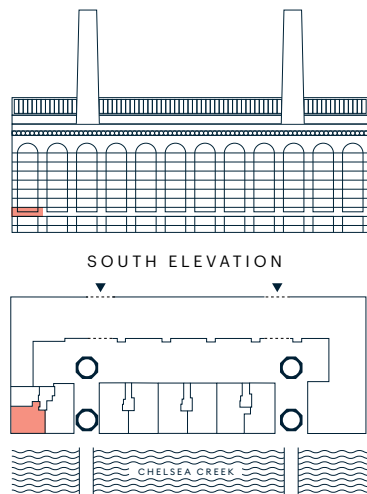
# Three Bedroom



LEVEL 2 APT E2.2



Living / Dining	6.2m x 4.6m	20'4" x 15'1"
Kitchen	2.3m x 3.4m	7'6" x 11'1"
Principle bedroom	3.4m x 3.5m	11'1" x 11'5"
Bedroom 2	3.8m x 3.4m	12'5" x 11'1"
Study / Bedroom	2.8m x 2.8m	9'2" x 9'2"
<b>Apartment area</b>	<b>105.4 sq m</b>	<b>1,135 sq ft</b>
Balcony	18.2 sq m	196 sq ft
<b>Total area</b>	<b>123.6 sq m</b>	<b>1,331 sq ft</b>



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# Four Bedroom



LEVEL 2 APT E2.1

LEVEL 3 APT E3.1

LEVEL 4 APT E4.1

LEVEL 5 APT E5.1

LEVEL 6 APT E6.1

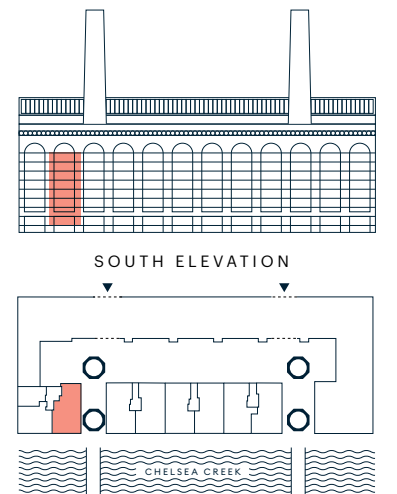
LEVEL 7 APT E7.1

LEVEL 8 APT E8.1\*

\* Wardrobe variation in Bedroom 2.  
Apartment Area - 1,669 sq ft



Living / Dining / Kitchen	7.8m x 7.1m	25'11" x 23'3"
Principle bedroom	3.6m x 4.1m	11'9" x 13'5"
Bedroom 2	3.6m x 4.3m	11'9" x 14'1"
Bedroom 3	3.3m x 3.3m	10'9" x 10'9"
Study / Bedroom	3.3m x 4.1m	10'9" x 13'5"
<b>Apartment area</b>	<b>153.9 sq m</b>	<b>1,657 sq ft</b>
Balcony	15.3 sq m	165 sq ft
<b>Total area</b>	<b>169.2 sq m</b>	<b>1,822 sq ft</b>

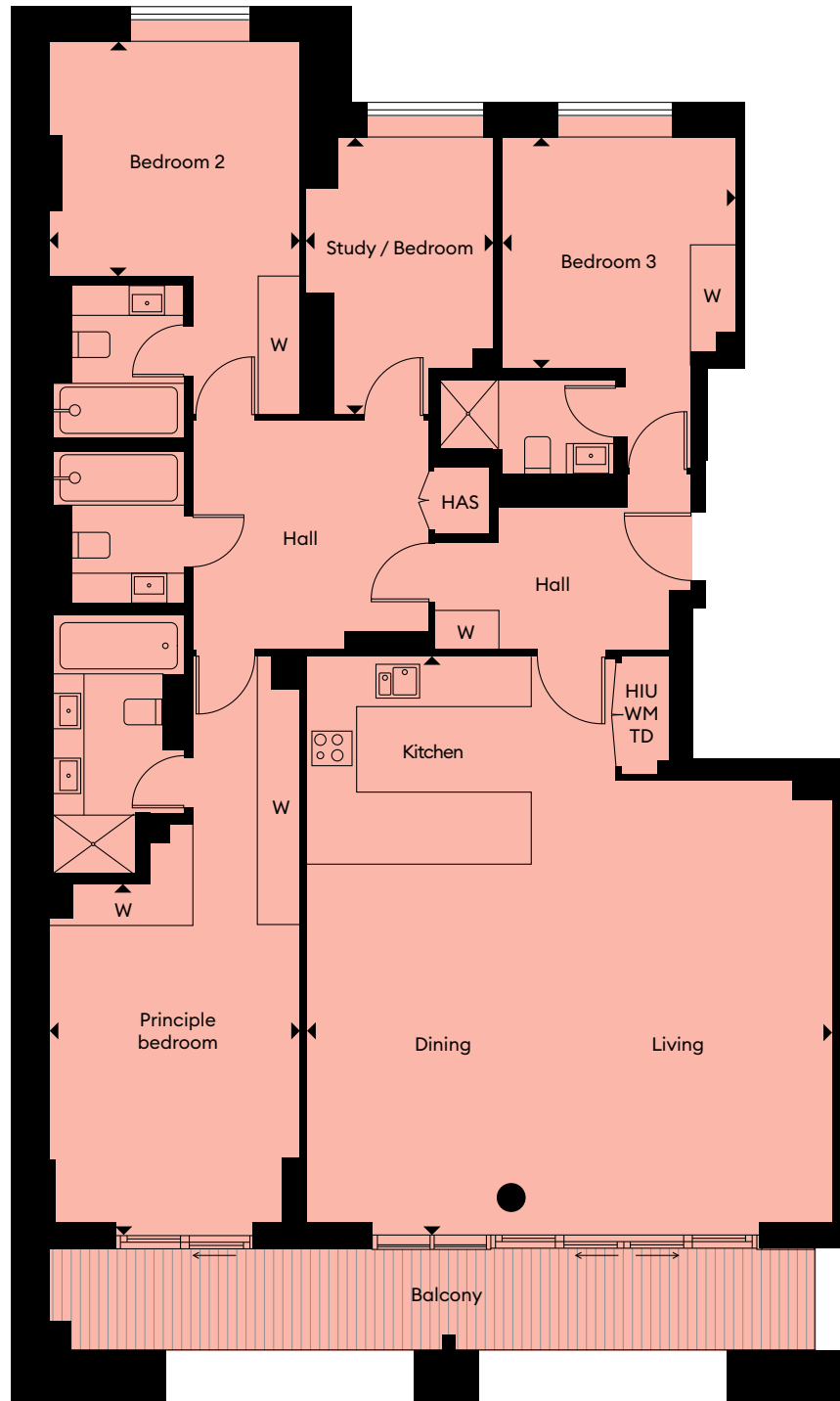


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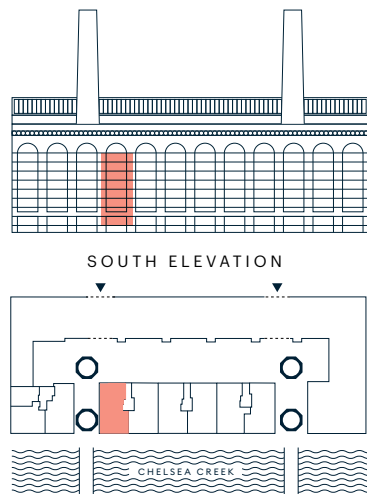
# Four Bedroom



- LEVEL 2 APT D2.2
- LEVEL 3 APT D3.2
- LEVEL 4 APT D4.2
- LEVEL 5 APT D5.2
- LEVEL 6 APT D6.2
- LEVEL 7 APT D7.2



Living / Dining / Kitchen	
7.4m x 8.1m	24'3" x 26'6"
Principle bedroom	
3.5m x 4.9m	11'5" x 16'0"
Bedroom 2	
3.5m x 3.3m	11'5" x 10'9"
Bedroom 3	
3.3m x 3.2m	10'9" x 10'5"
Study / Bedroom	
2.6m x 3.9m	8'6" x 12'9"
<b>Apartment area</b>	
<b>161.6 sq m</b>	<b>1,740 sq ft</b>
Balcony	
15.4 sq m	167 sq ft
<b>Total area</b>	
<b>177 sq m</b>	<b>1,907 sq ft</b>



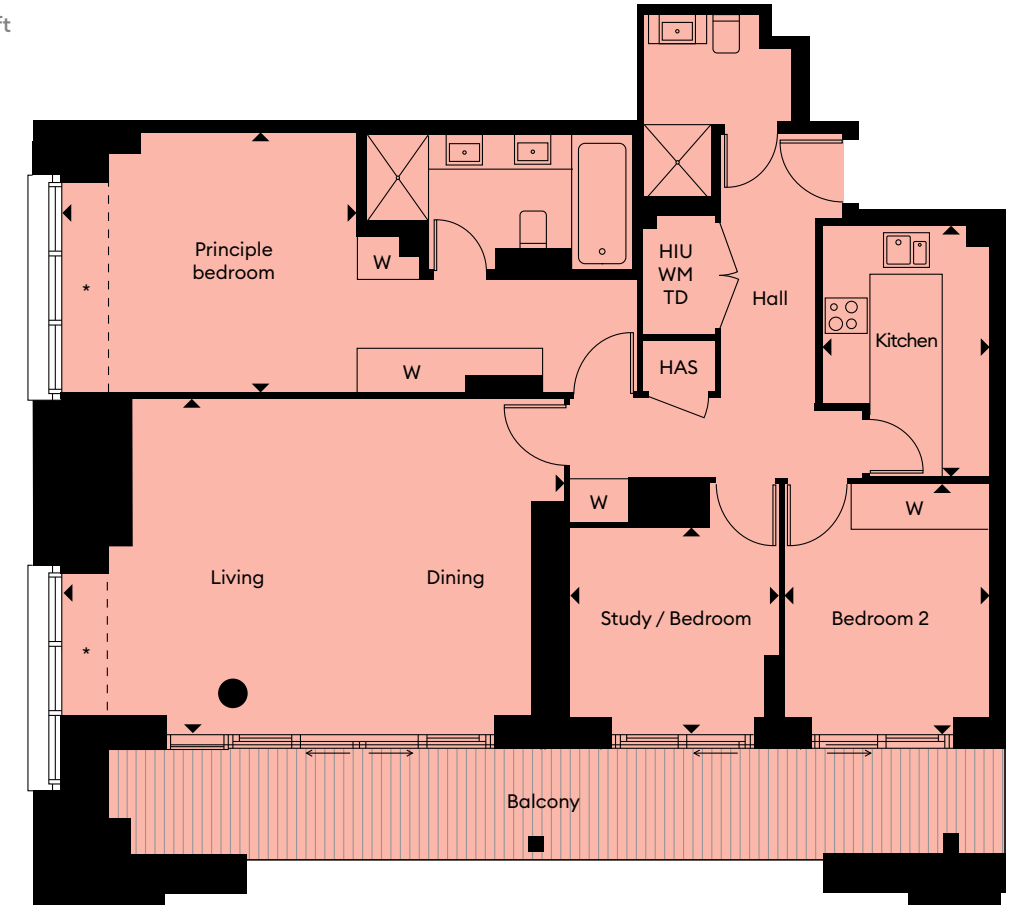
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# Three Bedroom

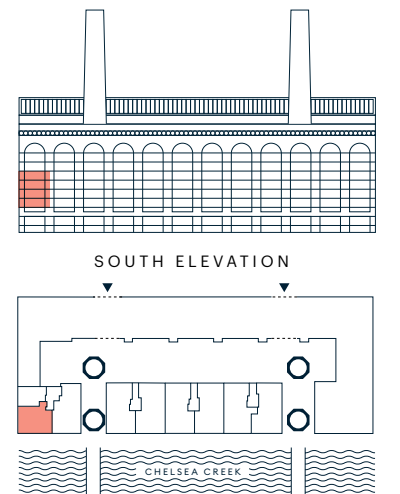


- LEVEL 3 APT E3.2
- LEVEL 4 APT E4.2
- LEVEL 5 APT E5.2
- LEVEL 6 APT E6.2
- LEVEL 7 APT E7.2\*
- LEVEL 8 APT E8.2

\* Window ledge to E7.2.  
Apartment Area - 1,153 sq ft



Living / Dining	
6.8m x 4.6m	22'3" x 15'1"
Kitchen	
2.3m x 3.4m	7'6" x 11'1"
Principle bedroom	
4.0m x 3.5m	13'1" x 11'5"
Bedroom 2	
2.8m x 3.4m	9'2" x 11'1"
Study / Bedroom	
2.8m x 2.8m	9'2" x 9'2"
<b>Apartment area</b>	
<b>106.2 sq m</b>	<b>1,143 sq ft</b>
Balcony	
17.9 sq m	193 sq ft
<b>Total area</b>	
<b>124.1 sq m</b>	<b>1,336 sq ft</b>



W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.



# Four Bedroom

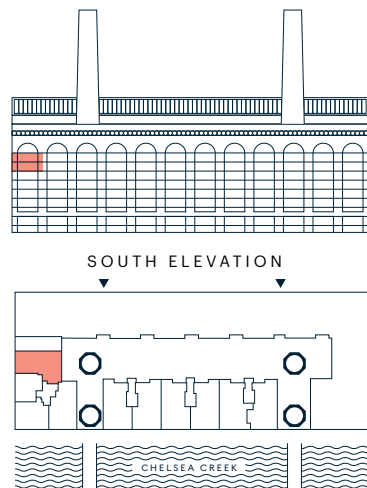


LEVEL 7 APT E7.4

LEVEL 8 APT E8.4



Living / Dining / Kitchen	8.1m x 8.4m	26'6" x 27'6"
Principle bedroom	4.7m x 3.5m	15'5" x 11'5"
Bedroom 3	4.8m x 2.7m	10'9" x 8'10"
Bedroom 2	3.1m x 3.3m	10'2" x 10'9"
Study / Bedroom	3.3m x 2.4m	15'8" x 8'10"
<b>Total area</b>	<b>174.8 sq m</b>	<b>1,882 sq ft</b>



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Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.

# Two Bedroom

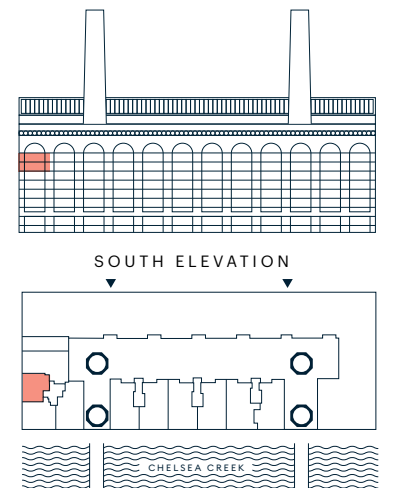


LEVEL 7 APT E7.3

LEVEL 8 APT E8.3



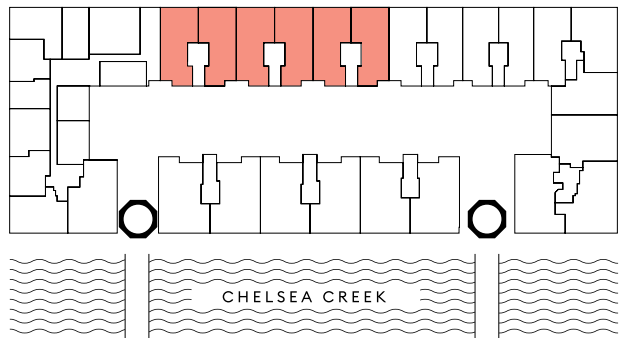
Living / Dining	7.7m x 4.2m	25'3" x 13'9"
Kitchen	2.7m x 2.2m	9'10" x 7'2"
Bedroom	4.6m x 3.5m	15'1" x 11'5"
Study / Bedroom	4.3m x 2.9m	14'1" x 9'6"
<b>Total area</b>	<b>99.3 sq m</b>	<b>1,069 sq ft</b>



W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
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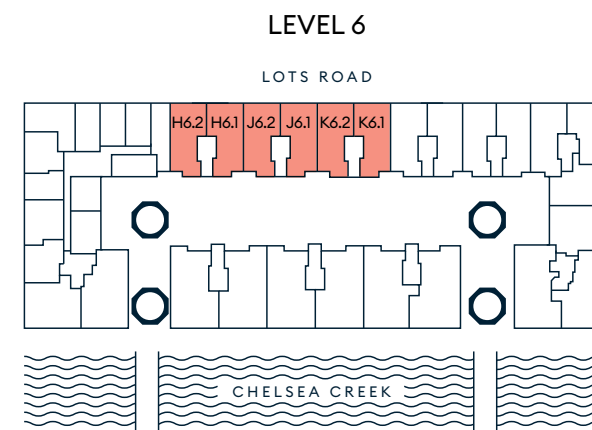
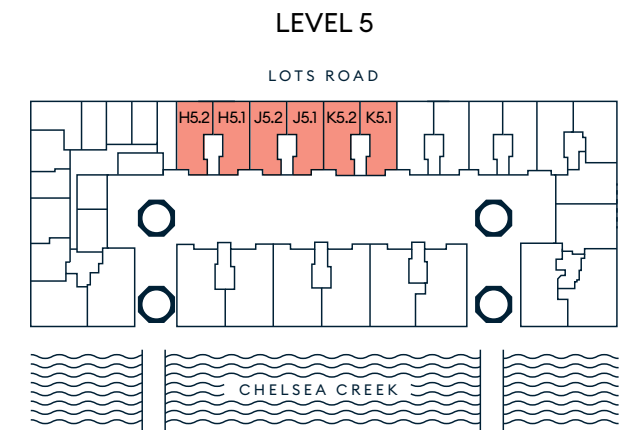
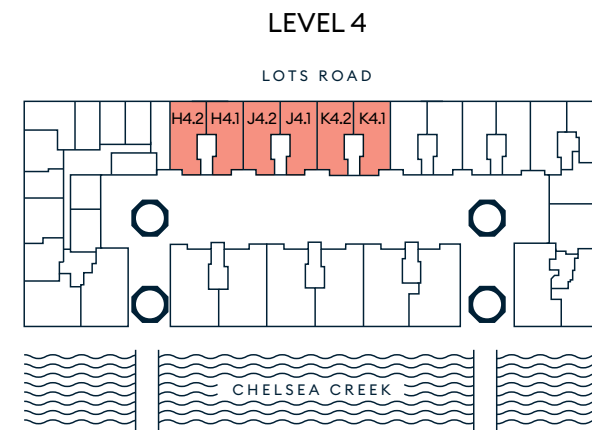
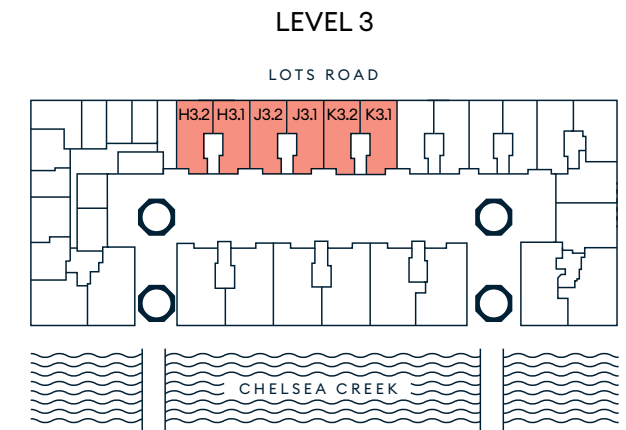
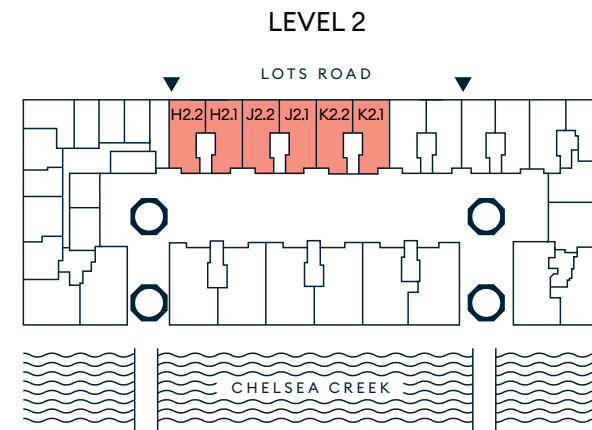
# CHELSEA VIEW.

Luxury, space and contemporary design looking out over Chelsea.



# CHELSEA VIEW APARTMENT LOCATOR.

Apartment	Level	Bedrooms	Total area (sq m)	Total area (sq ft)	Page
H2.1	2	Three	121.8	1,312	37
H2.2	2	Three	120.4	1,297	36
J2.1	2	Three	121.6	1,309	34
J2.2	2	Three	120.4	1,297	36
K2.1	2	Three	121.6	1,309	34
K2.2	2	Three	121.4	1,307	35
H3.1	3	Three	120.9	1,302	42
H3.2	3	Three	120.5	1,298	41
J3.1	3	Three	121.7	1,310	38
J3.2	3	Three	121.7	1,310	40
K3.1	3	Three	121.7	1,310	38
K3.2	3	Three	121.4	1,307	39
H4.1	4	Three	120.9	1,302	42
H4.2	4	Three	120.5	1,298	41
J4.1	4	Three	121.7	1,310	38
J4.2	4	Three	121.7	1,310	40
K4.1	4	Three	121.7	1,310	38
K4.2	4	Three	121.4	1,307	39
H5.1	5	Three	120.4	1,297	42
H5.2	5	Three	120	1,292	41
J5.1	5	Three	120.9	1,302	38
J5.2	5	Three	121	1,303	40
K5.1	5	Three	120.9	1,302	38
K5.2	5	Three	120.7	1,300	39
H6.1	6	Three	119.2	1,283	45
H6.2	6	Three	118	1,271	41
J6.1	6	Three	119	1,281	43
J6.2	6	Three	118.1	1,272	40
K6.1	6	Three	119	1,281	43
K6.2	6	Three	118.7	1,278	44

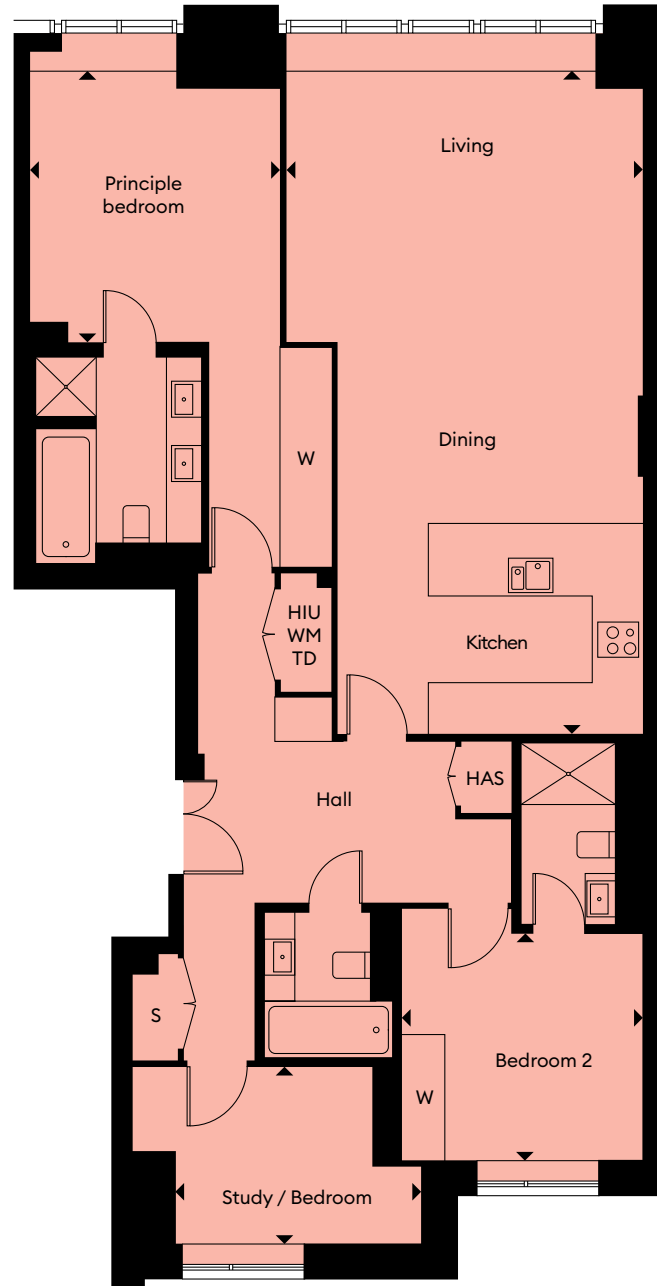


# Three Bedroom



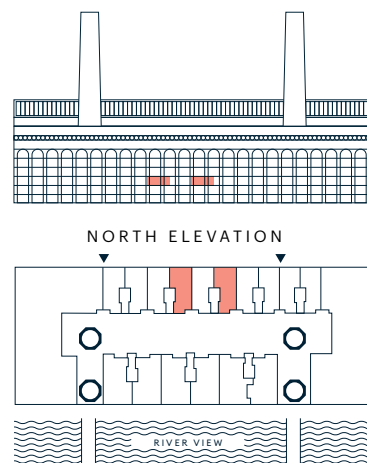
LEVEL 2 APT J2.1

LEVEL 2 APT K2.1



Living / Dining / Kitchen	4.8m x 8.8m	16'0" x 29'10"
Principle Bedroom	3.4m x 3.7m	11'1" x 12'1"
Bedroom 2	3.3m x 3.1m	10'9" x 10'2"
Study / Bedroom	3.4m x 2.1m	11'1" x 7'10"
<b>Total area</b>	<b>121.6 sq m</b>	<b>1,309 sq ft</b>

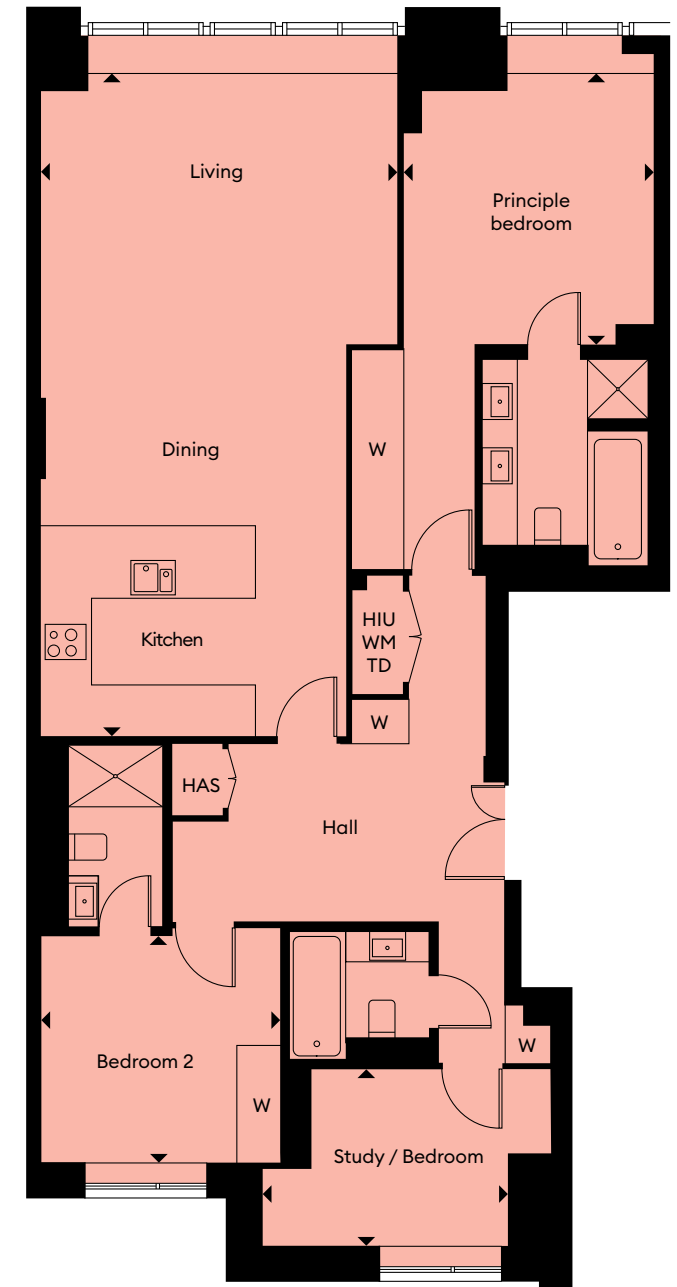
W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.



# Three Bedroom

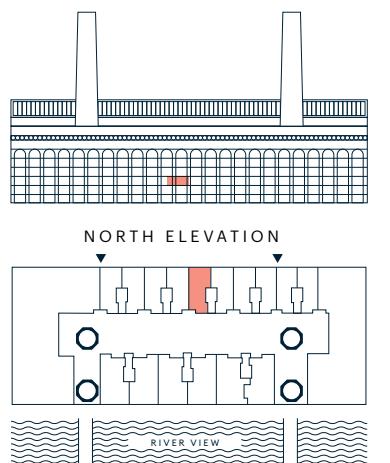


LEVEL 2 APT K2.2



Living / Dining / Kitchen	4.9m x 9.1m	16'0" x 29'10"
Principle Bedroom	3.4m x 3.7m	11'1" x 12'1"
Bedroom 2	3.3m x 3.1m	10'9" x 10'2"
Study / Bedroom	3.4m x 2.4m	11'1" x 7'10"
<b>Total area</b>	<b>121.4 sq m</b>	<b>1,307 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.



# Three Bedroom



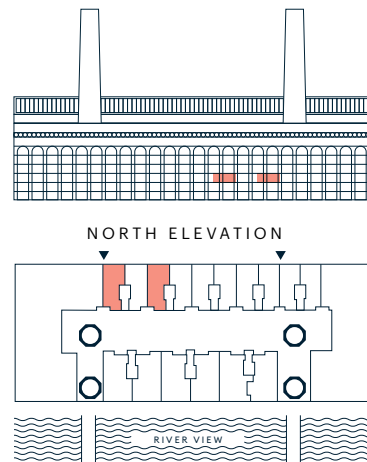
LEVEL 2 APT H2.2

LEVEL 2 APT J2.2



Living / Dining / Kitchen	4.8m x 9.6m	15'8" x 31'5"
Principle Bedroom	3.4m x 3.7m	11'1" x 12'1"
Bedroom 2	3.2 x 3.1m	10'5" x 10'2"
Study / Bedroom	3.3m x 2.1m	10'9" x 7'10"
<b>Total area</b>	<b>120.4 sq m</b>	<b>1,297 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.



# Three Bedroom

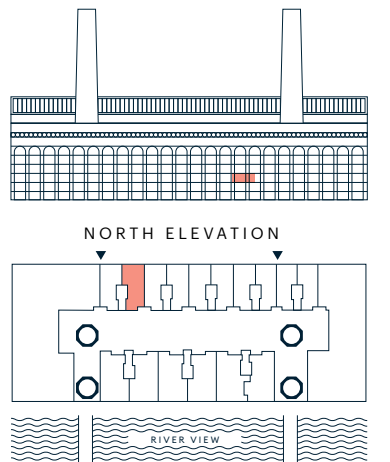


LEVEL 2 APT H2.1



Living / Dining / Kitchen	4.8m x 8.8m	15'8" x 29'10"
Principle Bedroom	3.4m x 3.7m	11'1" x 12'1"
Bedroom 2	3.3m x 3.1m	10'9" x 10'2"
Study / Bedroom	3.4m x 2.1m	11'1" x 7'10"
<b>Total area</b>	<b>121.8 sq m</b>	<b>1,312 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.

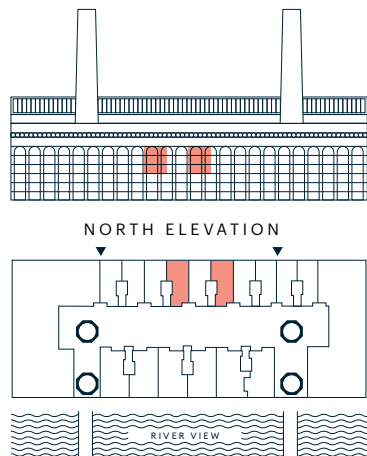


# Three Bedroom



- LEVEL 3 APT J3.1
- LEVEL 4 APT J4.1
- LEVEL 5 APT J5.1\*
- LEVEL 3 APT K3.1
- LEVEL 4 APT K4.1
- LEVEL 5 APT K5.1\*

\* Dotted area omitted in J5.1 and K5.1.  
 \* Apartment Area for J5.1 and K5.1 - 1,302 sq ft



Living / Dining / Kitchen		
4.8m x 9.6m	16'0" x 31'5"	
Principle Bedroom		
3.4m x 4.2m	11'1" x 13'9"	
Bedroom 2		
3.3m x 3.1m	10'9" x 10'2"	
Study / Bedroom		
3.4m x 2.1m	11'1" x 7'10"	
<b>Total area</b>		
<b>121.7 sq m</b>	<b>1,310 sq ft</b>	

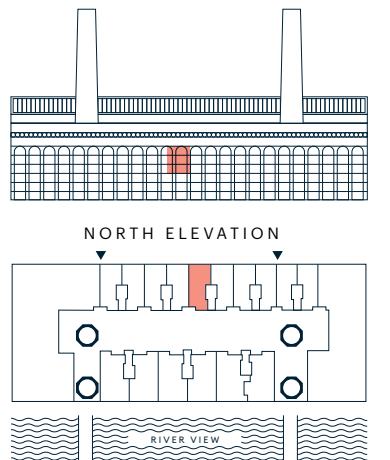
W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
 Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.

# Three Bedroom



- LEVEL 3 APT K3.2
- LEVEL 4 APT K4.2
- LEVEL 5 APT K5.2\*

\* Dotted area omitted in K5.2  
 Apartment Area - 1,300 sq ft



Living / Dining / Kitchen		
4.8m x 9.6m	16'0" x 31'5"	
Principle Bedroom		
3.4m x 4.2m	11'1" x 13'9"	
Bedroom 2		
3.3m x 3.1m	10'9" x 10'2"	
Study / Bedroom		
3.4m x 2.1m	11'1" x 7'10"	
<b>Total area</b>		
<b>121.4 sq m</b>	<b>1,307 sq ft</b>	

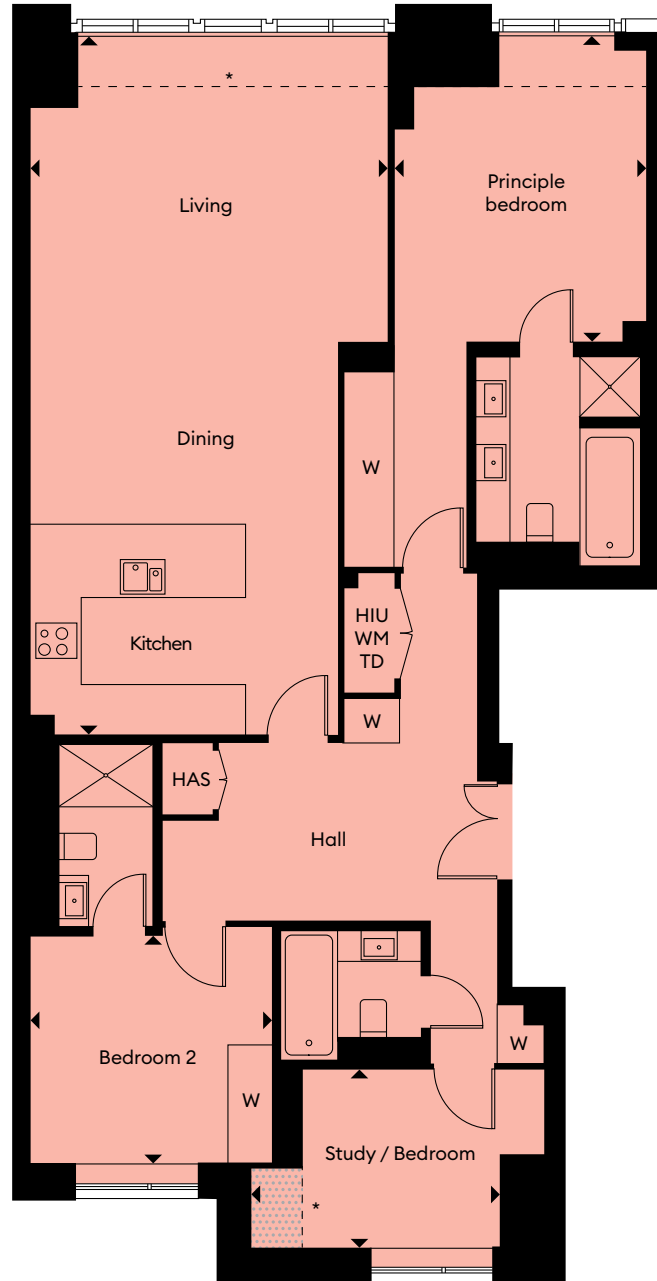
W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
 Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.

# Three Bedroom



- LEVEL 3 APT J3.2
- LEVEL 4 APT J4.2
- LEVEL 5 APT J5.2\*
- LEVEL 6 APT J6.2\*

\* Window ledge to J6.2.  
 \* Dotted area omitted in J5.2 and J6.2.  
 Apartment Area for J5.2-1,303 sq ft  
 Apartment Area for J6.2 - 1,272 sq ft



Living / Dining / Kitchen		
4.8m x 9.6m	16'0" x 31'5"	
Principle Bedroom		
3.4m x 4.2m	11'1" x 13'9"	
Bedroom 2		
3.3m x 3.1m	10'9" x 10'2"	
Study / Bedroom		
3.4m x 2.1m	11'1" x 7'10"	
<b>Total area</b>		
<b>121.7 sq m</b>	<b>1,310 sq ft</b>	

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
 Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.

# Three Bedroom



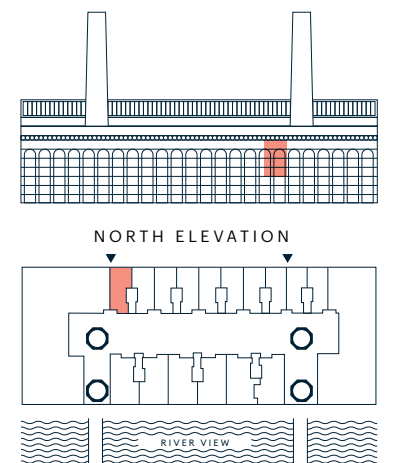
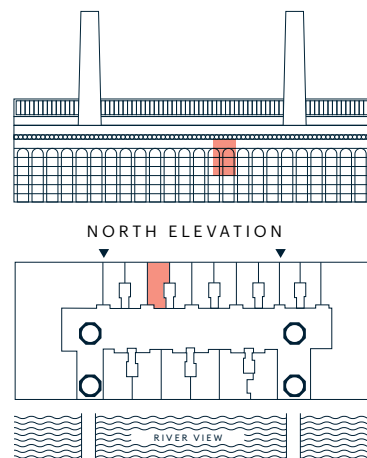
- LEVEL 3 APT H3.2
- LEVEL 4 APT H4.2
- LEVEL 5 APT H5.2\*
- LEVEL 6 APT H6.2\*

\* Window ledge to H6.2  
 \* Dotted area omitted in H5.2 and H6.2  
 Apartment Area for H5.2-1,292 sq ft  
 Apartment Area for H6.2 - 1,271 sq ft



Living / Dining / Kitchen		
4.8m x 9.6m	16'0" x 31'5"	
Principle Bedroom		
3.4m x 4.2m	11'1" x 13'9"	
Bedroom 2		
3.3m x 3.1m	10'9" x 10'2"	
Study / Bedroom		
3.4m x 2.1m	11'1" x 7'10"	
<b>Total area</b>		
<b>120.5 sq m</b>	<b>1,298 sq ft</b>	

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.  
 Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.



# Three Bedroom



LEVEL 3 APT H3.1

LEVEL 4 APT H4.1

LEVEL 5 APT H5.1\*

\* Dotted area omitted in H5.1 Apartment Area - 1,297 sq ft



Living / Dining / Kitchen	4.8m x 9.6m	16'0" x 31'5"
Principle Bedroom	3.4m x 4.2m	11'1" x 13'9"
Bedroom 2	3.3m x 3.1m	10'9" x 10'2"
Study / Bedroom	3.4m x 2.1m	11'1" x 7'10"
<b>Total area</b>	<b>120.9 sq m</b>	<b>1,302 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.

# Three Bedroom



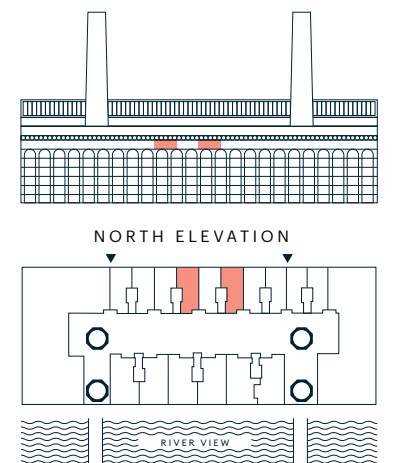
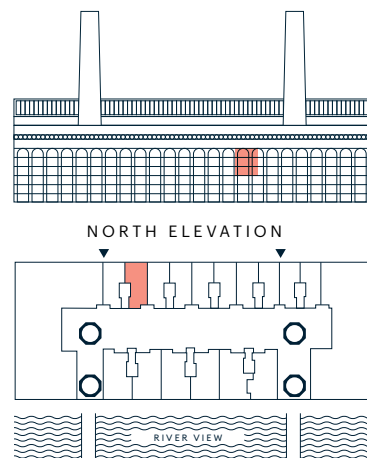
LEVEL 6 APT J6.1

LEVEL 6 APT K6.1



Living / Dining / Kitchen	4.8m x 8.8m	16'0" x 29'10"
Principle Bedroom	3.4m x 3.7m	11'1" x 12'1"
Bedroom 2	3.3m x 3.1m	10'9" x 10'2"
Study / Bedroom	2.4m x 2.1m	8'10" x 7'10"
<b>Total area</b>	<b>119 sq m</b>	<b>1,281 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.





# Three Bedroom



LEVEL 6 APT K6.2



Living / Dining / Kitchen	4.9m x 8.8m	16'10" x 29'10"
Principle Bedroom	3.4m x 3.7m	11'1" x 12'1"
Bedroom 2	3.3m x 3.1m	10'9" x 10'2"
Study / Bedroom	2.4m x 2.1m	8'10" x 7'10"
<b>Total area</b>	<b>118.7 sq m</b>	<b>1,278 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.

# Three Bedroom

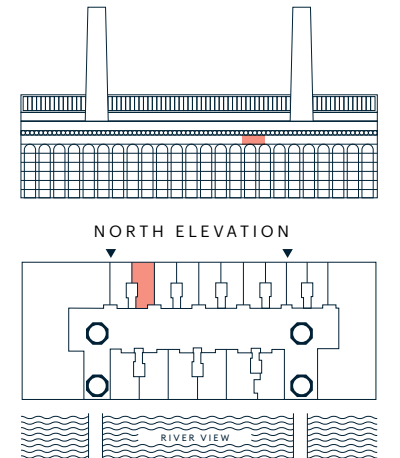
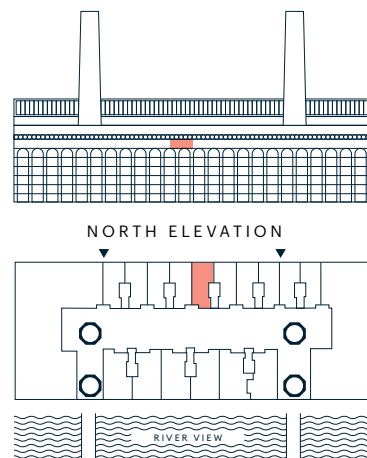


LEVEL 6 APT H6.1



Living / Dining / Kitchen	4.8m x 8.8m	16'0" x 29'10"
Principle Bedroom	3.4m x 3.7m	11'1" x 12'1"
Bedroom 2	3.2m x 3.1m	10'5" x 10'2"
Study / Bedroom	2.4m x 2.1m	8'10" x 7'10"
<b>Total area</b>	<b>119.2 sq m</b>	<b>1,283 sq ft</b>

W Wardrobe, WM Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.



# Specification.

## Inspired design

### MAIN STRUCTURE

Reinforced concrete frame.

Fully restored and repaired existing brickwork façade to power station.

Aluminium double glazed powder coated window and doors to balconies and terraces.

Aluminium double glazed powder coated curtain wall system.

Spanish limestone cladding to atrium facades.

Zinc and metal roof.

### WALLS

White painted skimmed plasterboard with painted MDF skirtings.

Polished stone or ceramic tiles to all bathrooms.

### CEILINGS

White painted skimmed plasterboard.

### FLOORING

Natural oak engineered hardwood flooring.

Wool mix carpet to bedrooms.

Bathrooms, shower rooms and WC honed stone flooring where applicable.

### WARDROBES

Bespoke fitted lacquered wardrobes with contrast interior to main bedrooms.

Master bedrooms wardrobes include drawers and internal lighting.

### BALCONIES

Where provided - aluminium/timber decking with glass balustrade and metal handrail.

### LIFTS

The lifts serve all floors within each building including the basement car park.

## Exquisite kitchens

### KITCHENS

Kitchens are fitted with bespoke designed modular cabinets with lacquered doors to standard units. Full height units are of veneer with pelmet LED lighting under cabinets.

Worktops are polished reconstituted stone with either a matching stone splashback or back-painted glass splashback.

The under-mounted stainless steel sink is fitted with a deck chrome mixer tap.

Integrated appliances are generally by Gaggenau (or similar) unless otherwise stated and include:

- Integrated fridge/freezers

- Dishwasher

- Plate warming drawer to four and five bedroom apartments

- Ovens

- Combined microwave and oven provided in one bedroom apartments

- Four-burner electric induction hob in one to three bedroom apartments with an electric five-burner hob in four and five bedroom apartments.

- Extractor fan with integrated lighting.

- Wine cooler in all apartments (by Caple or similar).

- Separate washing machine and tumble dryer by Bosch (or similar).

- Buster and Punch blackened metal handles.

- Gessi brushed 316 stainless steel kitchen tap.

Note: some variance occurs between apartments. Please refer to the sales team for individual apartment schedules for the kitchens.

## Refined Bathrooms

### GENERAL BATHROOMS

All walls in the bathrooms are fully tiled with polished natural and complementary honed stone tiles to the floor. All brassware is brushed stainless steel and generally by Gessi (or similar). Under floor heating are provided as standard. Each bathroom is fitted with wall-mounted mirrored and low level veneered cabinets where applicable. Shaver sockets are fitted as standard to all bathrooms and shower rooms. All WCs are white enamel with a dual push flush button.

Ceramic tiles to walls.

Handmade Portuguese fishscale tiles to feature walls where applicable.

Natural stone top vanity unit with timber veneer drawers.

Wall mounted mirror or cabinet including shaver socket.

Gessi brushed 316 stainless steel brassware.

Watermark accessories.

White enamelled WCs, baths and sinks.

### MASTER BATHROOMS

Bathrooms are fitted with enamelled steel bathtub with integrated bath filler and brushed stainless steel hand shower attachment by Gessi (or similar); shower enclosure with ceiling mounted shower head, separate handheld attachment controlled, generally by Gessi (or similar); towel rail with a heated section of wall for towel and bathroom warming.

### BATHROOMS (WITH BATH ONLY)

Bathrooms are fitted with an enamelled steel bathtub with an integrated bath filler; ceiling mounted and handheld showers generally by Gessi (or similar) within the bath with a glass bath screen; towel rail with a heated section of marble wall for towel and bathroom warming.

### SHOWER ROOMS

Shower rooms are fitted with a stone shower tray, a glass shower door and thermostatically controlled shower control.

The ceiling mounted and handheld shower heads are generally by Gessi (or similar).

## Superior comfort

### COOLING & HEATING

The comfort cooling is provided by a mechanical fan coil unit supplying cooled air to all principal rooms. The underfloor heating system provides heat throughout the apartment and is thermostatically controlled.

The building is served by a development wide Combined Heat and Power Plant which provides metered hot water within the apartment.

### LIGHTING

Energy efficient LED downlights are fitted in the living areas, hallways, kitchens and bedrooms. 5 amp sockets are fitted to living areas and all bedrooms. Integrated LED lighting is provided in the master bedroom wardrobes. A fully automated and addressable lighting control system is provided for each room.

### ELECTRICS

Living areas and bedrooms are fitted with a telephone point together with a TV outlet and are wired for satellite television and FM/DAB radio. The ceiling of the living area is pre-wired for installation of the purchaser's own speakers. Smoke detectors are fitted as standard.

### HOME AUTOMATION SYSTEM

Apartments are fitted with a Home Automation System incorporating a central touch screen with separate local scene setting controls to principle rooms. The system is designed to control lighting, heating and cooling (where applicable) and interfaces with the door entry intercom, security access and panic alarm systems.

The Home Automation System has the provision to be upgraded (by and at the purchaser's own cost) to incorporate controls for an audio/visual system, window blind mechanism and remote wi-fi access.

## Tranquil gardens

### EXTERNAL

The ground level hard and soft landscaping has integrated planting and feature lighting which is designed by a specialist landscape architect.

### MANAGEMENT & SECURITY

Estate Managers are employed to provide a 24 hour concierge service as well as security patrols. A CCTV system with a centralised security monitoring facility provides cover for the whole estate.

## Superior facilities

### LEISURE & SPA FACILITIES

A fully equipped gymnasium and exercise areas with indoor swimming pool is provided for residents' private use.

### RESTAURANTS & RETAIL

Public accessed, commercially operated waterside restaurant and coffee bar with ancillary shops are located within the Powerhouse, subject to lease.

### PARKING

Secure underground parking is located underneath the development and is available at an additional cost (subject to availability).

### Notes

1 Variances occur between apartment types. Please refer to the sales team for individual apartment schedules. Please note that all aspects of the design for the Water Gardens are constantly under review. Cheung Kong Property Holdings reserves the right to alter the design and substitute any item within the specification for a similar or improved product.

2 The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of normal external temperatures. This may not be achieved in extreme temperature conditions.

3 The apartment specification is subject to change.

# WORLD CLASS WATERFRONTS



Albion Riverside SW11



Convoys Wharf SE8



Chelsea Waterfront SW10



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# POWERHOUSE

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