



ROTHESAY
& BEDINGFELD
HOUSE



APARTMENTS,
PENTHOUSES
& VILLAS

SOVEREIGN
COURT
LONDON W6

Yours to discover

Imagine living in one of West London's best-connected locations – Hammersmith, with so much on your doorstep and so much more to come.

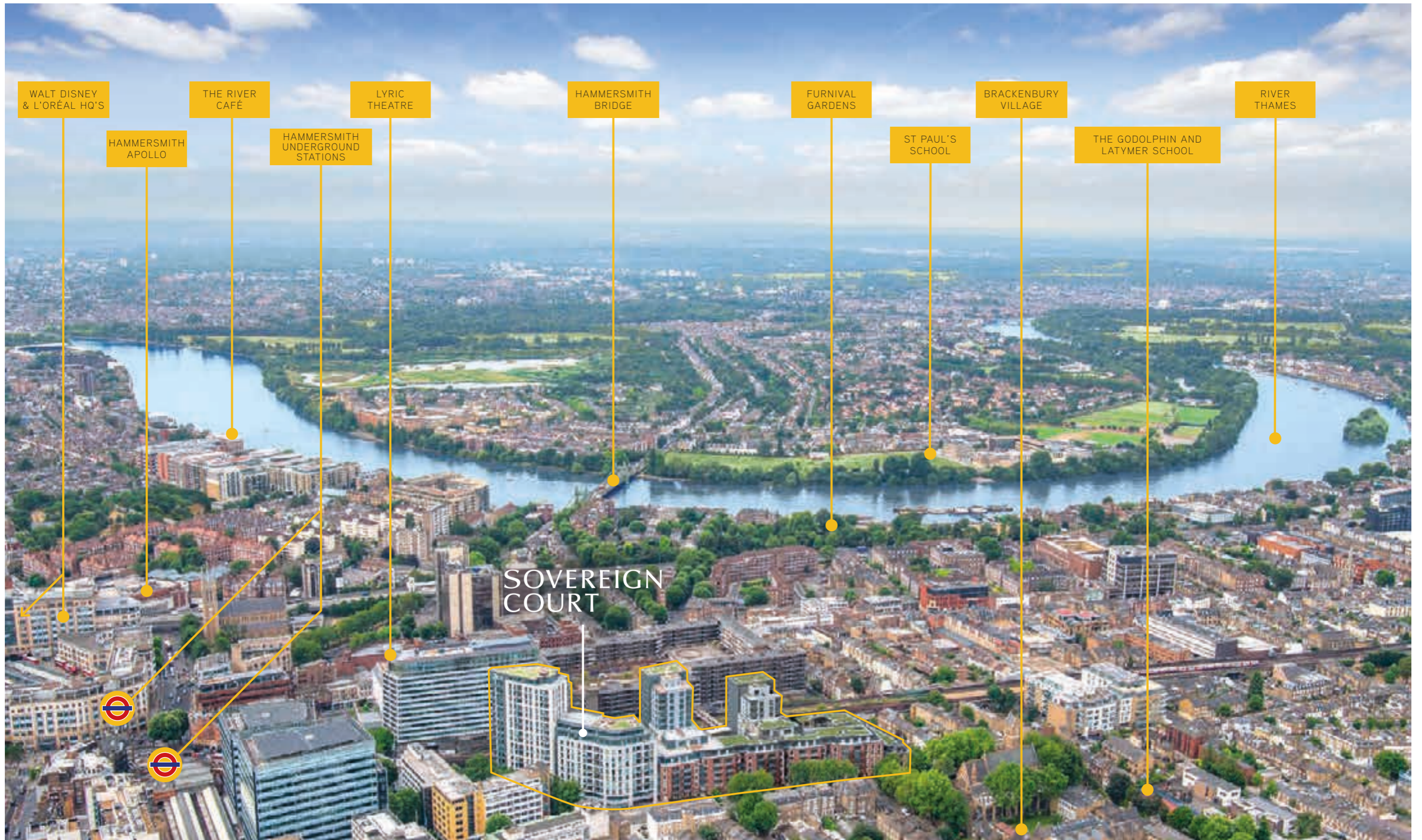
Rothsay & Bedingfield House in Sovereign Court are only a short walk from Hammersmith stations and close to many of London's most fashionable locations, including Kensington, Fulham and Chiswick.

Set amongst modern restaurants, bars and independent cafés, together with world-class shopping. Just down the road is some of London's best-loved green space. The iconic Hammersmith Bridge and the majestic River Thames are also nearby.

Theatre, cinema, dance and art venues are all on your doorstep, with the West End only a short tube ride away.

Discover the new homes at Sovereign Court.





Computer generated image of the development is indicative and for illustrative purposes only.

well connected

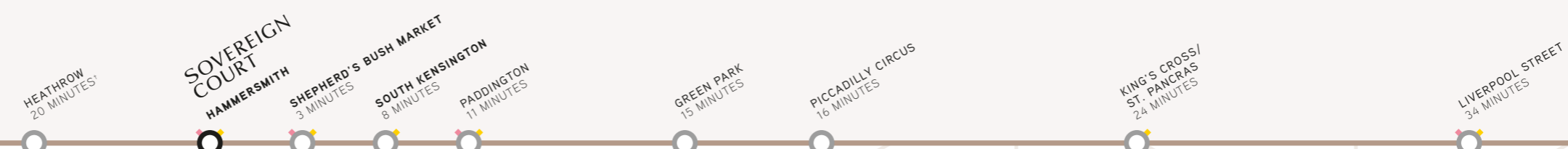
Enjoy all the right connections. Hammersmith is sensationally well served for transport, boasting not one, but two underground stations, serving four separate tube lines minutes between them, and it's just eight minutes to South Kensington. Once open, you're only four short stops from Crossrail – and ultra-fast journeys east or west.

Plus there's easy access to the A4 and UK motorway network, with Heathrow Airport approximately 20 minutes away.



EUROSTAR FROM ST. PANCRAS

LILLE	1HR 28
BRUSSELS	1HR 48
PARIS	2HR 16



Map is for illustrative purposes only
 Underground travel times, source: www.tfl.gov.uk 2018
 Eurostar travel times, source: www.eurostar.com 2018
 * Crossrail due to begin running services from Autumn 2020
 † Drive time by road, source: www.maps.google.com 2018

take a stroll
along the river



Relax and just go with the flow. Historic Hammersmith Bridge is only a short stroll away. Just upstream are several of London's best-known waterside pubs. Come April, find yourself a pleasant spot and watch the Boat Race, or take a relaxing stroll or jog up, down or across the River Thames to Barnes at any time of year.



wonderful green spaces

Space to breathe, freedom to explore. A short walk in almost any direction will take you to wonderful green spaces. Biggest and best known is Ravenscourt Park, which offers tennis, basketball, an all-weather pitch, a walled garden, two independent cafés and many acres of open space to explore. Or head north to Brook Green, which also has tennis courts, while Furnival Gardens has great river views. Close by are Kensington's Holland Park and the London Wetlands Centre in Barnes, not to mention Chiswick House and Gardens.





fantastic for
fashionistas and
foodies alike



Map not to scale

Retail, restaurants and the best of everything. Discover a neighbourhood that's fantastic for fashionistas and foodies alike. As well as any number of delis, florists, boutiques and independent stores, there are two shopping centres on your doorstep, including Kings Mall, with over 40 shops, restaurants and cafés. Enjoy a casual meal at Bill's or fine Italian dining at the River Café, or simply sip a latte at one of the many speciality coffee shops.



first class education

First class in education. Whether primary or secondary, there are many, highly regarded, outstanding schools in the Borough, including excellent nurseries. There are also two of London's most prestigious private schools – The Godolphin & Latymer for girls and St Paul's for boys. Just down the road is the Kensington campus of Imperial College, while London's other world-leading universities and colleges are within easy reach.

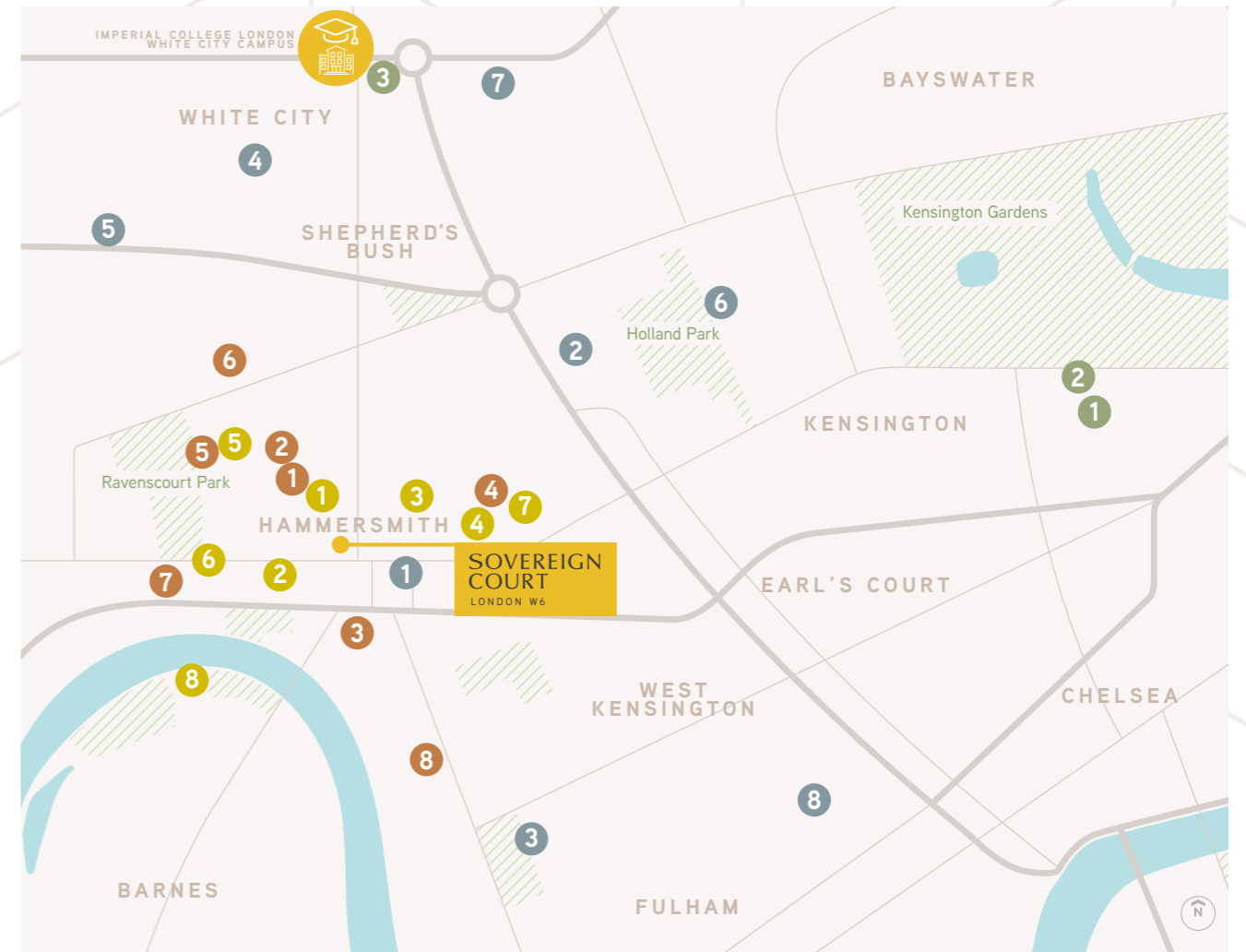


Neighbouring Sovereign Court, *The Godolphin & Latymer School* provides an outstanding education for 780 girls. Offering an exciting range of intellectual, creative and physical challenges and opportunities, achieving excellent examination results.

Imperial College London

Renowned *Imperial College London* is ranked 8th in the world in the QS World University Rankings® 2019. Imperial College is a one-of-a-kind institution in the UK, focusing solely on science, engineering, medicine and business.

Imperial College London is also opening a new White City Campus in West London, bringing together world-class researchers, businesses and partners from academia to work.



PRIMARY SCHOOLS

- 1 West London Free School OUTSTANDING
- 2 Earl's Court Free School Primary OUTSTANDING
- 3 St Paul's Primary School OUTSTANDING
- 4 Larmenier & Sacred Heart Catholic School OUTSTANDING
- 5 John Betts Primary School OUTSTANDING
- 6 Brackenbury Primary School OUTSTANDING
- 7 St Peter's Primary School OUTSTANDING
- 8 Melcombe Primary School OUTSTANDING

SECONDARY SCHOOLS

- 1 Sacred Heart High School OUTSTANDING
- 2 The Cardinal Vaughan Memorial School OUTSTANDING
- 3 Fulham Cross Girls' School OUTSTANDING
- 4 Jack Tizard School OUTSTANDING
- 5 Queensmill School OUTSTANDING
- 6 Holland Park School OUTSTANDING
- 7 Kensington Aldridge Academy OUTSTANDING
- 8 The London Oratory School OUTSTANDING

PRIVATE SCHOOLS

- 1 The Godolphin & Latymer School
- 2 TLG West London
- 3 Bute House Preparatory School
- 4 St Paul's Girls' School
- 5 Dalling House Mandarin Immersion School
- 6 Le Hérissou School
- 7 Ecole Française de Londres Jacques Prévert
- 8 St Paul's School

UNIVERSITIES

- 1 Imperial College London, SW7
- 2 Royal College of Art, SW7
- 3 Imperial College London, W10 NEW WHITE CITY CAMPUS
- 4 University of Westminster, W1B*
- 5 Chelsea College of Arts, SW1P*
- 6 University College London, WC1*
- 7 London School of Economics, WC2*
- 8 King's College London, WC2*

Ofsted source: www.compare-school-performance.service.gov.uk
*Not visible on map.

an established and fast-expanding media and technology destination

The media and tech hub of West London. Hammersmith & Fulham is an established, fast-expanding media and technology destination, with an ongoing £8 billion, ten-year regeneration of the wider White City area. This includes the Television Centre, which will form a unique new tech, creative and academic hub in itself. Several blue chip businesses already have their headquarters in Hammersmith, including Virgin, L'Oréal, GE, Walt Disney and Sony, while Heathrow, the world's busiest airport, is also within easy reach.



Westfield,
just two stops away



Westfield, the destination for choice. Just two stops away is Westfield, the largest shopping centre and entertainment complex in all Europe. There are over 300 shops and 60 places to eat and drink, together with 17 state-of-the-art cinema screens, all under one roof. One of London's premier destinations, it offers everything from affordable fashion and retail to international luxury brands, including Louis Vuitton, Jimmy Choo, Gucci, Tiffany & Co and Burberry. And with the new expansion, a whole host of shops, cafés, restaurants and entertainment venues are opening soon, you'll be spoilt for choice.

SHEPHERD'S BUSH MARKET
3 MINUTES



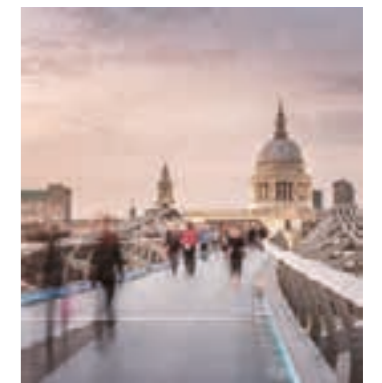
one of the world's
most exciting cities

A gateway to all the capital has to offer. South Kensington is just eight minutes by tube, while a few stops more will take you to the heart of the West End. Today, London is acknowledged by many as the most cosmopolitan and exciting city on the planet. Look all around to see any number of cultural and historic landmarks, take a cruise on the river or go on the London Eye – the choice is yours.

SOUTH KENSINGTON
8 MINUTES

GREEN PARK
15 MINUTES

PICCADILLY CIRCUS
16 MINUTES





Ravenscourt Park

GLENTHORNE ROAD

LEAMORE STREET

BEADON ROAD

125m to London Underground

Lyric Theatre

Designed by leading architects Lifschutz Davidson Sandilands, Sovereign Court is one of London's best-connected and thriving locations.

Landscaped courtyard gardens, providing private areas for residents to relax and enjoy.

Hammersmith's bustling town centre with an array of shops, bars and restaurants, all a stone's throw away.



Computer generated image is indicative and for illustrative purposes only.

where modern
urban interiors meet
timeless elegance





private landscaped
courtyard gardens to
relax and unwind

Computer generated image is indicative and for illustrative purposes only.



Computer generated image is indicative only. Illustrating the apartments kitchen and living area.

the apartments

modern urban interiors meet timeless elegance

LIVING AREAS

- 1 Balcony or terrace to all apartments
- 2 Floor-to-ceiling balcony doors and windows*
- 3 Comfort cooling**
- 4 Timber effect flooring to living room, kitchen and hallway
- 5 Bespoke, fully integrated kitchen

*Where applicable. **The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the apartments kitchen.

KITCHEN

- 1 Bespoke fitted kitchen with feature shelving*
- 2 Composite stone worktop**
- 3 Herringbone tiled splashback
- 4 Integrated Bosch touch control electric induction hob
- 5 Integrated Bosch dishwasher
- 6 Integrated Bosch microwave
- 7 Integrated Bosch oven
- 8 Integrated Bosch fridge/freezer
- 9 Comfort cooling***
- 10 Timber effect floor to living room, kitchen and hallway

*Subject to design. **Marble and composite stone are natural products and therefore materials used are subject to natural variations. ***The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the apartments bedroom.

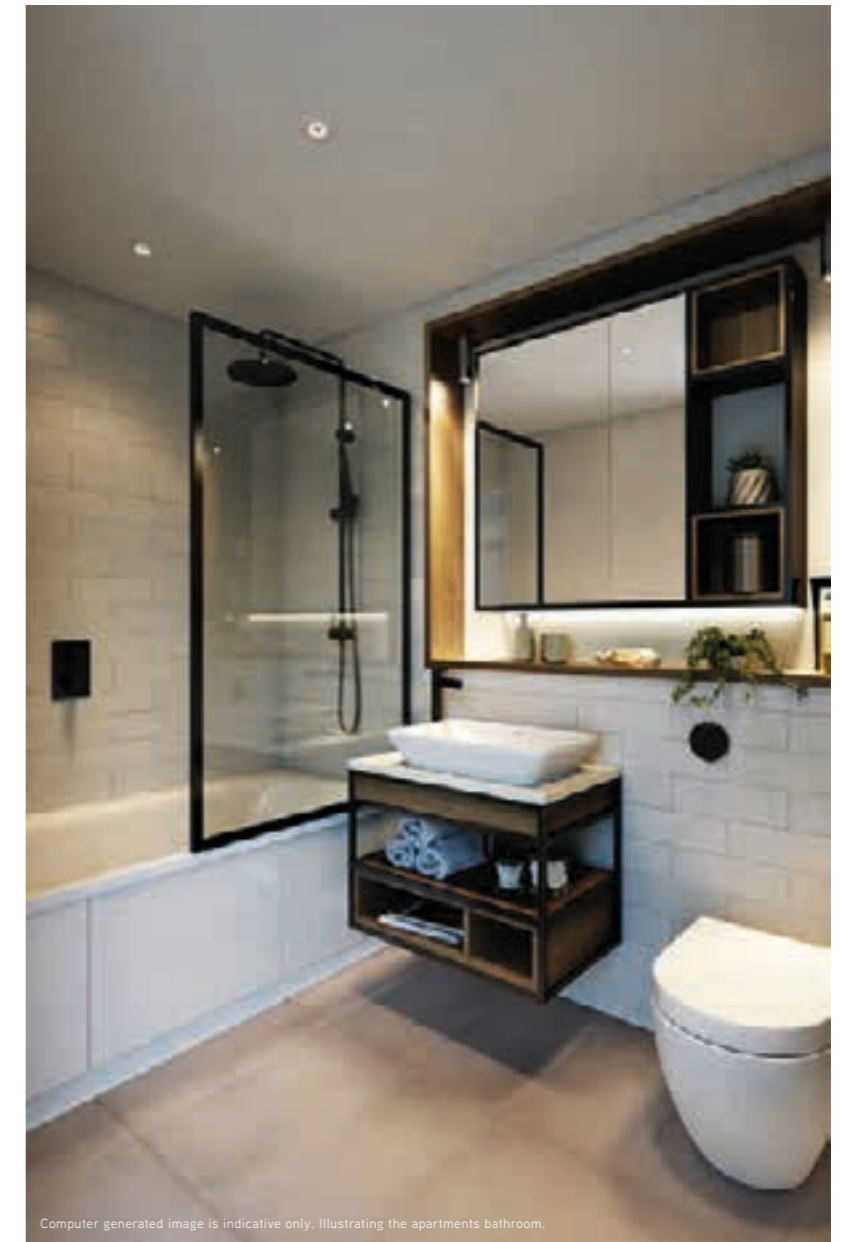
BEDROOM

- 1 Wardrobe area to master bedroom*
- 2 Ensuite shower room
- 3 Fitted carpet
- 4 Floor-to-ceiling balcony doors and windows**
- 5 Comfort cooling***

*3 bedroom homes have a further wardrobe to bedroom 2. **Where applicable. ***The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the apartments ensuite.



Computer generated image is indicative only. Illustrating the apartments bathroom.

ENSUITE & BATHROOM

- 1 Vado graphite black tap, showerhead and control
- 2 Matt black framed glass shower screen
- 3 Villeroy & Boch WC with soft closing seat
- 4 Bespoke vanity unit with integrated mirror, storage and shaver socket
- 5 Feature vanity unit, with Villeroy & Boch basin and composite stone top*
- 6 Ceramic wall tiling
- 7 Black electric heated towel rail**
- 8 Robe hooks**

*Marble and composite stone are natural products and are therefore subject to natural variations.**Not visible on computer generated image. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the elite kitchen and living area.

the elite apartments

geometric designs deliver a cool, urban ambience

LIVING AREAS

- 1 Balcony or terrace to all apartments
- 2 Floor-to-ceiling balcony doors and windows*
- 3 Comfort cooling**
- 4 Timber effect floor to living room, kitchen and hallway
- 5 Bespoke fitted kitchen with integrated appliances

*Where applicable. **The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the elite kitchen.

KITCHEN

- 1 Bespoke fitted kitchen with feature shelving*
- 2 Marble effect composite stone worktop and splashback**
- 3 Integrated wine cooler*
- 4 Integrated Siemens touch control electric induction hob
- 5 Integrated Siemens dishwasher
- 6 Integrated Siemens microwave
- 7 Integrated Siemens oven
- 8 Integrated Siemens fridge/freezer
- 9 Comfort cooling***
- 10 Timber effect floor to living room, kitchen and hallway

*Subject to design. **Marble and composite stone are natural products and therefore materials used are subject to natural variations. ***The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the elite bedroom.

BEDROOM

- 1 Wardrobe area to master bedroom*
- 2 Ensuite shower room
- 3 Fitted carpet
- 4 Floor-to-ceiling balcony doors and windows**
- 5 Comfort cooling***

*2 and 3 bedroom homes have a further wardrobe to bedroom 2. **Where applicable. ***The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the elite bathroom.



Computer generated image is indicative only. Illustrating the elite ensuite.

ENSUITE & BATHROOM

- 1 Feature tiled wall
- 2 Vado graphite black tap, showerhead and control
- 3 Matt black framed glass shower screen
- 4 Villeroy & Boch WC with soft closing seat
- 5 Bespoke vanity unit with integrated mirror, storage and shaver socket
- 6 Feature vanity unit, with Villeroy & Boch basin and composite stone top*
- 7 Ceramic wall tiling throughout
- 8 Tiled flooring
- 9 Black electric heated towel rail**
- 10 Robe hooks**

*Marble and composite stone are natural products and are therefore subject to natural variations. **Not visible on computer generated image. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the premier kitchen and living area.

the premier apartments

contemporary urban interiors with clean, textured lines

LIVING AREAS

- 1 Balcony or terrace to all apartments
- 2 Floor-to-ceiling balcony doors and windows*
- 3 Comfort cooling**
- 4 Engineered timber floor to living room, kitchen and hallway
- 5 Bespoke fitted kitchen with integrated appliances

*Where applicable. **The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the premier kitchen.

KITCHEN

- 1 Bespoke fitted kitchen
- 2 Marble effect composite worktop and splashback*
- 3 Integrated wine cooler
- 4 Breakfast bar**
- 5 Feature pendant lighting over breakfast bar
- 6 Integrated Miele touch control electric hob
- 7 Engineered timber floor
- 8 Boiling water tap
- 9 Integrated Miele microwave
- 10 Integrated Miele oven
- 11 Integrated Miele fridge/freezer
- 12 Comfort cooling***
- 13 Feature shelving****
- 14 Integrated Miele dishwasher*****

*Marble and composite stone are natural products and are therefore subject to natural variations. **To select homes, as shown on floor plans. ***The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. ****Subject to design. *****Not visible on computer generated image. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the premier bedroom.

BEDROOM

- 1 Wardrobe area to master bedroom*
- 2 Ensuite shower room
- 3 Fitted carpet
- 4 Floor-to-ceiling balcony doors and windows**
- 5 Comfort cooling***

*2 and 3 bedroom homes have a further wardrobe to bedroom 2 with drawer pack and integrated lighting. **Where applicable. ***The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Computer generated image is indicative only. Illustrating the premier ensuite.



Computer generated image is indicative only. Illustrating the premier bathroom.

ENSUITE & BATHROOM

- 1 Ceramic textured feature wall tiling
- 2 Vado graphite black tap, showerhead and control
- 3 Matt black framed glass shower screen
- 4 Coloured shower tray to complement floor tile
- 5 Villeroy & Boch WC with soft closing seat
- 6 Ceramic floor tiling with underfloor heating
- 7 Feature vanity unit, with Villeroy & Boch basin and composite stone top*
- 8 Bespoke vanity unit with integrated mirror, storage and shaver socket
- 9 Ceramic textured wall tiling throughout
- 10 Black electric heated towel rail**
- 11 Robe hooks**

*Marble and composite stone are natural products and are therefore subject to natural variations. **Not visible on computer generated image. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.

1, 2 & 3 bedroom apartments and penthouses



Introducing Rothesay House.

The name Rothesay may come from the Old English words 'rodor' meaning heaven, and 'secan' meaning 'seek' – a place to seek heaven, in other words. Rothesay House is also part of Sovereign Court – and ironically, our future sovereign, Prince Charles, is also the Duke of Rothesay.

Introducing Bedingfeld House.

Lady Frances Bedingfeld owned the largest house in Hammersmith in around 1700, near the present-day Hammersmith Broadway. She also helped establish a school for young gentlewomen in the area. She later founded Bar Convent in York, the oldest surviving Roman Catholic convent in England.

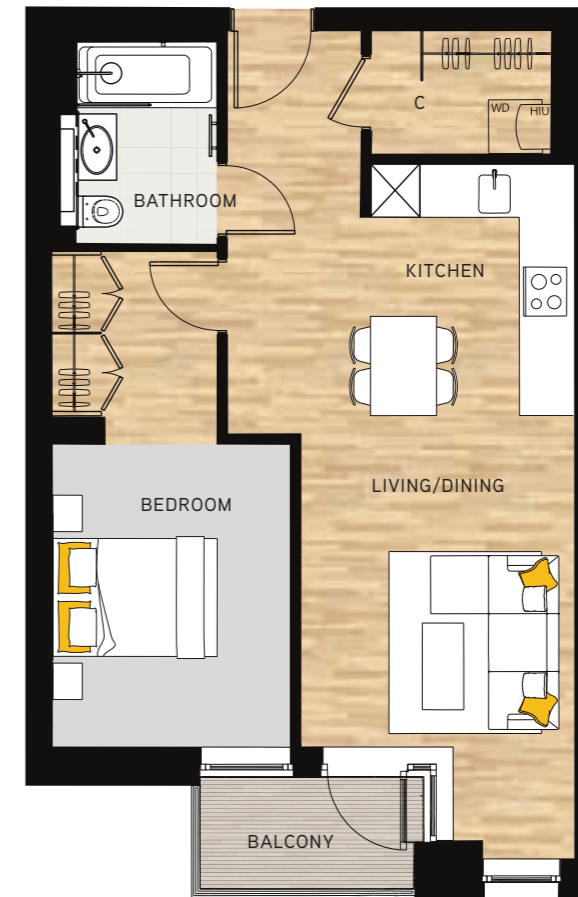


Computer generated image is indicative and for illustrative purposes only.

a selection of homes at Sovereign Court

1 bedroom

from 644 sq ft



The generous open-plan living, kitchen and dining area leads onto the balcony. The well-proportioned double bedroom features integrated wardrobes. The cupboard also provides plenty of useful storage.

a selection of homes at Sovereign Court

2 bedroom

from 769 sq ft to 1,323 sq ft

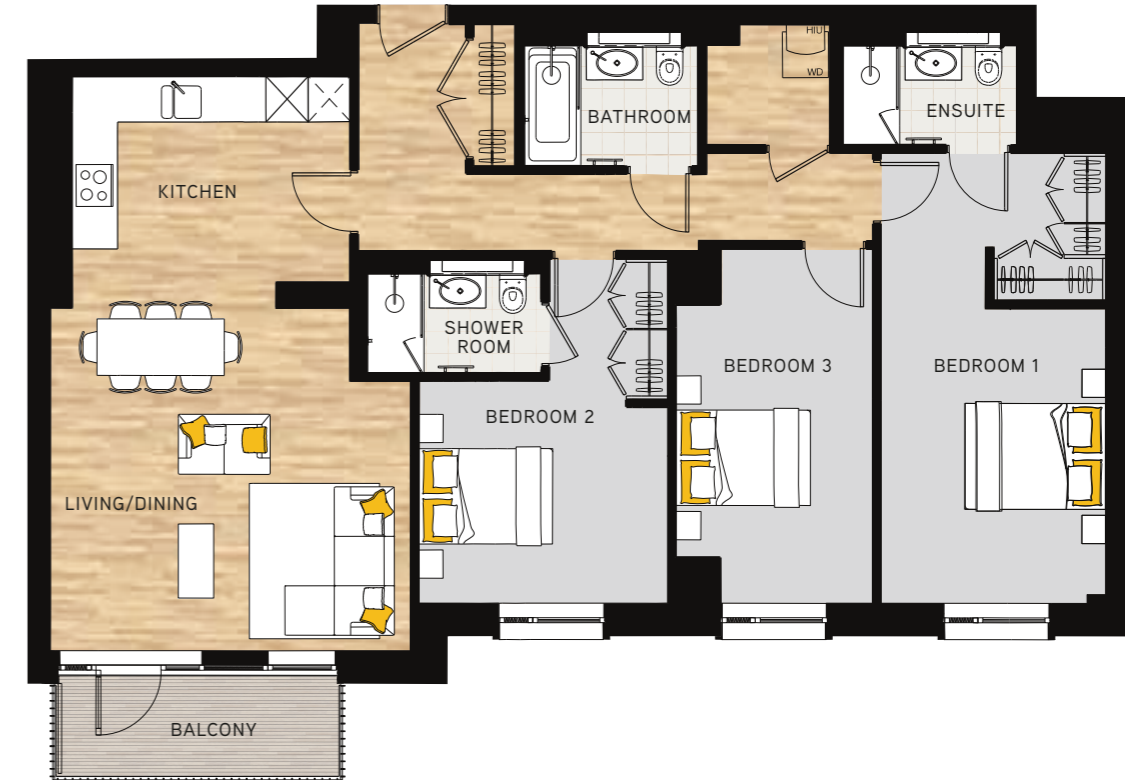


This two bedroom apartment features a well-designed kitchen and dining/living area, which extends seamlessly through to the balcony. The large master bedroom features a fitted wardrobe area and ensuite, while the generous second bedroom looks out onto the balcony.

a selection of homes at Sovereign Court

3 bedroom

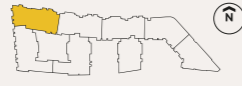
from 928 sq ft to 1,447 sq ft



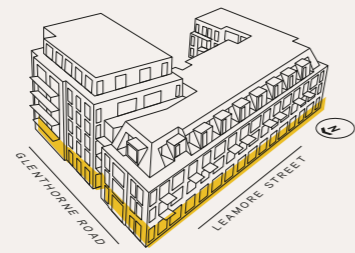
The exceptional scale and character of the three bedroom apartment is defined by the master bedroom, complete with walk-in wardrobe and ensuite bathroom. The second bedroom also has a fitted wardrobe and ensuite shower room. The extensive living space, with large kitchen area leads through to the dining and living areas before opening out onto the balcony with its Hammersmith vista.

ground floor

ROTHESAY HOUSE



BEDINGFELD HOUSE



● VILLAS (SEE PAGES 72-83) ○ COMMUNAL AREAS ○ HOMES RESERVED FOR FIRST TIME BUYERS

KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse ⊗ Tall Unit ⊗ Fridge/Freezer ⏻ Heating Unit ⏻ Washer/Dryer ⏻ Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. Car park layout for indicative purposes only.



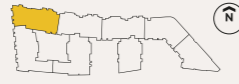
Computer generated image of Glenthorne Road residential entrance is indicative and for illustrative purposes only.

ROTHESAY & BEDINGFELD HOUSE



first floor

ROTHESAY HOUSE



BEDINGFELD HOUSE

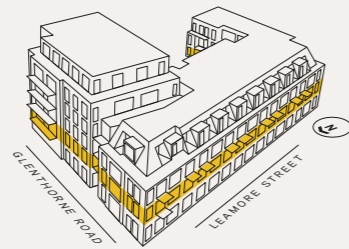


APARTMENT 358: 2 BEDROOM	82.3 sq m	886 sq ft*
Total Internal	76.5 sq m	824 sq ft
Living/Dining/Kitchen	3.24m x 8.09m	10'8" x 26'7"
Bedroom 1	3.00m x 3.56m	9'10" x 11'8"
Bedroom 2	2.75m x 4.20m	9'0" x 13'9"
Balcony	5.8 sq m	63 sq ft

APARTMENT 359: 2 BEDROOM	83 sq m	894 sq ft*
Total Internal	77.2 sq m	831 sq ft
Living/Dining/Kitchen	3.18m x 8.65m	10'5" x 28'5"
Bedroom 1	2.85m x 3.22m	9'4" x 10'7"
Bedroom 2	2.78m x 4.71m	9'1" x 15'5"
Balcony	5.8 sq m	63 sq ft

APARTMENT 360: 2 BEDROOM	87.1 sq m	937 sq ft*
Total Internal	81.3 sq m	875 sq ft
Living/Dining/Kitchen	3.37m x 8.00m	11'1" x 26'3"
Bedroom 1	2.96m x 3.40m	9'9" x 11'2"
Bedroom 2	3.16m x 4.52m	10'4" x 14'10"
Terrace	5.8 sq m	62 sq ft

APARTMENT 396: 3 BEDROOM	96.4 sq m	1,038 sq ft*
Total Internal	88.4 sq m	952 sq ft
Living/Dining/Kitchen	5.07m x 6.08m	16'8" x 19'11"
Bedroom 1	2.97m x 4.37m	9'9" x 14'4"
Bedroom 2	3.43m x 2.94m	11'3" x 9'8"
Bedroom 3	2.20m x 2.79m	7'3" x 9'2"
Terrace	8 sq m	86 sq ft



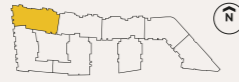
- 2 BEDROOM ● 3 BEDROOM ● VILLAS (SEE PAGES 72-83) ○ HOMES RESERVED FOR FIRST TIME BUYERS ○ COMMUNAL AREAS
- KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse ☒ Tall Unit ☒ Fridge/Freezer ☒ Heating Unit ☒ Washer/Dryer ☒ Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Courtyard for indicative purposes only.



second floor

ROTHESAY HOUSE

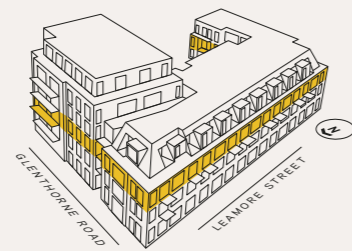


BEDINGFELD HOUSE



APARTMENT 363: 2 BEDROOM	92.5 sq m	996 sq ft*
Total Internal	83.6 sq m	900 sq ft
Living/Dining/Kitchen	8.12m x 3.42m	26'8" x 11'3"
Bedroom 1	4.19m x 2.73m	13'9" x 8'11"
Bedroom 2	4.79m x 2.83m	15'9" x 9'3"
Balcony	8.9 sq m	96 sq ft
APARTMENT 364: 3 BEDROOM		
Total Internal	123.4 sq m	1,328 sq ft
Living/Dining/Kitchen	4.54m x 8.88m	14'11" x 29'2"
Bedroom 1	3.74m x 4.70m	12'3" x 15'5"
Bedroom 2	3.65m x 3.29m	11'12" x 10'10"
Bedroom 3	3.03m x 3.17m	9'11" x 10'5"
Balcony	8.4 sq m	91 sq ft
APARTMENT 365: 3 BEDROOM		
Total Internal	127.5 sq m	1,373 sq ft*
Living/Dining/Kitchen	5.12m x 8.14m	16'10" x 26'8"
Bedroom 1	3.20m x 4.18m	10'6" x 13'9"
Bedroom 2	3.54m x 3.15m	11'7" x 10'4"
Bedroom 3	2.80m x 5.03m	9'2" x 16'6"
Balcony	5.8 sq m	63 sq ft
APARTMENT 366: 2 BEDROOM		
Total Internal	83 sq m	894 sq ft*
Living/Dining/Kitchen	3.18m x 8.65m	10'5" x 28'5"
Bedroom 1	2.85m x 3.22m	9'4" x 10'7"
Bedroom 2	2.77m x 4.71m	9'1" x 15'5"
Balcony	5.8 sq m	63 sq ft
APARTMENT 367: 2 BEDROOM		
Total Internal	87.9 sq m	946 sq ft*
Living/Dining/Kitchen	3.37m x 8.00m	11'1" x 26'3"
Bedroom 1	2.96m x 3.40m	9'9" x 11'2"
Bedroom 2	3.16m x 4.52m	10'4" x 14'10"
Balcony	6.6 sq m	71 sq ft

APARTMENT 401: 3 BEDROOM	96.3 sq m	1,038 sq ft*
Total Internal	88.4 sq m	952 sq ft
Living/Dining/Kitchen	5.07m x 6.08m	16'8" x 19'11"
Bedroom 1	2.97m x 4.37m	9'9" x 14'4"
Bedroom 2	3.43m x 2.94m	11'3" x 9'8"
Bedroom 3	2.20m x 2.79m	7'3" x 9'2"
Balcony	7.9 sq m	86 sq ft
APARTMENT 406: 1 BEDROOM		
Total Internal	64.2 sq m	692 sq ft*
Living/Dining/Kitchen	59.8 sq m	644 sq ft
Bedroom	7.83m x 4.26m	25'8" x 13'12"
Balcony	3.77m x 3.00m	12'4" x 9'10"
Balcony	4.4 sq m	48 sq ft
APARTMENT 407: 2 BEDROOM		
Total Internal	89.1 sq m	959 sq ft*
Living/Dining/Kitchen	80.2 sq m	863 sq ft
Bedroom 1	8.13m x 4.00m	26'8" x 13'1"
Bedroom 2	5.24m x 2.73m	17'2" x 8'11"
Balcony	4.27m x 3.03m	14'0" x 9'11"
Balcony	8.9 sq m	96 sq ft



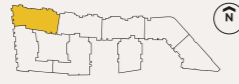
- 1 BEDROOM ● 2 BEDROOM ● 3 BEDROOM ○ HOMES RESERVED FOR FIRST TIME BUYERS ○ COMMUNAL AREAS
- KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse ☒ Tall Unit ☒ Fridge/Freezer ☒ Heating Unit ☒ Washer/Dryer ☒ Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Courtyard for indicative purposes only.



third floor

ROTHESAY HOUSE

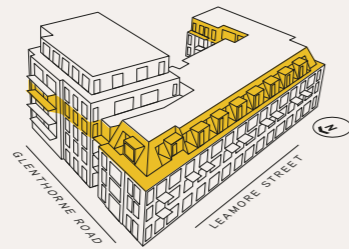


BEDINGFELD HOUSE



APARTMENT 370: 2 BEDROOM	102 sq m	1,098 sq ft*
Total Internal	84.8 sq m	913 sq ft
Living/Dining/Kitchen	6.69m x 6.37m	21'11" x 20'11"
Bedroom 1	3.31m x 2.93m	10'10" x 9'7"
Bedroom 2	4.95m x 2.65m	16'3" x 8'8"
Balcony	17.2 sq m	185 sq ft
APARTMENT 372: 2 BEDROOM		
Total Internal	82.3 sq m	887 sq ft*
Living/Dining/Kitchen	76.5 sq m	824 sq ft
Bedroom 1	3.24m x 8.09m	10'8" x 26'7"
Bedroom 2	3.00m x 3.56m	9'10" x 11'8"
Bedroom 2	2.75m x 4.20m	9'0" x 13'9"
Balcony	5.8 sq m	63 sq ft
APARTMENT 373: 2 BEDROOM		
Total Internal	83 sq m	894 sq ft*
Living/Dining/Kitchen	77.2 sq m	831 sq ft
Bedroom 1	3.18m x 8.65m	10'5" x 28'5"
Bedroom 1	2.85m x 3.22m	9'4" x 10'7"
Bedroom 2	2.77m x 4.71m	9'1" x 15'5"
Balcony	5.8 sq m	63 sq ft
APARTMENT 374: 2 BEDROOM		
Total Internal	87.9 sq m	946 sq ft*
Living/Dining/Kitchen	81.3 sq m	875 sq ft
Bedroom 1	3.37m x 7.99m	11'1" x 26'3"
Bedroom 1	2.96m x 3.40m	9'9" x 11'2"
Bedroom 2	3.16m x 4.52m	10'4" x 14'10"
Balcony	6.6 sq m	71 sq ft

APARTMENT 413: 3 BEDROOM	95.7 sq m	1,030 sq ft*
Total Internal	86.2 sq m	928 sq ft
Living/Dining/Kitchen	5.07m x 6.08m	16'8" x 19'11"
Bedroom 1	2.97m x 4.37m	9'9" x 14'4"
Bedroom 2	3.43m x 2.94m	11'3" x 9'8"
Bedroom 3	2.20m x 2.79m	7'3" x 9'2"
Balcony	9.5 sq m	102 sq ft
APARTMENT 415: 2 BEDROOM		
Total Internal	80.9 sq m	871 sq ft*
Living/Dining/Kitchen	73 sq m	786 sq ft
Bedroom 1	6.99m x 5.22m	22'11" x 17'2"
Bedroom 2	3.31m x 2.94m	10'10" x 9'8"
Bedroom 2	3.19m x 2.65m	10'6" x 8'8"
Balcony	7.9 sq m	85 sq ft
APARTMENT 416: 2 BEDROOM		
Total Internal	79.3 sq m	854 sq ft*
Living/Dining/Kitchen	71.4 sq m	769 sq ft
Bedroom 1	7.21m x 5.21m	23'8" x 17'1"
Bedroom 1	3.24m x 2.94m	10'8" x 9'8"
Bedroom 2	3.13m x 2.66m	10'3" x 8'9"
Balcony	7.9 sq m	85 sq ft
APARTMENT 417: 2 BEDROOM		
Total Internal	79.3 sq m	896 sq ft*
Living/Dining/Kitchen	71.4 sq m	811 sq ft
Bedroom 1	5.17m x 5.69m	16'12" x 18'8"
Bedroom 1	4.16m x 2.88m	13'8" x 9'5"
Bedroom 2	3.53m x 2.88m	11'7" x 9'5"
Balcony	7.9 sq m	85 sq ft



- 2 BEDROOM ● 3 BEDROOM ○ HOMES RESERVED FOR FIRST TIME BUYERS ○ COMMUNAL AREAS
- KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse ☒ Tall Unit ☒ Fridge/Freezer ☒ Heating Unit ☒ Washer/Dryer ☒ Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Courtyard for indicative purposes only.



fourth floor

ROTHESAY HOUSE

APARTMENT 377: 3 BEDROOM	146.6 sq m	1,578 sq ft*
Total Internal	127.5 sq m	1,372 sq ft
Living/Dining/Kitchen	5.58m x 5.62m	18'4" x 18'5"
Bedroom 1	2.99m x 3.72m	9'10" x 12'2"
Bedroom 2	3.17m x 4.28m	10'5" x 14'1"
Bedroom 3	2.84m x 5.61m	9'4" x 18'5"
Balcony	5.8 sq m	63 sq ft
Terrace	13.3 sq m	143 sq ft

APARTMENT 378: 3 BEDROOM	111.3 sq m	1,199 sq ft*
Total Internal	101.9 sq m	1,097 sq ft
Living/Dining/Kitchen	3.26m x 8.60m	10'8" x 28'3"
Bedroom 1	3.00m x 2.84m	9'10" x 9'4"
Bedroom 2	2.85m x 3.56m	9'4" x 11'8"
Bedroom 3	2.70m x 2.85m	8'10" x 9'4"
Balcony	5.8 sq m	63 sq ft
Terrace	3.6 sq m	39 sq ft

APARTMENT 379: 3 BEDROOM	117.5 sq m	1,265 sq ft*
Total Internal	104.4 sq m	1,124 sq ft
Living/Dining/Kitchen	4.06m x 7.93m	13'4" x 26'0"
Bedroom 1	3.01m x 4.31m	9'11" x 14'2"
Bedroom 2	2.75m x 3.08m	9'0" x 10'1"
Bedroom 3	2.75m x 4.01m	9'0" x 13'2"
Balcony	13.1 sq m	141 sq ft

APARTMENT 380: 3 BEDROOM	138.8 sq m	1,494 sq ft*
Total Internal	109.2 sq m	1,176 sq ft
Living/Dining/Kitchen	3.77m x 9.79m	12'4" x 32'1"
Bedroom 1	2.99m x 3.93m	9'10" x 12'11"
Bedroom 2	3.08m x 3.29m	10'1" x 10'10"
Bedroom 3	2.70m x 3.79m	8'10" x 12'5"
Terrace	29.6 sq m	319 sq ft



● 3 BEDROOM ○ COMMUNAL AREAS

KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse Tall Unit Fridge/Freezer Heating Unit Washer/Dryer Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Courtyard for indicative purposes only.



fifth floor

ROTHESAY HOUSE

PREMIER APARTMENT 381 3 BEDROOM

	197.4 sq m	2,125 sq ft*
Total Internal	134.4 sq m	1,447 sq ft
Living/Dining/Kitchen	6.71m x 6.47m	22'0" x 21'3"
Bedroom 1	3.00m x 4.44m	9'10" x 14'7"
Bedroom 2	2.91m x 4.16m	9'7" x 13'8"
Bedroom 3	2.95m x 4.14m	9'8" x 13'7"
Terrace	63 sq m	678 sq ft

APARTMENT 382: 2 BEDROOM

	79.6 sq m	857 sq ft*
Total Internal	73 sq m	786 sq ft
Living/Dining/Kitchen	3.22m x 7.90m	10'7" x 25'11"
Bedroom 1	3.00m x 2.93m	9'10" x 9'7"
Bedroom 2	2.76m x 3.26m	9'1" x 10'8"
Balcony	6.6 sq m	71 sq ft

APARTMENT 384: 2 BEDROOM

	101.6 sq m	1,093 sq ft*
Total Internal	77.5 sq m	834 sq ft
Living/Dining/Kitchen	6.02m x 5.66m	19'9" x 18'7"
Bedroom 1	2.75m x 4.02m	9'0" x 13'2"
Bedroom 2	2.65m x 4.43m	8'8" x 14'6"
Terrace	24.1 sq m	259 sq ft



● 2 BEDROOM ● 3 BEDROOM PREMIER ○ HOMES RESERVED FOR FIRST TIME BUYERS ○ COMMUNAL AREAS

KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse ☒ Tall Unit ☒ Fridge/Freezer ☒ Heating Unit ☒ Washer/Dryer ☒ Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Courtyard for indicative purposes only.



an exclusive selection
of nine designer two-
storey garden Villas





Computer generated image is indicative and for illustrative purposes only.

the ultimate in urban exclusivity

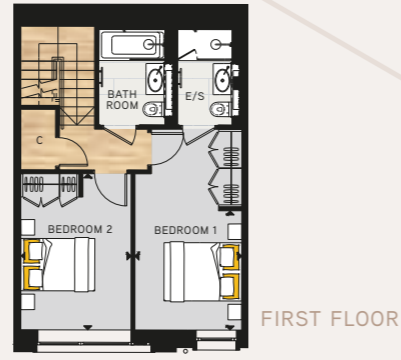
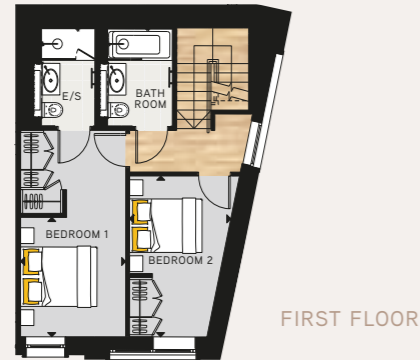
Each Villa has its own street-level front door and consists of two well-proportioned storeys, offering superb living space together with a garden or terrace. A well considered design with outstanding features include enhanced ceiling heights plus top of the range appliances.





Computer generated image is indicative and for illustrative purposes only.

the villas



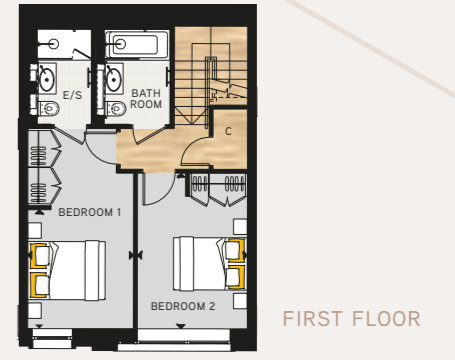
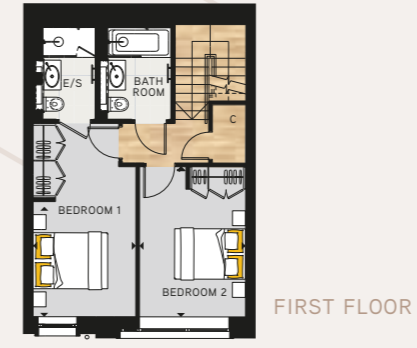
VILLA 1 (385) ELITE 2 BEDROOM	122.9 sq m	1,323 sq ft*
Total Internal	102.8 sq m	1,107 sq ft
Living/Dining/Kitchen	9.03m x 5.68m	29'8" x 18'8"
Bedroom 1	3.02m x 2.75m	9'11" x 9'0"
Bedroom 2	4.07m x 2.65m	13'4" x 8'8"
Garden	20.1 sq m	216 sq ft
Ceiling Height	2.85m	9'4"

VILLA 2 (386) ELITE 2 BEDROOM	124.2 sq m	1,337 sq ft*
Total Internal	100.5 sq m	1,082 sq ft
Living/Dining/Kitchen	9.57m x 5.45m	31'5" x 17'11"
Bedroom 1	3.07m x 2.75m	10'1" x 9'0"
Bedroom 2	4.02m x 2.84m	13'2" x 9'4"
Garden	23.7 sq m	255 sq ft
Ceiling Height	2.85m	9'4"



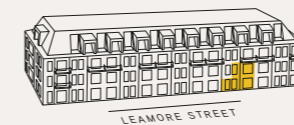
KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse T Tall Unit F Fridge/Freezer H Heating Unit W Washer/Dryer WD Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Living room ceiling height of 2.85m. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Garden design for indicative purposes only.



VILLA 3 (387) ELITE 2 BEDROOM	151 sq m	1,625 sq ft*
Total Internal	116.7 sq m	1,256 sq ft
Living/Dining/Kitchen	9.51m x 5.66m	31'2" x 18'7"
Bedroom 1	3.10m x 2.75m	10'2" x 9'0"
Bedroom 2	4.02m x 2.84m	13'2" x 9'4"
Study	5.26m x 1.76m	17'3" x 5'9"
Garden	34.3 sq m	369 sq ft
Ceiling Height	2.85m	9'4"

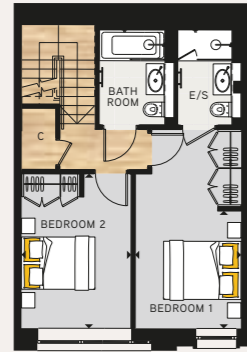
VILLA 4 (388) ELITE 2 BEDROOM	128.4 sq m	1,382 sq ft*
Total Internal	100.4 sq m	1,081 sq ft
Living/Dining/Kitchen	9.56m x 5.66m	31'4" x 18'7"
Bedroom 1	3.08m x 2.74m	10'1" x 8'12"
Bedroom 2	4.03m x 2.84m	13'3" x 9'4"
Garden	28 sq m	301 sq ft
Ceiling Height	2.85m	9'4"



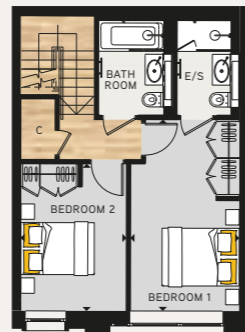
KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse T Tall Unit F Fridge/Freezer H Heating Unit W Washer/Dryer WD Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Living room ceiling height of 2.85m. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Garden design for indicative purposes only.

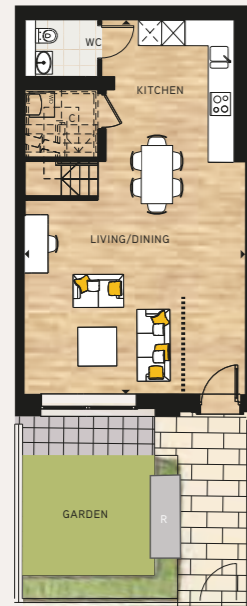
the villas



FIRST FLOOR



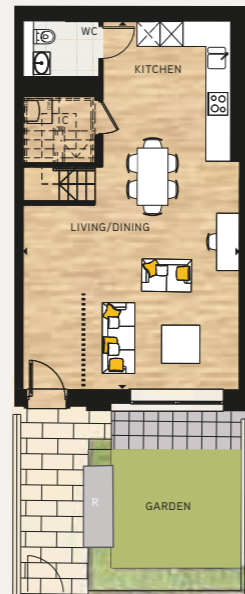
FIRST FLOOR



GROUND FLOOR



VIEWS WEST



GROUND FLOOR



VIEWS WEST

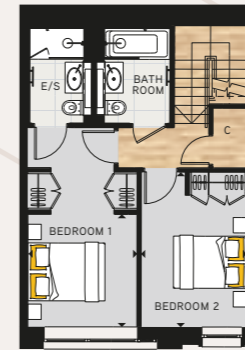
VILLA 5 (389) ELITE 2 BEDROOM	127.5 sq m	1,373 sq ft*
Total Internal	100.4 sq m	1,081 sq ft
Living/Dining/Kitchen	9.61m x 5.66m	31'6" x 18'7"
Bedroom 1	3.04m x 2.73m	9'12" x 8'11"
Bedroom 2	4.00m x 2.83m	13'1" x 9'3"
Garden	27.1 sq m	292 sq ft
Ceiling Height	2.85m	9'4"

VILLA 6 (390) ELITE 2 BEDROOM	127.7 sq m	1,375 sq ft*
Total Internal	100.5 sq m	1,082 sq ft
Living/Dining/Kitchen	9.61m x 5.66m	31'6" x 18'7"
Bedroom 1	4.97m x 2.83m	16'4" x 9'3"
Bedroom 2	3.82m x 2.75m	12'6" x 9'0"
Garden	27.2 sq m	293 sq ft
Ceiling Height	2.85m	9'4"

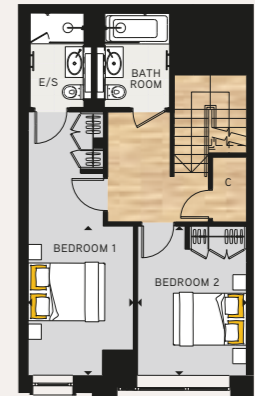


KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse T Tall Unit F Fridge/Freezer H Heating Unit W Washer/Dryer WD Washer/Dryer Provision

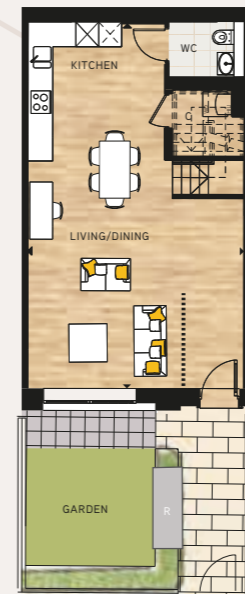
Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Living room ceiling height of 2.85m. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Garden design for indicative purposes only.



FIRST FLOOR



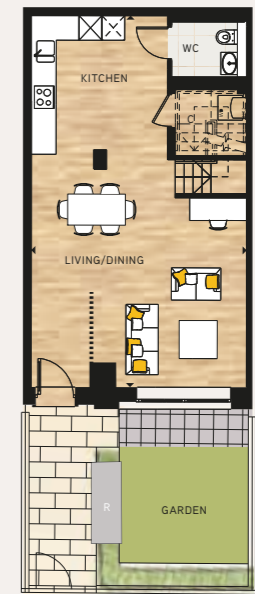
FIRST FLOOR



GROUND FLOOR



VIEWS WEST



GROUND FLOOR



VIEWS WEST

VILLA 7 (391) ELITE 2 BEDROOM	127.7 sq m	1,375 sq ft*
Total Internal	100.6 sq m	1,083 sq ft
Living/Dining/Kitchen	9.56m x 5.66m	31'4" x 18'7"
Bedroom 1	2.93m x 2.84m	9'7" x 9'4"
Bedroom 2	4.03m x 2.74m	13'3" x 8'12"
Garden	27.1 sq m	292 sq ft
Ceiling Height	2.85m	9'4"

VILLA 8 (392) ELITE 2 BEDROOM	141 sq m	1,518 sq ft*
Total Internal	114.1 sq m	1,228 sq ft
Living/Dining/Kitchen	9.77m x 5.66m	32'1" x 18'7"
Bedroom 1	3.89m x 2.75m	12'9" x 9'0"
Bedroom 2	3.89m x 2.84m	12'9" x 9'4"
Garden	26.9 sq m	290 sq ft
Ceiling Height	2.85m	9'4"



KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse T Tall Unit F Fridge/Freezer H Heating Unit W Washer/Dryer WD Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Living room ceiling height of 2.85m. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Garden design for indicative purposes only.

the villas



**VILLA 9 (393)
ELITE 2 BEDROOM**

	203.6 sq m	2,192 sq ft*
Total Internal	122.9 sq m	1,323 sq ft
Living/Dining/Kitchen	11.72m x 4.80m	38'5" x 15'9"
Bedroom 1	3.14m x 3.28m	10'4" x 10'9"
Bedroom 2	3.53m x 3.98m	11'7" x 13'1"
Terrace	77.2 sq m	831 sq ft
Balcony	3.5 sq m	37.7 sq ft
Ceiling Height	2.85m	9'4"



KEY C Cupboard E/S Ensuite PS Privacy Screen R Refuse T Tall Unit F Fridge/Freezer H Heating Unit W Washer/Dryer WD Washer/Dryer Provision

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Living room ceiling height of 2.85m. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. *Total area includes apartment and outdoor space. Garden design for indicative purposes only.



Computer generated image is indicative and for illustrative purposes only.



Computer generated image is indicative and for illustrative purposes only.

the apartment specification
the innate style of the geometric
designs is complemented by quality
fixtures, fittings and design

GENERAL

- ✓ Comfort cooling to principal rooms¹
- ✓ Timber effect flooring to living room, kitchen, and hallway
- ✓ Carpet to bedrooms
- ✓ Painted doors, architraves and skirting
- ✓ Wardrobe to master bedroom²
- ✓ Balcony or terrace to all apartments
- ✓ Ten year NHBC warranty from date of legal completion
- ✓ Two year St George warranty
- ✓ 999 year lease from 1 January 2014

ELECTRICAL

- ✓ White LED ceiling down lighters throughout
- ✓ Dimmer switches to living room and bedrooms
- ✓ Sky Q supplied from completion on a 12 month contract³
- ✓ Fibre broadband connection⁴
- ✓ Bosch washer/dryer to hallway cupboard

BATHROOM & ENSUITES

- ✓ Villeroy & Boch basin and WC with soft close seat
- ✓ Bespoke vanity unit with integrated mirror, storage, shaver socket
- ✓ Feature vanity unit, with Villeroy & Boch basin and composite stone top⁵
- ✓ Vado graphite black tap, shower head and control
- ✓ Ceramic wall tiling to shower area or above bath⁶
- ✓ Black electric heated towel rail
- ✓ Robe hooks
- ✓ Black framed bath/shower screen⁶

KITCHEN

- ✓ Bespoke fitted kitchen
- ✓ Composite stone worktop with tiled splashback⁵
- ✓ Integrated black Bosch oven
- ✓ Integrated black Bosch touch control electric induction hob
- ✓ Integrated black Bosch microwave
- ✓ Integrated Bosch dishwasher
- ✓ Integrated Bosch fridge/freezer
- ✓ Contemporary single bowl kitchen sink with feature tap⁷
- ✓ Recycling bin

RESIDENTS' FACILITIES

- ✓ 24-hour Concierge⁸
- ✓ Interior designed entrance lobbies, lifts and corridors
- ✓ Residents' gym⁸

TRANSPORT

- ✓ Cycle storage⁹
- ✓ Allocated car parking¹⁰

SECURITY

- ✓ Multi-point door locking system to entrance door with spy-hole
- ✓ Colour video door entry phone system with link to Concierge
- ✓ CCTV security system to entrance lobby and development⁸

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

1. The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions
2. Additional wardrobe provided to bedroom 2 in three bedroom homes
3. Provision for Sky to living room and master bedroom TV point. Additional boxes subject to purchaser arrangements and contract directly with Sky
4. Subject to future connection by purchaser
5. Marble and composite stone are natural products and therefore materials used are subject to natural variations
6. Where applicable
7. One bedroom homes with single bowl and 1½ bowl in two and three bedroom homes
8. Payable via the service charge
9. Terms and conditions apply
10. Parking available for specific homes only, subject to extra cost and availability. Please liaise with Sales Consultants for further details



Computer generated image is indicative and for illustrative purposes only.

elite & premier specification

enjoy those extra touches that mean so much – upgrade your new home to Elite or Premier specification

elite specification

Features the following enhancements to the Apartment Specification

GENERAL

- ✓ Fitted wardrobe to Bedroom 2

BATHROOM & ENSUITES

- ✓ Ceramic wall tiling throughout
- ✓ Feature wall tiling to shower area or above bath¹
- ✓ Bespoke coloured shower tray

ELECTRICAL

- ✓ Siemens washer/dryer to hallway cupboard

KITCHEN

- ✓ Integrated black Siemens oven
- ✓ Integrated black Siemens touch control electric induction hob

- ✓ Integrated black Siemens microwave
- ✓ Integrated Siemens dishwasher
- ✓ Integrated Siemens fridge/freezer
- ✓ Integrated wine cooler²
- ✓ Marble effect composite stone worktop and splashback³

premier specification

Features the following enhancements to the Elite Specification

GENERAL

- ✓ Engineered timber floor to living room, kitchen and hallway
- ✓ Herringbone carpet to bedrooms
- ✓ Fitted wardrobe with drawer pack and integrated lighting

BATHROOM & ENSUITES

- ✓ Ceramic textured wall tiling throughout
- ✓ Ceramic textured feature wall tiling to shower area or above bath¹
- ✓ Underfloor heating

ELECTRICAL

- ✓ Sky Q Experience to principal rooms⁴
- ✓ Electronic lighting dimmers⁵

KITCHEN

- ✓ Breakfast bar with feature pendant lighting⁶
- ✓ Integrated black Miele oven
- ✓ Integrated black Miele touch control electric hob
- ✓ Integrated black Miele microwave
- ✓ Integrated Miele dishwasher
- ✓ Integrated Miele fridge/freezer
- ✓ Black boiling water tap

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

1. Where applicable
2. Slimline wine cooler provided to one bedroom homes
3. Marble and composite stone are natural products and therefore materials used are subject to natural variations
4. Principal rooms defined as bedrooms and living/dining room
5. To living room and master bedroom
6. To select homes as shown on floor plans



Computer generated image is indicative and for illustrative purposes only.

Villas specification

enjoy the stylish interior detail, fixtures and fittings – timber floors to designer appliances

GENERAL

- ✓ Comfort cooling to principal rooms¹
- ✓ Timber effect flooring to living room, kitchen, and hallway
- ✓ Carpet to bedrooms
- ✓ Painted doors, architraves and skirting
- ✓ Wardrobe to master bedroom & bedroom 2
- ✓ Ten year NHBC warranty from date of legal completion
- ✓ Two year St George warranty
- ✓ 999 year lease from 1 January 2014

ELECTRICAL

- ✓ White LED ceiling down lighters throughout
- ✓ Dimmer switches to living room and bedrooms
- ✓ Sky Q supplied from completion on a 12 month contract²
- ✓ Siemens washer/dryer to hallway cupboard
- ✓ Fibre broadband connection³

BATHROOM & ENSUITES

- ✓ Villeroy & Boch basin and WC with soft close seat
- ✓ Bespoke vanity unit with integrated mirror, storage, shaver socket and composite stone top⁴
- ✓ Vado graphite black brassware to include tap, shower head and control
- ✓ Ceramic wall tiling to shower area or above bath⁵
- ✓ Bespoke coloured shower tray
- ✓ Graphite black electric heated towel rail
- ✓ Robe hooks
- ✓ Black framed bath/shower screen⁵

KITCHEN

- ✓ Bespoke fitted kitchen
- ✓ Marble effect composite stone worktop and splashback⁴
- ✓ Integrated black Siemens oven
- ✓ Integrated black Siemens touch control electric induction hob
- ✓ Integrated black Siemens microwave
- ✓ Integrated Siemens dishwasher
- ✓ Integrated Siemens fridge/freezer
- ✓ Integrated wine cooler
- ✓ Contemporary 1½ bowl kitchen sink with feature tap
- ✓ Recycling bin

RESIDENTS' FACILITIES

- ✓ 24-hour Concierge⁶
- ✓ Interior designed entrance lobbies, lifts and corridors
- ✓ Residents' gym⁶

EXTERNALS

- ✓ Timber clad refuse store
- ✓ Paving
- ✓ Front garden with artificial grass lawn

TRANSPORT

- ✓ Cycle storage⁷
- ✓ Allocated car parking⁸

SECURITY

- ✓ Multi-point door locking system to entrance door with spy-hole
- ✓ Colour video door entry phone system with link to Concierge
- ✓ CCTV security system to entrance lobby and development⁶

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

1. The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions
2. Provision for Sky to living room and master bedroom TV point. Additional boxes subject to purchaser arrangements and contract directly with Sky
3. Subject to future connection by purchaser
4. Marble and composite stone are natural products and therefore materials used are subject to natural variations
5. Where applicable
6. Payable via the service charge
7. Terms and conditions apply
8. Parking available for specific homes only, subject to extra cost and availability. Please liaise with Sales Consultants for further details

a warm welcome



LOCAL KNOWLEDGE



KEY HOLDING



TAXI ORDERING



DRY CLEANING



POST & PARCELS

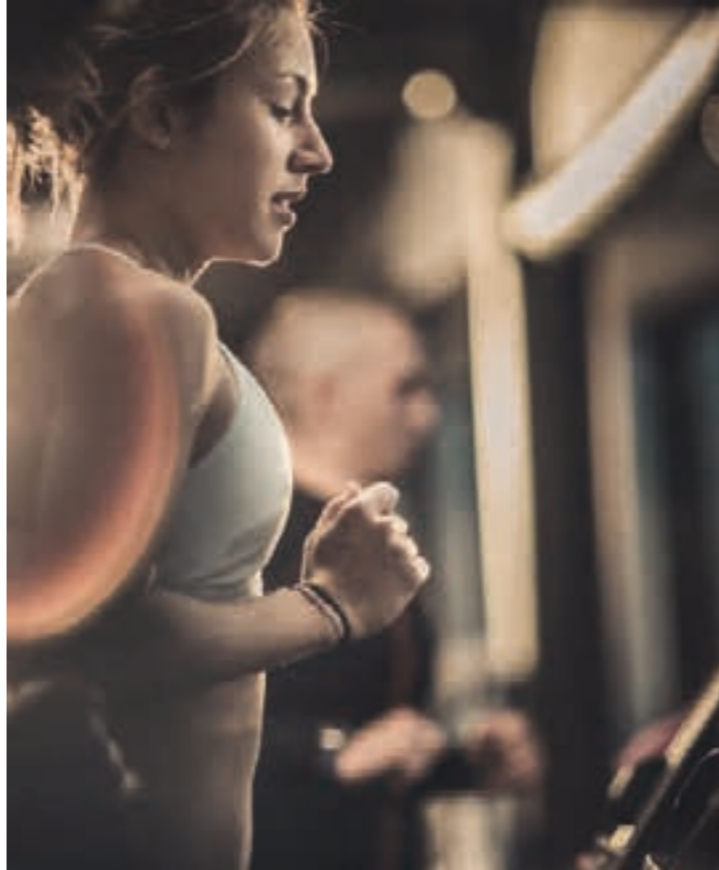


PARKING ADVICE



RESIDENTS' GYM

24-hour facilities and amenities. The 24-hour Concierge* is designed to give you all you need – and always with that little bit more: local knowledge, key holding, parking advice, ordering a taxi, arranging dry cleaning or your post. Visit the main reception to be assured of a warm welcome – perhaps on your way to the private gym, a complete, air-conditioned fitness suite exclusive to residents, featuring all the latest equipment.





the perfect starting point for wherever you desire to be



Sovereign Court is located on Beadon Road in Hammersmith.
The development is just a short walk (125m), from two underground stations, and is less than 20 minutes from Central London by taxi.

CONTACTS

Show Apartments & Marketing Suite,
Beadon Road, Hammersmith,
London W6 0BT
020 8741 2400
www.sovereign-court.com
sovereigncourt@stgeorgeplc.com

Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property.
Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Sovereign Court and any Block House name, are for marketing purposes only and are not intended to necessarily form part of the postal addresses. T417/10/19





designed for life

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St George they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St George operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St George's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



a commitment to the future

Our vision

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE	HIGH QUALITY HOMES	GREAT PLACES	EFFICIENT AND CONSIDERATE OPERATIONS
We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.	When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.	We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.	We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk www.berkeleygroup.co.uk



Proud to be a member of the Berkeley Group of Companies



