

RUBICON

Anew way of life





LIVE LIFE with flair



RUBICON, SITUATED IN THE HEART OF KNIGHTS PARK, IS A STRIKING AND DISTINCTIVE COLLECTION OF APARTMENTS, DESIGNED TO ENHANCE YOUR LIFESTYLE WITH EXCEPTIONAL INTERIORS AND PRIVATE OUTDOOR SPACE.

Leafy streets and natural landscapes create a tranquil setting for you to unwind in, while also being a central part of the thriving community of Eddington, Cambridge.

Conceived by the University of Cambridge, Eddington is an exciting new neighbourhood just 1.9 miles from the cultural treasures of the city centre. With beautiful open spaces, an Ofsted-rated outstanding school, sports facilities and amenities, it offers you a wonderful home and a fulfilling lifestyle.





EVERYTHING YOU WANT

for modern living

WITH ITS SLOPED ROOFS, SHIMMERING BRICKS OF DIFFERENT HUES, DRAMATIC WINDOWS AND UNIQUE ARCHITECTURAL DESIGN, RUBICON BOTH CATCHES THE EYE AND COMPLEMENTS ITS SURROUNDINGS. Its range of different apartment sizes, from studios to three bedroom duplexes, and expertly designed co-working spaces, provide a vibrant and stimulating community for you to enjoy. Landscaped green spaces run between the buildings, with places to sit and talk, a play area for children and quiet sanctuaries for contemplation. Trees, hedgerows and planting have been thoughtfully planned to echo nature and create moments of delight around each corner. Together, they form a tranquil green setting, which is only a short walk from the lively centre of Eddington with its shops, café, school, community centre and hotel bar and restaurant

Like all homes at Knights Park, Rubicon apartmen built to exceptionally high levels of energy efficien Their eco-friendly features enable you to live more sustainably, as well as providing you with a more comfortable and cost effective home.





AN INSPIRING working environment

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WHETHER YOU ARE RUNNING YOUR OWN BUSINESS OR SPENDING PART OF THE WEEK WORKING REMOTELY, RUBICON GIVES YOU THE FLEXIBILITY TO OPERATE IN A WAY THAT SUITS YOU.

There are a series of co-working spaces designed for different needs: a mix of private work areas for when you wish to hold calls, or focus without any distractions; and larger open spaces that offer the conviviality of working with others, and opportunities for collaboration to develop organically.

Contemporary and functional furniture, lush planting and lighting have all been carefully considered in the design of these spaces, creating areas that are comfortable to work in, and offer sociability and stimulation when you want them.



REMARKABLE DESIGN

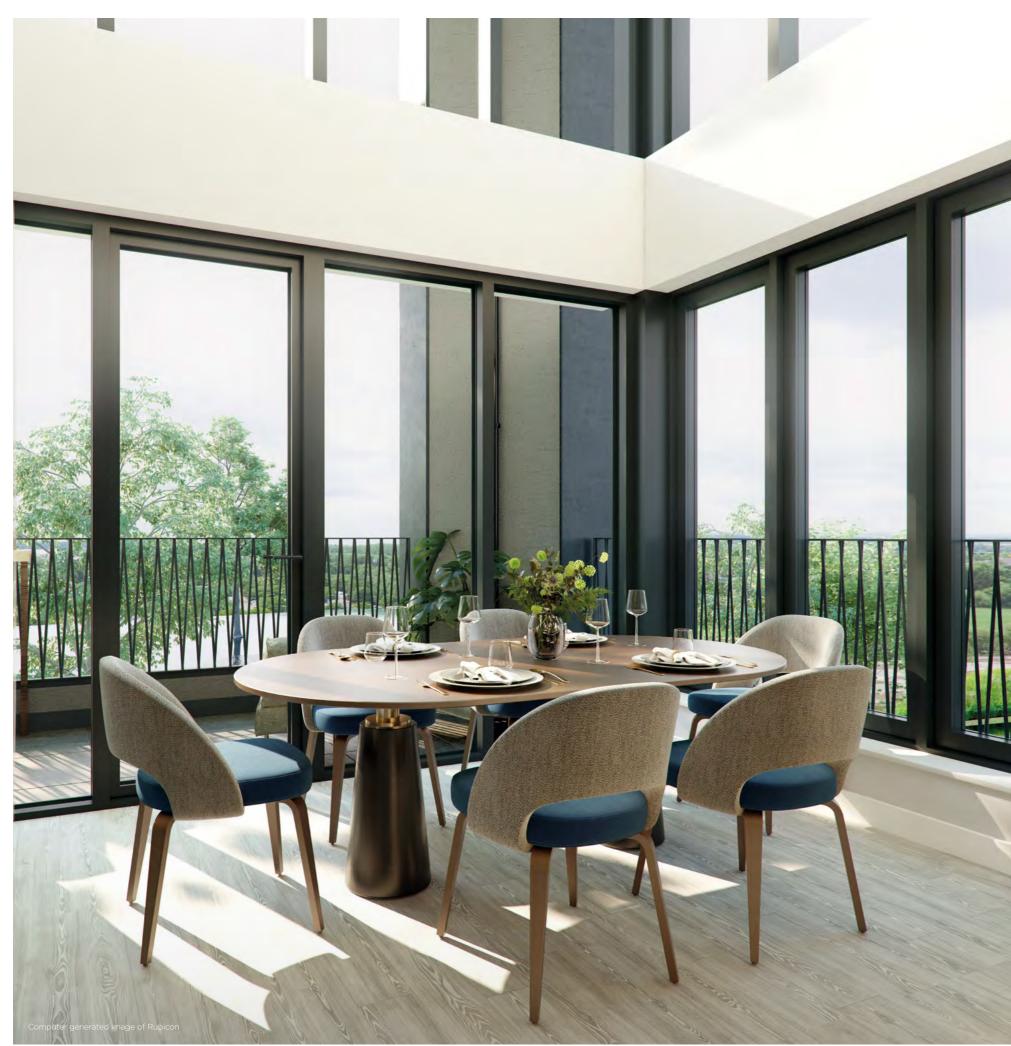
breathlaking style



RUBICON'S INTERIOR IS JUST AS EXCITING AS ITS EXTERIOR. THESE ARE HOMES THAT MAKE AN IMPACT, FROM THE MOMENT YOU STEP THROUGH YOUR FRONT DOOR.

The apartments have their own sophisticated look, with black industrial-style glazing, and sleek finish. Top floor apartments feature high vaulted ceilings, adding to the sense of space and airiness. Natural materials and a cool colour palette make the most of the abundant light and enhance the modern aesthetic.

The finish throughout is of exceptional quality, with state-ofthe-art fixtures and fittings, and meticulous attention to detail.



in every detail

KITCHEN

- units with black handle trim
- Soft close to doors and drawers
- Quartz worktop with matching upstands and splashback behind hob (where applicable)
- Induction hob (with built in extractor where on island or peninsula)
- Cooker hood integrated in wall units where applicable
- Integrated single oven and microwave or compact combi oven/microwave to studios
- Integrated dishwasher
 - Integrated fridge/freezer
 - Stainless steel undermounted sink with contemporary brushed steel mixer tap

 - LED feature lighting to wall units Integrated pull out recycling bin • Washer/dryer (freestanding in
 - hallway cupboard)

EN SUITES/SHOWER ROOM

- White sanitary ware with
- shower screen
- Dark wood effect vanity top • Feature mirror and cabinet with LED lighting (to shower room and
- master en suite only)
- Large format wall and floor tiles • Heated black towel rail



SUPERB QUALITY

• Contemporary matt finish kitchen

- contemporary matt black brassware • Low profile shower tray with glass

BATHROOM

- White sanitary ware with contemporary matt black brassware
- Bath with shower over and glass screen
- Dark wood effect vanity top with matching bath panel
- Feature mirror and cabinet with LED lighting
- Large format wall and floor tiles
- Heated black towel rail

DOORS AND WINDOWS

- Painted front entrance door with multi-point locking system
- High efficiency industrial style triple glazed aluminium timber composite windows
- White painted flush internal doors with matt black ironmongery

DECORATIVE FINISHES

- Built-in sliding door wardrobe with LED lighting to master bedroom
- White timber staircase with carpeted treads and risers to duplex apartments
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion



FLOOR FINISHES

- Amtico flooring to entrance hall, kitchen/dining/living room, WCs where applicable and throughout studio apartments
- Carpet to bedrooms, stairs and upper hallways to duplexes
- Large format tiles to bathroom, shower room and en suites

HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated towel rails to bathroom, shower room and en suite
- District heating, metered to each property

ELECTRICAL

- Downlights to entrance hall, kitchen/ dining/living room, bathroom, shower room, en suites, WC and master bedroom
- Pendant fittings to other bedrooms
- LED feature lighting to wall units in kitchen
- Integrated USB port to selected sockets
- Shaver sockets to bathroom, shower room and en suite
- TV, BT and data points to selected locations
- Wiring for customer's own connection to super-fast broadband, up to 100MB*
- Pre-wired for customer's own Sky subscription

- Video entry system linked to main entrance door
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Porcelain tiles to balcony/terrace
- Exterior finishes comprise glazed brickwork in a variety of colours,
- combined with aluminium cladding to selected areas
- PV panels to each block



COMMUNAL AREAS

- Fully furnished co-working space to each block, with a selection of open and private working areas
- Fob controlled access system to entrance lobby
- Lift access to all floors including basement
- Cycle storage space
- Letterboxes provided for all apartments within communal area

PARKING

- Secure basement parking space to each apartment
- Electric car charging points

GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

Kitchen designs and layouts vary; please speak to our Sales Executives for further information. *Broadband speed information provided by BT/Virgin. A Block Management Company has been formed at Rubicon and will be responsible for the management and maintenance of communal areas and shared facilities in the apartment blocks. All homeowners will become members of the Management Company when they purchase their property at Rubicon. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided. Estate Management services at Knights Park will be provided by the University of Cambridge's own estate management company Portal Estate Management. Portal's services cover the management and maintenance of the external communal areas for the wider estate including the estate roads, landscaped areas, site wide drainage, play equipment and lighting on the estate. A separate estate charge will be payable to Portal for their estate management services. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.









GROUND FLOOR





001 – 2 bedroom apartment			
Kitchen/Dining/Living	5.70m x 6.30m	18'8" x 20'7"	
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"	
Bedroom 2	4.90m x 3.00m	16'0" x 9'10"	
	1.5011 × 5.6011		
002 - 2 bedroom apartm	nent		
Kitchen/Dining/Living	3.85m x 7.85m	12'7" x 25'8"	
Bedroom 1	5.40m x 3.25m	17'8" x 10'7"	
Bedroom 2	4.10m x 2.75m	13'5" x 9'0"	
003 - 2 bedroom apartm	nent		
Kitchen/Dining/Living	5.65m x 6.20m	18'6" x 20'4"	
Bedroom 1	3.25m x 2.95m	10'7" x 9'8"	
Bedroom 2	4.45m x 2.80m	14'7" x 9'2"	
004 – 1 bedroom apartm	nent		
Kitchen/Dining/Living	7.95m x 4.55m	26'0" x 14'11"	
Bedroom	4.60m x 2.75m	15'1" x 9'0"	
005 - 3 bedroom apartn	nent		
Kitchen/Dining/Living	9.10m x 3.55m	29'10" x 11'7"	
Bedroom 1	5.85m x 2.65m	19'2" x 8'8"	
Bedroom 2	4.75m x 2.75m	15'6" x 9'0"	
Bedroom 3	4.80m x 2.70m	15'8" x 8'10"	
006 – 2 bedroom apartment			
Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"	
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"	
Bedroom 2	4.10m x 2.75m	13'5" x 9'0"	
007 – 2 bedroom apartm			
Kitchen/Dining/Living	5.65m x 6.30m	18'6" x 20'7"	
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"	
Bedroom 2	4.90m x 3.00m	16'0" x 9'10"	
008 – 2 bedroom apartment			
Kitchen/Dining/Living	8.10m x 4.65m	26'6" x 15'3"	
Bedroom 1	3.70m x 3.55m	12'1" x 11'7"	
Bedroom 2	3.70m x 3.40m	12'1" x 11'1"	
009 - 2 bedroom apartn		011111 1710	
Kitchen/Dining/Living	6.70m x 5.35m	21'11" x 17'6"	
Bedroom 1	4.35m x 3.05m	14'3" x 10'0"	
Bedroom 2	2.95m x 3.85m	9'8" x 12'7"	



US = Utilities Store HIU = Heat Interface Unit W = Wardrobe I = Indicative wardrobe location WD = Washer/Dryer ----- = Reduced ceiling height X = Void

Building A

FIRST FLOOR





010 - 3 bedroom apartm		
Kitchen/Dining/Living	8.45m x 4.35m	27'8" x 14'3"
Bedroom 1	4.45m x 2.75m	14'7" x 9'0"
Bedroom 2	2.95m x 3.65m	9'8" x 11'11"
Bedroom 3	3.35m x 3.25m	10'11" x 10'7"
011 - 1 bedroom apartme	ent	
Kitchen/Dining/Living	5.05m x 6.60m	16'6" x 21'7"
Bedroom	4.90m x 3.10m	16'0" x 10'2"
012 - 2 bedroom apartm	ent	
Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.20m x 2.75m	13'9" x 9'0"
013 - 1 bedroom apartm	ent	
Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.80m x 2.95m	12'5" x 9'8"
014 - Studio apartment		
Living Space	7.20m x 3.85m	23'7" x 12'7"
015 - 2 bodroom enertie	ont	
015 - 2 bedroom apartm	8.10m x 3.50m	26'6" v 11'E"
Kitchen/Dining/Living Bedroom 1	2.75m x 4.30m	26'6" x 11'5" 9'0" x 14'1"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"
	5.7011 x 5.10111	121 × 102
016 - 2 bedroom apartm	ent	
Kitchen/Dining/Living	8.00m x 3.55m	26'2" x 11'7"
Bedroom 1	2.75m x 4.30m	9'0" x 14'1"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"
017 - Studio apartment		
Living Space	7.25m x 3.85m	23'9" x 12'7"
018 – 1 bedroom apartm		10/07 20/07
Kitchen/Dining/Living Bedroom	5.70m x 6.10m 3.85m x 2.95m	18'8" x 20'0" 12'7" x 9'8"
Bedroom	5.65III X 2.95III	127 290
019 - 2 bedroom apartm	ent	
Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.20m x 2.75m	13'9" x 9'0"
020 – 2 bedroom apartn	nent	
Living	4.20m x 3.35m	13'9" x 10'11"
Kitchen/Dining	4.40m x 3.00m	14'5" x 9'10"
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"
Bedroom 2	4.90m x 3.10m	16'0" x 10'2"
021 - 2 bedroom apartm	ent	
Kitchen/Dining/Living	8.10m x 4.65m	26'6" x 15'3"
Bedroom 1	3.70m x 3.55m	12'1" x 11'7"
Bedroom 2	3.70m x 3.40m	12'1" × 11'1"
022 - 2 bedroom apartm	nent	
Kitchen/Dining/Living	6.70m x 5.35m	21'11" x 17'6"
Bedroom 1	4.40m x 3.05m	14'4" x 10'0"
Bedroom 2	3.05m x 3.85m	10'0" x 12'7"
Studio	US = Utilit	ties Store
		: Interface Unit
1 bed		
	W = Ward	robe
2 bed	= = Indica	ative wardrobe local
3 bed	W/D = Wash	
		ced ceiling height
	🔀 = Void	



SECOND FLOOR





023 - 3 bedroom duplex apartment (lower floor) Kitchen/Dining 11.80m x 3.25m 38'8" x 10'7" Living 4.40m x 3.95m 14'5" x 12'1" 024 - 2 bedroom apartment Kitchen/Dining/Living 5.70m x 6.30m 18'8" x 20'7" Bedroom 1 5.05m x 3.10m 16'6" x 10'2" Bedroom 2 4.95m x 3.10m 16'6" x 10'2" 025 - 2 bedroom apartment Kitchen/Dining/Living 6.00m x 7.90m 19'8" x 25'10" Bedroom 2 4.20m x 2.75m 13'9" x 9'0" 26'1 026 - 1 bedroom apartment Kitchen/Dining/Living 5.70m x 6.10m 18'8" x 20'0" Bedroom 2 4.20m x 2.75m 13'9" x 9'0" 26'2' x 13'3" O26 - 1 bedroom apartment Kitchen/Dining/Living 5.70m x 6.10m 18'8" x 20'0" Bedroom 3 8.5m x 2.95m 12'7" x 9'8" 027 - Studio apartment Xitchen/Dining/Living 8.00m x 4.05m 26'2" x 13'3" Bedroom 1 2.75m x 3.85m 23'9" x 12'7" 029 - 2 bedroom apartment Xitchen/Dining/Living 8.00m x 4.05m 26'2" x 13'3" Bedroom 1 2.75m x 3.30m 12'1" x 10'2" 030 - Studio apa	Kitchen/Dining 1 Living 1 024 - 2 bedroom apartmer Kitchen/Dining/Living 1 Bedroom 1 2 025 - 2 bedroom apartmer Kitchen/Dining/Living 1 Bedroom 1 2 025 - 2 bedroom apartmer Kitchen/Dining/Living 1 Bedroom 1 2 Bedroom 2 2 026 - 1 bedroom apartmen 1 Kitchen/Dining/Living 2	11.80m x 3.25m 4.40m x 3.95m 5.70m x 6.30m 5.05m x 3.10m 4.95m x 3.10m 6.00m x 7.90m 5.45m x 3.25m 4.20m x 2.75m	38'8" × 10'7" 14'5" × 12'11" 18'8" × 20'7" 16'6" × 10'2" 16'2" × 10'2" 19'8" × 25'10" 17'10" × 10'7"	
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Kitchen/Dining/Living 8.00m x 4.65m 26'2" x 15'3" Bedroom 1 3.70m x 3.55m 12'1" x 11'7"	Kitchen/Dining/Living Sedroom 1	5.65m x 6.30m 5.05m x 3.10m	16'6" x 10'2"	
Bedroom 1 3.70m x 3.55m 12'1" x 11'7"	Kitchen/Dining/Living Bedroom 1	5.65m x 6.30m 5.05m x 3.10m	16'6" x 10'2"	
	Kitchen/Dining/Living Bedroom 1 Bedroom 2	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m	16'6" x 10'2"	
Bedroom 2 3.70m x 3.40m 12'1" x 11'1"	Kitchen/Dining/Living Bedroom 1 Bedroom 2 034 - 2 bedroom apartmer	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m nt	16'6" x 10'2" 16'0" x 10'2"	
	Kitchen/Dining/Living 9 Bedroom 1 9 Bedroom 2 4 034 - 2 bedroom apartmer 4 Kitchen/Dining/Living 8	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m nt 8.00m x 4.65m	16'6" x 10'2" 16'0" x 10'2" 26'2" x 15'3"	
	Kitchen/Dining/Living 9 Bedroom 1 9 Bedroom 2 4 034 - 2 bedroom apartmer 4 Kitchen/Dining/Living 8 Bedroom 1 3	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m nt 8.00m x 4.65m 3.70m x 3.55m	16'6" x 10'2" 16'0" x 10'2" 26'2" x 15'3" 12'1" x 11'7"	
035 - 2 bedroom apartment	Kitchen/Dining/Living B Bedroom 1 B Bedroom 2 B O34 - 2 bedroom apartmer B Kitchen/Dining/Living B Bedroom 1 B Bedroom 2 B	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m nt 8.00m x 4.65m 3.70m x 3.55m 3.70m x 3.40m	16'6" x 10'2" 16'0" x 10'2" 26'2" x 15'3" 12'1" x 11'7"	
	Kitchen/Dining/Living B Bedroom 1 B Bedroom 2 B 034 - 2 bedroom apartmer B Kitchen/Dining/Living B Bedroom 1 B Bedroom 2 B 035 - 2 bedroom apartmer	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m nt 8.00m x 4.65m 3.70m x 3.55m 3.70m x 3.40m nt	16'6" x 10'2" 16'0" x 10'2" 26'2" x 15'3" 12'1" x 11'7" 12'1" x 11'1"	
Begroom $4.40 \text{ m y} \le 0.5 \text{ m} = 14^{\circ} \text{ 5}^{\circ} \text{ y} = 10^{\circ} \text{ 0}^{\circ}$	Kitchen/Dining/Living B Bedroom 1 B Bedroom 2 B O34 - 2 bedroom apartmer B Kitchen/Dining/Living B Bedroom 1 B Bedroom 2 B O35 - 2 bedroom apartmer B Kitchen/Dining/Living B O35 - 2 bedroom apartmer B Kitchen/Dining/Living B	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m nt 8.00m x 4.65m 3.70m x 3.55m 3.70m x 3.40m nt 6.70m x 5.35m	16'6" x 10'2" 16'0" x 10'2" 26'2" x 15'3" 12'1" x 11'7" 12'1" x 11'1" 21'11" x 17'6"	
Bedroom 2 3.05m x 3.80m 10'0" x 12'5"	Kitchen/Dining/Living Bedroom 1 Bedroom 2 COMPARENT COMPARENTA COMPARENT COMPARENT COM	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m ht 8.00m x 4.65m 3.70m x 3.55m 3.70m x 3.40m ht 6.70m x 5.35m 4.40m x 3.05m	16'6" x 10'2" 16'0" x 10'2" 26'2" x 15'3" 12'1" x 11'7" 12'1" x 11'1" 21'11" x 17'6" 14'5" x 10'0"	
14 J Control 14 J	Kitchen/Dining/Living B Bedroom 1 B Bedroom 2 B O34 - 2 bedroom apartmer B Kitchen/Dining/Living B Bedroom 1 B Bedroom 2 B O35 - 2 bedroom apartmer B Kitchen/Dining/Living B	5.65m x 6.30m 5.05m x 3.10m 4.90m x 3.10m nt 8.00m x 4.65m 3.70m x 3.55m 3.70m x 3.40m nt 6.70m x 5.35m	16'6" x 10'2" 16'0" x 10'2" 26'2" x 15'3" 12'1" x 11'7" 12'1" x 11'1" 21'11" x 17'6"	

🔀 = Void



THIRD FLOOR





023 - 3 bedroom duplex	apartment (upper	floor)
Bedroom 1	5.55m x 2.85m	18'2" x 9'4"
Bedroom 2	4.40m x 3.50m	14'5" x 11'5"
Bedroom 3	3.30m x 3.85m	10'9" x 12'7"
036 - 2 bedroom apartm	ient	
Kitchen/Dining/Living	4.40m x 6.30m	14'5" x 20'7"
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"
Bedroom 2	4.90m x 3.85m	16'0" x 12'7"
037 - 2 bedroom apartm	ent	
Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.10m x 2.75m	13'5" x 9'0"
038 – 1 bedroom apartm	ent	
Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.80m x 2.75m	12'5" x 9'0"
039 - Studio apartment		
Living Space	7.25m x 3.80m	23'9" x 12'5"
040 - 2 bedroom apartm	nent	
Kitchen/Dining/Living	8.00m x 4.05m	26'2" x 13'3"
Bedroom 1	2.75m x 4.25m	9'0" x 13'11"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"
041 - 2 bedroom apartm	ent	
Kitchen/Dining/Living	8.10m x 3.50m	26'6" x 11'5"
Bedroom 1	2.75m x 4.25m	9'0" x 13'11"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"
042 - Studio apartment		
Living Space	7.25m x 3.80m	23'9" x 12'5"
043 – 1 bedroom apartm		
Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.80m x 2.95m	12'5" x 9'8"
044 - 2 bedroom apartm		
Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.20m	17'10" x 10'5"
Bedroom 2	4.20m x 2.75m	13'9" x 9'0"



Building B

GROUND FLOOR





045 - 1 bedroom apartm			
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"	
Bedroom	2.80m x 4.40m	9'2" x 14'5"	
046 - 1 bedroom apartm	nent		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"	
Bedroom	2.80m x 4.40m	9'2" x 14'5"	
047 - 2 bedroom apartn	nent		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"	
Bedroom 1	3.80m x 5.15m	12'5" x 16'10"	
Bedroom 2	4.50m x 2.75m	14'9" x 9'0"	
048 - Studio apartment			
Living Space	4.90m x 6.60m	16'0" x 21'7"	
049 - 1 bedroom apartm	nent		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"	
Bedroom	3.10m x 3.55m	10'2" x 11'7"	
050 - 2 bedroom apartment			
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"	
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"	
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"	
051 - Studio apartment			
Living Space	4.90m x 5.80m	16'0" x 19'0"	
052 - Studio apartment			
Living Space	4.90m x 5.80m	16'0" x 19'0"	
053 - 2 bedroom apartn	nent		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"	
Bedroom 1	3.40m x 3.05m	11'1" x 10'0"	
Bedroom 2	4.00m x 2.80m	13'1" x 9'2"	





Building B

FIRST FLOOR





054 - 1 bedroom apartm	nent	
Kitchen/Dining/Living	3.60m x 6.75m	11'9" x 22'1"
Bedroom	3.40m x 4.30m	11'1" x 14'1"
055 – 1 bedroom apartm	ient	
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"
056 - 1 bedroom apartm	nent	
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"
057 - 2 bedroom apartn		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.75m	14.11" x 9'0"
058 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"
059 - 1 bedroom apartm		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"
060 - 2 bedroom apartr		041711 40151
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"
OC1 Chudia anautment		
061 - Studio apartment	4.00mm v 5.00mm	10'0" > 10'0"
Living Space	4.90m x 5.80m	16'0" x 19'0"
062 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"
Living space	4.50m x 5.60m	100 x 190
063 - 2 bedroom apartn	nent	
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.40m x 3.05m	11'1" x 10'0"
Bedroom 2	4.00m x 2.80m	13'1" x 9'2"





Building B

SECOND FLOOR





064 - 2 bedroom apartn	nent	
Kitchen/Dining/Living	7.15m x 4.70m	23'5" x 15'4"
Bedroom 1	3.30m x 3.55m	10'9" x 11'7"
Bedroom 2	3.75m x 3.10m	12'3" x 10'2"
065 – 1 bedroom apartm	ient	
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"
066 – 1 bedroom apartm	nent	
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"
067 - 2 bedroom apartn		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.70m	14.11" x 8'10"
068 - Studio apartment	4.0.0	10101 01171
Living Space	4.90m x 6.60m	16'0" x 21'7"
069 – 1 bedroom apartm	ont	
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"
	0.10111 X 0.00111	102 X117
070 - 2 bedroom apartn	nent	
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"
071 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"
072 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"
073 - 3 bedroom duplex	apartment (lower	floor)
Kitchen/Dining	7.45m x 4.15m	24'5" x 13'7"
Living	3.05m x 5.25m	10'0" x 17'2"



US = Utilities Store HIU = Heat Interface Unit W = Wardrobe I = Indicative wardrobe location WD = Washer/Dryer ----- = Reduced ceiling height X = Void

Building B

THIRD FLOOR





074 - 2 bedroom apartm	rent	
Kitchen/Dining/Living	7.15m x 4.70m	23'5" x 15'4"
Bedroom 1	3.30m x 3.55m	10'9" x 11'7"
Bedroom 2	3.75m x 3.10m	12'3" x 10'2"
075 – 1 bedroom apartm	ent	
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"
076 – 1 bedroom apartm	ient	
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"
077 – 2 bedroom apartn		101011 05151
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.70m	14.11" x 8'10"
078 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"
079 - 1 bedroom apartm	ent	
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"
080 – 2 bedroom apartr	nent	
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"
081 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"
082 - Studio apartment	100 505	10101 1015
Living Space	4.90m x 5.80m	16'0" x 19'0"
073 - 3 bedroom duplex	apartment (upper	floor)
Bedroom 1	3.85m x 4.25m	12'7" x 13'11"
Bedroom 2	3.50m x 3.30m	11'5" x 10'9"
Bedroom 3	4.10m x 2.70m	13'5" x 8'10"
Dearooning	T.IOIII & 2.7 OIII	133 × 010



US = Utilities Store HIU = Heat Interface Unit W = Wardrobe I = Indicative wardrobe location WD = Washer/Dryer ----- = Reduced ceiling height X = Void

Building C

GROUND FLOOR





083 – 1 bedroom apartm	ient		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"	
Bedroom	2.80m x 4.40m	9'2" x 14'5"	
084 – 1 bedroom apartm	nent		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"	
Bedroom	2.80m x 4.40m	9'2" x 14'5"	
085 – 2 bedroom apartn	nent		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"	
Bedroom 1	3.80m x 5.15m	12'5" x 16'10"	
Bedroom 2	4.50m x 2.75m	14.9" x 9'0"	
086 - Studio apartment			
Living Space	4.90m x 6.60m	16'0" x 21'7"	
087 - 1 bedroom apartm	ent		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"	
Bedroom	3.10m x 3.55m	10'2" x 11'7"	
088 - 2 bedroom apartment			
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"	
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"	
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"	
089 - Studio apartment			
Living Space	4.90m x 5.80m	16'0" x 19'0"	
090 - Studio apartment			
Living Space	4.90m x 5.80m	16'0" x 19'0"	
091 - 2 bedroom apartm	ient		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"	
Bedroom 1	3.55m x 3.05m	11'7" x 10'0"	
Bedroom 2	4.05m x 2.80m	13'3" x 9'2"	





Building C

FIRST FLOOR





092 - 1 bedroom apartm	ent		
Kitchen/Dining/Living	3.70m x 6.75m	12'1" x 22'1"	
Bedroom	3.40m x 4.30m	11'1" x 14'1"	
093 – 1 bedroom apartm	ent		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"	
Bedroom	2.80m x 4.40m	9'2" x 14'5"	
094 – 1 bedroom apartm	ient		
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"	
Bedroom	2.80m x 4.50m	9'2" x 14'9"	
095 - 2 bedroom apartn			
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"	
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"	
Bedroom 2	4.55m x 2.70m	14.11" x 8'10"	
096 - Studio apartment			
Living Space	4.90m x 6.60m	16'0" x 21'7"	
097 - 1 bedroom apartment			
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"	
Bedroom	3.10m x 3.55m	10'2" x 11'7"	
Dearbonn	0.10111 X 0.00111	102 / 117	
098 – 2 bedroom apartn	nent		
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"	
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"	
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"	
099 - Studio apartment			
Living Space	4.90m x 5.80m	16'0" x 19'0"	
100 - Studio apartment			
Living Space	4.90m x 5.80m	16'0" x 19'0"	
101 - 2 bedroom apartm	ent		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"	
Bedroom 1			
	3.55m x 3.05m	11'7" x 10'0" 13'3" x 9'2"	





Building C

SECOND FLOOR





102 - 2 bedroom apartme	ent	
Kitchen/Dining/Living	7.15m x 4.70m	23'5" x 15'4"
Bedroom 1	3.30m x 3.55m	10'9" x 11'7"
Bedroom 2	3.75m x 3.10m	12'3" x 10'2"
103 – 1 bedroom apartme	ent	
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'5"
104 – 1 bedroom apartme	ent	
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"
105 - 2 bedroom apartme		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.70m	14.11" x 8'10"
100 01 11 11		
106 - Studio apartment	4.00	1010/1 01/7/
Living Space	4.90m x 6.60m	16'0" x 21'7"
107 - 1 bedroom apartme	nt	
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"
		102
108 - 3 bedroom duplex a	apartment (lower f	loor)
Kitchen/Dining/Living	6.55m x 6.05m	21'5" x 19'10"
Bedroom 3	3.60m x 4.10m	11'9" x 13'5"
109 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"
110 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"
111 - 2 bedroom apartme	nt	
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.55m x 3.05m	11'7" x 10'0"
Bedroom 2	4.05m x 2.80m	13'3" x 9'2"



US = Utilities Store HIU = Heat Interface Unit W = Wardrobe I = Indicative wardrobe location WD = Washer/Dryer ----- = Reduced ceiling height X = Void

Building C

THIRD FLOOR



4



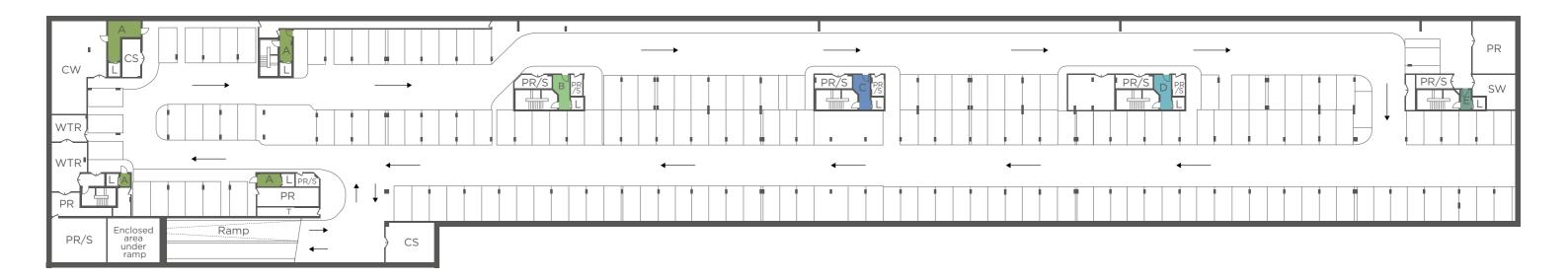
112 - 2 bedroom apartme	ent	
Kitchen/Dining/Living	7.15m x 4.70m	23'5" x 15'4"
Bedroom 1	3.20m x 3.55m	10'5" x 11'7"
Bedroom 2	3.75m x 3.10m	12'3" x 10'2"
113 – 1 bedroom apartme	nt	
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"
114 – 1 bedroom apartme	ent	
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"
115 – 2 bedroom apartme		
Kitchen/Dining/Living	5.15m x 8.70m	16'10" x 28'6"
Bedroom 1	3.80m x 5.15m	12'5" x 16'10"
Bedroom 2	4.50m x 2.75m	14'9" x 9'0"
116 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"
117 1 k - due - un - un - uture -		
117 – 1 bedroom apartme		101101 1 4111
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"
108 - 3 bedroom duplex	anartmant (uppor	floor
Bedroom 1	4.50m x 3.60m	14'9" x 12'7"
Bedroom 2	4.50m x 3.85m	14'9" x 12 7 14'9" x 11'9"
Bedroom 2	4.50m x 5.85m	149 X 119
118 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"
	4.5011 × 5.0011	100 x 100
119 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"
120 – 2 bedroom apartm	ent	
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.55m x 3.10m	11'7" x 10'2"
Bedroom 2	4.05m x 2.80m	13'3" x 9'2"





Mandesigned
PARKING

UNDERGROUND PARKING IS CLEVERLY INCORPORATED INTO ALL THE APARTMENT BUILDINGS, PROVIDING CONVENIENCE FOR **RESIDENTS AND HELPING TO KEEP THE** STREETS CLEARER FOR PEDESTRIANS.





CS = Cycle Store CW = Cycle Wash L = Lift PR = Plant Room PR/S = Plant Room/Storage T = Telecoms WTR = Water Tank Room SW = Switch Room





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HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES. This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has won over 450 industry awards in the past 20 years, recently including the prestigious Housebuilder of the Year, Best Medium Housebuilder and Best Development at the WhatHouse? awards in 2020. Hill, with joint-venture partners Peabody, also received the coveted Grand Prix at the Evening Standard New Homes Awards in 2020, the respected ceremony's highest honour.

With a staff of over 650, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey. Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20 year anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

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