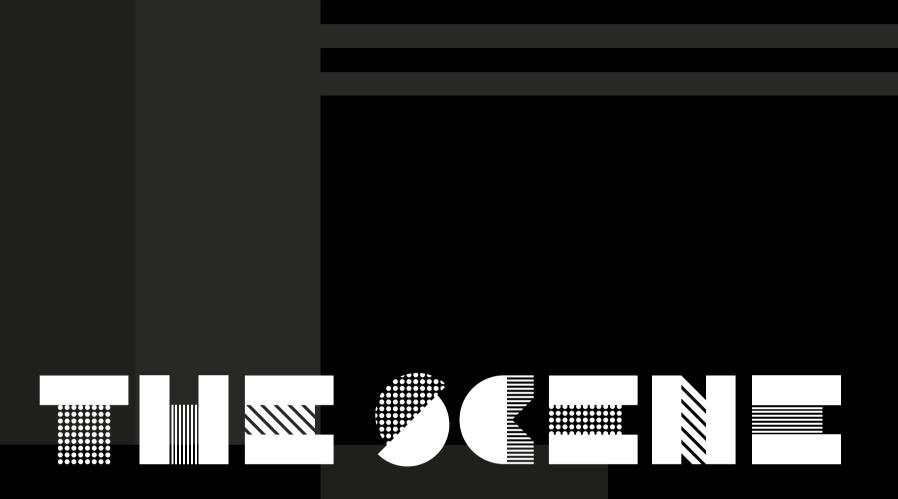
## HENDRIX COURT COLLECTION PHASE F2: Apartments and Duplexes



## AMERSHAM VALE. SE14

Hendrix Court Apartments

Wycombe Street, Valley Road, Amersham Grove & Amersham Vale Duplexes

SPECIFICATION SITEPLAN 1 BED APARTMENTS 2 BED APARTMENTS DUPLEXES

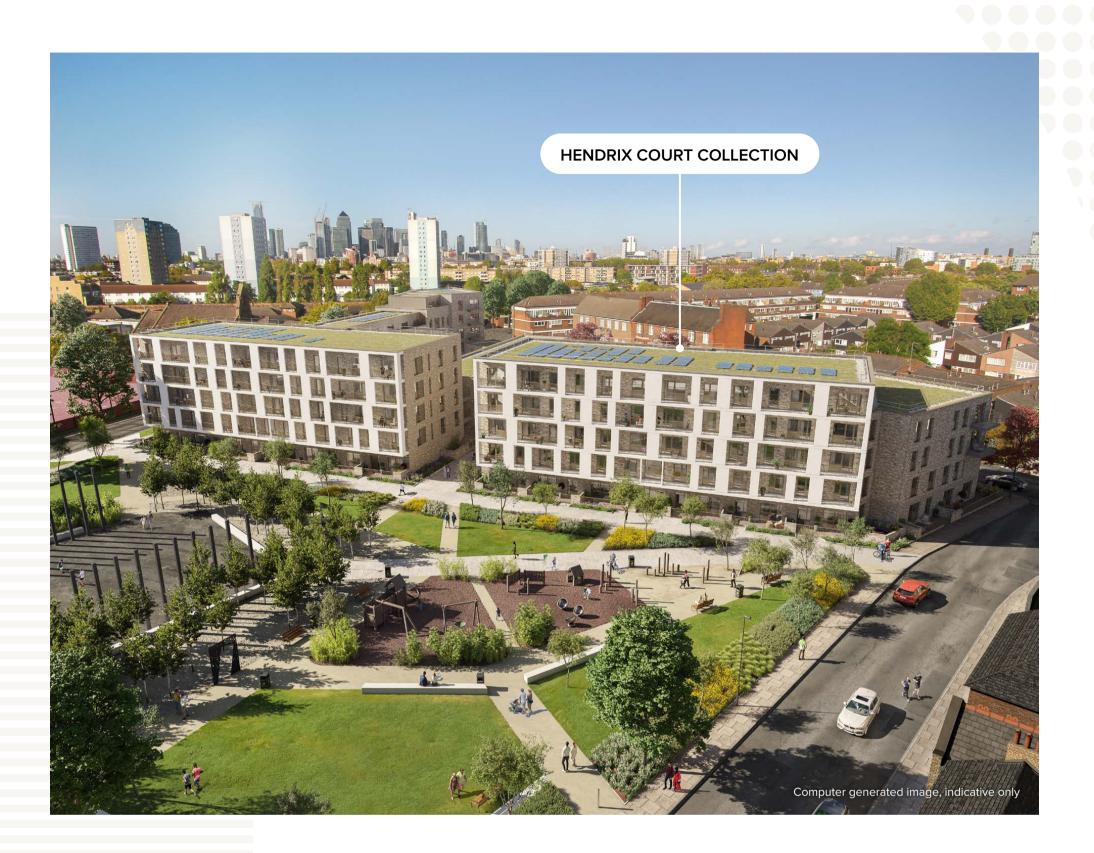


AMERSHAM VALE. SE14

Make every day a work of art

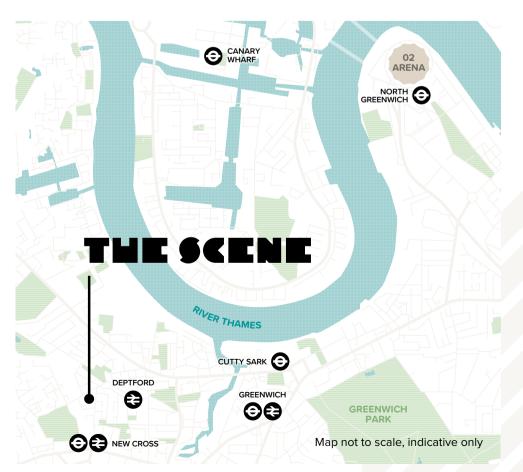
HENDRIX COURT COLLECTION Apartments and Duplexes

Hendrix Court at The Scene comprises a collection of beautiful one and two bedroom apartments and spacious two bedroom duplexes, with many offering views across Charlottenburg Park.



## **LIVE PARK-SIDE** in the heart of Deptford

Phase F2, The Hendrix Court Collection is situated between Amersham Grove and Wycombe Street, a new walk-way for locals to enjoy between The Scene and Charlottenberg park with Amersham Vale to the North. Hendrix Court offers pleasant views across the park transitioning into the backdrop of a typically attractive terrace of Victorian houses.



The Scene places residents within a short stroll of the buzz of Deptford high street, Deptford Market Yard and the nearby transport hubs of both New Cross and Deptford stations whilst maintaining the spirit of a vibrant urban village.

## **LOVE LIVING LOCAL** Independent, creative and diverse

Deptford has an essential vibrancy and warmth that is informed by its diverse and highly creative community. The character of the area exudes an artistic spirit and as a result independent shops, bars, cafés and restaurants thrive in the neighbourhood.

At the popular central hub of Deptford Street Market and Market Yard residents can find everything from vintage interiors, artisan florists, boutiques and salons to international cuisine, traditional pubs, live comedy and gallery spaces – all of this just minutes from Hendrix Court.

- RIGHT // Deptford Does Art // On of the many local creative and exhibition spaces, Deptford Does Art is also home to a café and gift shop promoting local artists (Deptford High Street)
- **BELOW** // The iconic view from Greenwich Observatory over Greenwich Park, the Cutty Sark, London Bridge and The City of London

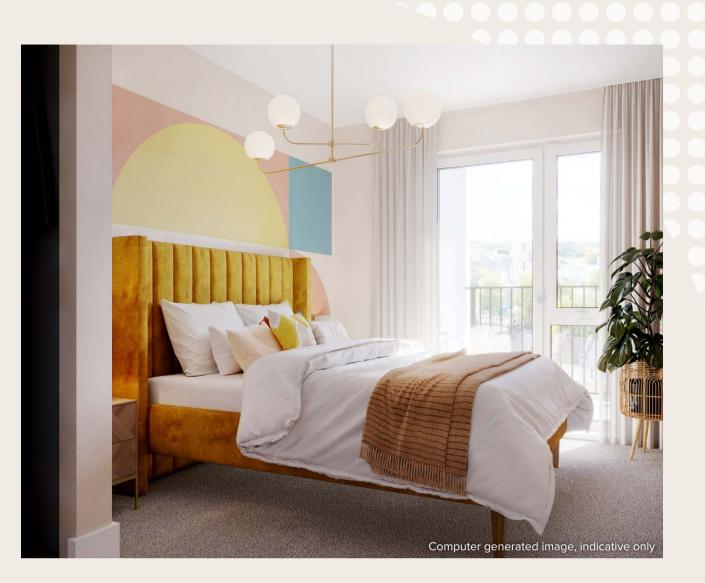


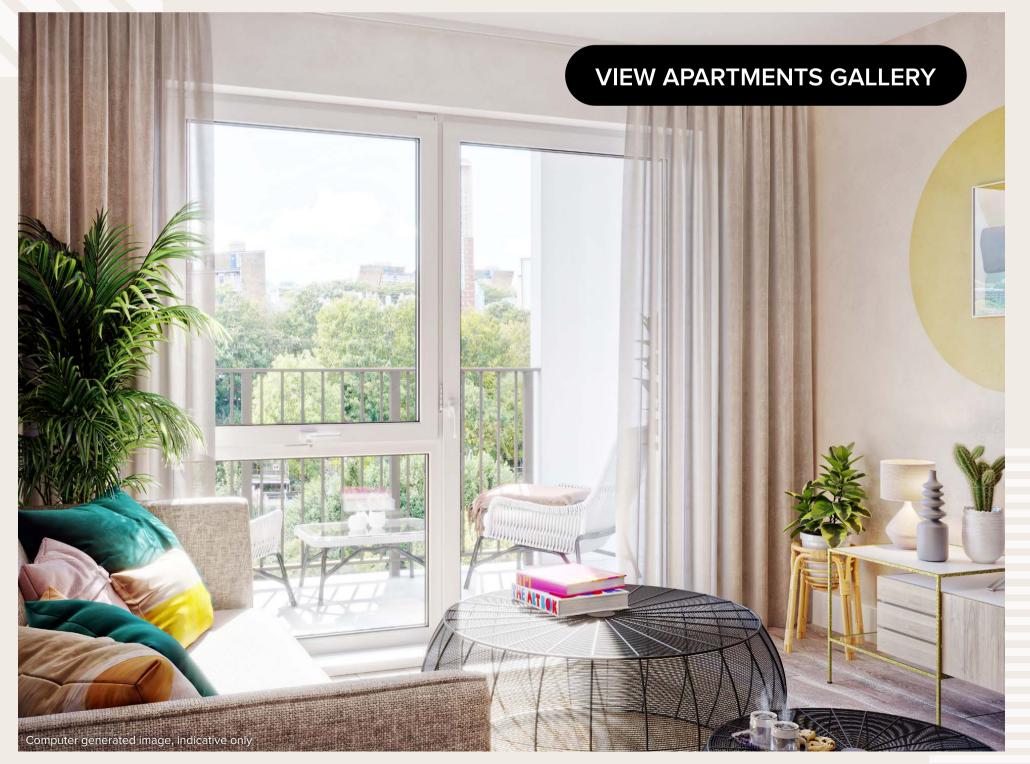


#### SPECIFICATION SITEPLAN 1 BED APARTMENTS 2 BED APARTMENTS DUPLEXES

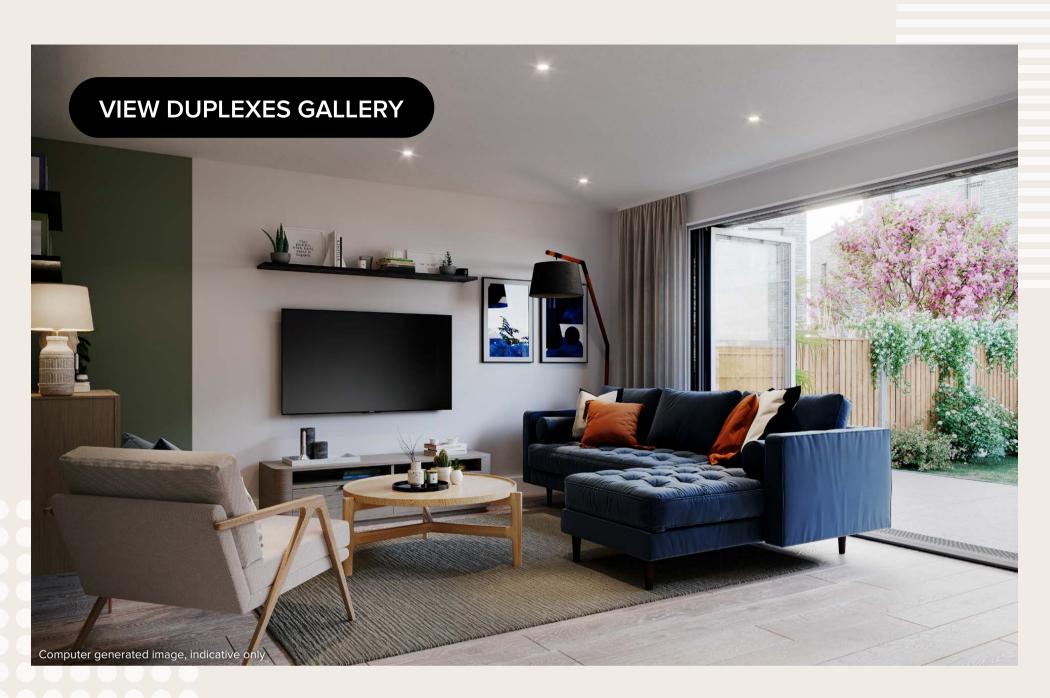
## **LIGHT AND OPEN LIVING SPACES** Your canvas awaits

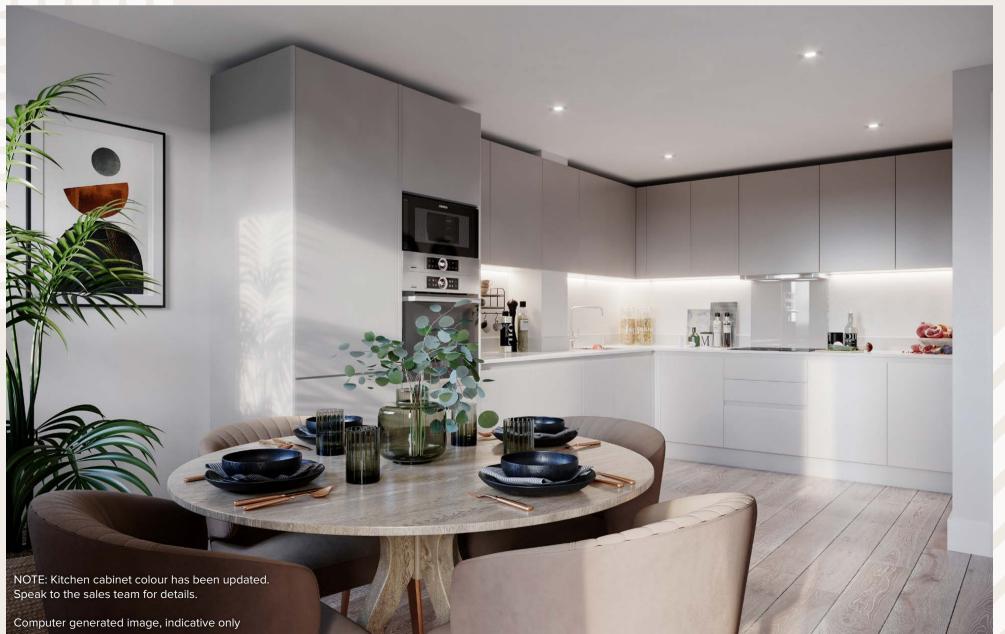
Homes at The Scene offer light, open and airy layouts benefiting from a considered, design-led approach to their interiors. A high standard of finishes throughout creates functional but intimate living spaces in which you can make your mark on your home to enjoy for years to come.





SPECIFICATION SITEPLAN 1 BED APARTMENTS 2 BED APARTMENTS DUPLEXES







#### LIVING / DINING / KITCHEN

- Modern handle-less kitchen by Brandt in putty concrete pearl grey
- Silestone stone-effect work surface in snow white with matching upstand
- Single undermounted satin steel bowl sink with mixer tap in stainless steel
- Bosch electrical hob with touch dials and integrated overhead extractor
- Stainless steel integrated electric Bosch oven and microwave with touch control
- Integrated Bosch fridge / freezer (70/30 size split) and dishwasher
- Integrated waste and recycling bin
- Free-standing Bosch washer / dryer to hallway cupboards
- Recessed LED down lights
- Amtico white ash wood-effect flooring

#### BATHROOM

- Steel bath in white with wall mounted bath/shower mixer tap and control
- Frameless glass shower screen
- Semi-recessed handwash basin with chrome mixer tap and base cabinet
- Cloakroom pan with concealed



#### **EN-SUITES**

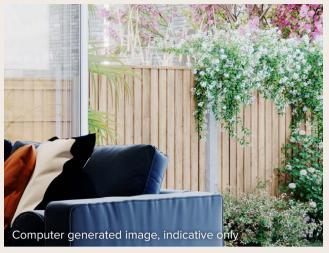
- Slide-access glass shower cubicle with shower tray and handheld shower head in chrome
- Semi-recessed handwash basin with chrome mixer tap and base cabinet
- Cloakroom pan with concealed cistern and polished chrome dual flush push button to wall
- Large wall-mounted mirror above the vanity worktop and sink
- Polished chrome heated towel rails
- Large format tiles in deep natural white to the floor and selected walls
- Recessed LED down lights

#### **BEDROOM(S)**

- Built-in wardrobes to the master bedroom
- Soft grey carpet to bedrooms in Atlantic Seal
- Energy efficient pendant lighting

#### **BALCONIES & GARDENS**

- Railed balconies with paved flooring to selected apartments (refer to floorplans)
- Terraces to selected apartments with paved flooring (refer to floorplans)



#### SECURITY & PEACE OF MIND

- Video entry system with handset
- Sprinkler system fitted throughout apartments and duplexes
- Wired smoke and heat detectors
- Multi-lock door with security chain and spy hole
- 250- year lease
- 10-year NHBC warranty

#### GENERAL

- Underfloor heating throughout apartments and ground and upper floor of duplexes
- Glass door to main entrance / lobby area
- High quality, durable carpeting and floor finishes throughout
- Heating and hot water provided by central plant and charged separately (apartments and duplexes only)
- Television (terrestrial and satellite) points with Sky+ provisions to living room and master bedroom\*
- Landline telephone and BT fibre optic data points to living room\*
- Zipcar car club available nearby (not exclusive to residents)<sup>^</sup>
- Wheelchair friendly homes available.

- cistern and polished chrome dual flush push button to wall
- Half mirrored cabinet above the vanity worktop and sink
- Polished chrome heated towel rails
- Large format tiles in deep natural white to the floor and selected walls
- Recessed LED down lights

- Rear landscaped gardens

Please refer to floorplans and speak to the Sales Team for more details.

\* Subject to separate costs

^Zipcar is not exclusive to residents

NOTE: Allocated parking is not available at this development. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice.

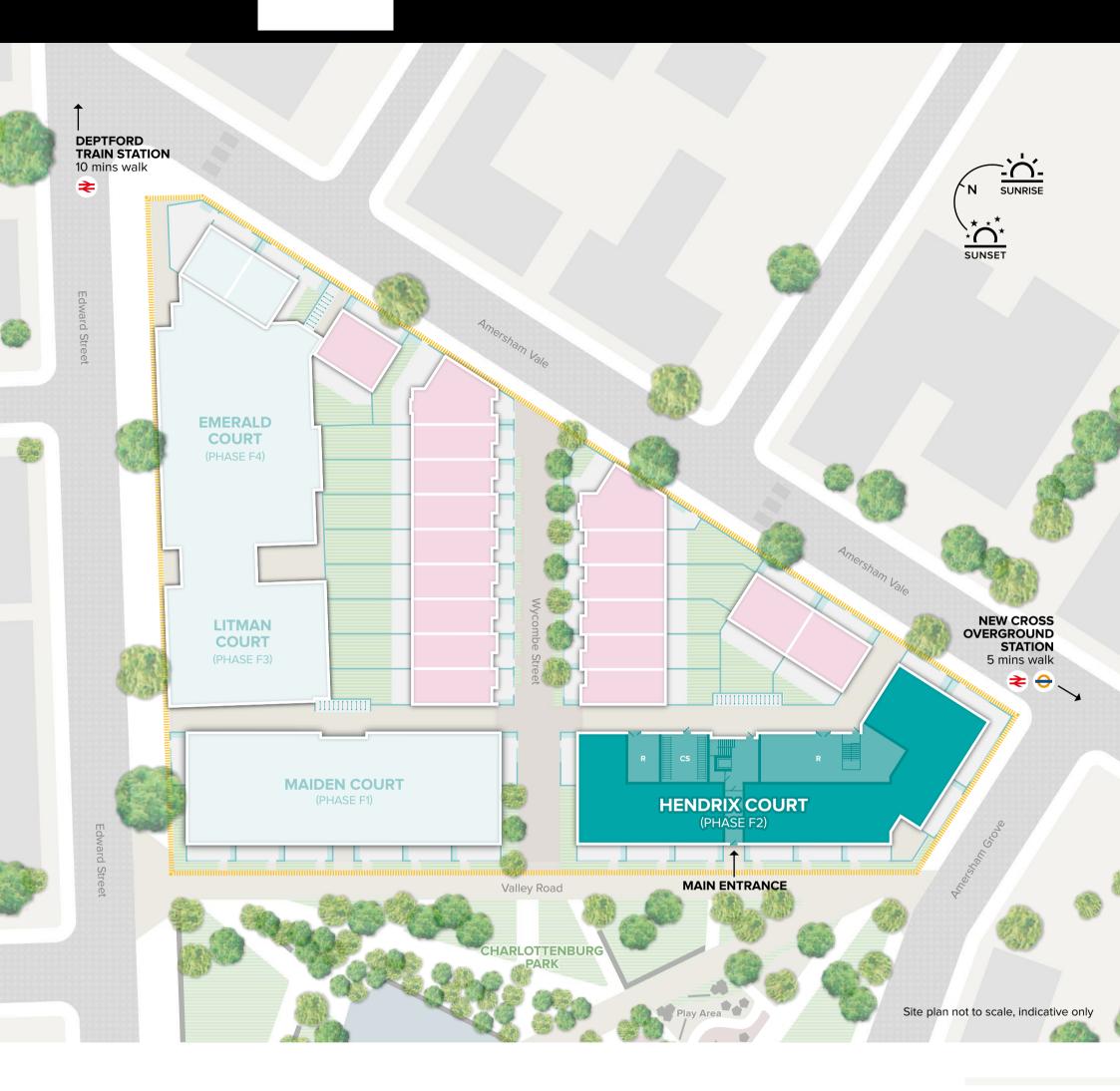
#### SPECIFICATION SITEPLAN 1 BED APARTMENTS 2 BED APARTMENTS DUPLEXES

Welcome to Your new home

#### VIEW DEVELOPMENT FLY-THROUGH



#### SPECIFICATION SITEPLAN 1 BED APARTMENTS 2 BED APARTMENTS DUPLEXES



## THE SITE LAYOUT Planned for living

Phase F2 at The Scene comprises a collection of 27 stunning apartments in Hendrix Court and 8 spacious two bedroom duplexes with their own private entrances from Wycombe Street, Valley Road, Amersham Grove and Amersham Vale. **PHASE F2:** Hendrix Court Apartments and Duplexes on Wycombe Street, Valley Road, Amersham Grove and Amersham Vale

#### Site Boundary

cs Cycle Store

R Refuse and Recycling

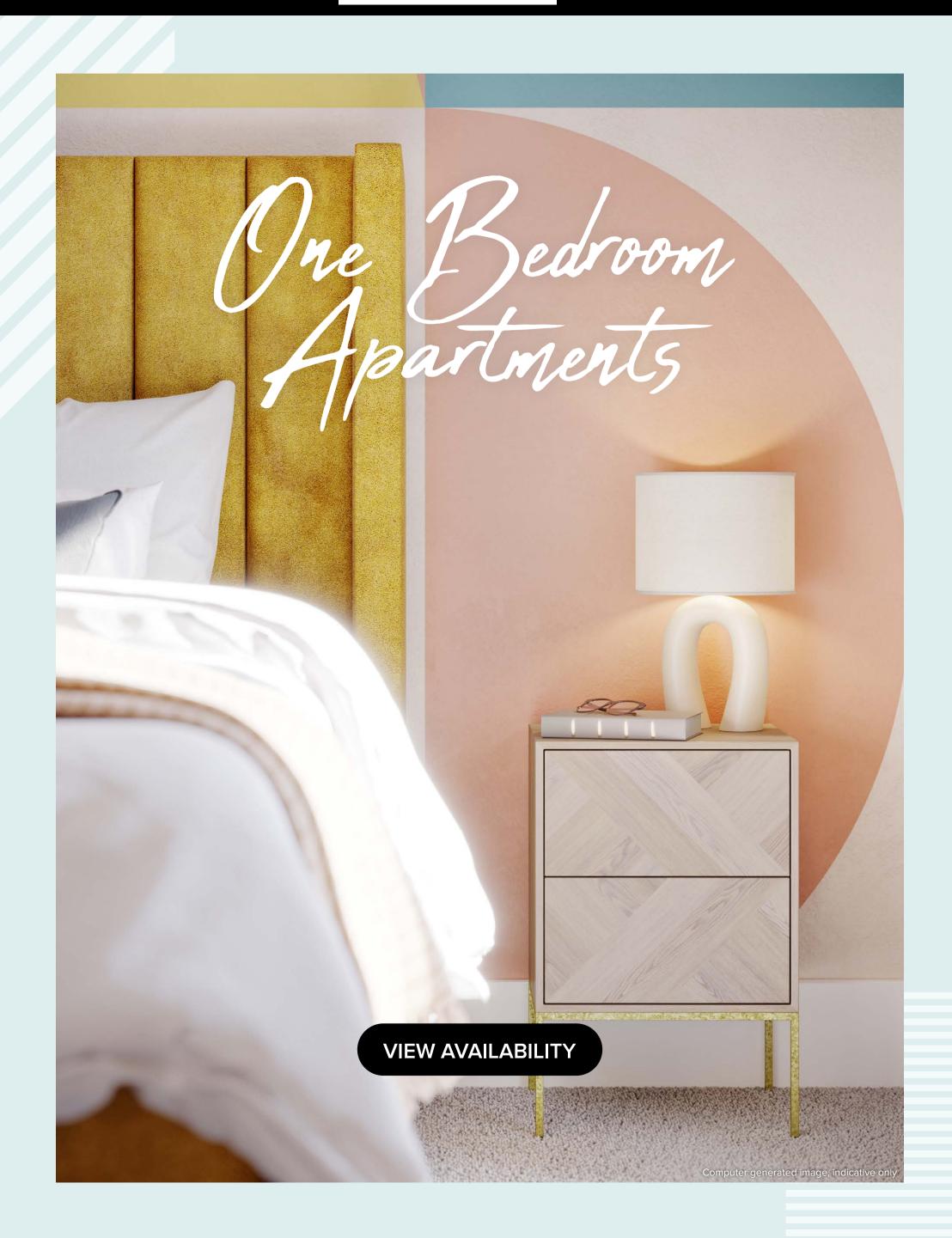
Houses and Townhouses

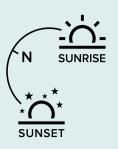
#### **TENURES BY PHASE**

PHASE F1 // Private Sale
PHASE F2 // Private Sale and Shared Ownership
PHASE F3 // Private Sale and Social Rent
PHASE F4 // Social Rented Accommodation

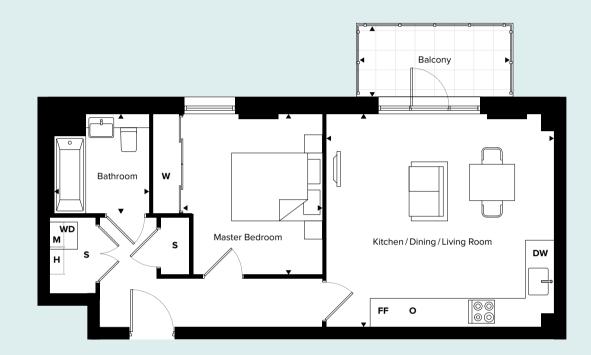


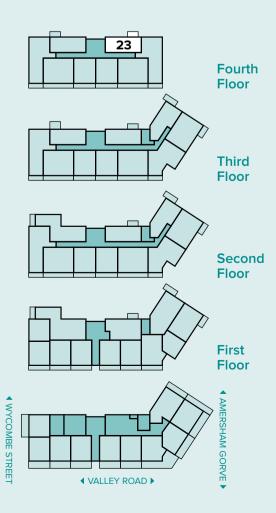
### SPECIFICATION SITEPLAN 1BED APARTMENTS 2 BED APARTMENTS DUPLEXES





Apartment 23 Hendrix Court // 22 Valley Road



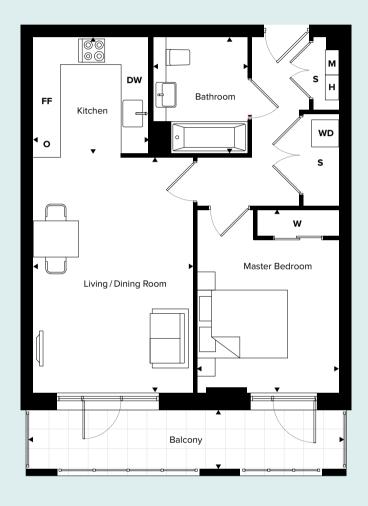


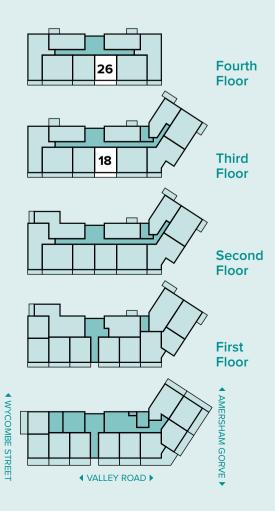
| DIMENSIONS                 | Metric                     | Imperial                  |
|----------------------------|----------------------------|---------------------------|
| <b>Gross Internal Area</b> | <b>51.3</b> m <sup>2</sup> | <b>552ft</b> <sup>2</sup> |
| Kitchen/Dining/Living      | 5.03 x 4.69                | 16'4" x 15'3"             |
| Master Bedroom             | 3.07 x 3.54                | 10'0" × 11'5"             |
| Bathroom                   | 2.09 x 2.18                | 6'8" × 7'1"               |
| Balcony                    | 3.31 x 1.55                | 10'8" x 5'1"              |

#### FLOORPLAN KEY

WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

Apartment 18 & 26 Hendrix Court // 22 Valley Road

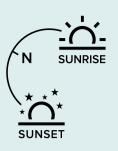




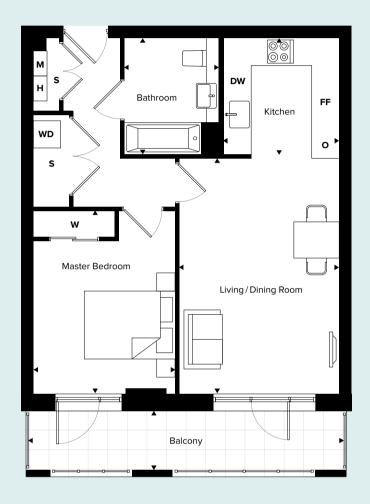
| DIMENSIONS                 | Metric                     | Imperial           |
|----------------------------|----------------------------|--------------------|
| <b>Gross Internal Area</b> | <b>52.8</b> m <sup>2</sup> | 568ft <sup>2</sup> |
| Living / Dining Room       | 3.53 x 5.18                | 11'5" x 16'9"      |
| Kitchen                    | 2.54 x 2.57                | 8'3" x 8'4"        |
| Master Bedroom             | 3.13 x 4.03                | 10'2" x 13'2"      |
| Bathroom                   | 2.09 x 2.56                | 6'8" x 8'3"        |
| Balcony                    | 7.00 x 1.30                | 22'9" x 4'2"       |

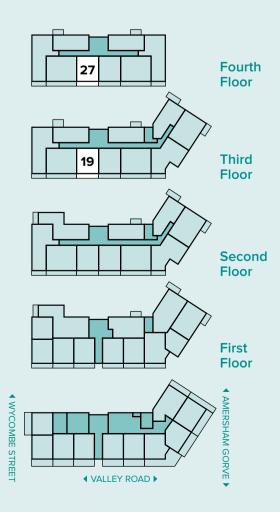
#### **FLOORPLAN KEY**

WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery



Apartment 19 & 27 Hendrix Court // 22 Valley Road



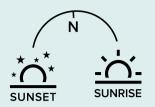


| DIMENSIONS                 | Metric                     | Imperial           |
|----------------------------|----------------------------|--------------------|
| <b>Gross Internal Area</b> | <b>52.8</b> m <sup>2</sup> | 568ft <sup>2</sup> |
| Living / Dining Room       | 3.53 x 5.18                | 11'5" x 16'9"      |
| Kitchen                    | 2.54 x 2.57                | 8'3" x 8'4"        |
| Master Bedroom             | 3.13 x 4.03                | 10'2" x 13'2"      |
| Bathroom                   | 2.09 x 2.56                | 6'8" x 8'3"        |
| Balcony                    | 7.00 x 1.30                | 22'9" x 4'2"       |

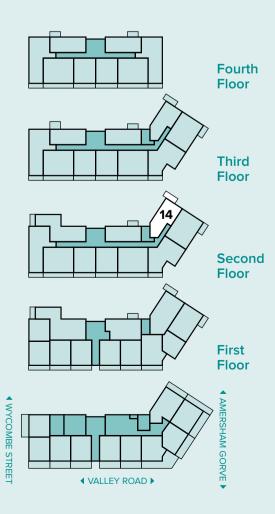
#### FLOORPLAN KEY

WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

Apartment 14 Hendrix Court // 22 Valley Road







| DIMENSIONS                 | Metric                   | Imperial           |
|----------------------------|--------------------------|--------------------|
| <b>Gross Internal Area</b> | <b>57</b> m <sup>2</sup> | 613ft <sup>2</sup> |
| Living / Dining Room       | 4.97 x 3.72              | 16'3" x 12'2"      |
| Kitchen                    | 4.02 x 2.10              | 13'2" x 6'8"       |
| Master Bedroom             | 3.88 x 4.31              | 12'7" x 14'1"      |
| Bathroom                   | 2.09 x 2.18              | 6'8" x 7'1"        |
| Balcony                    | 1.53 x 4.46              | 5'0" × 14'6"       |

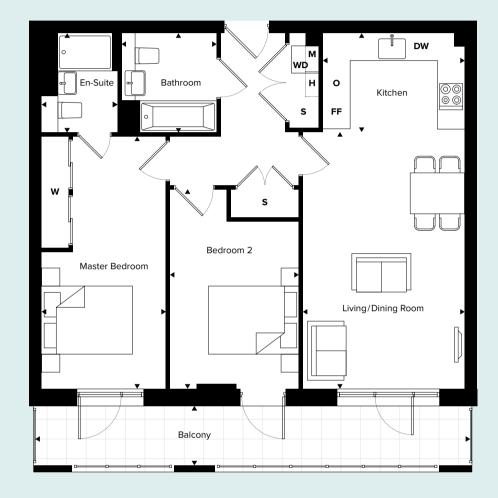
#### **FLOORPLAN KEY**

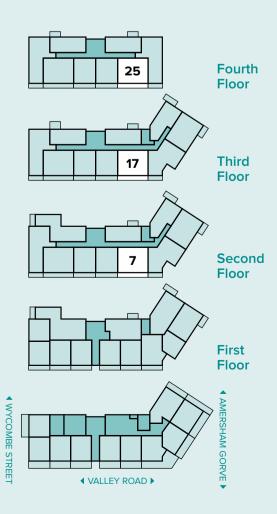
WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

## SPECIFICATION SITEPLAN 1 BED APARTMENTS 2 BED APARTMENTS DUPLEXES



Apartment 7, 17 & 25 Hendrix Court // 22 Valley Road





DIMENSIONS Gross Internal Area

Metric 73m<sup>2</sup>

**785ft**<sup>2</sup>

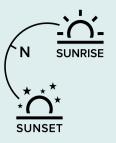
Imperial

| Living/Dining Room | 3.57 x 5.65 | 11'7" x 18'5" |
|--------------------|-------------|---------------|
| Kitchen            | 3.12 x 2.18 | 10'2" x 7'1"  |
| Master Bedroom     | 2.75 x 5.55 | 9'0" x 18'2"  |
| En-Suite           | 1.66 x 2.19 | 5'4" x 7'1"   |
| Bedroom 2          | 2.85 x 4.40 | 9'3" x 14'4"  |
| Bathroom           | 2.09 x 2.19 | 6'8" x 7'1"   |
| Balcony            | 9.59 x 1.30 | 31'4" × 4'2"  |

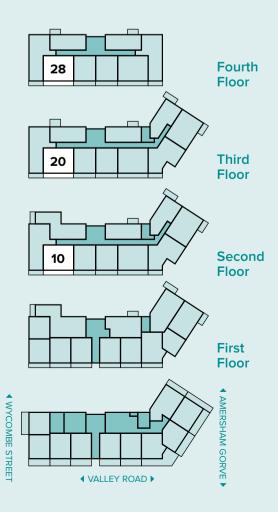


WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

Apartment 10, 20 & 28 Hendrix Court // 22 Valley Road







DIMENSIONS Gross Internal Area

Metric 73m<sup>2</sup>

**785ft**<sup>2</sup>

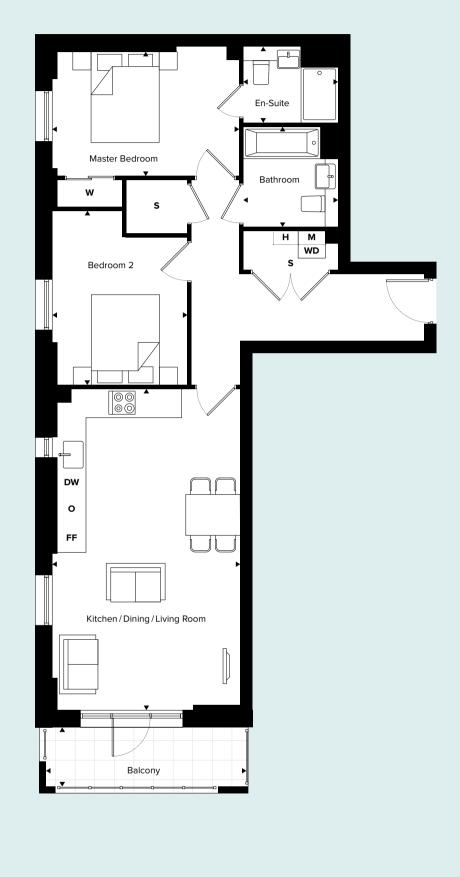
Imperial

| Living/Dining Room | 3.57 x 5.65 | 11'7" x 18'5" |
|--------------------|-------------|---------------|
| Kitchen            | 3.12 x 2.18 | 10'2" x 7'1"  |
| Master Bedroom     | 2.75 x 5.55 | 9'0" x 18'2"  |
| En-Suite           | 1.66 x 2.19 | 5'4" x 7'1"   |
| Bedroom 2          | 2.85 x 4.40 | 9'3" x 14'4"  |
| Bathroom           | 2.09 x 2.19 | 6'8" x 7'1"   |
| Balcony            | 9.59 x 1.30 | 31'4" × 4'2"  |



WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

Apartment 21 & 29 Hendrix Court // 22 Valley Road



DIMENSIONS

Metric

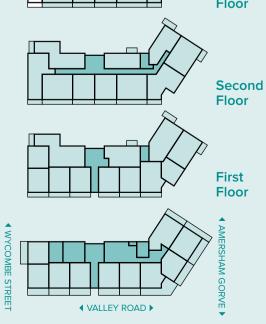
Imperial

29 Fourth Floor

| <b>Gross Internal Area</b> | <b>77</b> m <sup>2</sup> | 828ft <sup>2</sup> |
|----------------------------|--------------------------|--------------------|
| Kitchen/Dining/Living      | 4.13 x 7.08              | 13'5" x 23'2"      |
| Master Bedroom             | 4.11 x 2.74              | 13'4" x 8'9"       |
| En-Suite                   | 2.09 x 1.64              | 6'8" x 5'3"        |
| Bedroom 2                  | 2.98 x 3.86              | 9'7" x 12'6"       |
| Bathroom                   | 2.09 x 2.19              | 6'8" x 7'1"        |
| Balcony                    | 4.41 x 1.30              | 14'4" x 4'2"       |

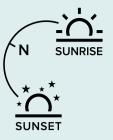
#### FLOORPLAN KEY

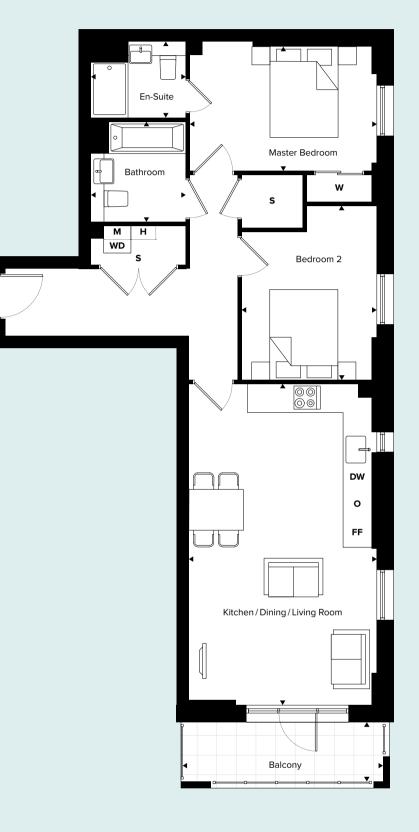
WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

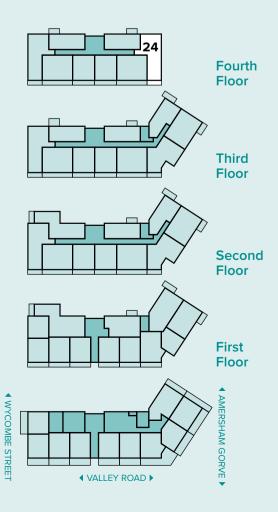


Apartment 24

Hendrix Court // 22 Valley Road







DIMENSIONS

Metric

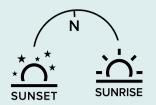
Imperial

| <b>Gross Internal Area</b> | <b>77</b> m <sup>2</sup> | 828ft <sup>2</sup> |
|----------------------------|--------------------------|--------------------|
| Kitchen/Dining/Living      | 4.13 x 7.08              | 13'5" x 23'2"      |
| Master Bedroom             | 4.11 x 2.74              | 13'4" x 8'9"       |
| En-Suite                   | 2.09 x 1.64              | 6'8" x 5'3"        |
| Bedroom 2                  | 2.98 x 3.86              | 9'7" x 12'6"       |
| Bathroom                   | 2.09 x 2.19              | 6'8" x 7'1"        |
| Balcony                    | 4.41 x 1.30              | 14'4" x 4'2"       |

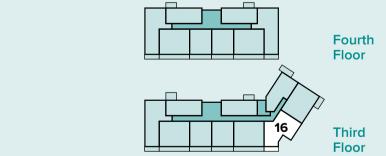
#### FLOORPLAN KEY

WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

Apartment 16 Hendrix Court // 22 Valley Road







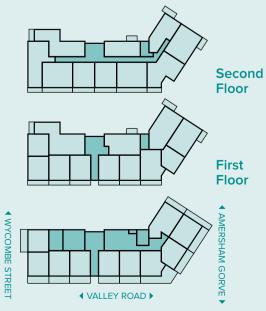
DIMENSIONS M Gross Internal Area 77

Metric 77.7m<sup>2</sup>

 $836ft^2$ 

Imperial

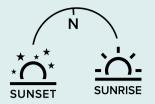
| Living / Dining Room | 4.80 x 51.12 | 15'7" x 16'7" |
|----------------------|--------------|---------------|
| Kitchen              | 2.70 x 2.72  | 8'8" x 8'9"   |
| Master Bedroom       | 3.26 x 3.90  | 10'6" × 12'7" |
| En-Suite             | 2.20 x 1.49  | 7'2" x 4'8"   |
| Bedroom 2            | 2.75 x 4.86  | 9'0" x 15'9"  |
| Bathroom             | 2.14 x 2.23  | 7'0" x 7'3"   |
| Balcony              | 4.41 x 1.30  | 14'4" x 4'2"  |



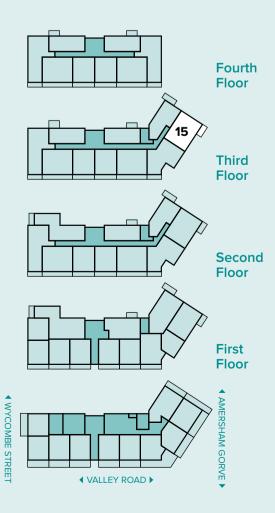
#### FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeH Heat Interface UnitM Mechanical Ventilation/Heat Recovery

Apartment 15 Hendrix Court // 22 Valley Road







DIMENSIONS M Gross Internal Area 7

Metric 78.8m<sup>2</sup>

848ft<sup>2</sup>

Imperial

| Living / Dining Room | 3.92 x 5.66 | 12'8" x 18'5" |
|----------------------|-------------|---------------|
| Kitchen              | 4.43 x 2.15 | 14'5" x 7'0"  |
| Master Bedroom       | 3.47 x 3.00 | 11'3" x 9'8"  |
| En-Suite             | 2.09 x 1.64 | 6'8" x 5'3"   |
| Bedroom 2            | 2.80 x 4.45 | 9'1" x 14'6"  |
| Bathroom             | 2.99 x 2.14 | 9'8" × 7'0"   |
| Balcony              | 3.50 x 1.55 | 11'4" × 5'0"  |

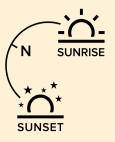
#### FLOORPLAN KEY

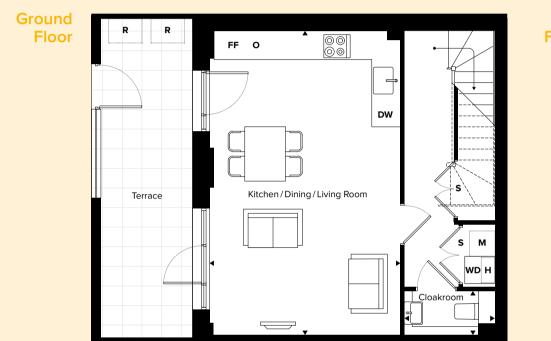
WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Heat Interface Unit M Mechanical Ventilation/Heat Recovery



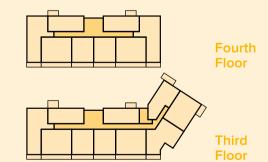


14 Wycombe Street









## DIMENSIONS

**Gross Internal Area** 

Imperial 920ft<sup>2</sup>

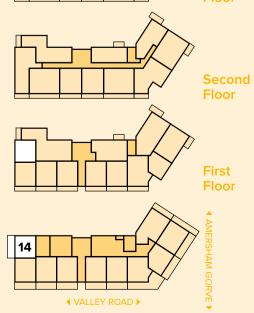
| Kitchen/Dining/Living | 6.71 x 4.21 | 22'0" x 13'8" |
|-----------------------|-------------|---------------|
| Master Bedroom        | 3.44 x 3.42 | 11'2" x 11'2" |
| En-Suite              | 2.29 x 1.67 | 7'5" x 5'4"   |
| Bedroom 2             | 4.06 x 3.29 | 13'3" × 10'7" |
| Bathroom              | 2.14 x 2.14 | 7'0" x 7'0"   |
| Cloakroom             | 2.00 x 0.97 | 6'5" x 3'1"   |
| Terrace               | 7.03 x 2.00 | 23'0" x 6'5"  |

#### **FLOORPLAN KEY**

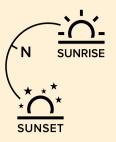
WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery

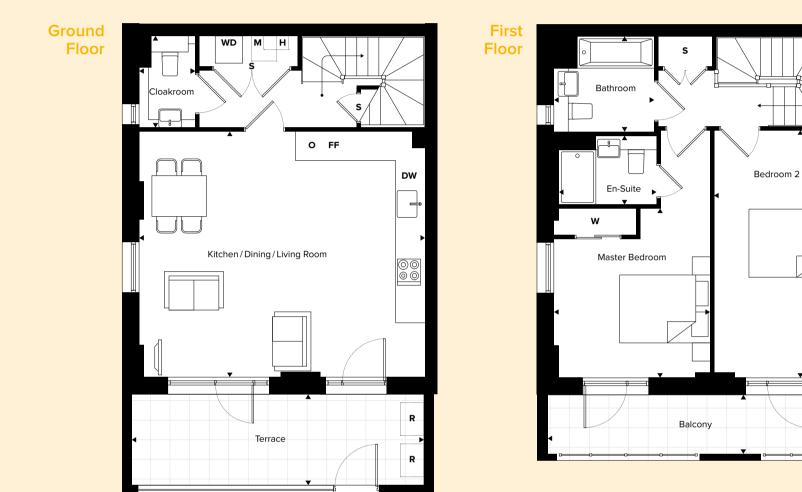
Metric

85.5m<sup>2</sup>

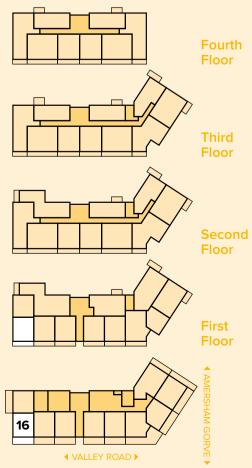


**16 Valley Road** 





| DIMENSIONS                 | Metric           | Imperial                   |
|----------------------------|------------------|----------------------------|
| <b>Gross Internal Area</b> | 95m <sup>2</sup> | <b>1022ft</b> <sup>2</sup> |
| Kitchen/Dining/Living      |                  | 20'6" x 17'7"              |

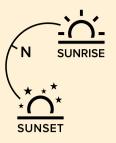


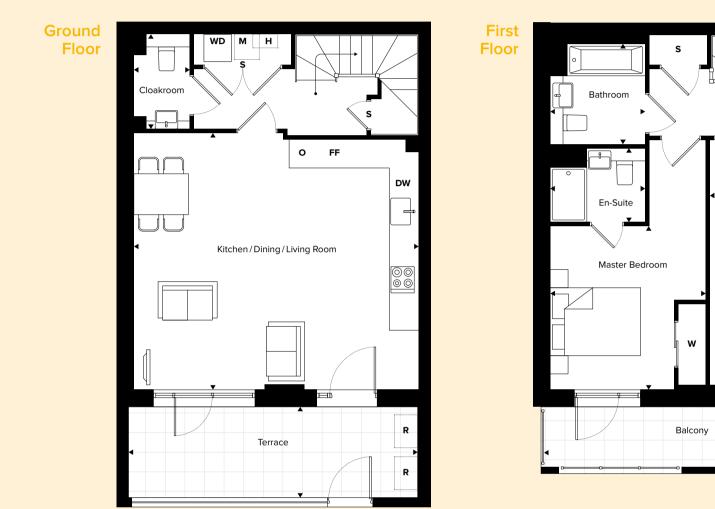
| Master Bedroom | 3.44 x 3.72 | 11'2" x 12'2" |
|----------------|-------------|---------------|
| En-Suite       | 1.67 x 2.29 | 5'4" x 7'5"   |
| Bedroom 2      | 5.44 x 2.77 | 17'8" x 9'1"  |
| Bathroom       | 2.20 x 2.09 | 7'2" x 6'8"   |
| Cloakroom      | 2.02 x 1.23 | 6'6" × 4'0"   |
| Balcony        | 6.57 x 1.30 | 21'5" x 4'2"  |
| Terrace        | 6.45 x 2.00 | 21'1" × 6'5"  |

#### FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery

**18 Valley Road** 





|  | Fourth<br>Floor |
|--|-----------------|
|  | Third<br>Floor  |

Bedroom 2

| DIMENSIONS                 | Metric                     | Imperial            |
|----------------------------|----------------------------|---------------------|
| <b>Gross Internal Area</b> | <b>98.2</b> m <sup>2</sup> | 1057ft <sup>2</sup> |
| Kitchen/Dining/Living      | 6.28 x 5.65                | 20'6" x 18'5"       |

| Master Bedroom | 3.45 x 3.61 | 11'3" x 11'8" |
|----------------|-------------|---------------|
| En-Suite       | 2.09 x 1.64 | 6'8" x 5'3"   |
| Bedroom 2      | 2.75 x 5.51 | 9'0" x 18'1"  |
| Bathroom       | 2.08 x 2.19 | 6'8" x 7'1"   |
| Cloakroom      | 1.22 x 2.10 | 4'0" × 6'8"   |
| Balcony        | 6.54 x 1.30 | 21'4" x 4'2"  |
| Terrace        | 6.48 x 2.00 | 21'4" x 6'5"  |

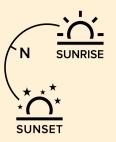
## Second Floor First Floor 18 ◀ VALLEY ROAD ▶

#### FLOORPLAN KEY

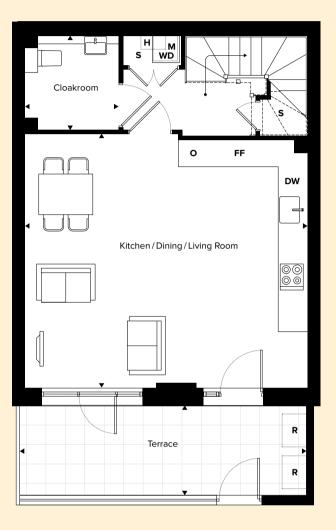
WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe R Refuse & Recycling H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

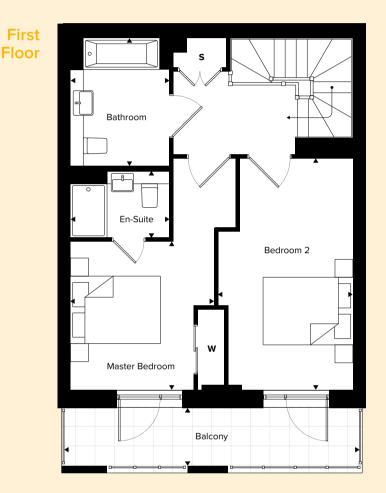
20 Valley Road

Wheelchair friendly homes available. Please speak to the sales team for more details.

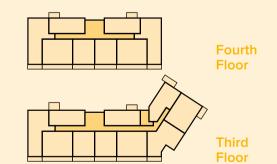








| DIMENSIONS                 | Metric                     | Imperial            |
|----------------------------|----------------------------|---------------------|
| <b>Gross Internal Area</b> | <b>98.2</b> m <sup>2</sup> | 1057ft <sup>2</sup> |
| Kitchen/Dining/Living      | 6.28 x 5.65                | 20'6" x 18'5"       |



| Master Bedroom | 3.20 x 3.30 | 10'4" × 10'8" |
|----------------|-------------|---------------|
| En-Suite       | 2.20 x 1.49 | 7'2" x 4'8"   |
| Bedroom 2      | 5.15 x 3.00 | 16'8" x 9'8"  |
| Bathroom       | 2.20 x 2.84 | 7'2" x 9'3"   |
| Cloakroom      | 2.08 x 2.10 | 6'8" x 6'8"   |
| Balcony        | 6.64 x 1.30 | 21'7" x 4'2"  |
| Terrace        | 6.38 x 2.00 | 20'9" x 6'5"  |

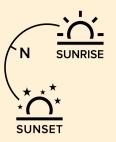
# VALLEY ROAD

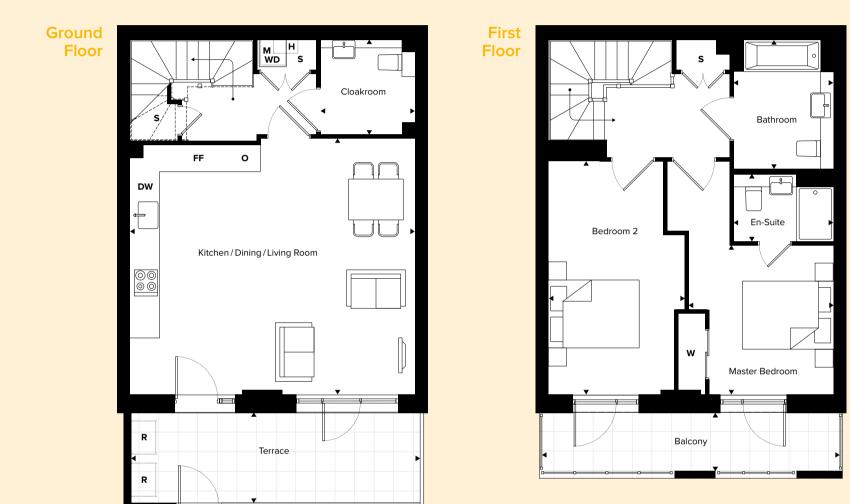
#### FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery

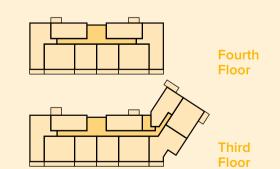
24 Valley Road

Wheelchair friendly homes available. Please speak to the sales team for more details.





| DIMENSIONS                 | Metric                     | Imperial            |
|----------------------------|----------------------------|---------------------|
| <b>Gross Internal Area</b> | <b>98.2</b> m <sup>2</sup> | 1057ft <sup>2</sup> |
| Kitchen/Dining/Living      |                            | 20'6" x 18'5"       |



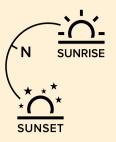
| Master Bedroom | 3.20 x 3.30 | 10'4" × 10'8" |
|----------------|-------------|---------------|
| En-Suite       | 2.20 x 1.49 | 7'2" x 4'8"   |
| Bedroom 2      | 5.15 x 3.00 | 16'8" x 9'8"  |
| Bathroom       | 2.20 x 2.84 | 7'2" x 9'3"   |
| Cloakroom      | 2.08 x 2.10 | 6'8" x 6'8"   |
| Balcony        | 6.64 x 1.30 | 21'7" x 4'2"  |
| Terrace        | 6.38 x 2.00 | 20'9" x 6'5"  |

# Second Floor First Floor

#### FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery

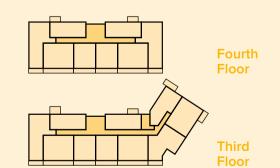
26 Valley Road





| or |            | S O            |
|----|------------|----------------|
|    |            | Bathroom       |
|    | Bedroom 2  | En-Suite       |
|    | Bediooni z |                |
|    |            | Master Bedroom |
|    |            | <pre></pre>    |
|    |            | Balcony        |

| DIMENSIONS                 | Metric                     | Imperial            |
|----------------------------|----------------------------|---------------------|
| <b>Gross Internal Area</b> | <b>98.2</b> m <sup>2</sup> | 1057ft <sup>2</sup> |
| Kitchen/Dining/Living      | 6.28 x 5.65                | 20'6" x 18'5"       |
| Master Bedroom             | 3.46 x 3.62                | 11'3" x 11'8"       |
| En-Suite                   | 2.09 x 1.64                | 6'8" x 5'3"         |
| Bedroom 2                  | 2.75 x 5.10                | 9'0" × 16'7"        |
| Bathroom                   | 2.08 x 2.19                | 6'8" x 7'1"         |
| Cloakroom                  | 1.22 x 2.10                | 4'0" × 6'8"         |
| Balcony                    | 6.54 x 1.30                | 21'4" x 4'2"        |
| Terrace                    | 6.38 x 2.00                | 20'9" x 6'5"        |

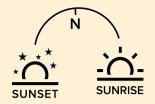


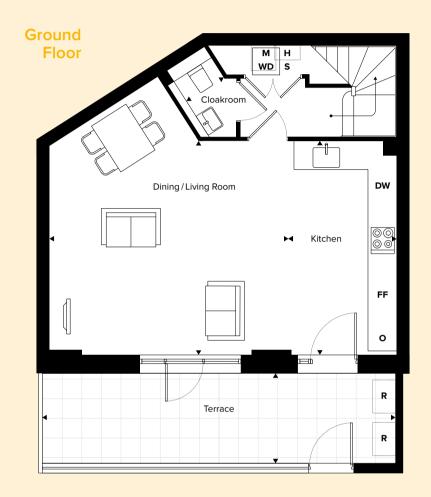
## Second Floor First Floor 26 ◀ VALLEY ROAD ▶

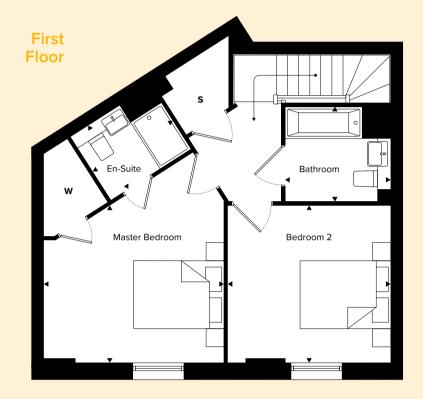
#### FLOORPLAN KEY

WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe R Refuse & Recycling H Heat Interface Unit M Mechanical Ventilation/Heat Recovery

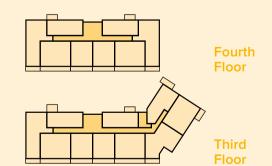
48 Amersham Grove







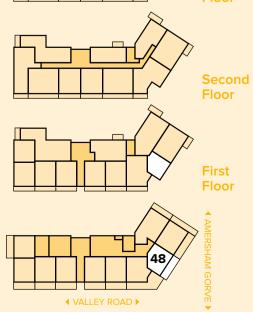
| DIMENSIONS                 | Metric             | Imperial            |
|----------------------------|--------------------|---------------------|
| <b>Gross Internal Area</b> | 98.2m <sup>2</sup> | 1057ft <sup>2</sup> |
| Living/Dining Room         | 5.26 x 4.71        | 17'2" x 15'4"       |



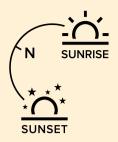
| Kitchen        | 2.39 x 4.71 | 7'8" x 15'4"  |
|----------------|-------------|---------------|
| Master Bedroom | 3.98 x 3.48 | 13'0" × 11'4" |
| En-Suite       | 2.09 x 1.64 | 6'8" x 5'3"   |
| Bedroom 2      | 3.59 x 3.48 | 11'7" x 11'4" |
| Bathroom       | 2.32 x 2.09 | 7'6" x 6'8"   |
| Cloakroom      | 8.50 x 2.03 | 2'7" x 6'6"   |
| Terrace        | 7.87 x 7.86 | 25'8" x 6'5"  |

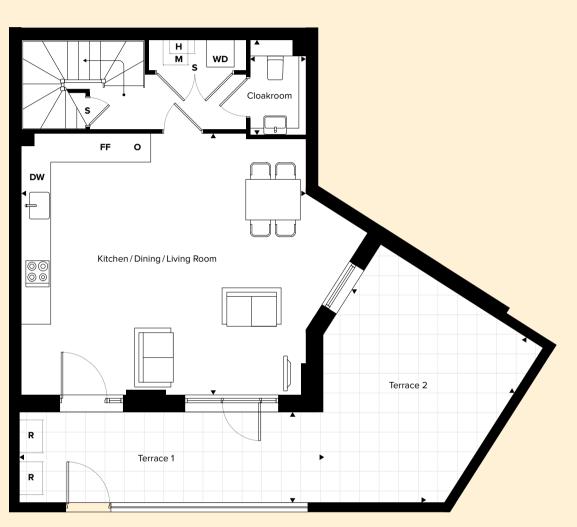
#### FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery



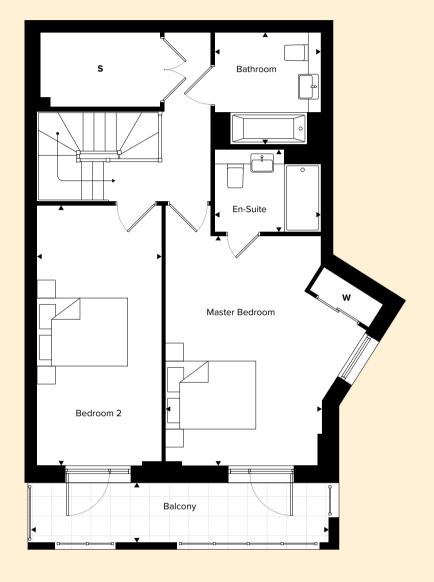
28 Valley Road



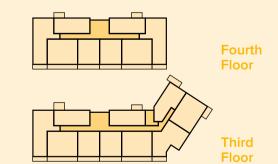


Ground Floor

| DIMENSIONS                 | Metric                      | Imperial            |
|----------------------------|-----------------------------|---------------------|
| <b>Gross Internal Area</b> | <b>113.2</b> m <sup>2</sup> | 1218ft <sup>2</sup> |
| Kitchen/Dining/Living      | 6.28 x 5.76                 | 20'6" x 18'8"       |
| Master Bedroom             | 3.46 x 5.07                 | 11'3" x 16'6"       |
| En-Suite                   | 2.33 x 1.82                 | 7'6" x 5'9"         |
| Bedroom 2                  | 2.75 x 5.76                 | 9'0" x 18'8"        |
| Bathroom                   | 2.33 x 2.47                 | 7'6" x 8'1"         |
| Cloakroom                  | 1.22 x 2.10                 | 4'0" x 6'8"         |
| Balcony                    | 6.57 x 1.30                 | 21'5" x 4'2"        |
| Terrace 1                  | 6.73 x 2.00                 | 22'1" x 6'5"        |
| Terrace 2                  | 4.33 x 4.24                 | 14'2" x 13'9"       |

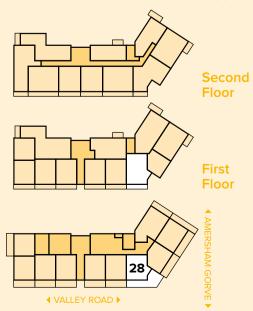


First Floor



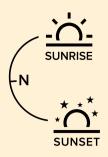
#### FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery



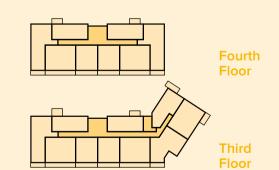
## THREE BEDROOM DUPLEX

**111 Amersham Vale** 



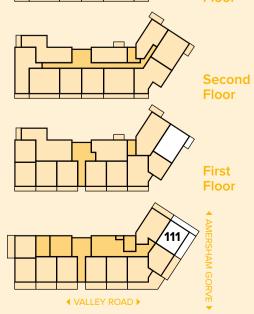


| DIMENSIONS                 | Metric                      | Imperial            |
|----------------------------|-----------------------------|---------------------|
| <b>Gross Internal Area</b> | <b>119.2</b> m <sup>2</sup> | 1289ft <sup>2</sup> |
| Kitchen/Dining             | 4.65 x 4.17                 | 15'2" x 13'6"       |
| Living Room                | 4.67 x 4.54                 | 15'3" x 14'9"       |
| Master Bedroom             | 4.53 x 2.72                 | 14'8" x 8'9"        |
| En-Suite                   | 2.19 x 1.64                 | 7'1" x 5'3"         |
| Bedroom 2                  | 4.53 x 2.75                 | 14'8" × 9'0"        |
| Bedroom 3                  | 4.53 x 3.13                 | 14'8" x 10'2"       |
| Bathroom                   | 2.19 x 1.99                 | 7'1" x 6'5"         |
| Cloakroom                  | 2.06 x 1.80                 | 6'7" x 5'9"         |
| Terrace 1                  | 7.25 x 2.01                 | 23'7" x 6'5"        |
| Terrace 2                  | 1.99 x 11.24                | 6'5" x 36'8"        |



#### FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery

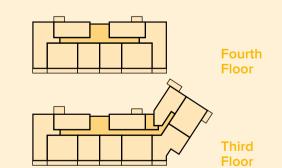


## THREE BEDROOM DUPLEX

113 Amersham Vale



| DIMENSIONS                 | Metric              | Imperial                   |
|----------------------------|---------------------|----------------------------|
| <b>Gross Internal Area</b> | 156.5m <sup>2</sup> | <b>1684ft</b> <sup>2</sup> |
| Kitchen/Dining             | 4.67 x 5.99         | 15'3" x 19'6"              |
| Living Room                | 4.67 x 5.76         | 15'3" x 18'9"              |
| Master Bedroom             | 6.83 x 7.15         | 22'4" x 23'4"              |
| En-Suite                   | 2.23 x 1.90         | 7'2" x 6'2"                |
| Walk-in Wardrobe           | 2.44 x 2.46         | 7'9" x 8'0"                |
| Bedroom 2                  | 4.54 x 4.24         | 14'9" x 13'9"              |
| Bedroom 3                  | 4.54 x 2.85         | 14'9" x 9'3"               |
| Bathroom                   | 2.19 x 1.99         | 7'1" x 5'9"                |
| Cloakroom                  | 2.06 x 1.80         | 6'7" x 5'9"                |
| Terrace                    | 7.15 x 2.01         | 23'4" x 6'5"               |

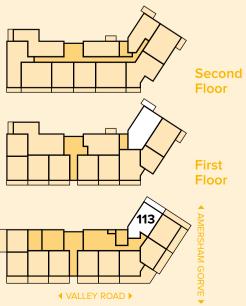


SUNRISE

SUNSET

٠N

# ▲ WYCOMBE STRE



#### FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery

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