
**DEVON
WHARF**

LONDON E14



**EXPERIENCE A MORE
NATURAL SIDE TO 21ST
CENTURY CITY LIVING
AT DEVON WHARF FROM
MIZEN, AN EXCLUSIVE
COLLECTION OF STUDIO, ONE,
TWO AND THREE BEDROOM
APARTMENTS OVERLOOKING
BOW CREEK, E14.**

**DEVON
WHARF**
LONDON E14



**A RIVERSIDE
LOCATION WITH A
VIEW ON THE WORLD'S
FINANCIAL CAPITAL**

**WELCOME TO DEVON WHARF,
A CONTEMPORARY COLLECTION OF
CENTRALLY LOCATED APARTMENTS
OFFERING STRIKING RIVERSIDE VIEWS.**

**DEVON
WHARF**
LONDON E14



DISCOVER THE ART OF EAST END LIVING



IMMERSE YOURSELF IN THE
THRIVING ART CULTURE THAT
SURROUNDS DEVON WHARF



An eye on art



Rustic cafe culture



Street art



Where east meets west

A vibrant hub of creativity, East London's art scene continues to thrive as new generations of budding artists embrace the area's rich heritage. Renowned for its galleries and studios as well as the colourful street art that brightens up the walls of Shoreditch and contributes to London's ever-changing landscape, the area has a Bohemian energy that gives it a unique identity.



ENJOY A RICH
VARIETY OF THE
FINEST CUISINES
FROM AROUND THE
GLOBE WITHOUT
HAVING TO TRAVEL
TOO FAR FROM HOME





FROM THE CITY TO THE WEST END...

AT DEVON WHARF, YOU'RE PERFECTLY PLACED FOR BOTH WORK AND PLAY

Excellent transport links will ensure that lengthy commutes are a thing of the past, with the City accessible in just 15 minutes. Practically on your doorstep, Canary Wharf is just over 4 minutes away, giving you more time to dedicate to both business and leisure.



...EVERYTHING'S IN EASY REACH

London's premier entertainment and shopping districts are yours to explore and enjoy with an array of art galleries and museums, theatres, cinemas, shops, bars and restaurants making the West End a fresh and enticing destination.

LONDON ON YOUR DOORSTEP

Everything that London has to offer is right on your doorstep. For work, both the City and Canary Wharf are in easy reach while Westfield Stratford, the capital's latest brightest retail centre, is just six minutes away. You can relax at Victoria Park or take in one of the world's top bands at the O2 Arena, and if you regularly need to fly on business, you'll be pleased to know that City Airport is also nearby.

DEVON WHARF
LONDON E14

TO THE CITY
TIME **15** MINS
BY DLR

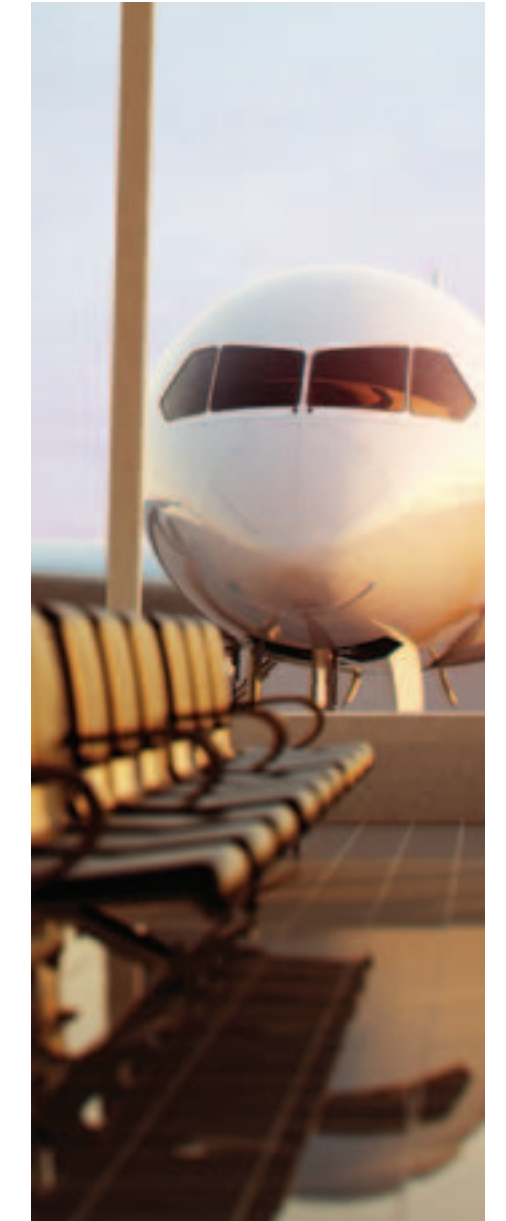
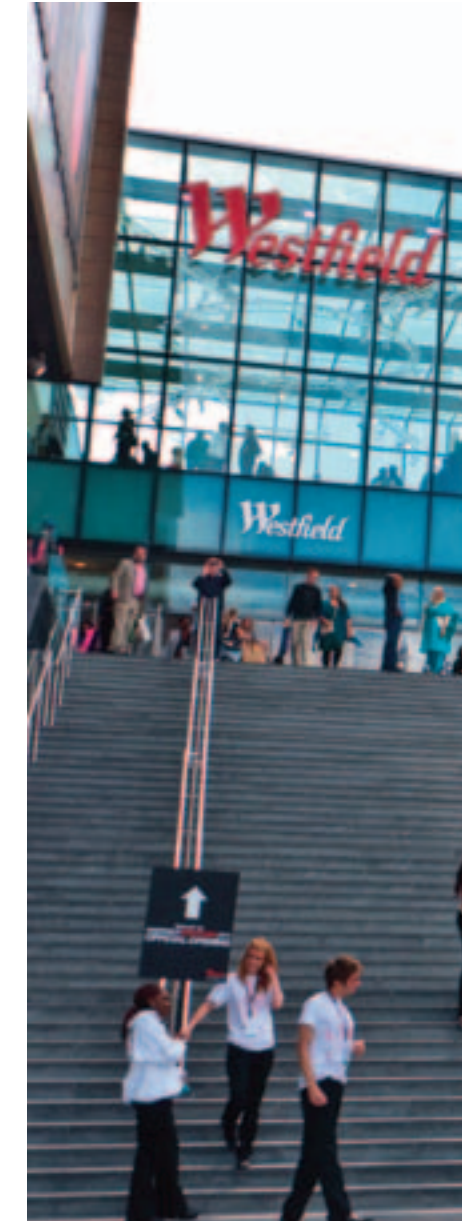
TO VICTORIA PARK
TIME **32** MINS
BY DLR

TO O2 ARENA
TIME **10** MINS
BY DLR & JUBILEE LINE

TO CANARY WHARF
TIME **4** MINS
BY DLR

TO WESTFIELD STRATFORD
TIME **6** MINS
BY DLR

TO CITY AIRPORT
TIME **32** MINS
BY DLR

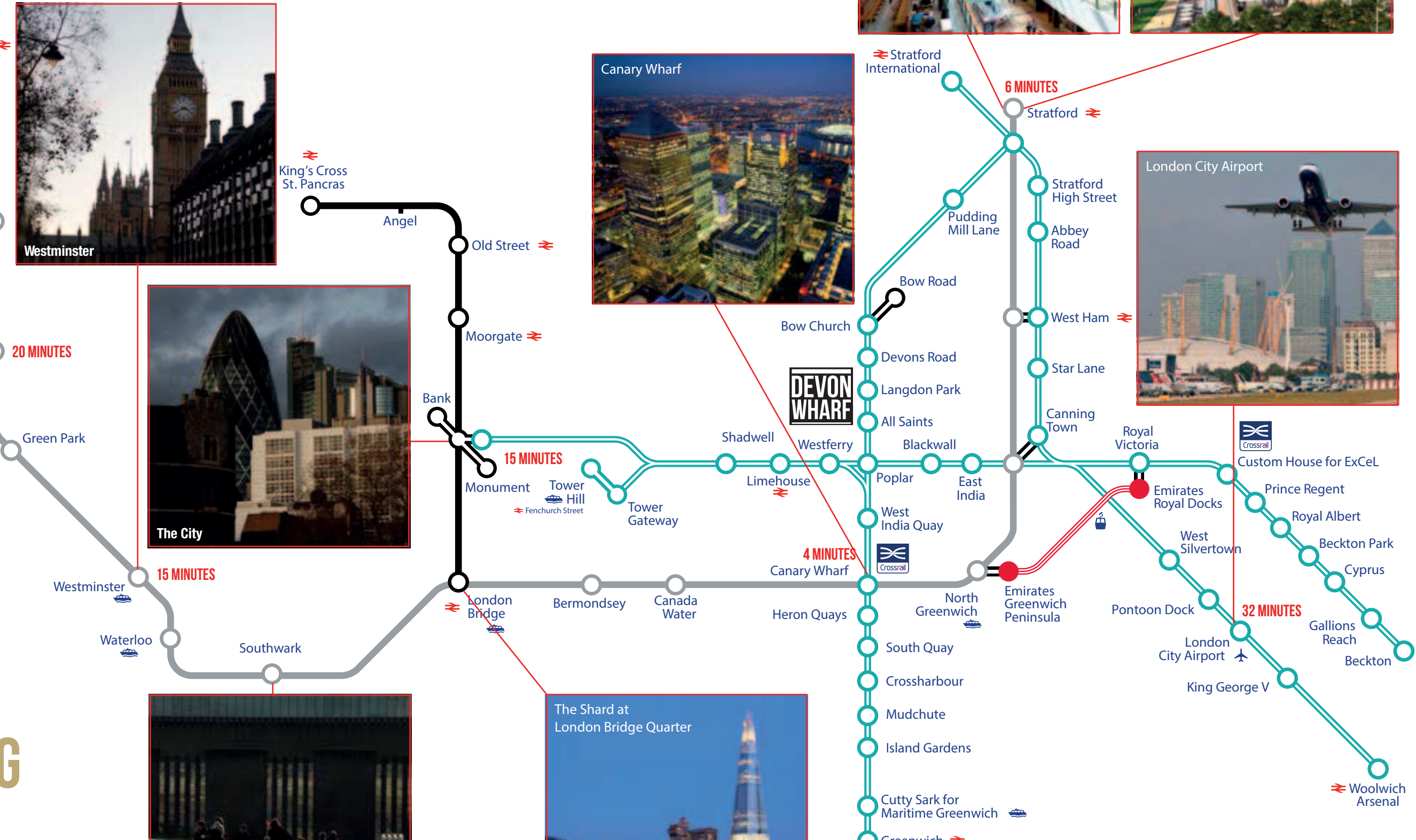
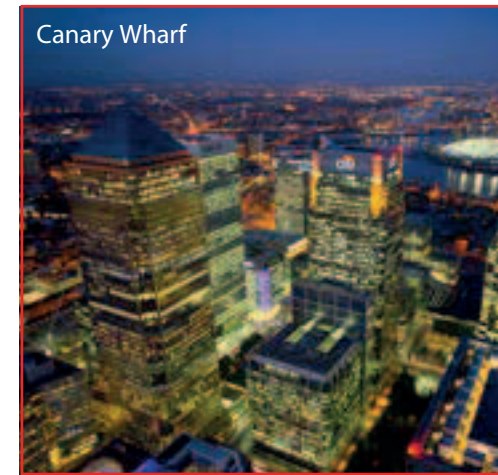
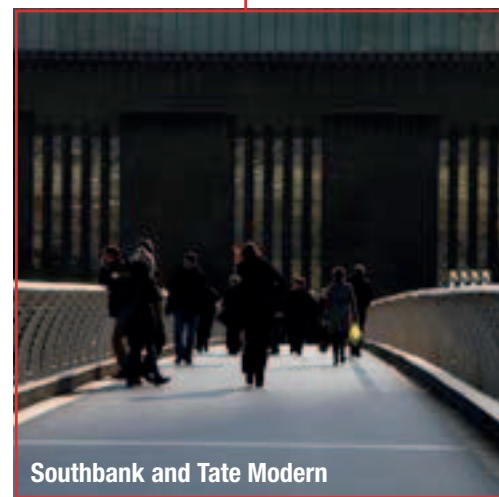
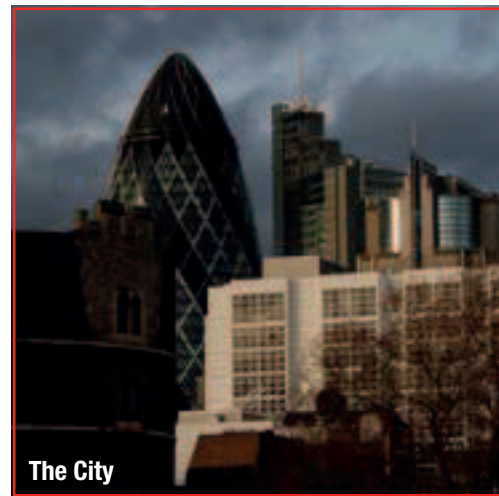




Just a few minutes walk from Devon Wharf, Langdon Park DLR station provides excellent access to the City and beyond. Jump on the Docklands Light Railway and arrive at Canary Wharf in just over 4 minutes and the City in 15.

If you're looking to travel further afield, you can be at Euston or King's Cross in 30 minutes, London City airport in 32 minutes and Heathrow in approximately an hour.

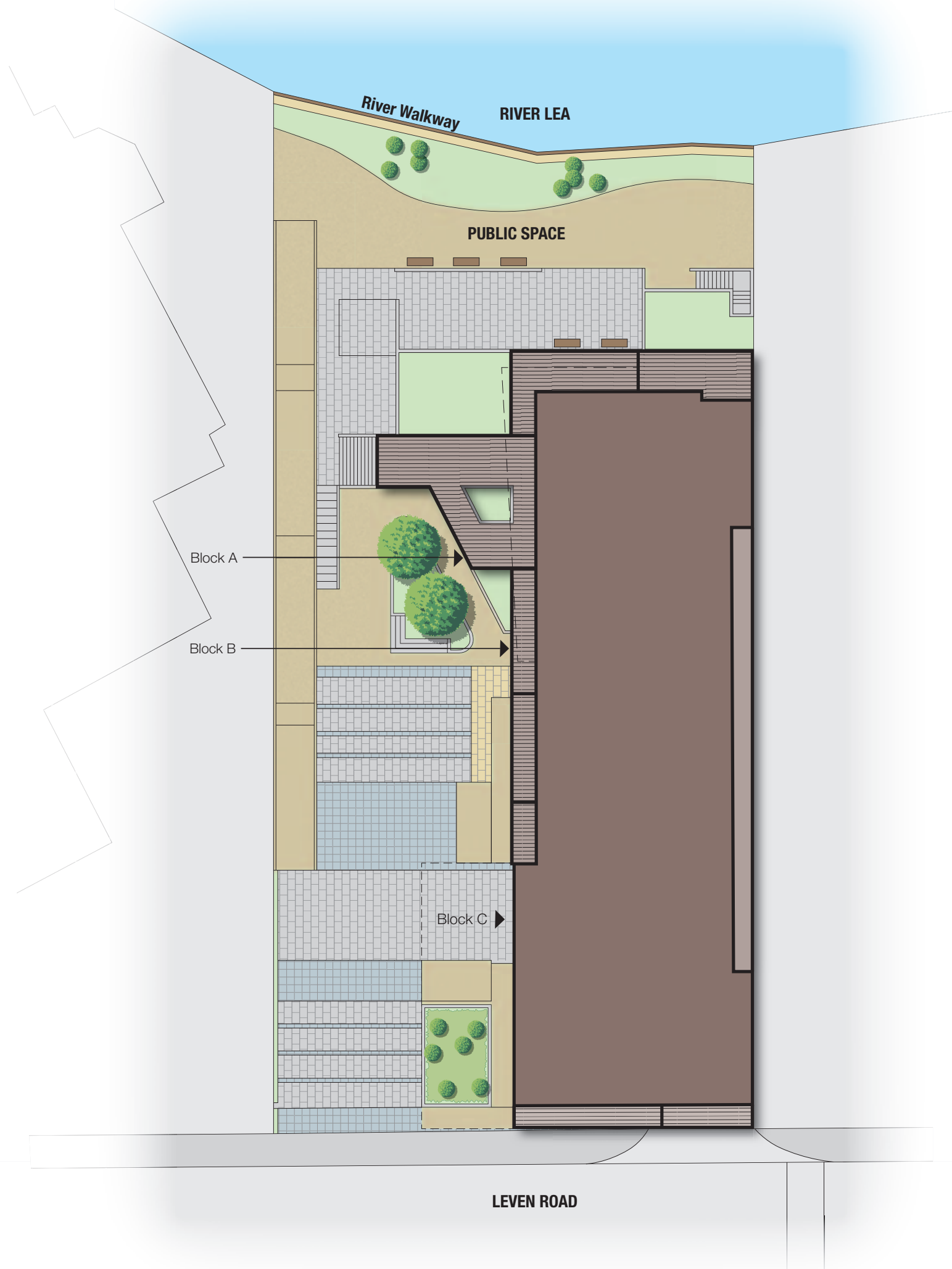
CAPITAL CONNECTIONS LINK THE CITY LIKE NEVER BEFORE, MAKING EVERYTHING QUICK AND EASY TO REACH



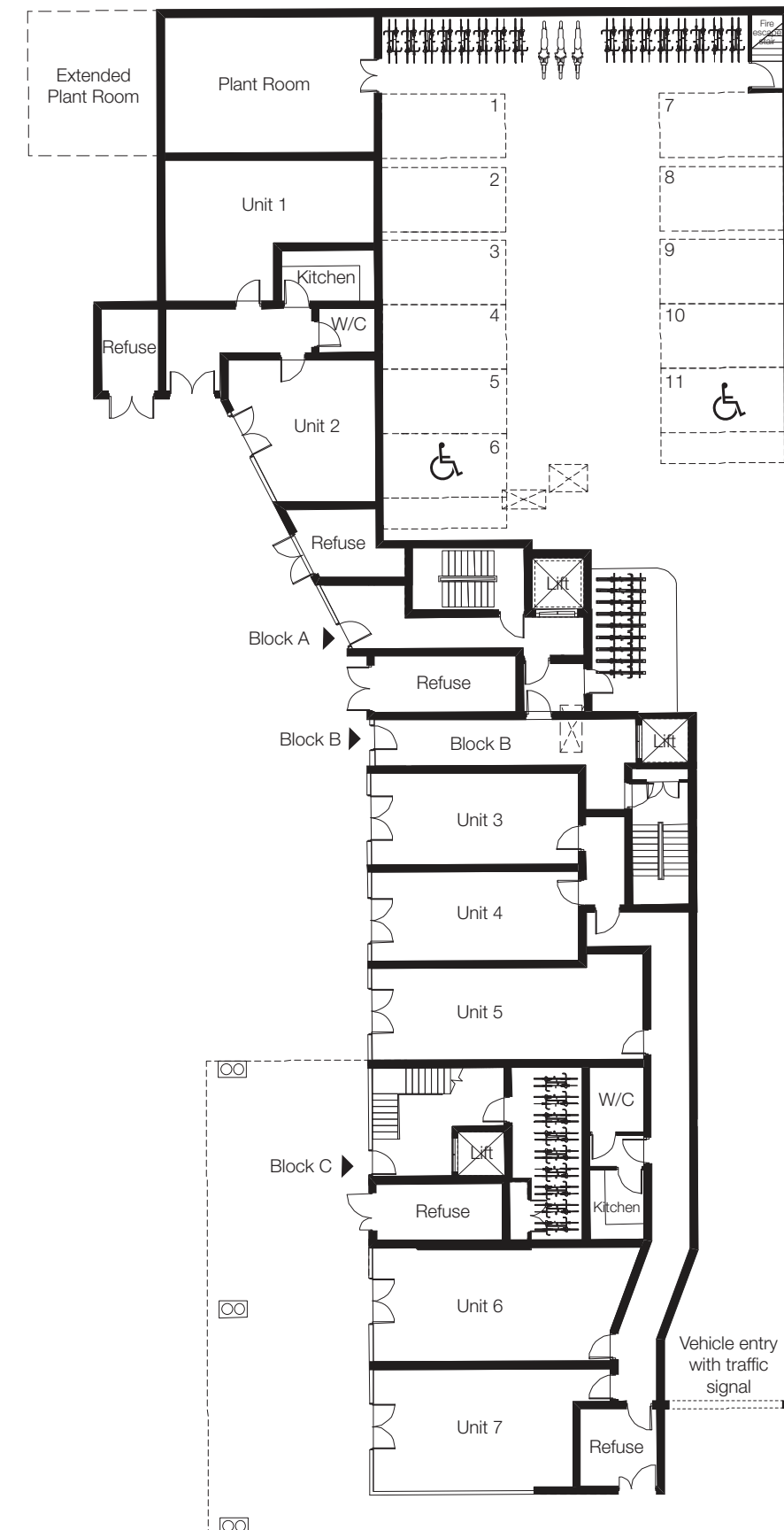
- Key
- Northern Line
 - Jubilee Line
 - DLR
 - Emirates Airline



SITE PLAN

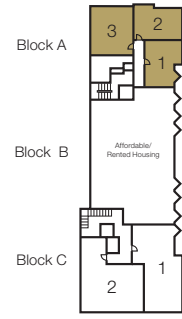


LOWER GROUND



BLOCK A

LEVEL UPPER GROUND



PLOT 1

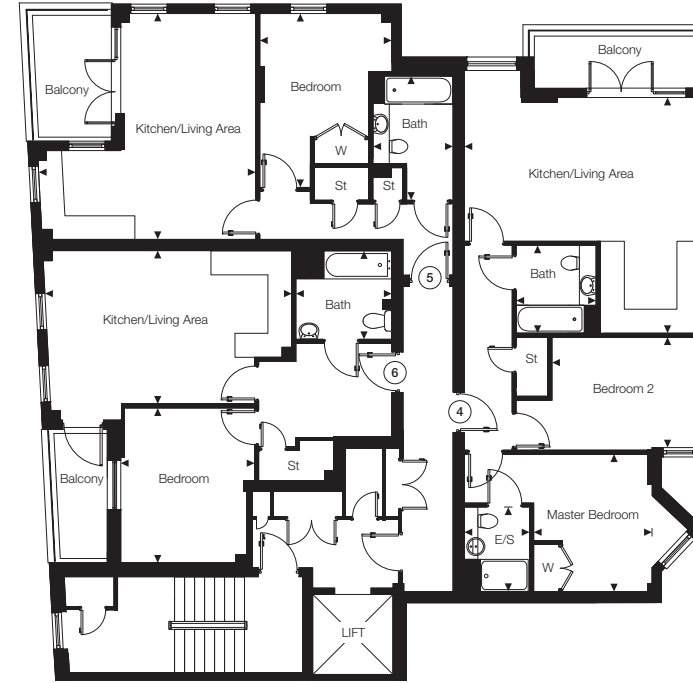
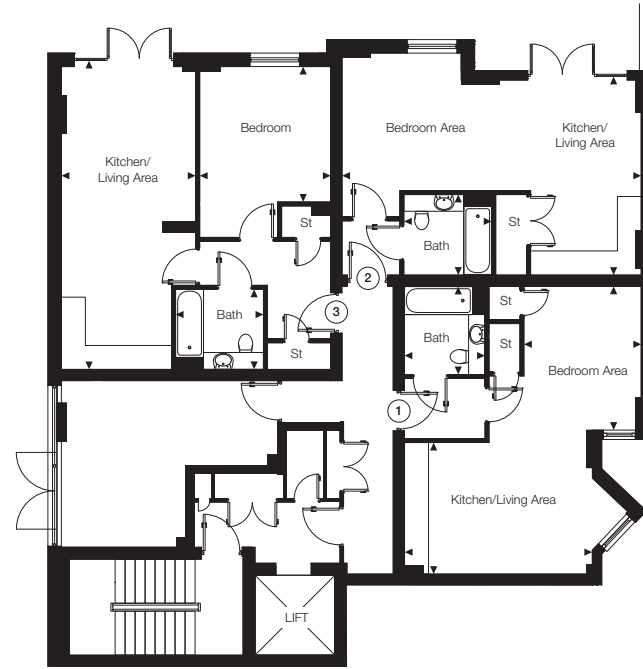
Kitchen/Living Area	4.696m x 3.292m	15'5" x 10'10"
Bedroom Area	3.706m x 2.934m	12'2" x 9'8"
Bathroom	2.208m x 2.012m	7'3" x 6'7"
GIA c.	39.0 sq m	419.8 sq ft

PLOT 2

Kitchen/Living/Bedroom Area	7.449m x 4.879m	24'5" x 52'6"
Bathroom	2.200m x 2.014m	7'3" x 6'7"
GIA c.	36.0 sq m	387.5 sq ft

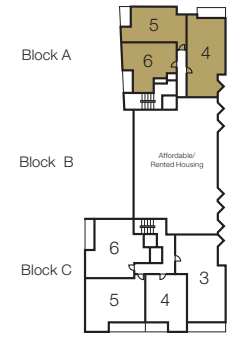
PLOT 3

Kitchen/Living Area	7.597m x 3.373m	24'11" x 11'1"
Bedroom	3.375m x 3.307m	11'1" x 10'10"
Bathroom	2.200m x 2.005m	7'3" x 6'7"
GIA c.	50.0 sq m	538.2 sq ft



BLOCK A

LEVEL ONE



PLOT 4

Kitchen/Living Area	5.919m x 5.896m	19'5" x 19'4"
Master Bedroom	3.438m x 2.945m	11'3" x 9'8"
Bedroom 2	3.719m x 2.826m	12'2" x 9'3"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
En-suite	0.000m x 0.000m	0'0" x 0'0"
GIA c.	70.0 sq m	753.5 sq ft

PLOT 5

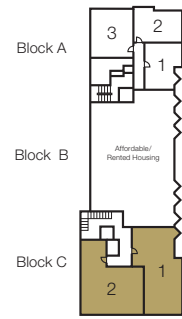
Kitchen/Living Area	5.651m x 0.000m	18'6" x 0'0"
Bedroom	4.366m x 3.300m	14'4" x 10'10"
Bathroom	3.090m x 1.999m	10'2" x 6'7"
GIA c.	50.0 sq m	538.2 sq ft

PLOT 6

Kitchen/Living Area	0.000m x 3.837m	0'0" x 12'7"
Bedroom	3.856m x 3.349m	12'8" x 11'0"
Bathroom	2.400m x 2.005m	7'10" x 6'7"
GIA c.	50.0 sq m	538.2 sq ft

BLOCK C

LEVEL UPPER GROUND



PLOT 1

Kitchen/Living Area	5.932m x 5.329m	19'6" x 17'6"
Master Bedroom	4.887m x 2.585m	16'0" x 8'6"
Bedroom 2	3.736m x 2.189m	12'3" x 7'2"
Bedroom 3	4.320m x 0.000m	14'2" x 0'0"
Bathroom	2.200m x 2.015m	7'3" x 6'7"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	87.0 sq m	936.5 sq ft

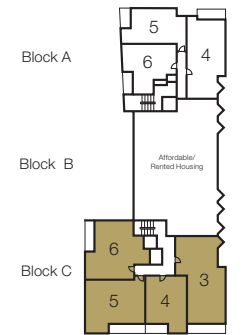
PLOT 2

Kitchen/Living Area	0.000m x 3.768m	0'0" x 12'4"
Master Bedroom	0.000m x 3.034m	0'0" x 9'11"
Bedroom 2	0.000m x 3.201m	0'0" x 10'6"
Bedroom 3	4.485m x 4.388m	14'9" x 14'5"
Bathroom	0.000m x 2.000m	0'0" x 6'7"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	86.0 sq m	925.7 sq ft



BLOCK C

LEVEL ONE



PLOT 3

Kitchen/Living Area	5.932m x 5.329m	19'6" x 17'6"
Master Bedroom	4.887m x 2.585m	16'0" x 8'6"
Bedroom 2	3.736m x 2.189m	12'3" x 7'2"
Bedroom 3	4.320m x 0.000m	14'2" x 0'0"
Bathroom	2.200m x 2.015m	7'3" x 6'7"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	87.0 sq m	936.5 sq ft

PLOT 4

Kitchen/Living Area	8.265m x 0.000m	27'1" x 0'0"
Bedroom	0.000m x 2.865m	0'0" x 9'5"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
GIA c.	51.4 sq m	553.3 sq ft

PLOT 5

Kitchen/Living Area	8.265m x 0.000m	27'1" x 0'0"
Master Bedroom	3.315m x 3.305m	10'11" x 10'10"
Bedroom 2	4.707m x 2.655m	5'5" x 8'9"
Bathroom	2.220m x 2.000m	7'3" x 6'7"
GIA c.	70.0 sq m	753.5 sq ft

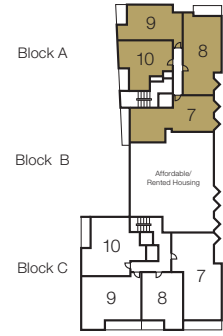
PLOT 6

Kitchen/Living Area	5.964m x 4.754m	19'7" x 15'7"
Master Bedroom	3.096m x 2.515m	10'2" x 8'3"
Bedroom 2	5.306m x 3.210m	17'5" x 10'6"
Bathroom	2.240m x 2.001m	7'4" x 6'7"
En-suite	2.146m x 1.604m	7'0" x 5'3"
GIA c.	70.7 sq m	761.0 sq ft

The room sizes shown are taken to the widest point in each room wall to wall, and a tolerance of +/- 5% is allowed. ◀ Point from which dimensions are measured. GIA measurements are approximate and exclude Terrace/Balcony areas. These floor plans are a guide only and may be subject to change. External finishes, window positions, landscaping and configuration may vary from plot to plot. Please refer to the Sales Advisor for further details.

BLOCK A

LEVEL TWO



PLOT 7

Kitchen/Living Area	5.160m x 4.492m	16'11" x 14'9"
Master Bedroom	4.966m x 2.876m	16'4" x 9'5"
Bedroom 2	4.720m x 2.674m	15'6" x 8'9"
Bathroom	2.198m x 2.000m	7'3" x 6'7"
En-suite	2.109m x 1.541m	6'11" x 5'1"
GIA c.	71.0 sq m	764.2 sq ft

PLOT 8

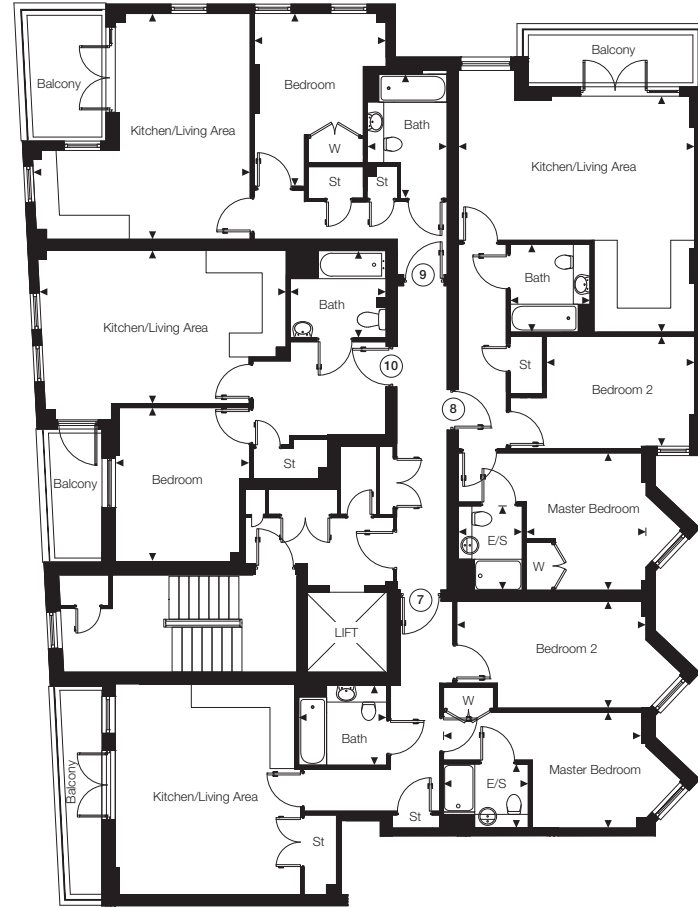
Kitchen/Living Area	5.919m x 5.896m	19'5" x 19'4"
Master Bedroom	3.438m x 2.945m	11'3" x 9'8"
Bedroom 2	3.719m x 2.826m	12'2" x 9'3"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
En-suite	2.130m x 1.652m	7'0" x 5'5"
GIA c.	70.0 sq m	753.5 sq ft

PLOT 9

Kitchen/Living Area	5.651m x 0.000m	18'6" x 0'0"
Bedroom	4.366m x 3.300m	14'4" x 10'11"
Bathroom	3.090m x 1.999m	10'2" x 6'7"
GIA c.	50.0 sq m	538.2 sq ft

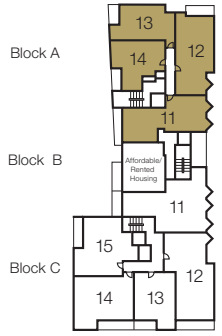
PLOT 10

Kitchen/Living Area	0.000m x 3.837m	0'0" x 12'7"
Bedroom	3.856m x 3.349m	12'8" x 11'0"
Bathroom	2.400m x 2.005m	7'10" x 6'7"
GIA c.	50.0 sq m	538.2 sq ft



BLOCK A

LEVEL THREE



PLOT 11

Kitchen/Living Area	5.160m x 4.492m	16'11" x 14'9"
Master Bedroom	4.966m x 2.876m	16'4" x 9'5"
Bedroom 2	4.720m x 2.674m	15'6" x 8'9"
Bathroom	2.198m x 2.000m	7'3" x 6'7"
En-suite	2.116m x 1.600m	6'11" x 5'3"
GIA c.	71.0 sq m	764.2 sq ft

PLOT 12

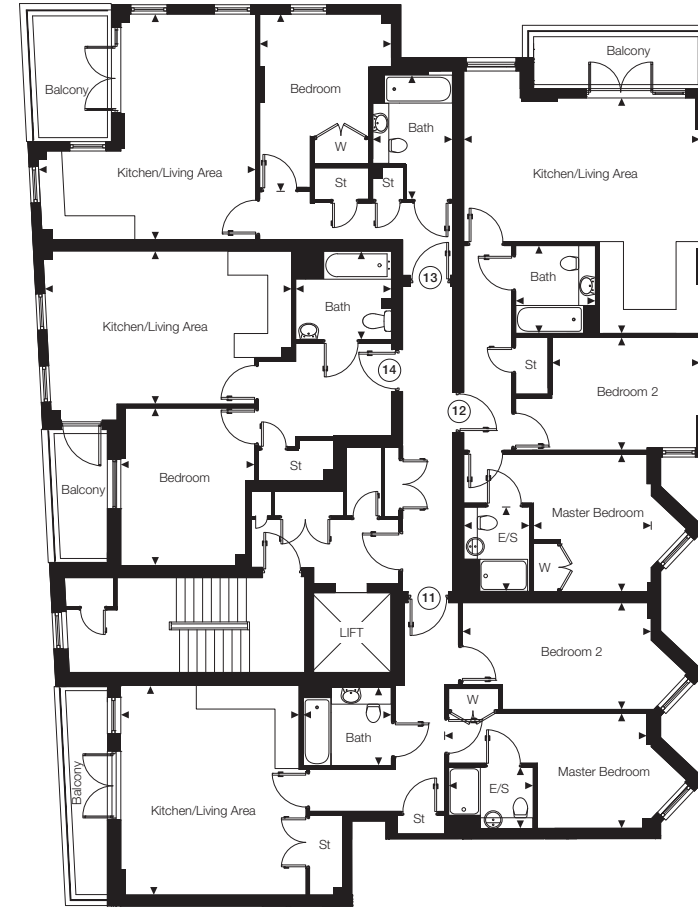
Kitchen/Living Area	5.919m x 5.896m	19'5" x 19'4"
Master Bedroom	3.438m x 2.945m	11'3" x 9'8"
Bedroom 2	3.719m x 2.826m	12'2" x 9'3"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
En-suite	2.130m x 1.652m	7'0" x 5'5"
GIA c.	70.0 sq m	753.5 sq ft

PLOT 13

Kitchen/Living Area	0.000m x 5.651m	0'0" x 18'6"
Bedroom	4.366m x 3.300m	14'4" x 10'11"
Bathroom	3.090m x 1.999m	10'2" x 6'7"
GIA c.	50.0 sq m	538.2 sq ft

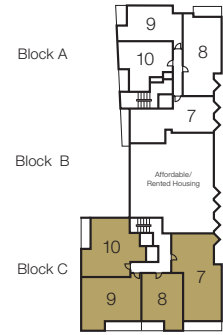
PLOT 14

Kitchen/Living Area	0.000m x 3.837m	0'0" x 12'7"
Bedroom	3.856m x 3.349m	12'8" x 11'0"
Bathroom	2.400m x 2.005m	7'10" x 6'7"
GIA c.	50.0 sq m	538.2 sq ft



BLOCK C

LEVEL TWO



PLOT 7

Kitchen/Living Area	5.932m x 5.329m	19'6" x 17'6"
Master Bedroom	4.887m x 2.585m	16'0" x 8'6"
Bedroom 2	3.738m x 2.189m	12'3" x 7'2"
Bedroom 3	4.320m x 0.000m	14'2" x 0'0"
Bathroom	2.200m x 2.015m	7'3" x 6'7"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	87.0 sq m	936.5 sq ft

PLOT 8

Kitchen/Living Area	8.922m x 3.337m	29'3" x 10'11"
Bedroom	4.138m x 2.865m	13'7" x 9'5"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
GIA c.	52.0 sq m	559.7 sq ft

PLOT 9

Kitchen/Living Area	8.265m x 0.000m	27'1" x 0'0"
Master Bedroom	4.707m x 3.305m	15'5" x 10'10"
Bedroom 2	4.707m x 2.654m	15'5" x 8'8"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
GIA c.	70.0 sq m	753.5 sq ft

PLOT 10

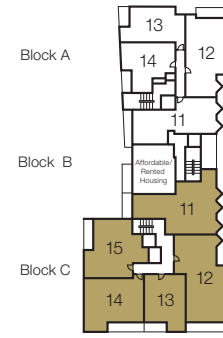
Kitchen/Living Area	5.964m x 4.754m	19'7" x 15'7"
Master Bedroom	3.906m x 2.515m	12'10" x 8'3"
Bedroom 2	5.306m x 3.210m	17'5" x 10'6"
Bathroom	2.240m x 2.001m	7'4" x 6'7"
En-suite	2.146m x 1.604m	7'0" x 5'3"
GIA c.	70.7 sq m	761.0 sq ft



The room sizes shown are taken to the widest point in each room wall to wall, and a tolerance of +/- 5% is allowed. ◀ Point from which dimensions are measured. GIA measurements are approximate and exclude Terrace/Balcony areas. These floor plans are a guide only and may be subject to change. External finishes, window positions, landscaping and configuration may vary from plot to plot. Please refer to the Sales Advisor for further details.

BLOCK C

LEVEL THREE



PLOT 11

Kitchen/Living Area	8.250m x 3.635m	27'1" x 11'11"
Master Bedroom	5.090m x 0.000m	16'8" x 0'0"
Bedroom 2	3.857m x 1.868m	12'8" x 6'2"
Bedroom 3	3.857m x 3.031m	12'8" x 9'11"
Bathroom	2.200m x 0.000m	7'3" x 0'0"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	88.0 sq m	947.2 sq ft

PLOT 12

Kitchen/Living Area	5.932m x 5.329m	19'6" x 17'6"
Master Bedroom	4.887m x 2.585m	16'0" x 8'6"
Bedroom 2	3.736m x 2.189m	12'3" x 7'2"
Bedroom 3	4.320m x 0.000m	14'2" x 0'0"
Bathroom	2.200m x 2.015m	7'3" x 6'7"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	87.0 sq m	936.5 sq ft

PLOT 13

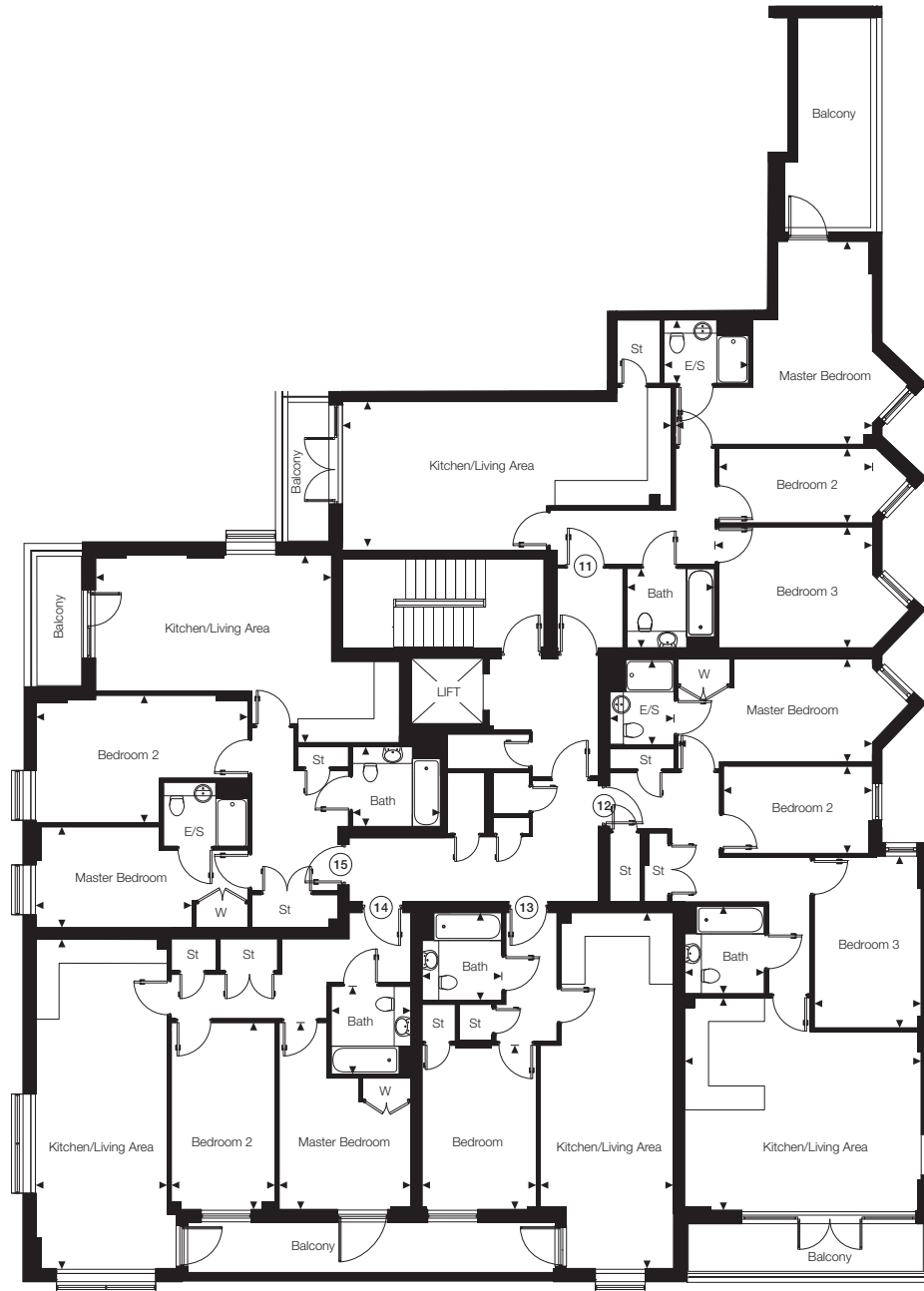
Kitchen/Living Area	8.922m x 3.337m	29'3" x 10'11"
Bedroom	4.138m x 2.865m	13'7" x 9'5"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
GIA c.	51.4 sq m	553.3 sq ft

PLOT 14

Kitchen/Living Area	8.265m x 0.000m	27'1" x 0'0"
Master Bedroom	4.707m x 3.305m	15'5" x 10'10"
Bedroom 2	4.707m x 2.654m	15'5" x 8'8"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
GIA c.	70.0 sq m	753.5 sq ft

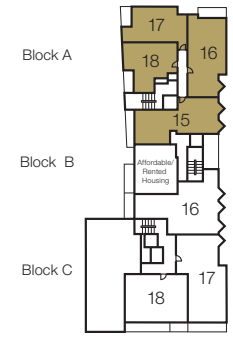
PLOT 15

Kitchen/Living Area	5.964m x 4.754m	19'7" x 15'7"
Master Bedroom	3.906m x 2.515m	12'10" x 8'3"
Bedroom 2	5.306m x 3.210m	17'5" x 10'6"
Bathroom	2.240m x 2.001m	7'4" x 6'7"
En-suite	2.146m x 1.604m	7'0" x 5'3"
GIA c.	70.7 sq m	761.0 sq ft



BLOCK A

LEVEL FOUR



PLOT 15

Kitchen/Living Area	5.160m x 4.492m	16'11" x 14'9"
Master Bedroom	4.966m x 2.876m	16'4" x 9'5"
Bedroom 2	4.720m x 2.674m	15'6" x 8'9"
Bathroom	2.198m x 2.000m	7'3" x 6'7"
En-suite	2.109m x 1.541m	6'11" x 5'1"
GIA c.	71.0 sq m	764.2 sq ft

PLOT 16

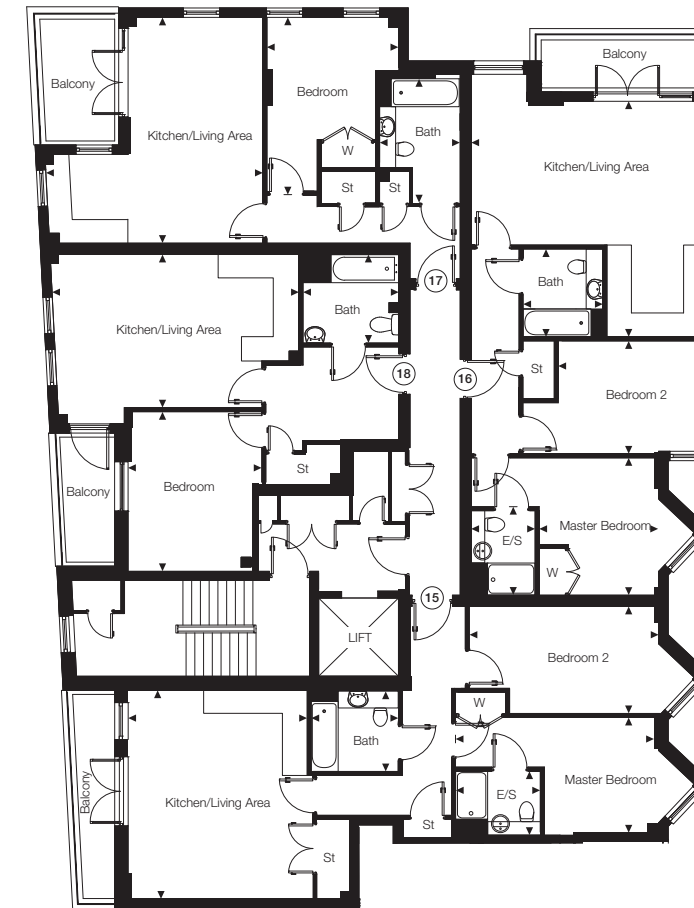
Kitchen/Living Area	5.919m x 5.896m	19'5" x 19'4"
Master Bedroom	3.438m x 2.945m	11'3" x 9'8"
Bedroom 2	3.719m x 2.826m	12'2" x 9'3"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
En-suite	2.130m x 1.652m	7'0" x 5'5"
GIA c.	70.0 sq m	753.5 sq ft

PLOT 17

Kitchen/Living Area	0.000m x 5.651m	0'0" x 18'6"
Bedroom	4.366m x 3.300m	14'4" x 10'10"
Bathroom	3.090m x 1.999m	10'2" x 6'7"
GIA c.	50.0 sq m	538.2 sq ft

PLOT 18

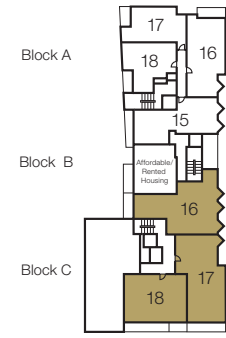
Kitchen/Living Area	0.000m x 3.837m	0'0" x 12'7"
Bedroom	3.856m x 3.349m	12'8" x 11'0"
Bathroom	2.400m x 2.205m	7'10" x 7'3"
GIA c.	50.0 sq m	538.2 sq ft



The room sizes shown are taken to the widest point in each room wall to wall, and a tolerance of +/- 5% is allowed. ◀ Point from which dimensions are measured. GIA measurements are approximate and exclude Terrace/Balcony areas. These floor plans are a guide only and may be subject to change. External finishes, window positions, landscaping and configuration may vary from plot to plot. Please refer to the Sales Advisor for further details.

BLOCK C

LEVEL FOUR



PLOT 16

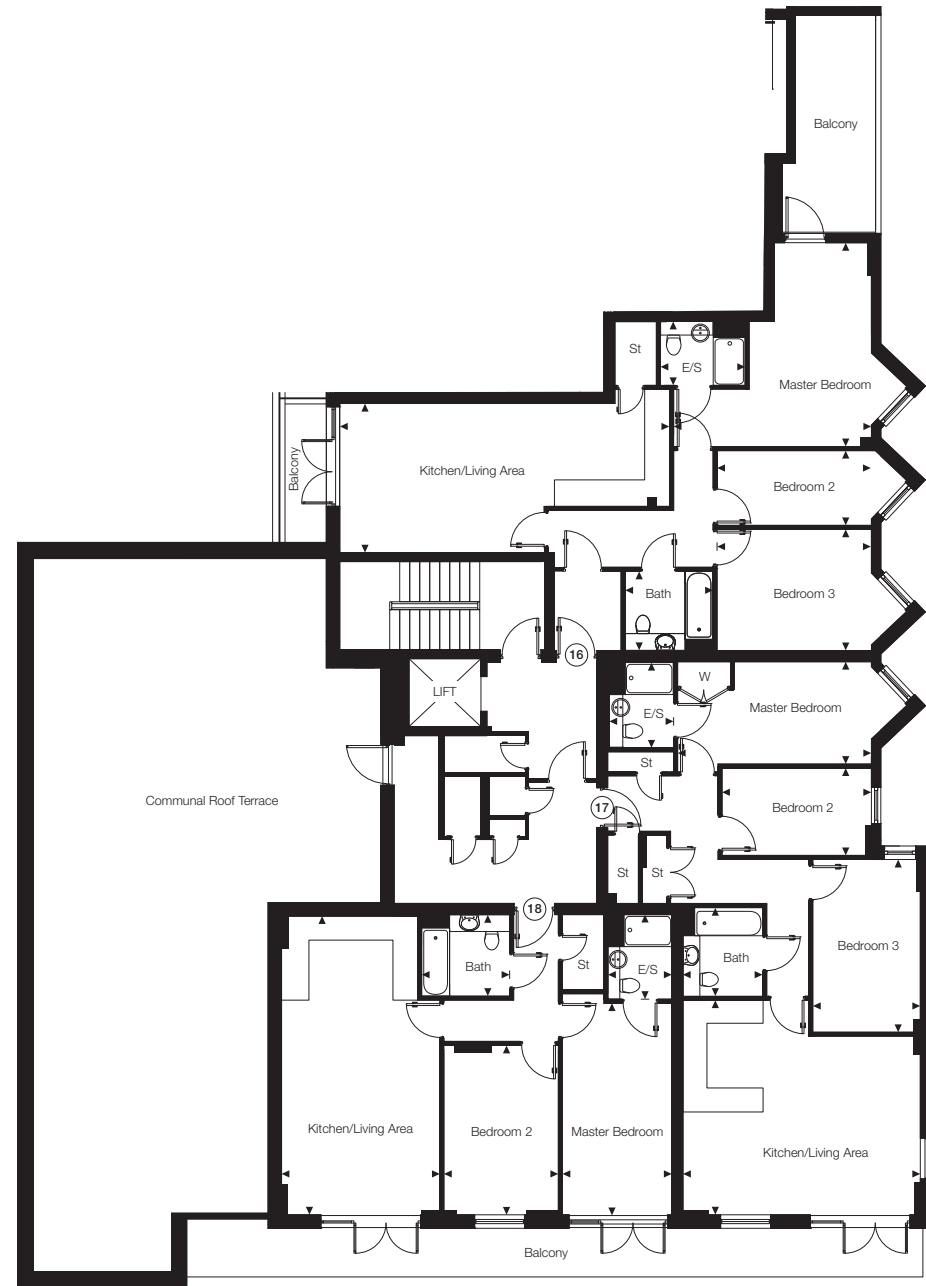
Kitchen/Living Area	8.250m x 3.585m	27'1" x 11'9"
Master Bedroom	5.090m x 4.887m	16'8" x 16'0"
Bedroom 2	3.857m x 1.868m	12'8" x 6'2"
Bedroom 3	3.857m x 3.031m	12'8" x 9'11"
Bathroom	0.000m x 2.200m	0'0" x 7'3"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	88.0 sq m	947.1 sq ft

PLOT 17

Kitchen/Living Area	5.932m x 5.329m	19'6" x 17'6"
Master Bedroom	4.887m x 2.585m	16'0" x 8'6"
Bedroom 2	3.736m x 2.189m	12'3" x 7'2"
Bedroom 3	4.320m x 0.000m	14'2" x 0'0"
Bathroom	2.200m x 2.015m	7'3" x 6'7"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	87.0 sq m	936.5 sq ft

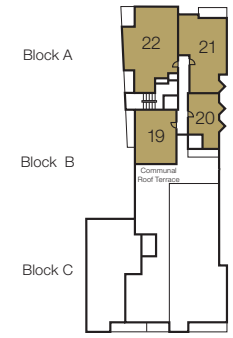
PLOT 18

Kitchen/Living Area	7.709m x 3.955m	25'4" x 13'0"
Master Bedroom	5.268m x 2.485m	17'3" x 8'2"
Bedroom 2	4.248m x 2.861m	13'11" x 9'5"
Bathroom	2.200m x 2.015m	7'3" x 6'7"
En-suite	2.115m x 1.610m	6'11" x 5'3"
GIA c.	72.0 sq m	775.0 sq ft



BLOCK A

LEVEL FIVE



PLOT 19

Kitchen/Living Area	8.758m x 4.305m	28'9" x 14'1"
Bedroom	4.060m x 3.280m	13'4" x 10'9"
Bathroom	2.197m x 2.000m	7'3" x 6'7"
GIA c.	74.0 sq m	796.5 sq ft

PLOT 20

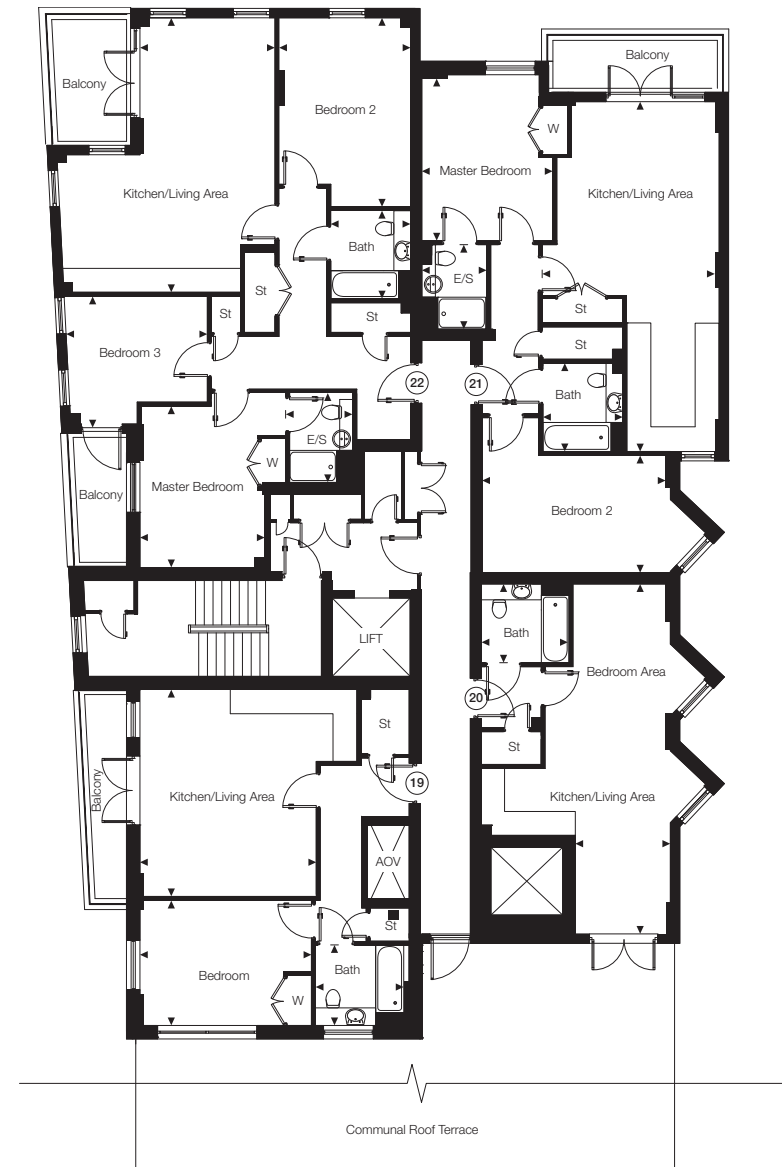
Kitchen/Living/Bedroom Area	8.761m x 3.325m	28'9" x 10'11"
Bathroom	2.225m x 2.000m	7'4" x 6'7"
GIA c.	53.9 sq m	580.2 sq ft

PLOT 21

Kitchen/Living Area	8.758m x 4.305m	28'9" x 14'1"
Master Bedroom	4.060m x 3.280m	13'4" x 10'9"
Bedroom 2	4.697m x 2.937m	15'5" x 9'8"
Bathroom	2.197m x 2.000m	7'3" x 6'7"
En-suite	0.000m x 0.000m	0'0" x 0'0"
GIA c.	74.0 sq m	796.5 sq ft

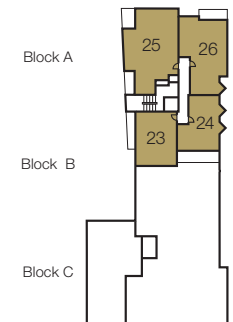
PLOT 22

Kitchen/Living Area	6.885m x 3.383m	22'7" x 11'1"
Master Bedroom	4.001m x 3.070m	13'2" x 10'1"
Bedroom 2	4.717m x 3.298m	15'6" x 10'10"
Bedroom 3	0.000m x 3.188m	0'0" x 10'6"
Bathroom	2.204m x 2.000m	7'3" x 6'7"
En-suite	2.240m x 1.600m	7'4" x 5'3"
GIA c.	94.4 sq m	1016.1 sq ft



BLOCK A

LEVEL SIX



PLOT 23

Kitchen/Living Area	5.194m x 4.402m	17'0" x 14'5"
Bedroom	0.000m x 0.000m	0'0" x 0'0"
Bathroom	2.225m x 2.033m	7'4" x 6'8"
GIA c.	53.8 sq m	579.1 sq ft

PLOT 24

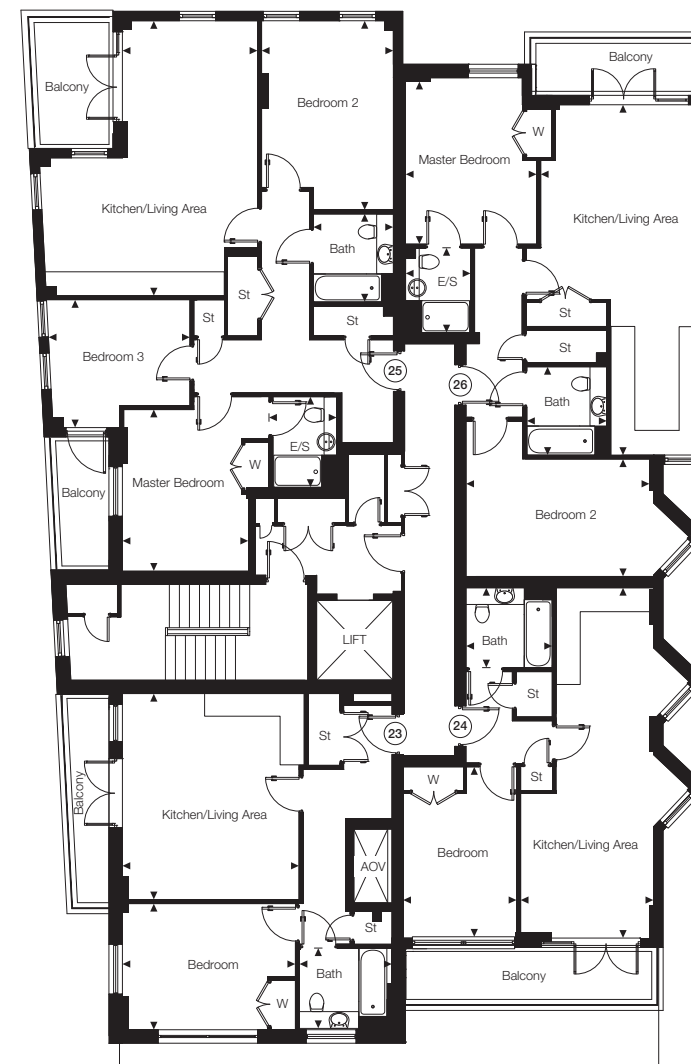
Kitchen/Living Area	8.761m x 3.325m	28'9" x 10'11"
Bedroom	4.248m x 2.817m	13'11" x 9'3"
Bathroom	2.198m x 2.000m	7'3" x 6'7"
GIA c.	50.9 sq m	547.9 sq ft

PLOT 25

Kitchen/Living Area	6.885m x 3.383m	22'7" x 11'1"
Master Bedroom	4.001m x 3.124m	13'2" x 10'3"
Bedroom 2	4.717m x 3.273m	15'6" x 10'9"
Bedroom 3	0.000m x 3.188m	0'0" x 10'6"
Bathroom	2.204m x 2.000m	7'3" x 6'7"
En-suite	2.265m x 1.600m	7'5" x 5'3"
GIA c.	94.4 sq m	1016.1 sq ft

PLOT 26

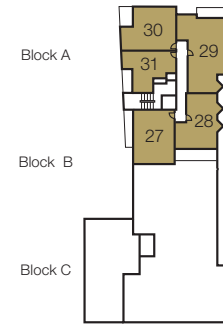
Kitchen/Living Area	8.758m x 4.069m	28'9" x 13'5"
Master Bedroom	4.060m x 3.280m	13'4" x 10'9"
Bedroom 2	4.697m x 2.937m	15'5" x 9'8"
Bathroom	2.197m x 2.000m	7'3" x 6'7"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	74.0 sq m	796.5 sq ft



The room sizes shown are taken to the widest point in each room wall to wall, and a tolerance of +/- 5% is allowed. ◀ Point from which dimensions are measured. GIA measurements are approximate and exclude Terrace/Balcony areas. These floor plans are a guide only and may be subject to change. External finishes, window positions, landscaping and configuration may vary from plot to plot. Please refer to the Sales Advisor for further details.

BLOCK A

LEVEL SEVEN



PLOT 27

Kitchen/Living Area	5.194m x 4.402m	17'0" x 14'5"
Bedroom	0.000m x 0.000m	0'0" x 0'0"
Bathroom	2.225m x 2.000m	7'4" x 6'7"
GIA c.	53.8 sq m	579.1 sq ft

PLOT 28

Kitchen/Living Area	8.761m x 3.325m	28'9" x 10'11"
Bedroom	4.248m x 2.817m	13'11" x 9'3"
Bathroom	2.198m x 2.000m	7'3" x 6'7"
GIA c.	50.9 sq m	547.9 sq ft

PLOT 29

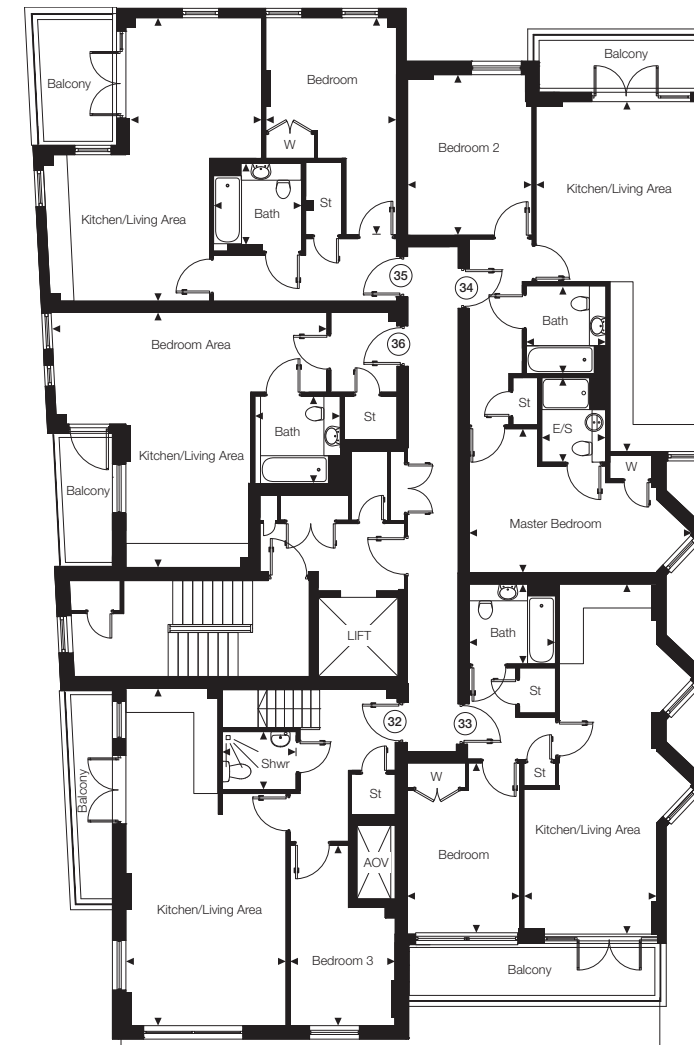
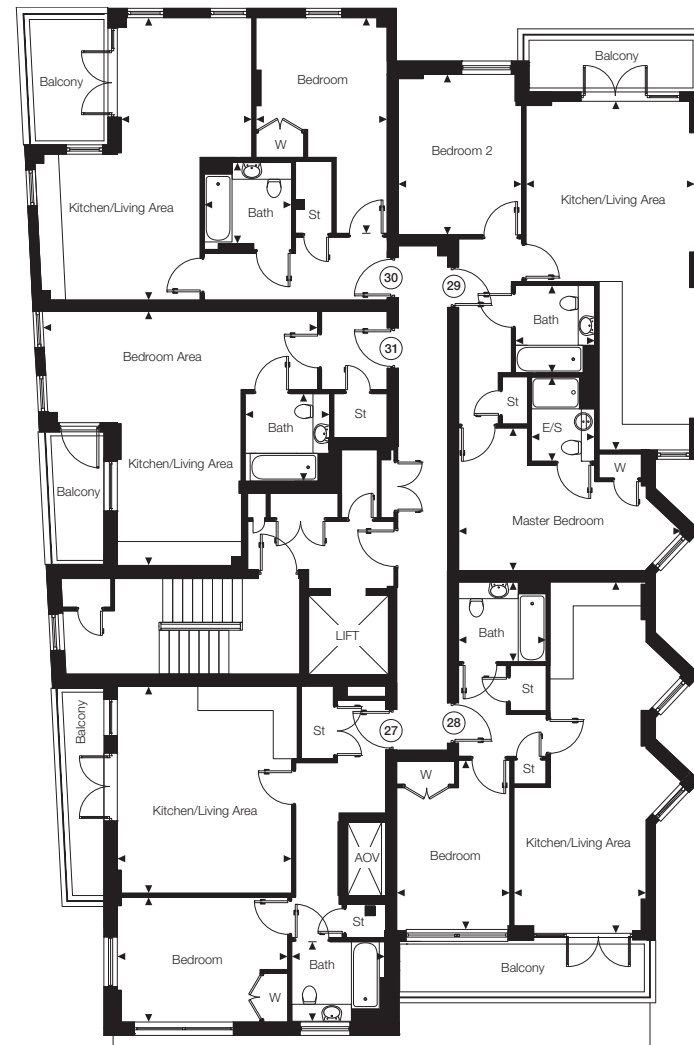
Kitchen/Living Area	8.758m x 4.244m	28'9" x 13'11"
Master Bedroom	0.000m x 0.000m	0'0" x 0'0"
Bedroom 2	0.000m x 3.105m	0'0" x 10'2"
Bathroom	2.199m x 2.003m	7'3" x 6'7"
En-suite	2.155m x 1.600m	7'1" x 5'3"
GIA c.	71.9 sq m	773.9 sq ft

PLOT 30

Kitchen/Living Area	0.000m x 3.282m	0'0" x 10'9"
Bedroom	5.428m x 0.000m	17'10" x 0'0"
Bathroom	2.203m x 2.069m	7'3" x 6'9"
GIA c.	52.3 sq m	562.9 sq ft

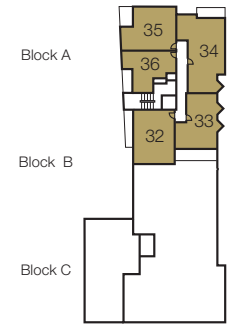
PLOT 31

Kitchen/Living/Bedroom Area	6.398m x 0.000m	21'0" x 0'0"
Bathroom	2.203m x 2.069m	7'3" x 6'9"
GIA c.	38.5 sq m	414.4 sq ft



BLOCK A

LEVEL EIGHT



PLOT 32 (DUPEX: LOWER FLOOR)

Kitchen/Living Area	0.000m x 4.008m	0'0" x 13'2"
Bedroom	4.432m x 0.000m	14'6" x 0'0"
Shower Room	1.864m x 1.449m	6'1" x 4'9"
GIA c.	100.0 sq m	1076.4 sq ft

PLOT 33

Kitchen/Living Area	8.761m x 3.325m	28'9" x 10'11"
Bedroom	4.248m x 2.817m	13'11" x 9'3"
Bathroom	2.198m x 2.000m	7'3" x 6'7"
GIA c.	50.9 sq m	547.9 sq ft

PLOT 34

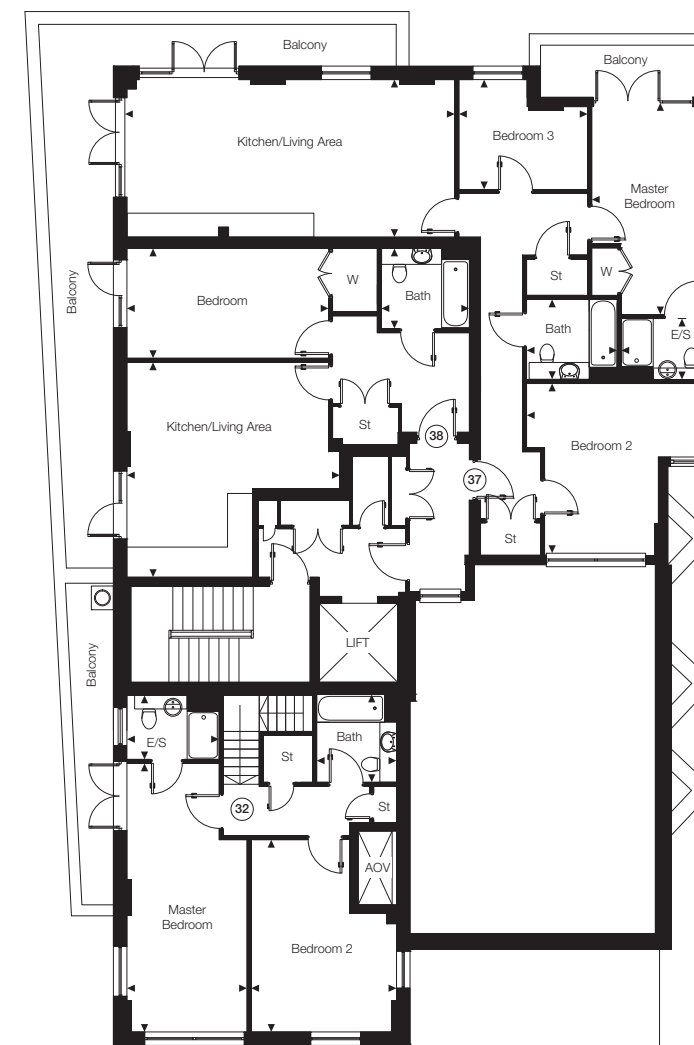
Kitchen/Living Area	8.758m x 4.244m	28'9" x 13'11"
Master Bedroom	0.000m x 0.000m	0'0" x 0'0"
Bedroom 2	0.000m x 3.105m	0'0" x 10'2"
Bathroom	2.199m x 2.003m	7'3" x 6'8"
En-suite	2.115m x 1.600m	6'11" x 5'3"
GIA c.	71.9 sq m	773.9 sq ft

PLOT 35

Kitchen/Living Area	0.000m x 3.282m	0'0" x 10'9"
Bedroom	5.428m x 0.000m	17'10" x 0'0"
Bathroom	2.203m x 2.069m	7'3" x 6'9"
GIA c.	52.3 sq m	562.9 sq ft

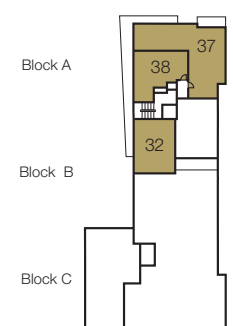
PLOT 36

Kitchen/Living/Bedroom Area	0.000m x 6.398m	0'0" x 21'0"
Bathroom	2.179m x 2.106m	7'2" x 6'11"
GIA c.	38.5 sq m	414.4 sq ft



BLOCK A

LEVEL NINE



PLOT 32 (DUPEX: UPPER FLOOR)

Master Bedroom	0.000m x 3.004m	0'0" x 9'10"
Bedroom 2	4.806m x 3.636m	15'9" x 11'11"
Bathroom	2.185m x 1.997m	7'2" x 6'7"
En-suite	2.306m x 1.600m	7'7" x 5'3"
GIA c.	100.0 sq m	1076.4 sq ft

PLOT 37

Kitchen/Living Area	8.199m x 0.000m	26'11" x 0'0"
Master Bedroom	5.197m x 0.000m	17'1" x 0'0"
Bedroom 2	4.534m x 4.286m	14'11" x 14'1"
Bedroom 3	3.238m x 2.761m	10'7" x 9'1"
Bathroom	2.267m x 2.000m	7'5" x 6'7"
En-suite	2.152m x 1.531m	7'1" x 5'0"
GIA c.	96.0 sq m	1033.3 sq ft

PLOT 38

Kitchen/Living Area	0.000m x 0.000m	0'0" x 0'0"
Bedroom	5.041m x 2.751m	16'6" x 9'0"
Bathroom	2.200m x 2.000m	7'3" x 6'7"
GIA c.	52.0 sq m	559.7 sq ft

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THE SPECIFICATION

INTERNAL FINISHES & DECOR

- Smooth-finished plaster to all walls and ceilings
- Emulsion paint finish to walls and ceilings throughout
- Gloss white paint to skirtings and architraving
- Paint grade single panel moulded doors throughout with complementary chrome finish door furniture
- Fitted quality pile carpets with independent underlay to bedrooms
- Karndean or Amtico flooring to hallways and kitchen/living rooms
- Built in wardrobes with integral shelving to bedrooms

KITCHENS

- Custom designed range of wall and base units
- Composite or granite work surfaces with upstand
- Stainless steel 1½ bowl sink with dual control monobloc mixer tap

APPLIANCES

- A range of energy efficient integrated appliances to include:
 - Hob
 - Electric oven
 - Extractor
 - Dishwasher
 - Fridge freezer

BATHROOMS/EN-SUITES AND WCS

- Contemporary style with white Duravit or Villeroy & Boch sanitaryware
- Chrome finish monobloc mixer taps with pop up waste
- Chrome finish thermostatically controlled shower to en-suites
- Ceramic wall & floor tiling to bathrooms and en-suites
- Thermostatically controlled shower mixer system to baths
- Chrome finish heated towel rails to bathrooms and en-suites
- Fitted mirror cabinet with integrated light and shaver socket to bathrooms and en-suites

ENTRANCE & COMMUNALS

- Contemporary and lit paved entrances and rear communal garden area
- Private terraces or balconies to many dwellings
- Decorative lighting and emergency lights to entrance lobby, internal corridors and externals
- Tiled communal entrance lobbies and stairs to basement
- Internal corridors and stairs (excl basement) to be finished in quality pile carpet
- Passenger lift with quality internal finishes to serve all floors
- Secure basement car parking*

SECURITY & ELECTRICS

- Audio-visual door entry system to each apartment from main front entrance
- High security locks with security viewers fitted to apartment entrance doors
- Recessed ceiling downlighters to hallways, kitchen/living rooms, bathrooms and en-suites
- Contemporary finish light switches and sockets throughout
- Mains operated smoke detectors with battery back-up, broadband, telephone and Sky satellite provision to living room and master bedroom

ENERGY EFFICIENCY

- Energy saving light bulbs
- High performance double glazed windows and patio doors
- Heat retaining wall and floor insulation
- Dual flush toilet cisterns
- Bicycle storage
- Refuse facilities

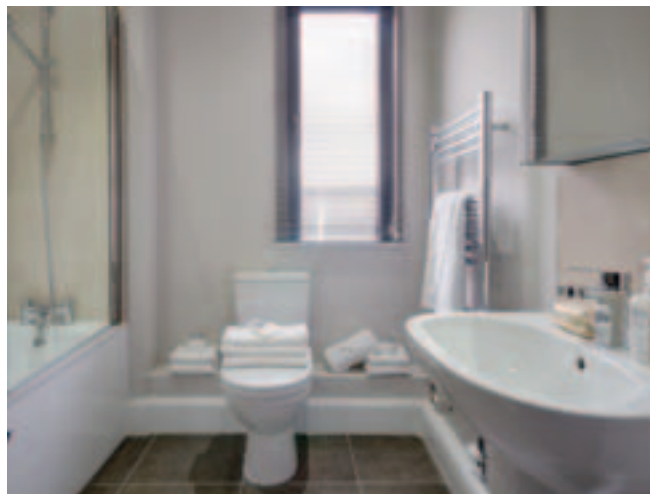
STRUCTURAL WARRANTY

- 10 Year NHBC Structural Warranty

*Available through separate negotiation.



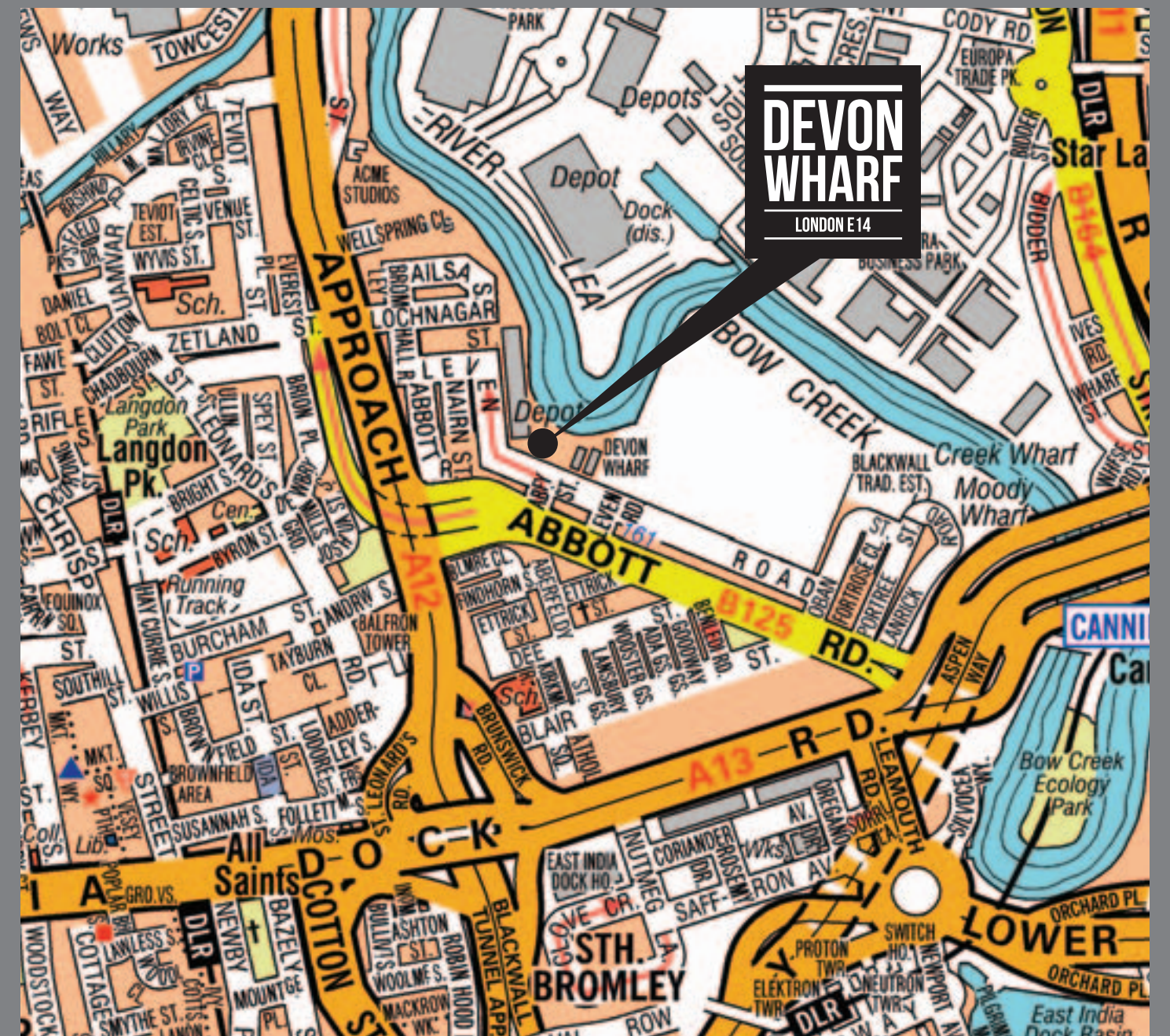
ABOUT US



Photography of previous Mizen developments.

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With a sterling reputation built on delivering homes of the highest standards across the capital and beyond, you can rest assured that you're in good hands when buying a Mizen property. We take great care at every stage of the process, from design to completion, striving to create sustainable developments for today and tomorrow that are both beautiful and energy-efficient whilst representing a sound financial investment.



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57 Commercial Street, London E1 6BD
Telephone: 020 7377 2048



Registered Developer



Heron House, 109 Wembley Hill Road,
Wembley, Middlesex HA9 8DA
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