

SESAME

APARTMENTS

BATTERSEA LONDON SW11



OPEN

TO NEW THINKING.



View from the communal terrace at Sesame Apartments.

WELCOME



COMBINING INNOVATIVE DESIGN WITH THE MOST LUXURIOUS FITTINGS AND A DREAM LOCATION, THIS REALLY IS THE ULTIMATE LONDON RESIDENCE.

To experience the best of London life, there's nowhere better to be based than just moments south of the river in sought after Battersea.

This new 80-apartment development from Thornsett Group places you right in the heart of Battersea near the famous park and with views of the Thames itself.

With a thriving local scene and the heady mix of Chelsea, Clapham, Wandsworth and Fulham on its doorstep, you're never far from world-class restaurants, bars, boutique shops and luscious greenery.

REGENERATION

AN EXTENSIVE REGENERATION PROGRAMME DESIGNED FOR 21ST CENTURY LONDON LIFE

The areas surrounding Sesame Apartments are in the process of a complete transformation. Battersea, Wandsworth Town and Nine Elms will become a vibrant and accessible community with a life and spirit of its own.

Extensive investment in local infrastructure includes the extension of the Northern Line and the creation of a new underground station for Battersea, providing easy access to London's comprehensive transport network. The proposed new Jubilee Footbridge, just a few minutes from the apartments, will link the north and south of the Thames. On its completion, Chelsea Harbour and Imperial Wharf Station will be just a short stroll away across the river. These significant transport initiatives enhance the excellent travel connections at Clapham Junction and make the whole of Battersea even more accessible.

Computer generated image of the proposed new Thames footbridge.



A MODERN DESTINATION WITH AN EYE TO THE FUTURE

Battersea will be brought right up-to-date with visionary new public spaces, great shopping and a cosmopolitan mix of bars, restaurants and cafés. A section of the riverside will be opened up to the public to create a new stretch of London's South Bank and a new park will provide green space for relaxation.

At the heart of the development, Battersea Power Station will become a major new cultural, leisure and event destination. The extensive regeneration programme includes a new centre for arts and culture and an important business district.

A superb location to live, work and relax, with excellent transport connections, Battersea is set to become one of London's most sought after residential destinations.

- 1. Aerial view of proposed Battersea regeneration
- 2. Proposed new Thames footbridge
- 3. Riverside at the proposed Battersea regeneration



1

2

3

PARK LIFE



1. The Pagoda, Battersea Park
2. Battersea Park Lake
3. Battersea Park Entrance

ONE OF BATTERSEA'S MAIN CHARMS IS ITS GREEN SPACES.

Battersea Park is the obvious winner in this world of greenery – its 200 acres include a lake with boating in the spring and summer, an adventure playground, park zoo, not to mention a café, a restaurant and several all-weather sports pitches.

There's also the Pump House Gallery for art lovers, and the new Millennium Arena is an up-to-the-minute paradise for athletes. But since 1985, the undoubted centrepiece of the place has been the glittering Buddhist Pagoda that rises above the river.

In addition to these magnificent grounds, there is also nearby Falcon Park, Fred Wells Gardens & Play Area and York Gardens, all making Battersea a greener place to live.





BATTERSEA LIVING

SOCIABLE, VIBRANT AND COSMOPOLITAN: THE JOYS OF LIVING LOCAL

Sesame Apartments are set in the heart of a thriving and lively community. With its cosmopolitan bars and restaurants, Battersea Square is the new place to see and be seen. A short walk away, St John's Hill offers a wide range of fashionable shopping while Northcote Road's famous market is an event not to be missed. Quaint and quirky, this is the best place to find local art, antiques, flowers and artisan food. Local living at its very best.



A COMMUNITY WITH A GENUINE HEART AND SOUL

The whole area has its own unique sense of place and attracts people of all ages and stages. The friendly, relaxed village feel of Battersea Square continues along St John's Hill and the half mile stretch of Northcote Road, which is populated with independent shops, cafés and restaurants.

Fresh air and green spaces are all around, with Wandsworth and Clapham Commons and the wide open spaces of Battersea Park just a stone's throw away.





GETTING AROUND

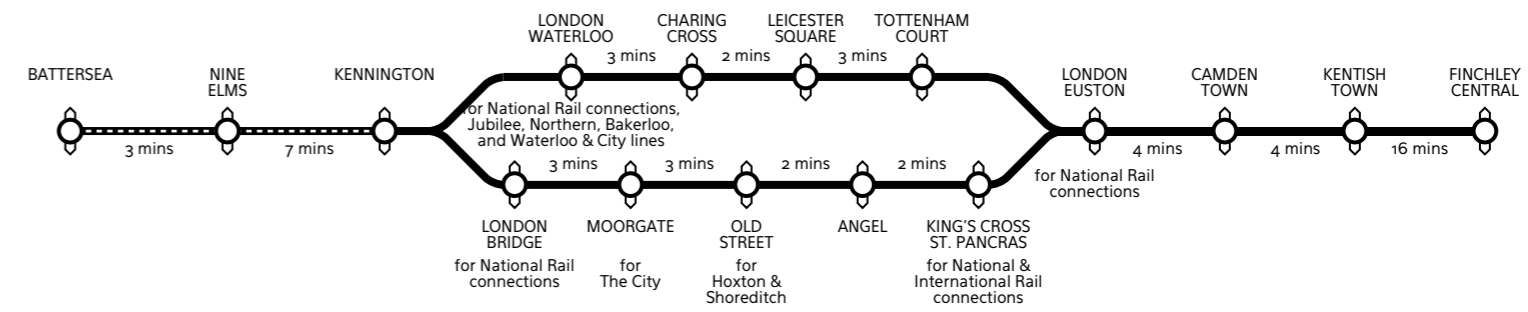
Getting around is never a problem. Clapham Junction, Sesame Apartments' nearest station, serves some of London's major terminals, including Waterloo, Victoria and London Bridge.

Transport For London are proposing an extension to the existing Northern Line from Kennington to Battersea Power Station, possibly being extended to Clapham Junction in the future. This new line directly services Bank, for the City, and Leicester Square for the West End. The new tube station will enhance existing overground rail connections and buses, plus include a new river bus pier. This should be fully operational by 2020.

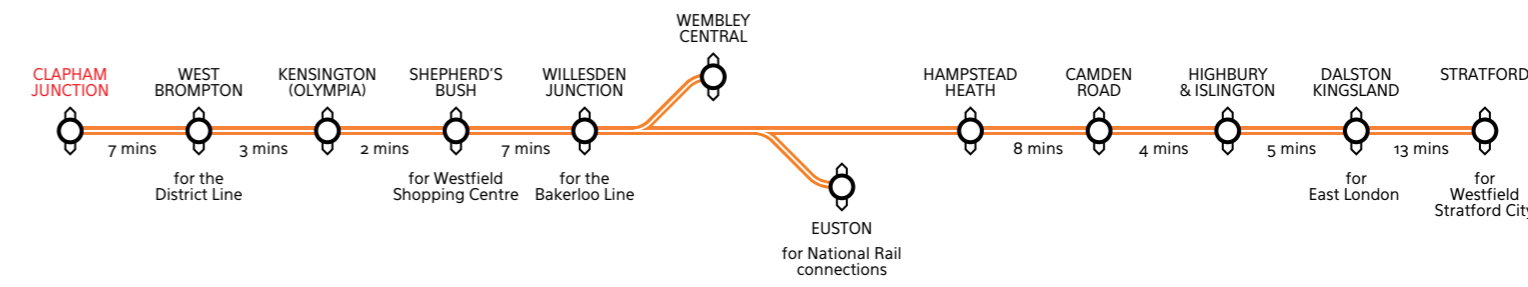
BUS SERVICES FROM SESAME APARTMENTS

- 170 from Roehampton to Victoria Station
- 44 from Victoria Station to Tooting
- 49 from Clapham Junction to Shepherd's Bush
- 295 from Ladbrooke Grove to Clapham Junction (24 hour)
- 319 from Streatham to Sloane Square
- N44 from Covent Garden to Sutton
- 344 from Liverpool Street to Clapham Junction (24 hour)
- 345 from South Kensington to Peckham (24 hour)
- C3 from Earl's Court to Clapham Junction

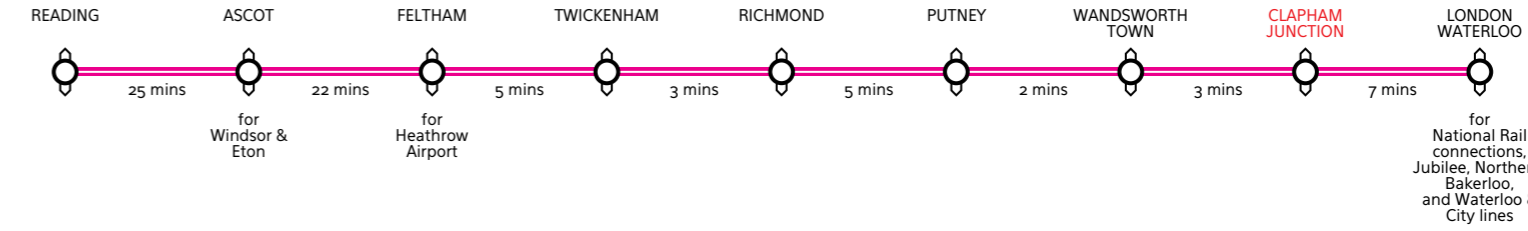
LONDON UNDERGROUND: NORTHERN LINE



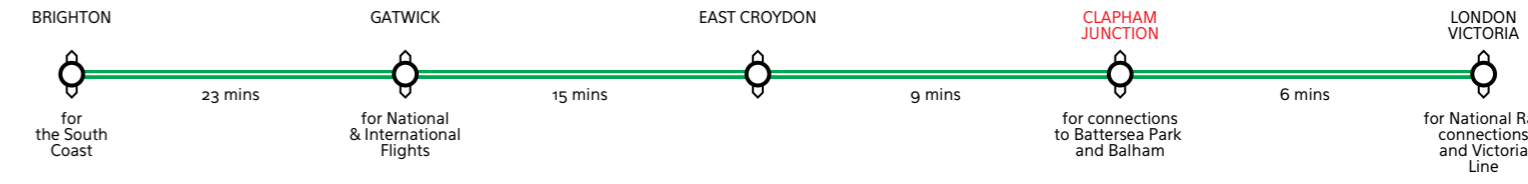
LONDON OVERGROUND



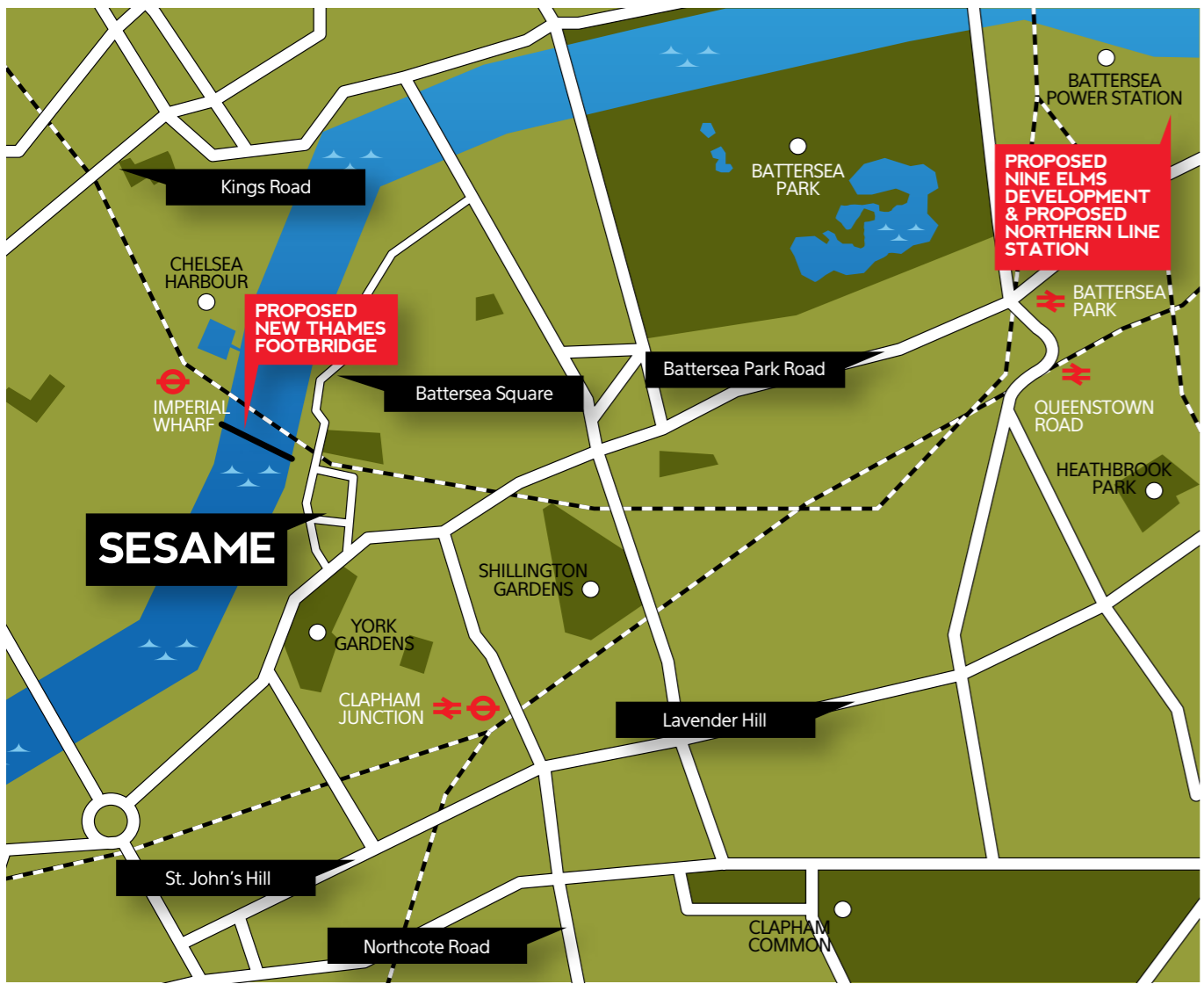
SOUTHWEST TRAINS



BRIGHTON MAINLINE



CONNECTED BATTERSEA



By train, by underground, by bus, by car, Sesame Apartments are extremely well connected for travel both near and far.

Just minutes from Clapham Junction station, close to the proposed Jubilee Footbridge, which will provide access to Chelsea Harbour and Imperial Wharf, and with the new Battersea Northern Line station, journeys around London couldn't be any easier.

Travelling further afield, the Eurostar departs from St Pancras station, just 25 minutes from Clapham Junction, providing fast and easy connections to Europe. For air travel, Heathrow, Gatwick, Luton, Stansted and City Airports are easily reached by road, rail and tube.

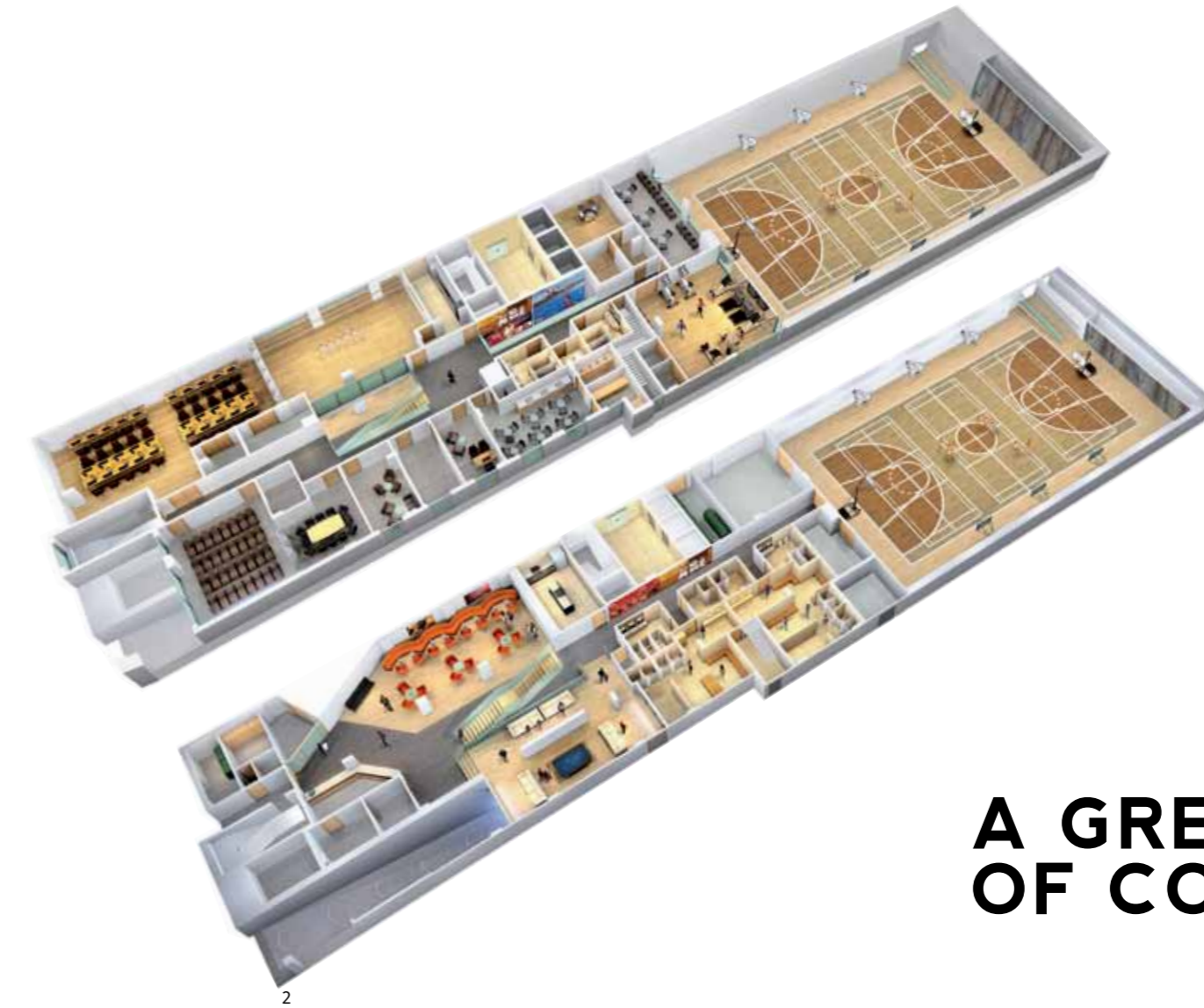
Development address:
 Sesame Apartments
 4 Holman Road
 Battersea
 London
 SW11 3PG





1

1. Computer generated image of sports centre lobby.
2. Sports centre ground and first floors (below)



2

A GREATER SENSE OF COMMUNITY

Previously a community centre founded by the alumni of Cambridge University in Victorian times, Sesame Apartments are set to become a luxurious development of one and two bedroom apartments. The building will continue with its philanthropic tone by including a new sports centre, over the ground and first floors, as part of the design.



WELCOME HOME

A stunning artist-designed mosaic, reflecting the building's continued community involvement welcomes visitors, who as they enter the building through the double-height reception area, are greeted by a full-time concierge. The building's emphasis on incorporating environmentally sound features includes an energy saving roof, cycling racks and a nearby car club. This is all combined with private terraces, an underground car park and communal landscaped roof terraces, which will give all residents stunning views over the Thames and across London.





**SOPHISTICATED
LIVING SPACES**

Indicative photography taken from other Thornsett developments.

BEAUTIFULLY
FUNCTIONAL



Indicative photography taken from other Thornsett developments.



Indicative photography taken from other Thornsett developments.



Example of a Thornsett development with a communal roof terrace overlooking the London 2012 Olympic site in Stratford.



Computer generated image of Sesame apartments roof terrace.

SPECIFICATION

APARTMENT INTERIORS

- Engineered hardwood floor boards to hallway and reception areas of all units
- Bedrooms are fully carpeted
- Walls and ceilings are painted in neutral contemporary colours. All joinery is primed & decorated with eggshell finish
- Internal doors in hardwood veneer with modern brushed stainless steel handles

KITCHENS

- Soft close doors and drawers to kitchen units
- Built-in stainless steel Bosch appliances (Siemens to units 602, 603, 701 & 702) comprising electric oven, microwave & cooker hood (extractor) and electric hob
- Fully integrated Bosch fridge-freezer, dishwasher & washer-dryer (Siemens to units 602, 603, 701 & 702)
- Stainless steel 1 1/2 bowl sink with drainer & contemporary mixer tap
- Waste disposal unit
- Contemporary stainless steel handles to furniture
- Engineered hardwood floor boards

BEDROOMS

- Bedrooms in all apartments have built-in wardrobes with integral lighting

BATHROOMS & SHOWER-ROOMS

- Wall-hung basin, with modern chrome mixer tap
- Either slim over-basin mirror cabinet or wall-hung storage cabinet under basin
- Modern wall-hung WC, with chrome fittings
- Either double-ended bath designed to be comfortable also for showering, with clear glass shower screen, or quadrant shower tray with clear glass enclosure
- Thermostatic chrome shower & bath mixers
- Chrome towel radiator
- Neutral contemporary tiles to walls & floor

SECURITY

- All apartments have video-entry phones
- CCTV cameras are installed in key positions at all entrances to the development
- Remote-controlled gate to car park
- Fully integrated smoke detection & fire alarm system

HEATING

- Each apartment has underfloor heating from a gas-fired communal boiler, via a heat exchanger
- Recessed contemporary down-lighters throughout
- Generous supply of power points, telephone points, TV / FM & sky plus television points

CODE FOR SUSTAINABLE HOMES

- Green Roof
- Surface Water attenuation
- Low energy rated appliances
- Low energy lighting
- Low water using appliances
- Highly insulated

COMMUNAL AREAS

- Interior designed lobby with contemporary tiled flooring
- Specially finished feature walls are complemented by subtle lighting
- Customised concierge desk with seating area for visitors
- Lifts serve car park and apartments

CAR PARKING

- Private underground car parking is available by arrangement

BUILDING STANDARDS

- All elements of the development comply with building & fire regulations & relevant British Standards.

WARRANTY

- All apartments are covered by a 10 year Premier Guarantee warranty against structural defects in construction

LEASE

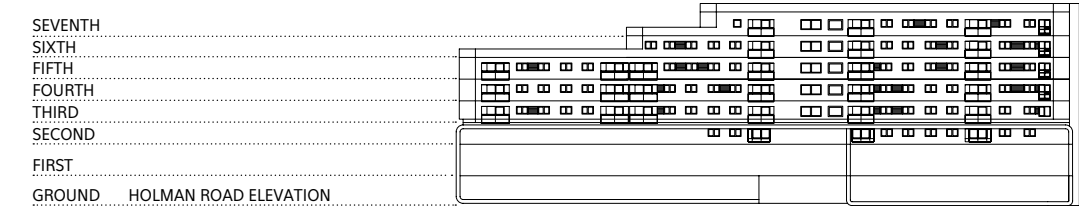
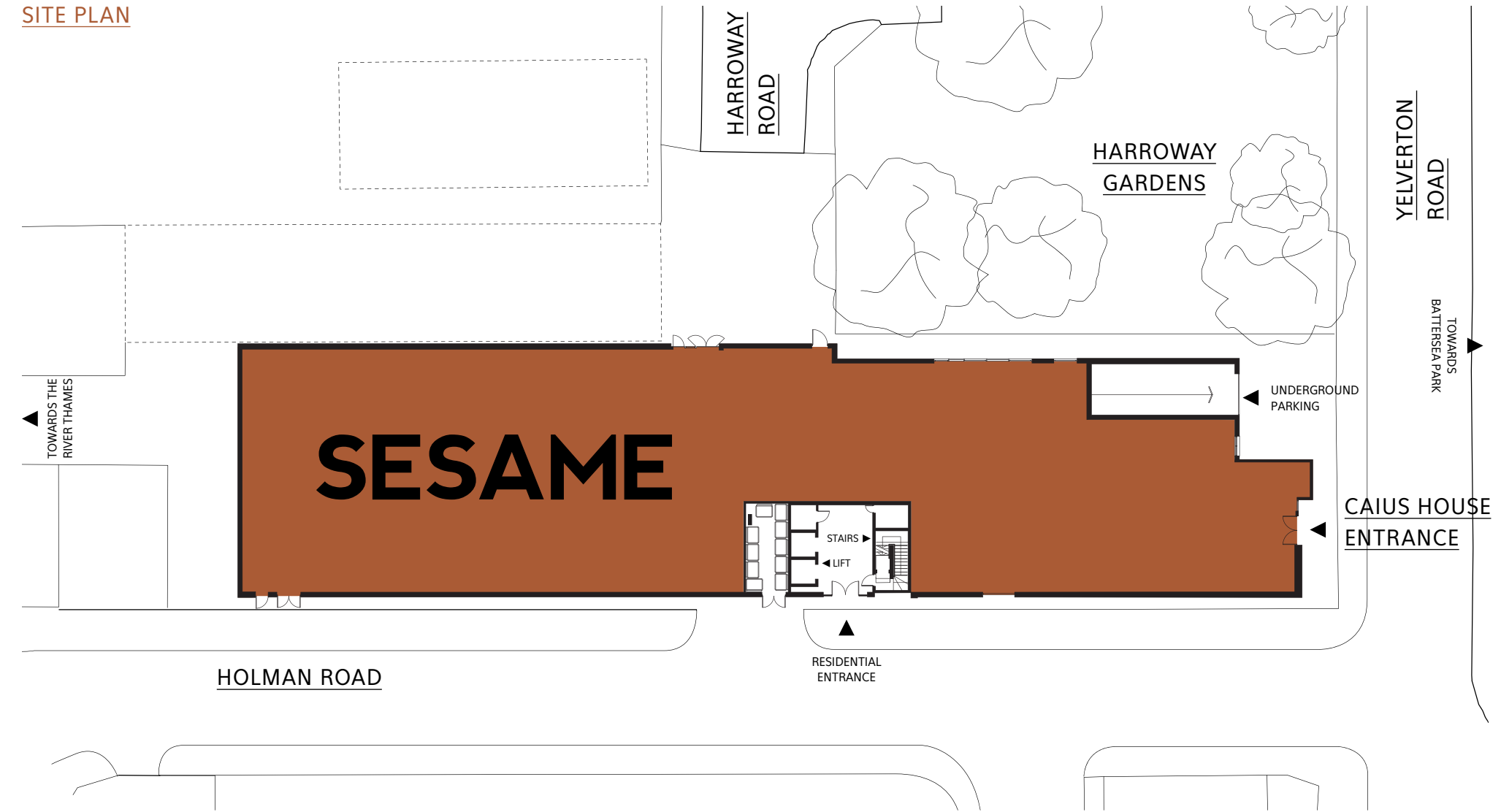
- 999-year lease

SESAME

APARTMENTS

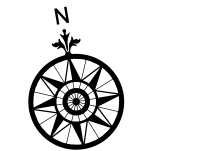
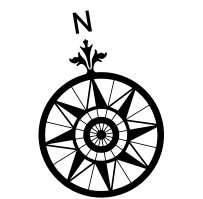
[PLANS](#)

SITE PLAN



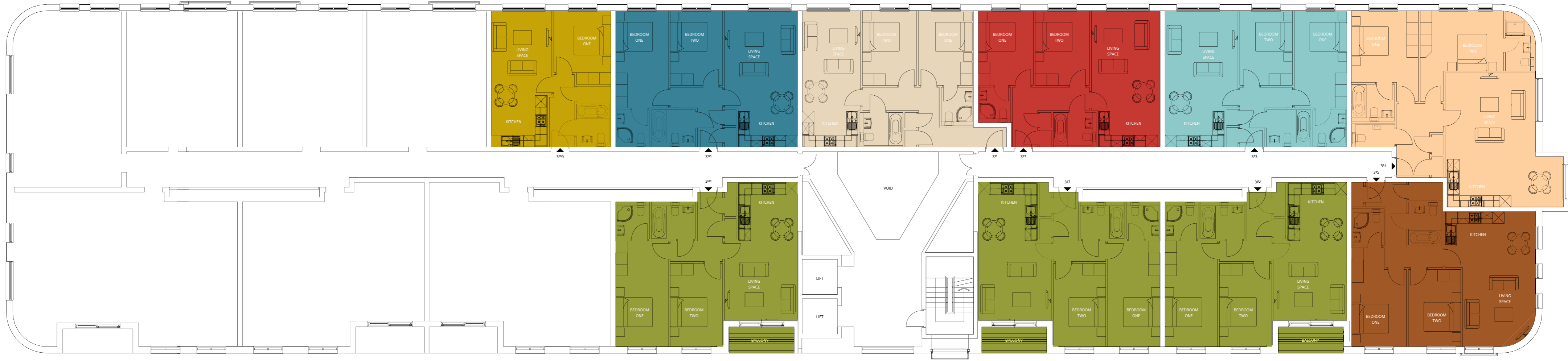
SECOND FLOOR

Unit	201	202	203	204	205	206	207	208 & 209 (HANDLED)
Total Area	73.8m ² (794ft ²)	75.4m ² (811ft ²)	66.6m ² (717ft ²)	63.1m ² (679ft ²)	65.3m ² (703ft ²)	90.5m ² (974ft ²)	75m ² (807ft ²)	74m ² (795ft ²)
Living/Kitchen	8.5m x 3.8m (27'11" x 12'6")	8.1m x 3.8m (26'7" x 12'6")	8.1m x 3.0m (26'7" x 9'10")	7.0m x 3.5m (23'0" x 11'6")	7.0m x 3.8m (23'0" x 12'6")	6.9m x 6.0m (22'8" x 19'8")	7.0m x 5.0m (23'0" x 16'5")	8.5m x 3.8m (27'11" x 12'6")
Bedroom 1	5.4m x 2.7m (17'9" x 8'10")	6.1m x 2.7m (20'0" x 8'10")	3.8m x 2.8m (12'6" x 9'2")	3.8m x 2.8m (12'6" x 9'2")	5.0m x 2.7m (16'5" x 8'10")	4.7m x 4.3m (15'5" x 14'1")	5.1m x 2.8m (16'9" x 9'2")	5.4m x 2.7m (17'9" x 8'10")
Bedroom 2	4.3m x 2.7m (14'1" x 8'10")	4.9m x 2.7m (16'1" x 8'10")	3.8m x 2.8m (12'6" x 9'2")	3.8m x 2.8m (12'6" x 9'2")	3.8m x 2.7m (12'6" x 8'10")	4.7m x 3.4m (15'5" x 11'2")	4.0m x 2.7m (13'1" x 8'10")	4.3m x 2.7m (14'1" x 8'10")
Skydeck	-	-	-	-	-	-	-	-
Balcony	-	-	-	-	-	-	-	-
Configuration	TWO BEDROOM	TWO BEDROOM	TWO BEDROOM	TWO BEDROOM	TWO BEDROOM	TWO BEDROOM	TWO BEDROOM	TWO BEDROOM



SESAME

RIVER SIDE



THIRD FLOOR

301, 316, 317 (HANDED)

Total Area	69m ² (741ft ²)
Living/Kitchen	7.1m x 3.8m (23'4" x 12'6")
Bedroom 1	5.4m x 2.7m (17'9" x 8'10")
Bedroom 2	4.3m x 2.7m (14'1" x 8'10")
Skydeck	-
Balcony	4.5m ² (48ft ²)

TWO BEDROOM

309

Total Area	43.1m ² (464ft ²)
Living/Kitchen	7.0m x 3.1m (23'0" x 10'2")
Bedroom 1	3.8m x 2.9m (12'6" x 9'6")
Bedroom 2	-
Skydeck	-
Balcony	-

ONE BEDROOM

310, 313 (HANDED)

Total Area	65.5m ² (705ft ²)
Living/Kitchen	7.0m x 3.8m (23'0" x 12'6")
Bedroom 1	5.0m x 2.7m (16'5" x 8'10")
Bedroom 2	3.8m x 2.7m (12'6" x 8'10")
Skydeck	-
Balcony	-

TWO BEDROOM

311

Total Area	63.4m ² (682ft ²)
Living/Kitchen	7.0m x 3.0m (23'0" x 9'10")
Bedroom 1	3.8m x 2.8m (12'6" x 9'2")
Bedroom 2	3.8m x 2.8m (12'6" x 9'2")
Skydeck	-
Balcony	-

TWO BEDROOM

312

Total Area	63.3m ² (681ft ²)
Living/Kitchen	7.0m x 3.5m (23'0" x 11'6")
Bedroom 1	3.8m x 2.8m (12'6" x 9'2")
Bedroom 2	3.8m x 2.8m (12'6" x 9'2")
Skydeck	-
Balcony	-

TWO BEDROOM

314

Total Area	87.6m ² (943ft ²)
Living/Kitchen	6.9m x 6.1m (22'8" x 20'0")
Bedroom 1	4.7m x 5.9m (15'5" x 19'4")
Bedroom 2	4.7m x 3.4m (15'5" x 11'2")
Skydeck	-
Balcony	-

TWO BEDROOM

315

Total Area	72.3m ² (778ft ²)
Living/Kitchen	7.0m x 4.7m (23'0" x 15'5")
Bedroom 1	5.1m x 2.8m (16'9" x 9'2")
Bedroom 2	4.0m x 2.7m (13'1" x 8'10")
Skydeck	-
Balcony	-

TWO BEDROOM



SESAME

RIVER SIDE



FOURTH & FIFTH FLOOR

401, 403, 416, 501, 503, 516, 402, 417, 502, 517 (HANDED)

Total Area	68.9m ² (741ft ²)
Living/Kitchen	7.1m x 3.8m (23'4" x 12'6")
Bedroom 1	5.4m x 2.7m (17'9" x 8'10")
Bedroom 2	4.3m x 2.7m (14'1" x 8'10")
Skydeck	-
Balcony	4.5m ² (48ft ²)

TWO BEDROOM

404 & 504

Total Area	86.9m ² (935ft ²)
Living/Kitchen	8.0m x 6.4m (26'3" x 21'0")
Bedroom 1	5.4m x 2.7m (17'9" x 8'10")
Bedroom 2	4.3m x 2.7m (14'1" x 8'10")
Skydeck	-
Balcony	4.5m ² (48ft ²)

TWO BEDROOM

405 & 505

Total Area	49.8m ² (536ft ²)
Living/Kitchen	4.7m x 5.6m (26'3" x 21'0")
Bedroom 1	4.3m x 2.4m (14'1" x 7'10")
Bedroom 2	-
Skydeck	-
Balcony	-

ONE BEDROOM

406, 408, 506, 508, 407, 409, 507, 509 (HANDED)

Total Area	43.1m ² (464ft ²)
Living/Kitchen	7.0m x 3.1m (23'0" x 10'2")
Bedroom 1	3.8m x 2.9m (12'6" x 9'6")
Bedroom 2	-
Skydeck	-
Balcony	-

ONE BEDROOM

410 & 510, 413 & 513 (HANDED)

Total Area	65.5m ² (705ft ²)
Living/Kitchen	7.0m x 3.8m (23'0" x 12'6")
Bedroom 1	5.0m x 2.7m (16'5" x 8'10")
Bedroom 2	3.8m x 2.7m (12'6" x 8'10")
Skydeck	-
Balcony	-

TWO BEDROOM

411 & 511

Total Area	63.4m ² (682ft ²)
Living/Kitchen	7.0m x 3.0m (23'0" x 9'10")
Bedroom 1	3.8m x 2.8m (12'6" x 9'2")
Bedroom 2	3.8m x 2.8m (12'6" x 9'2")
Skydeck	-
Balcony	-

TWO BEDROOM

412 & 512

Total Area	63.3m ² (681ft ²)
Living/Kitchen	7.0m x 3.5m (23'0" x 11'6")
Bedroom 1	3.8m x 2.8m (12'6" x 9'2")
Bedroom 2	3.8m x 2.8m (12'6" x 9'2")
Skydeck	-
Balcony	-

TWO BEDROOM

414 & 514

Total Area	87.6m ² (943ft ²)
Living/Kitchen	6.9m x 6.1m (22'8" x 20'0")
Bedroom 1	4.7m x 5.9m (15'5" x 19'4")
Bedroom 2	4.7m x 3.4m (15'5" x 11'2")
Skydeck	-
Balcony	-

TWO BEDROOM

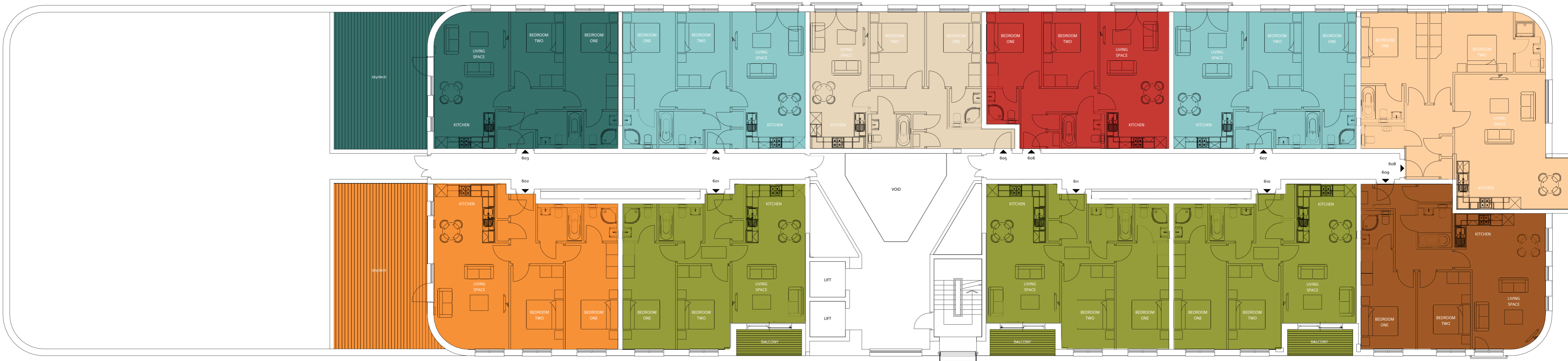
415 & 515

Total Area	72.3m ² (778ft ²)
Living/Kitchen	7.0m x 4.7m (23'0" x 15'5")
Bedroom 1	5.1m x 2.8m (16'9" x 9'2")
Bedroom 2	4.0m x 2.7m (13'1" x 8'10")
Skydeck	-
Balcony	-

TWO BEDROOM

SESAME

RIVER SIDE



SIXTH FLOOR

601, 610, 611 (HANDED)

Total Area	68.9m ² (741ft ²)
Living/Kitchen	7.1m x 3.8m (23'4" x 12'6")
Bedroom 1	5.4m x 2.7m (17'9" x 8'10")
Bedroom 2	4.3m x 2.7m (14'1" x 8'10")
Skydeck	-
Balcony	4.5m ² (48ft ²)

TWO BEDROOM

602

Total Area	74.2m ² (798ft ²)
Living/Kitchen	8.5m x 3.8m (27'11" x 12'6")
Bedroom 1	5.4m x 2.7m (17'9" x 8'10")
Bedroom 2	4.3m x 2.7m (14'1" x 8'10")
Skydeck	41m ² (441ft ²)
Balcony	-

TWO BEDROOM

603

Total Area	65.5m ² (705ft ²)
Living/Kitchen	7.0m x 3.8m (23'0" x 12'6")
Bedroom 1	5.0m x 2.7m (16'5" x 8'10")
Bedroom 2	3.8m x 2.7m (12'6" x 8'10")
Skydeck	34.1m ² (367ft ²)
Balcony	-

TWO BEDROOM

604, 607 (HANDED)

Total Area	65.5m ² (705ft ²)
Living/Kitchen	7.0m x 3.8m (23'0" x 12'6")
Bedroom 1	5.0m x 2.7m (16'5" x 8'10")
Bedroom 2	3.8m x 2.7m (12'6" x 8'10")
Skydeck	-
Balcony	-

TWO BEDROOM

605

Total Area	63.4m ² (682ft ²)
Living/Kitchen	7.0m x 3.0m (23'0" x 9'10")
Bedroom 1	3.8m x 2.8m (12'6" x 9'2")
Bedroom 2	3.8m x 2.8m (12'6" x 9'2")
Skydeck	-
Balcony	-

TWO BEDROOM

606

Total Area	63.3m ² (681ft ²)
Living/Kitchen	7.0m x 3.5m (23'0" x 11'6")
Bedroom 1	3.8m x 2.8m (12'6" x 9'2")
Bedroom 2	3.8m x 2.8m (12'6" x 9'2")
Skydeck	-
Balcony	-

TWO BEDROOM

608

Total Area	87.6m ² (943ft ²)
Living/Kitchen	6.9m x 6.1m (22'8" x 20'0")
Bedroom 1	4.7m x 5.9m (15'5" x 19'4")
Bedroom 2	4.7m x 3.4m (15'5" x 11'2")
Skydeck	-
Balcony	-

TWO BEDROOM

609

Total Area	72.3m ² (778ft ²)
Living/Kitchen	7.0m x 4.7m (23'0" x 15'5")
Bedroom 1	5.1m x 2.8m (16'9" x 9'2")
Bedroom 2	4.0m x 2.7m (13'1" x 8'10")
Skydeck	-
Balcony	-

TWO BEDROOM



SESAME

PARK SIDE

RIVER SIDE



SEVENTH FLOOR

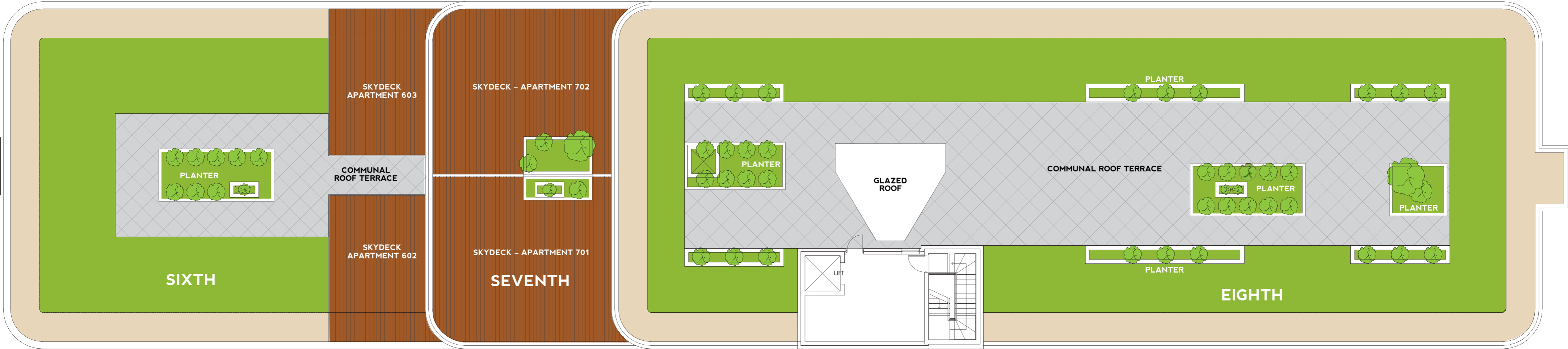
701	702	703	704	705
Total Area Living/Kitchen Bedroom 1 Bedroom 2 Skydeck Balcony	Total Area Living/Kitchen Bedroom 1 Bedroom 2 Skydeck Balcony	Total Area Living/Kitchen Bedroom 1 Bedroom 2 Skydeck Balcony	Total Area Living/Kitchen Bedroom 1 Bedroom 2 Skydeck Balcony	Total Area Living/Kitchen Bedroom 1 Bedroom 2 Skydeck Balcony
73.1m ² (787ft ²) 8.5m x 3.5m (27'11" x 11'6") 5.1m x 3.1m (16'9" x 10'2") 5.3m x 2.7m (17'5" x 8'10") 77.9m ² (839ft ²) 4.5m ² (48ft ²)	70.3m ² (756ft ²) 8.6m x 3.8m (28'3" x 12'6") 5.0m x 2.7m (16'5" x 8'10") 3.8m x 2.8m (12'6" x 9'2") 79m ² (850ft ²) -	63.4m ² (682ft ²) 7.0m x 3.0m (23'0" x 9'10") 3.8m x 2.8m (12'6" x 9'2") 3.8m x 2.8m (12'6" x 9'2") - -	63.3m ² (681ft ²) 7.0m x 3.5m (23'0" x 11'6") 3.8m x 2.8m (12'6" x 9'2") 3.8m x 2.8m (12'6" x 9'2") - -	65.5m ² (705ft ²) 7.0m x 3.8m (23'0" x 12'6") 5.0m x 2.7m (16'5" x 8'10") 3.8m x 2.7m (12'6" x 8'10") - -
TWO BEDROOM	TWO BEDROOM	TWO BEDROOM	TWO BEDROOM	TWO BEDROOM

706	707	708, 709 (HANCED)
Total Area Living/Kitchen Bedroom 1 Bedroom 2 Skydeck Balcony	Total Area Living/Kitchen Bedroom 1 Bedroom 2 Skydeck Balcony	Total Area Living/Kitchen Bedroom 1 Bedroom 2 Skydeck Balcony
87.6m ² (943ft ²) 6.9m x 6.1m (22'8" x 20'0") 4.7m x 5.9m (15'5" x 19'4") 4.7m x 3.4m (15'5" x 11'2") - -	72.3m ² (778ft ²) 7.0m x 4.7m (23'0" x 15'5") 5.1m x 2.8m (16'9" x 9'2") 4.0m x 2.7m (13'1" x 8'10") - -	68.9m ² (741ft ²) 7.1m x 3.8m (23'4" x 12'6") 5.4m x 2.7m (17'9" x 8'10") 4.3m x 2.7m (14'1" x 8'10") - 4.5m ² (48ft ²)
TWO BEDROOM	TWO BEDROOM	TWO BEDROOM



SESAME

RIVER SIDE



SKYDECKS & COMMUNAL ROOF TERRACES



SESAME

THE POTENTIAL REALISED

THORNSETT GROUP IS A BESPOKE PROPERTY DEVELOPMENT COMPANY OPERATING IN LONDON AND BRUSSELS.

We pride ourselves on our refreshing and creative approach to providing homes where people want to live. Our homes are all built to the highest standards and incorporate the latest in contemporary design enhanced by traditional skills and experience. For the past 27 years, our reputation has been earned through providing quality and value for money that meets the expectations of today's sophisticated buyer.

1. LEOPOLD VILLAGE, BRUSSELS

This landmark contemporary development located in the heart of Brussels' European District comprises 108 luxury studios, apartments and penthouses along with restaurants, shops and an ultra-modern 147-bedroom Starwood Aloft hotel.

3. THE MISSION, HACKNEY WICK, LONDON

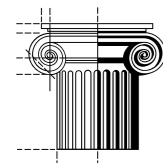
On the edge of Victoria Park, an exciting mix of 26 luxury new build and loft-style apartments sensitively redeveloped around St. Mary of Eton Church.

2. ERMIN APARTMENTS, ISLINGTON, LONDON

Superb location - on the edge of the city, and the doorstep of fashionable Upper Street. Thornsett Group has constructed this exclusive development of 60 apartments and 30,000 sqft of commercial space.

4. ST. PETER AND ST. PAUL APARTMENTS, BATTERSEA, LONDON

In the heart of fashionable Battersea, an exclusive development of 69 high specification apartments overlooking York Gardens.



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