

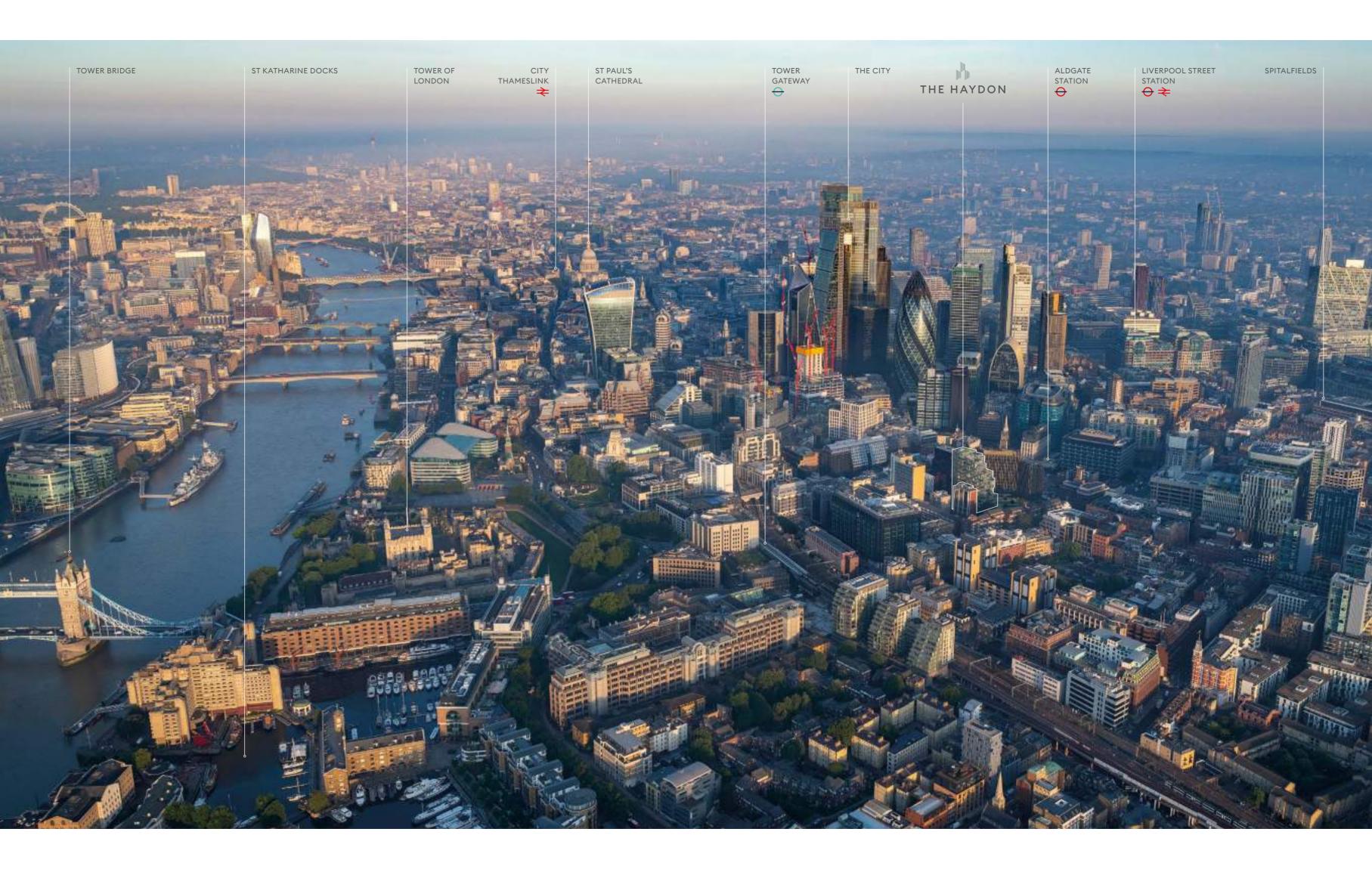


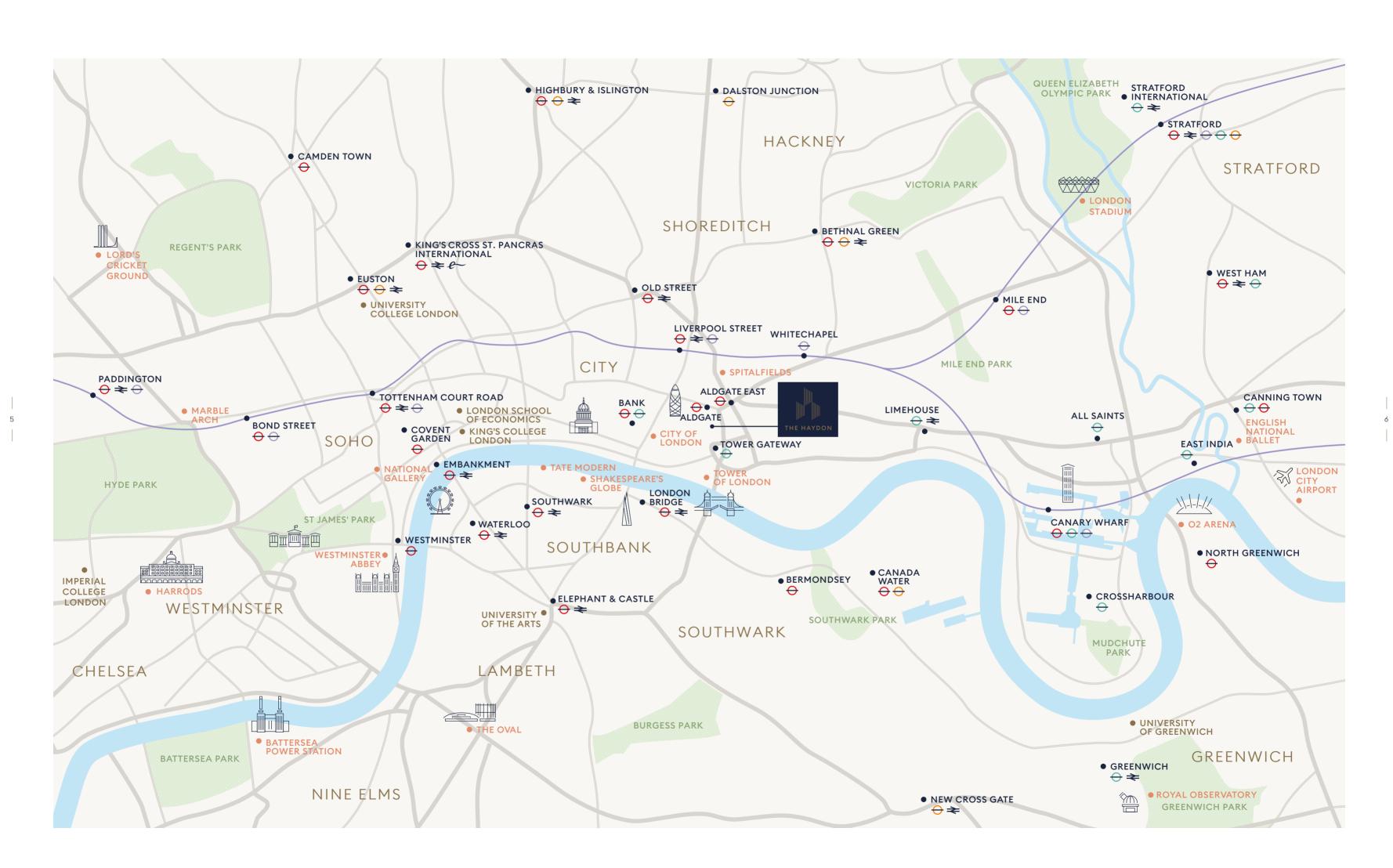


MODERN CITY LIVING AT ITS BEST

Welcome to The Haydon – 87 luxury apartments in one of London's most striking new City residences. Brilliantly located, connected and designed, this unique development is beautifully secluded in its own urban oasis, yet it has everything at its feet. This is modern city living at its best.







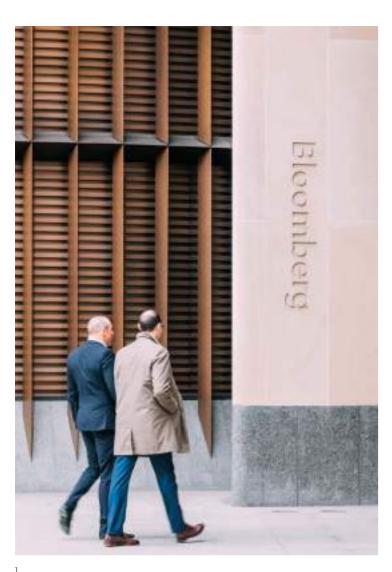




CHAPTER 1

LONDON: A CITY WITH HEART

Offering over 60 Michelin-starred restaurants, 250 theatres, almost 200 museums and 1,500 art galleries, London is one of the most vibrant and culturally rich cities in the world; a major centre for business, education and the arts. From Buckingham Palace to Chelsea Football Club, and from Bond Street to Notting Hill Carnival, no other city comes close.



THE BUSINESS OF DOING BUSINESS

London is the hub of the world's economy. The City's 'Square Mile' has over 500 renowned financial institutions, and 'Tech City' is home to the likes of Amazon, Cisco and Inmarsat. Blessed by geography and time zone, London is ideal for trading with Europe, the Middle East, Asia and the Americas. Media, technology, fashion, finance, law... whatever your business, London is the place to make things happen.

WITHIN WALKING DISTANCE

110 Bishopsgate (Heron Tower)
122 Leadenhall Street (The Leadenhall Building)
20 Fenchurch Street (The Walkie Talkie)
25 Old Broad Street (Tower 42)
30 St Mary Axe (The Gherkin)
52–54 Lime Street (The Scalpel)
3 Queen Victoria Street (Bloomberg London)





IMAGE 1

Bloomberg London, in the heart of the City of London

IMAGE 2

The City of London is the world's key finance and business centre

IMAGE 3

Modern and classic buildings sit in close proximity



Shopping, dining, the arts or entertainment, whatever you're looking for, you'll find it here. Bond Street, Savile Row, King's Road and Knightsbridge offer haute couture, whilst there are fine dining restaurants and exclusive members' clubs all across the city. With the best museums, galleries, theatres and concert venues in the world, even the most avid culture lovers will be spoilt for choice.









WITHIN WALKING DISTANCE

Boodles

Bremont

Fortnum & Mason

Hermès

Ladurée

Leadenhall Market

Montblanc

Old Spitalfields Market

Omega

Smythson

St Katharine Docks

Tate Modern

The Ned

The Royal Exchange

Tiffany & Co.

Tower of London

Whitechapel Gallery



Luxury retailers abound along Old Bond Street

IMAGE 2

The shops and restaurants of St Katharine Docks

IMAGE 3

The Tower of London – a thousand years' of history

IMAGE 4

The iconic Royal Exchange



LONDON'S FINE DINING SCENE

With a total of 91 Michelin stars, over 60 styles of international cuisine and thousands of restaurants, from Alain Ducasse at The Dorchester, to the cutting edge Indian delights of Cinnamon Kitchen, you can eat your way around the world in London. From the decadent sprawl of The Ned's 10 restaurants and bars, to quirky pop-ups and supper clubs, if you love food, you'll love London.







WITHIN WALKING DISTANCE

1 Lombard Street Angler [©] Bob Bob Ricard City® Cinnamon Kitchen City Social [©] Coq d'Argent Darwin Brasserie Duck & Waffle Eataly Galvin La Chapelle ® The Ivy City Garden José Pizarro Le Dame de Pic [®] Mei Ume The Mercer The Ned SUSHISAMBA London Yauatcha City



A dish from the Michelin-starred City Social

IMAGE 2

SUSHISAMBA on the 38th floor of the Heron Tower

IMAGE 3

The beautiful dining room at Galvin La Chapelle



For hundreds of years (St. Paul's Cathedral School dates back as far as 1123), London has nurtured some of the world's greatest minds, such as Virginia Woolf, Sir David Attenborough and Alexander Fleming.

No wonder QS World University Rankings® rates London as the best student city in the world.

SCHOOLS ACCESSIBLE FROM YOUR DOORSTEP VIA PUBLIC TRANSPORT

Aldgate School
Canon Barnett Primary School
City of London School for Boys
City of London School for Girls
St Paul's Cathedral School
The Guildhall School of Music and Drama
The Lyceum Preparatory School

1 & 2





WORLD-RENOWNED LONDON UNIVERSITIES











Imperial College London



THE LONDON SCHOO OF ECONOMICS AN POLITICAL SCIENCE

ual:



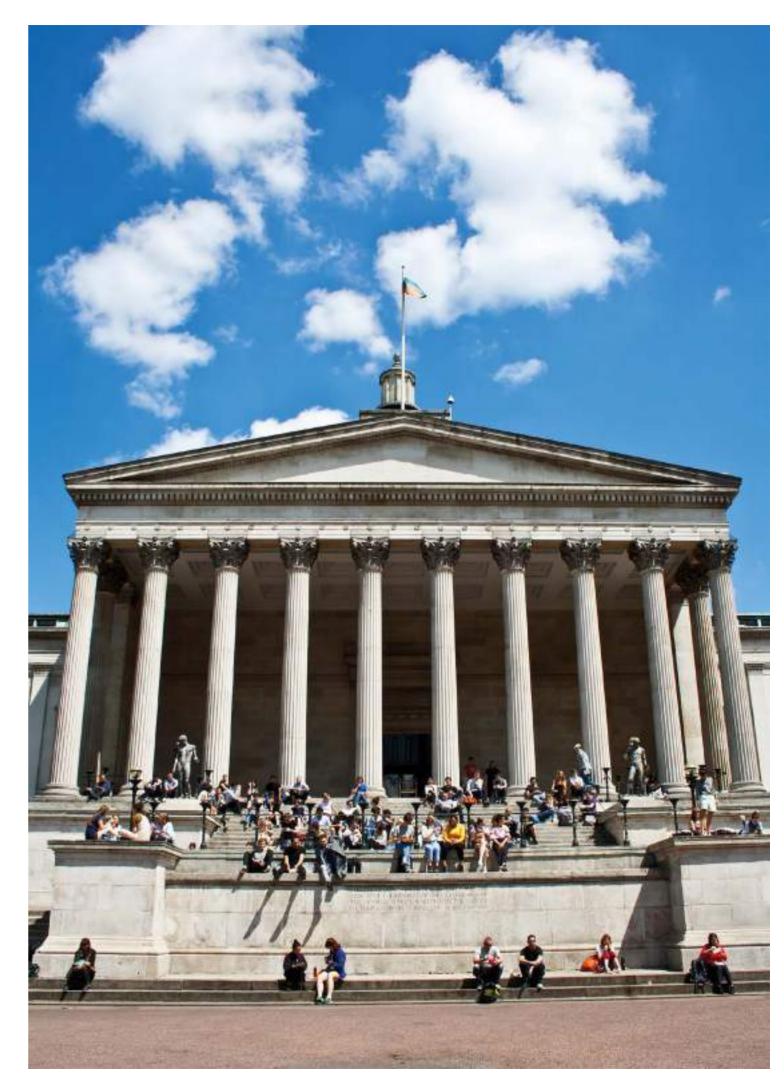
UNIVERSITY OF WESTMINSTER#

IMAGE1&2

London is among the world's most popular cities for students

IMAGE 3

University College London, one of the world's most elite higher education establishments



,

2 Leadenhall Market

3 One New Change

4 Devonshire Row and the Plaza

5 Old Spitalfields Market

COCKTAIL BARS

1 Neo Barbican

2 The Alchemist

3 Vertigo 42

4 The Anthologist

5 Mayor of Scaredy Cat Town Proud Cabaret City

6 Demon, Wise & Partners Oriole Bar

ART & CULTURE

1 Barbican Centre

2 Museum of London

3 Guildhall Art Gallery

4 London Mithraeum Bloomberg SPACE

RESTAURANTS

1 The Mercer

2 Forge

3 SUSHISAMBA

4 Duck and Waffle

5 1 Lombard Street

6 Angler®

7 Bread Street Kitchen

8 Darwin Brasserie

9 La Dame de Pic

10 Mei Ume

11 The Ivy City Garden

12 Eataly

13 Leroy

EDUCATION

1 Guildhall School of Music & Drama

2 Cass Business School

3 London Metropolitan University

4 City of London School for Girls

5 London College of Contemporary Arts

BUSINESSES

1 Deutsche Bank

2 ING

3 BNP Paribas

4 Cazenove

5 Bank of England

6 Bank of China

7 Swiss Re

8 Nomura

9 Bloomberg

10 UBS

11 Linklaters LLP

12 Allianz Global

13 AXA Investment Managers

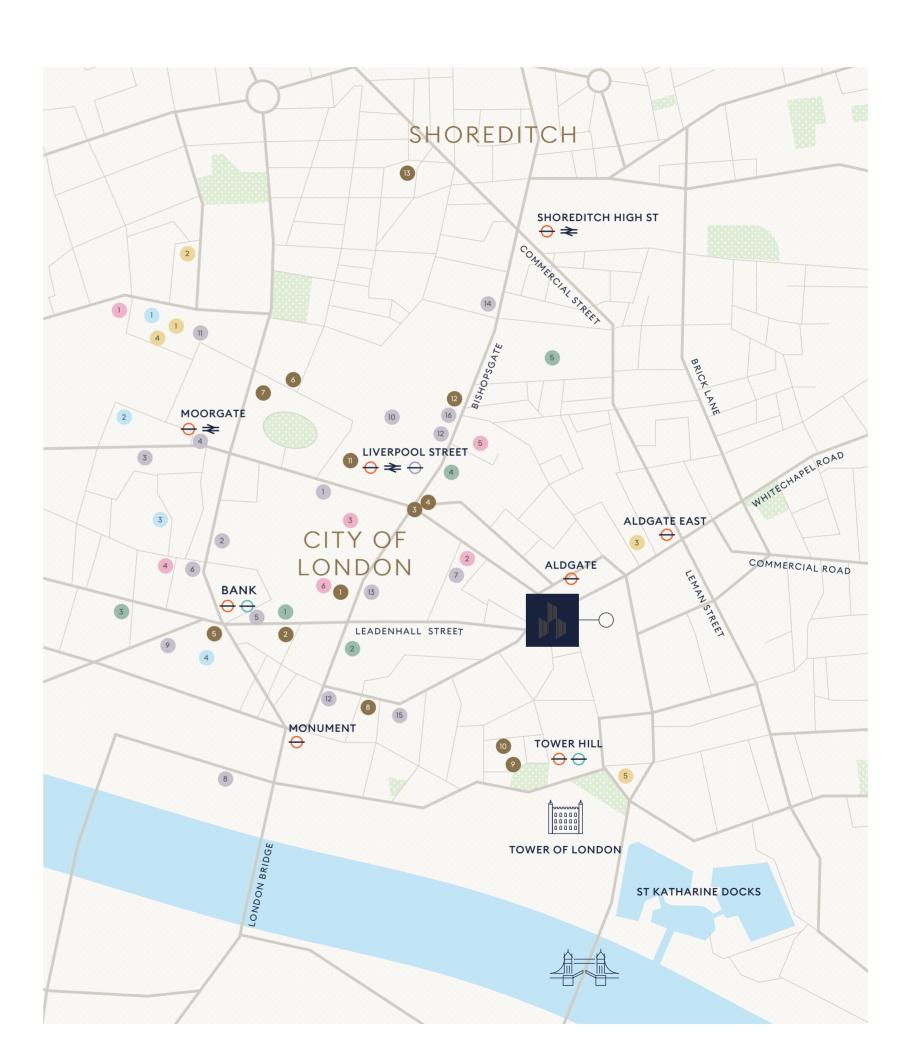
14 Henderson Global Investors

15 QBE

16 TP ICAP







Located in The City's 'Square Mile', The Haydon is just a 2 minute walk from Aldgate

Underground Station and 5 minutes from Fenchurch Street Station. Before you know

it, you could be doing business in Canary Wharf, window shopping on Bond Street or

having a stroll in Green Park. With the Elizabeth Line opening in 2022, you can get

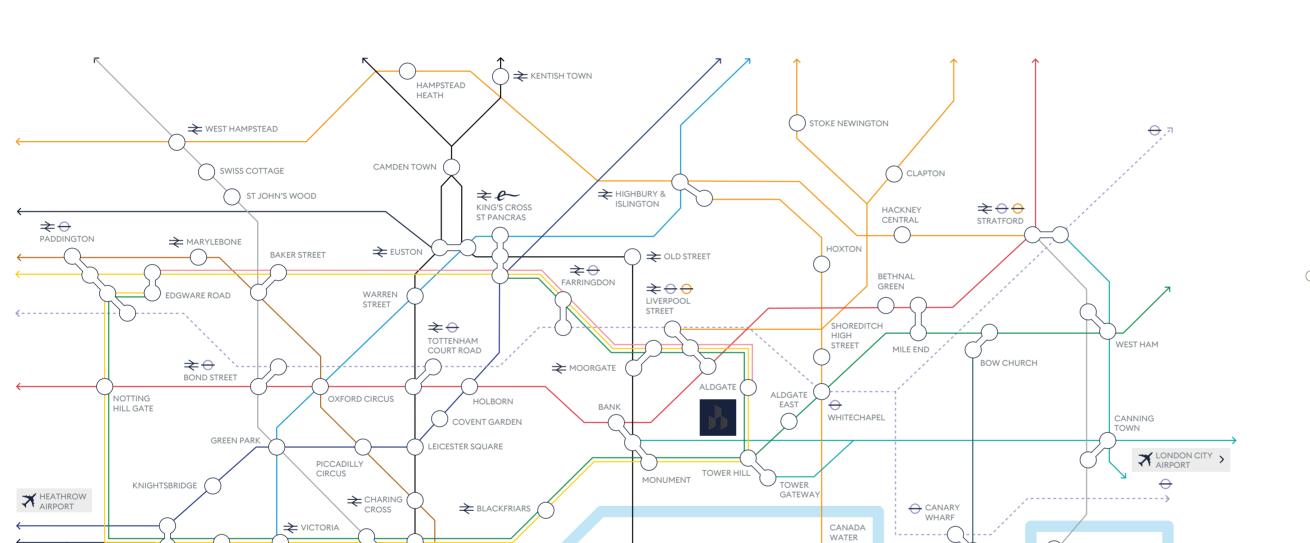
to Heathrow from Liverpool Street in just over half an hour.

₩ AIRPORT & EUROSTAR*

from Aldgate

10 mins 31 mins 48 mins 51 mins

Eurostar Eurostar London City Gatwick Heathrow Stansted 63 mins



≠ LONDON BRIDGE

 \rightleftharpoons QUEENS ROAD

→ UNDERGROUND FROM ALDGATE*

LONDON EC3

King's Cross & St Pancras International all mins **Bond Street** 17 mins Green Park 20 mins Stratford International 21 mins Covent Garden 22 mins Heathrow Airport * 44 mins (via Heathrow Express from Paddington)

N WALKING FROM THE HAYDON**

Aldgate Underground Station 2 mins Aldgate East Underground Station 5 mins Tower Gateway DLR Station 5 mins Fenchurch Street Station 5 mins Tower Hill Underground Station 6 mins Liverpool Street Station 10 mins

→ ELIZABETH LINE FROM LIVERPOOL STREET*

Canary Wharf	7 min
Bond Street	7 min
Paddington	10 min
Heathrow Central	31 min

CYCLING FROM THE HAYDON*

Bank	4 min
London Bridge	4 min
Old Spitalfields Market	6 min
Waterloo Station	14 min
Canary Wharf	17 min
Piccadilly Circus	19 min
Hyde Park	25 min
Regent's Park	30 min

→ DLR FROM TOWER GATEWAY*

Canary Wharf	15 mins
London City Airport	24 mins
Stratford International	27 mins

CAR FROM THE HAYDON**

Canary Wharf	10 mins
Westfield Stratford	13 mins
Bond Street	16 mins
London City Airport 🛪	16 mins
Heathrow Airport (via M4)	38 mins

WESTMINSTER

PIMLICO (

⇒ WATERLOO

THE HAYDON



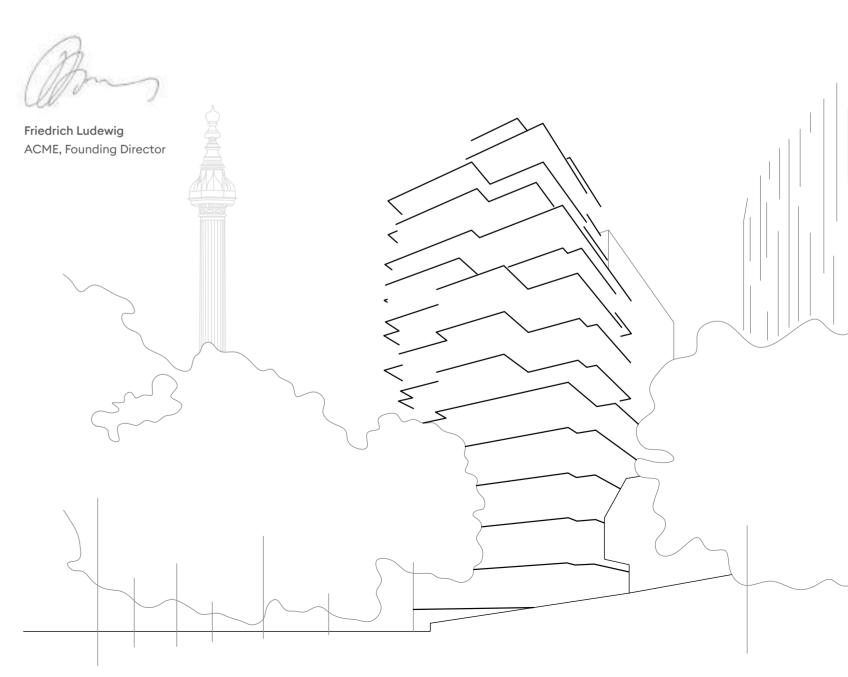


THE HAYDON'S ARCHITECTURAL VISION

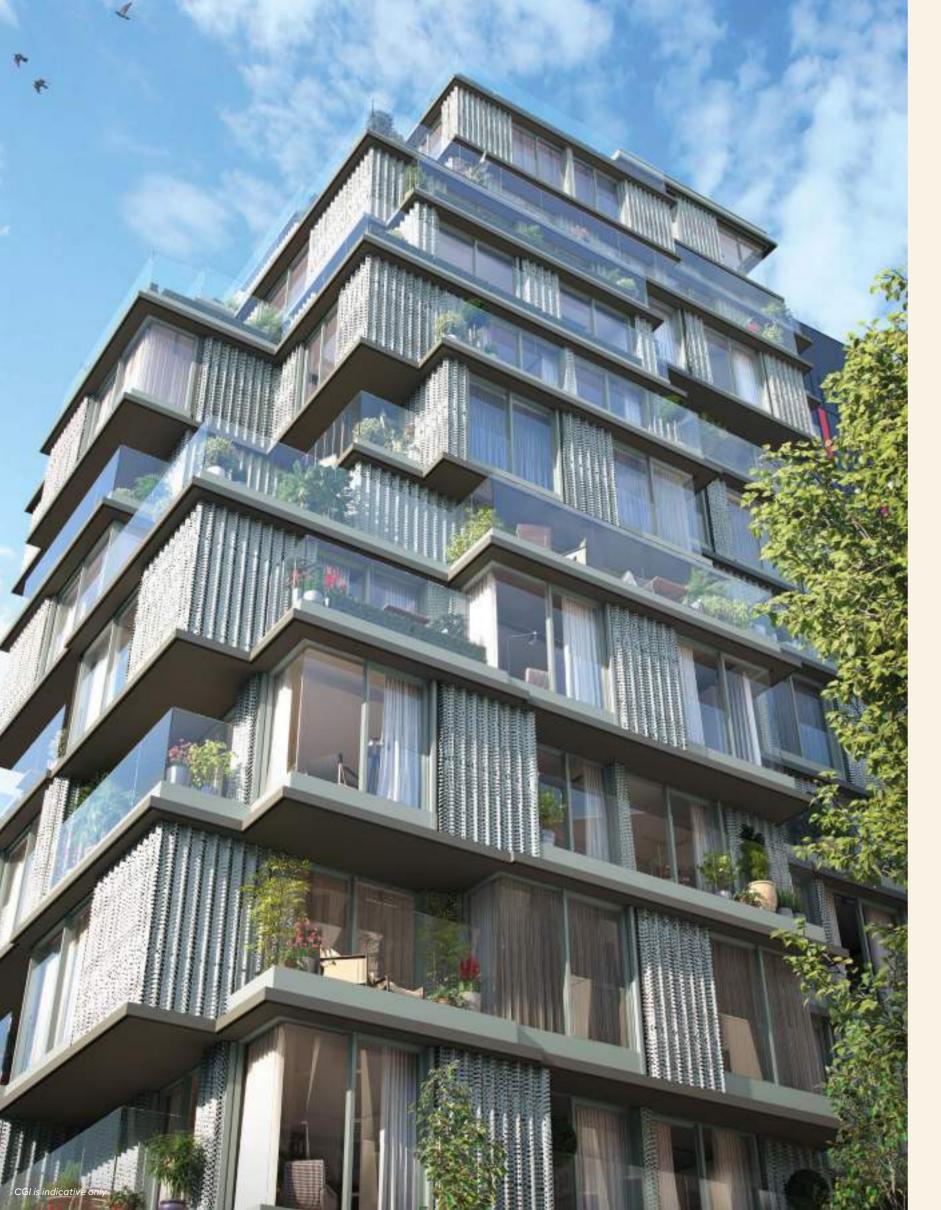
The Haydon is a very special space in an equally special place – a playful tower set within a beautifully secluded, landscaped courtyard. The building's stepped massing responds to its context in order to maximise area, daylight and privacy; creating 87 luxury apartments, each one unique and designed to the highest specifications. Private and serene, it's easy to forget that you are at the centre of one of the most exciting locations in the City of London.

Crafted quality and adventurous design is inspired by the site's rich history. A unique contemporary landmark, The Haydon is a hidden gem that considers nature and architecture as one. Visually striking, yet sensitively stitched into its urban context, The Haydon offers breathtaking views and the best of London, right on its doorstep.

acme







CHAPTER 2

WELCOME TO THE HAYDON

Embracing city living, The Haydon blends comfort, style and a range of elegantly delivered amenities. There's a modern gym with spa pool, dedicated yoga room and fitness studio. Residents will also benefit from a state-of-the-art private cinema, an outdoor terrace, landscaped gardens, concierge and bicycle storage.



LUXURY STARTS HERE

When you arrive at The Haydon, you step into your very own oasis of tranquillity. The generously proportioned doubleheight lobby radiates light, space, and ultra-modern grandeur throughout. The refined ambience is further enhanced with stylish décor, art and a friendly concierge service.



A space to dwell. A friendly concierge service is available to residents 24hrs a day



SPACE TO SPEED **UPAND TO** SLOW DOWN

Perfect for unwinding at the end of the day, or supercharging your morning, The Haydon has its own gym and spa pool. There's also a dedicated yoga room with a fitness studio, state-of-the-art private cinema and outdoor terrace. You can work out or stretch out, then unwind and enjoy the spectacle of the City.





IMAGE 1

The Haydon's enticing spa pool

IMAGE 2

The residents' gym features specialist equipment to support cardio, endurance and strength training

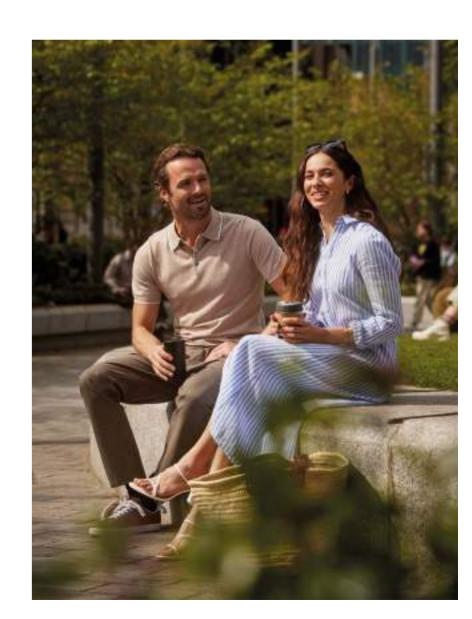


IMAGE 1

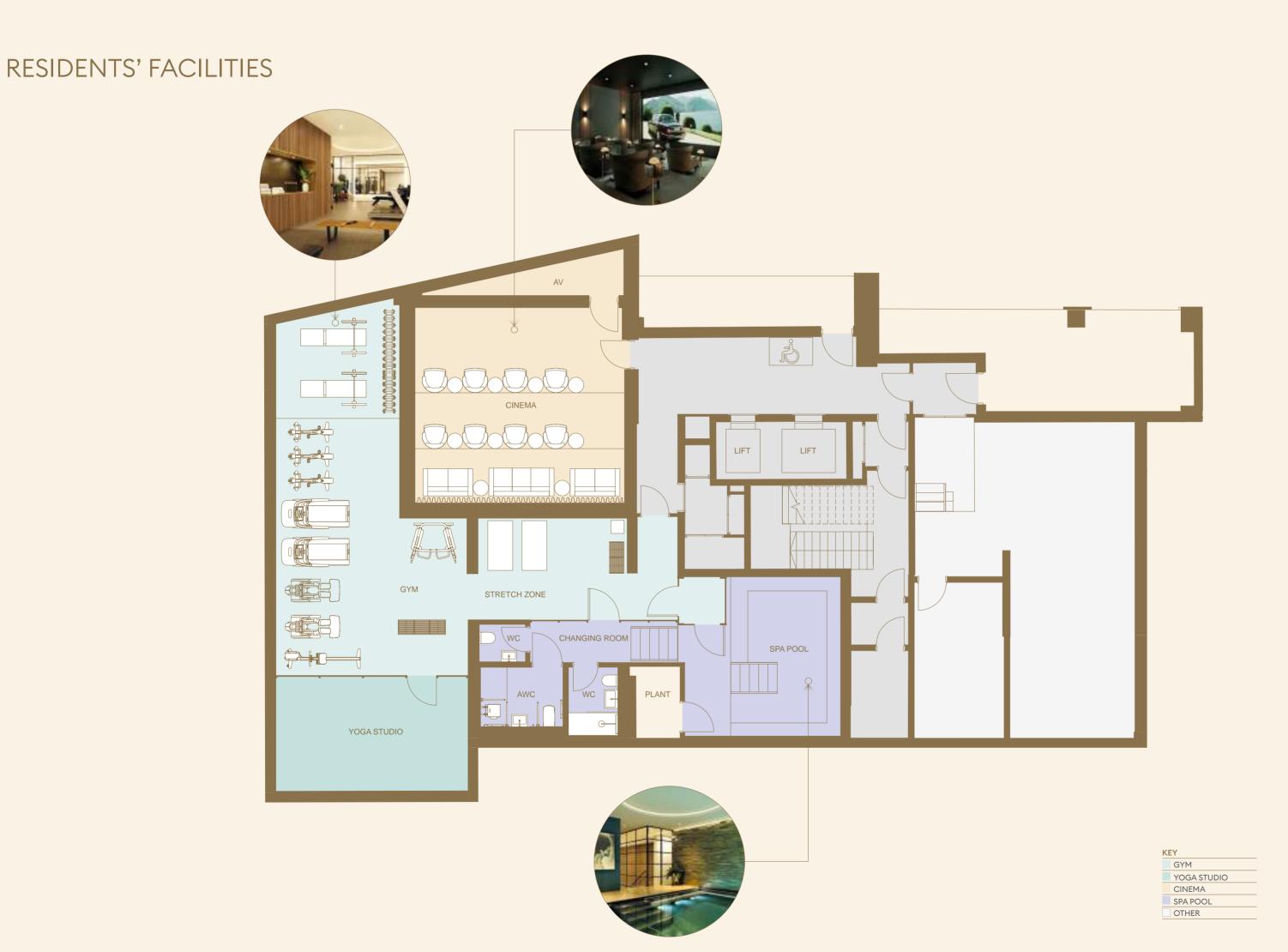
Escape to the private cinema for screenings of everything from art house classics to Hollywood blockbusters

YOUR GARDEN IN THE CITY

The Haydon's influence reaches beyond its architecture. Surrounded by landscaped gardens and boasting an extensive residents' terrace on floor 11, it creates a splash of green amongst the buzz of the City. This hidden garden, with its mature planting and secluded seating, makes The Haydon more than home; it's an oasis of calm, a place to unwind.



The Haydon's spacious roof terrace provides residents with views across the city











CHAPTER 3

BOUTIQUE CITY LIVING

The Haydon's unique geometric form makes a bold and beautiful design statement. Although the same impeccable taste and attention to detail can be felt throughout, each apartment is one of a kind. Whether studio, 1, 2, 3-bed or penthouse, all 87 homes are elegantly proportioned and immaculately finished. The Haydon is the pinnacle of boutique city living.

BRINGING STYLE TO LIFE

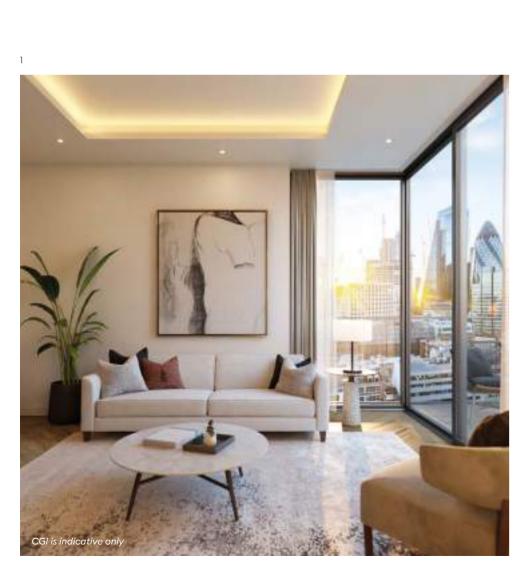
Designed for chic city life, each apartment is an individual work of art.

Natural stone and marble finishes, oak flooring, the best appliances and fittings, and breathtaking views... welcome to your new London home.

IMAGE 1

Enjoy views of the iconic City of London skyline

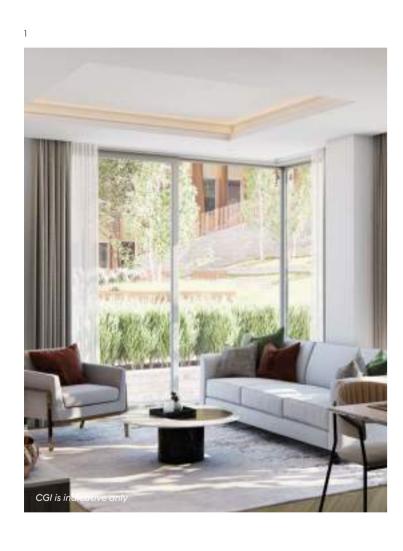
Light floods in to the artfully designed living areas





39







An urban oasis only moments from the heart of the city

IMAGE 2

Open plan living with curated zones for kitchen, living and dining







IMAGE 1

Watch the sunrise with unique views towards Canary Wharf

Leading brand fixtures elevate the spa-like experience

IMAGE 2

Carefully curated lighting and the finest materials complete the bathrooms





CHAPTER 4

FLOOR PLANS

GROUND - 13TH FLOOR

G.04		
Total Internal Area	37.61 sq m	405 sq ft
Studio	7.02m x 5.05m	23' 0" x 16' 7'
Bathroom	2.20m x 2.00m	7' 3" x 6' 7'
G.06		
Total Internal Area	38.29 sq m	412 sq ft
Studio	6.58m x 7.33m	21' 7" x 24' 0'
Bathroom	2.20m x 2.00m	7' 3" x 6' 7'
G.07		
Total Internal Area	37.29 sq m	401 sq f
Studio	4.85m x 7.71m	15' 11" x 25' 3'
Bathroom	2.20m x 2.00m	7' 3" x 6' 7'
1 B E D R O O M		C
G.02		
Total Internal Area	56.07 sq ft	604 sq f
Living/Kitchen/Dining Room	6.13m x 8.12m	20' 1" x 26' 8
Master Bedroom	3.02m x 4.69m	9' 11" x 15' 5'
Bathroom	2.20m x 2.00m	7' 3" x 6' 7
Terrace	4.24m x 1.42m	13' 11" x 4' 8'
Total External Area	5.80 sq m	62 sq f
G.05		
Total Internal Area	49.69 sq m	535 sq f
Living/Kitchen/Dining Room	4.37m x 6.91m	14' 4" x 22' 8'
Master Bedroom	2.75m x 4.61m	9' 0" x 15' 1'
Bathroom	2.00m x 2.20m	6' 7" x 7' 3'
Terrace	3.56m x 4.82m	11' 8" × 15' 10'
Total External Area	16.53 sq m	178 sq f
2 B E D R O O M		C

GROUND FLOOR

G.01		
Total Internal Area	78.69 sq m	847 sq
Living/Kitchen/Dining Room	6.28m x 9.50m	20'7" x 31'
Master Bedroom	2.90m x 5.06m	9' 6" x 16'
Ensuite	1.80m x 2.20m	5' 11" x 7'
Bedroom 2	3.29m x 3.85m	10' 9" x 12'
Bathroom	2.00m x 2.20m	6' 7" × 7'
Terrace	3.96m x 2.90m	12' 12" x 9'
Total External Area	11.24 sq m	121 sq

G.03		
Total Internal Area	82.08 sq m	884 sq ft
Living/Kitchen/Dining Room	7.34m x 6.92m	24' 1" x 22' 8"
Master Bedroom	3.53m x 5.82m	11' 7" x 19' 1"
Ensuite	2.20m x 1.80m	7' 3" × 5' 11"
Bedroom 2	3.47m x 3.10m	11' 5" x 10' 2"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace	1.82m x 6.84m	5' 12" x 22' 5"
Total External Area	11.67 sq m	126 sq ft







56

LONDON EC3

3.03m x 3.72m

1.70m x 3.62m

3.48m x 2.61m

2.00m x 2.20m

6.78m x 1.79m

11.52 sq m

9' 11" x 12' 2"

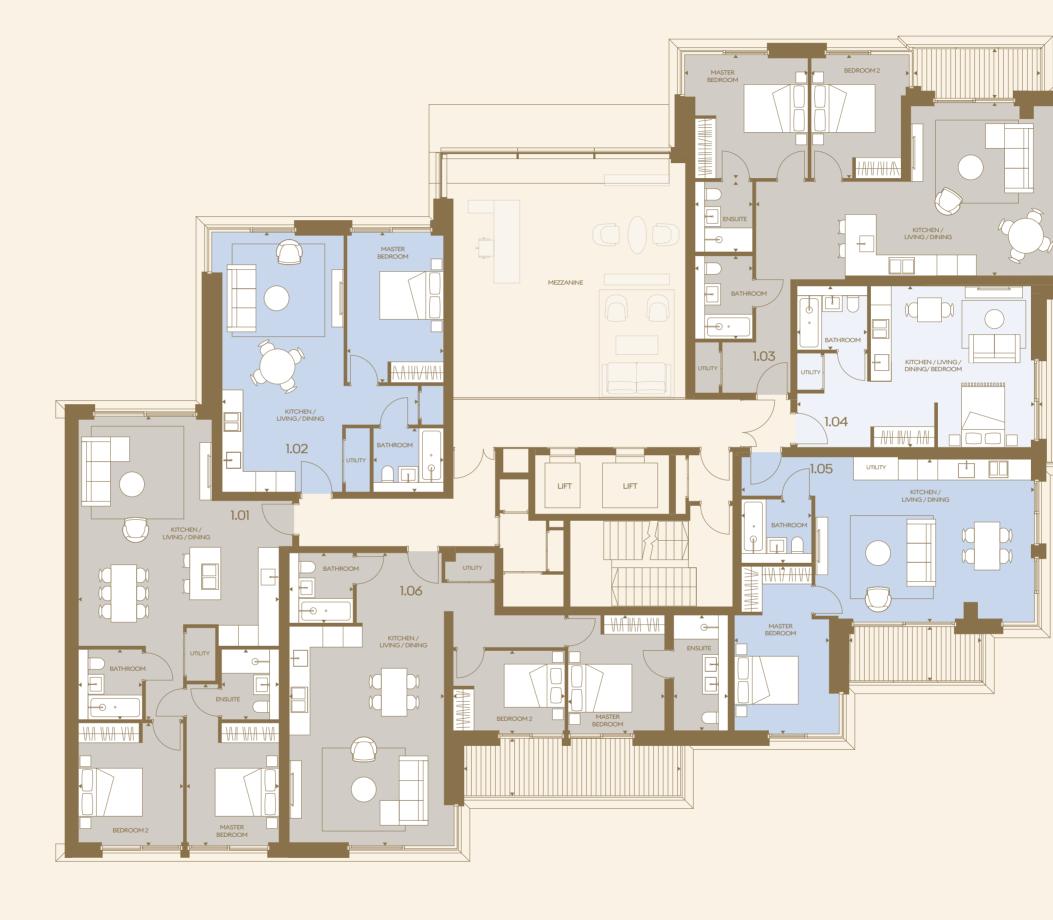
5' 7" x 11' 10"

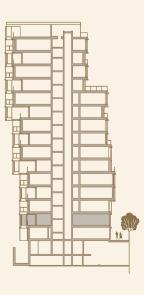
11' 5" x 8' 7"

6'7"×7'3"

124 sq ft

22' 3" x 5' 11"





Master Bedroom

Total External Area

Ensuite

Bedroom 2

Bathroom

Terrace

58

LONDON EC3

3.47m x 3.16m

2.20m x 2.00m

6.68m x 0.76m

1.55m x 5.23m

11.98 sq m

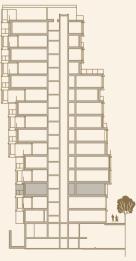
5' 1" x 17' 2"

129 sq ft



THE HAYDON





Bedroom 2

Bathroom

Terrace 1

Terrace 2

Total External Area

3.02	
	1

1BEDROOM

otal Internal Area	50.50 sq m	544 sq 1
iving/Kitchen/Dining Room	6.13m x 7.26m	20' 2" x 23' 10
Master Bedroom	3.02m x 3.92m	9' 11" x 12' 10
Bathroom	2.20m x 1.99m	7' 3" × 6' d
errace	7.13m x 0.92m	23' 5" x 3' 0
otal External Area	6.13 sq m	66 sq

Total Internal Area	59.69 sq m	643 sq f
Living/Kitchen/Dining Room	6.45m x 8.11m	21' 2" x 26'7
Master Bedroom	2.89m x 4.78m	9' 6" x 15'8
Bathroom	2.20m x 2.00m	7' 3" × 6' 7

lotal Internal Area	5/.30 sq m	61/ sq ft
Living/Kitchen/Dining Room	9.17m x 5.10m	30' 1" x 16' 9"
Master Bedroom	2.97m x 5.24m	9' 9" x 17' 2"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace	4.24m x 1.80m	13' 11" x 5' 11"
Total External Area	7.36 sa m	79 sa ft

2 B E D R O O M

3.	01	

3.01		
Total Internal Area	79.23 sq m	853 sq ft
Living/Kitchen/Dining Room	6.28m x 9.50m	20' 7"x 31' 2"
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7"
Ensuite	1.80m x 2.20m	5' 11" x 7' 3"
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"

3.06		
Total Internal Area	78.37 sq m	844 sq f
Living/Kitchen/Dining Room	4.85m x 9.17m	15' 11" × 30' 1
Master Bedroom	3.03m x 3.72m	9' 11" x 12' 2
Ensuite	1.70m x 3.62m	5' 7" x 11' 11
Bedroom 2	3.50m x 2.61m	11' 6" x 8' 7
Bathroom	2.00m x 2.20m	6' 7" x 7' 3
Terrace	6.78m x 1.80m	22' 3" x 5' 11
Total External Area	11.53 sg m	124 sq f

3 B E D R O O M

3.04		
Total Internal Area	124.81 sq m	1343 sq 1
Living/Kitchen/Dining Room	9.82m x 7.72m	32' 3" x 25' ²
Master Bedroom	3.33m x 5.05m	10'11" x 16'7
Ensuite 1	2.20m x 1.80m	7' 3" x 5' 1
Bedroom 2	6.45m x 2.97m	21' 2" x 9' 9
Ensuite 2	2.20m x 1.80m	7' 3" x 5' 1
Bedroom 3	3.02m x 3.75m	9' 11" x 12' 4
Bathroom	2.20m x 2.00m	7' 3" x 6' 7
Terrace 1	3.96m x 1.54m	13' 0" x 5'
Terrace 2	1.54m x 5.46m	5' 1" x 17' 1
Total External Area	13.47 sq m	145 sq 1

145 sq ft





LONDON EC3

Floor plans not to scale. For identification purposes only.

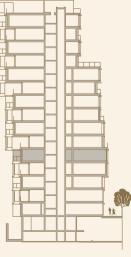
Total External Area

STUDIO		0
4.05		
Total Internal Area	37.63 sq m	405 sq ft
Studio	7.02m x 5.05m	23' 0" x 16' 7"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
4.07		
Total Internal Area	38.38 sq m	413 sq ft
Studio	6.58m x 7.36m	21' 7" x 24' 2"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
4.08		
Total Internal Area	37.36 sq m	402 sq ft
Studio	4.85m x 7.77m	15' 11" x 25' 6"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
Terrace	5.08m x 1.80m	16' 8" x 5' 11"
Total External Area	8.85 sq m	95 sq ft
1 B E D R O O M		
4.02		
Total Internal Area	50.14 sq m	540 sq ft
Living/Kitchen/Dining Room	6.13m x 7.26m	20' 1" x 23' 10"
Master Bedroom	3.02m x 3.91m	9' 11" x 12' 10"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
4.03		
Total Internal Area	59.32 sq m	639 sq ft
Living/Kitchen/Dining Room	6.45m x 8.21m	21' 2" x 26' 11"
Master Bedroom	2.89m x 4.78m	9' 6" x 15' 8"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
4.06		
Total Internal Area	53.81 sq m	579 sq ft
Living/Kitchen/Dining Room	5.22m x 6.85m	17' 2" x 22' 6"
Master Bedroom	4.87m x 4.62m	15' 12" x 15' 2"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace 1	1.80m x 5.09m	5' 11" x 16' 8"
Terrace 2	5.03m x 1.80m	16' 6" x 5' 11"
Total External Area	17.08 sq m	184 sq ft
2 B E D R O O M		
4.01		
Total Internal Area	78.69 sq m	847 sq ft
Living/Kitchen/Dining Room	6.28m x 9.50m	20' 7" x 31' 2"
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7"
Ensuite	1.80m x 2.20m	5' 11" x 7' 3"
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"
4.04	60.70	005
Total Internal Area	82.39 sq m	887 sq ft
Living/Kitchen/Dining Room Master Bedroom	7.35m x 6.92m 3.53m x 5.87m	24' 1" x 22' 8" 11' 7" x 19' 3"
Ensuite	2.20m x 1.80m	7' 3" x 5' 11"
Bedroom 2	3.47m x 3.16m	11' 5" x 10' 4"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
Terrace 1	6.66m x 0.76m	21' 10" x 2' 6"
Terrace 2	1.54m x 5.23m	5' 1" x 17' 2"

11.85 sq m

128 sq ft





THE HAYDON

5.03

Total Internal Area 53.34 sq m 574 sq ft 6.45m x 7.23m 21' 2" x 23' 9" Living/Kitchen/Dining Room 2.89m x 3.90m Master Bedroom 9' 6" x 12' 10" Bathroom 2.20m x 2.00m 7' 3" × 6' 7" 7.43m x 0.92m 24' 4" x 3' 0" Terrace 69 sq ft Total External Area 6.37 sq m

5.05

Total Internal Area 57.00 sq m 614 sq ft Living/Kitchen/Dining Room 9.17m x 5.10m 30'1" x 16'9" 9' 9" x 17' 2" Master Bedroom 2.97m x 5.24m Bathroom 2.20m x 2.00m 7' 3" x 6' 7" Terrace 4.24m x 1.80m 13' 11" × 5' 11" Total External Area 7.36 sq m 79 sq ft

2 B E D R O O M

5.01 Total Internal Area 81.49 sq m 877 sq ft 20' 7" x 32' 11" Living/Kitchen/Dining Room 6.28m x 10.04m 2.90m x 5.06m 9' 6" x 16' 7" Master Bedroom 5' 11" x 7' 3" Ensuite 1.80m x 2.20m Bedroom 2 3.29m x 3.85m 10' 9" x 12' 7" Bathroom 2.00m x 2.20m 6' 7" x 7' 3" Terrace 4.18m x 1.26m 13' 8" x 4' 2" 5.02 sq m Total External Area 54 sq ft

5.06

63

Total Internal Area 75.97 sq m 818 sq ft Living/Kitchen/Dining Room 4.85m x 9.17m 15' 11" x 30' 1" Master Bedroom 3.03m x 3.72m 9' 11" x 12' 2" Ensuite 1.70m x 3.61m 5' 7" x 11' 10" 3.50m x 2.62m Bedroom 2 11' 6" x 8' 7" 2.00m x 2.20m Bathroom 6' 7" x 7' 3" 6.78m x 1.79m 22' 3" x 5' 11" Terrace 11.52 sq m Total External Area 124 sq ft

5.04

3 B E D R O O M

124.76 sq m	1343 sq ft
9.82m x 7.72m	32' 3" x 25' 4'
6.45m x 2.97m	21' 2" x 9' 9'
2.20m x 1.80m	7' 3" x 5' 11'
3.33m x 5.05m	10' 11" x 16' 7'
2.20m x 1.80m	7' 3" x 5' 11'
3.02m x 3.75m	9' 11" x 12' 4'
2.20m x 2.00m	7' 3" x 6' 7'
3.96m x 1.54m	13' 0" x 5' 1'
1.54m x 5.46m	5' 1" x 17' 11'
13.47 sq m	145 sq ft
	9.82m x 7.72m 6.45m x 2.97m 2.20m x 1.80m 3.33m x 5.05m 2.20m x 1.80m 3.02m x 3.75m 2.20m x 2.00m 3.96m x 1.54m 1.54m x 5.46m





LONDON EC3

1BEDROOM

5.02		
Total	In	te
ivino	1/	Ki

otal Internal Area	56.17 sq m	605 sq ft
iving/Kitchen/Dining Room	6.13m x 8.13m	20' 2" x 26' 8"
1aster Bedroom	3.02m x 4.71m	9' 11" x 15' 5"
athroom	2.20m x 2.00m	7' 3" x 6' 7"

Total Internal Area	52.95 sq m	570 sq ft
Living/Kitchen/Dining Room	6.45m x 7.34m	21' 2" x 24' 1"
Master Bedroom	2.89m x 3.90m	9' 6" x 12' 10"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"

6.05

Total Internal Area	53.83 sq m	579 sq ft
Living/Kitchen/Dining Room	5.22m x 6.85m	17' 2" x 22' 6"
Master Bedroom	4.87m x 4.62m	15' 12" x 15' 2"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"
Terrace 1	1.80m x 5.10m	5' 11" x 16' 9"
Terrace 2	5.03m x 1.80m	16' 6" x 5' 11"
Total External Area	17.11 sa m	184 sa ft

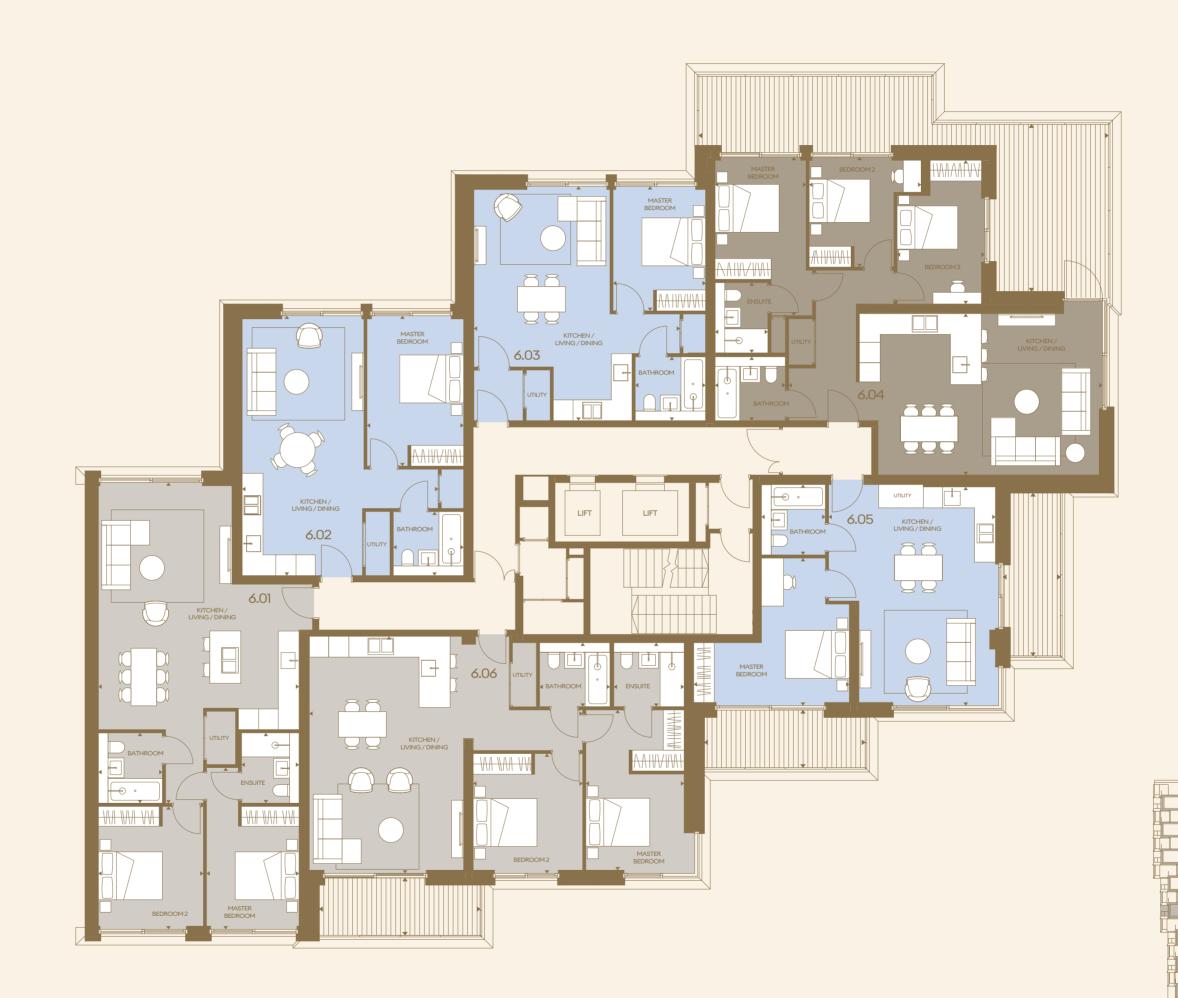
2 B E D R O O M

6.01		
Total Internal Area	81.53 sq m	878 sq ft
Living/Kitchen/Dining Room	6.28m x 10.04m	20' 7" x 32' 11"
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7"
Ensuite	1.80m x 2.20m	5' 11" x 7' 3"
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7"
Bathroom	2.00m x 2.20m	6' 7" × 7' 3"

6.06		
Total Internal Area	84.57 sq m	910 sq f
Living/Kitchen/Dining Room	8.56m x 7.42m	28' 1" x 24' 4
Master Bedroom	3.08m x 5.02m	10' 1" x 16' 5
Ensuite	2.20m x 2.00m	7' 3" × 6' 7
Bedroom 2	3.43m x 3.75m	11' 3" x 12' 4
Bathroom	2.20m x 2.00m	7' 3" x 6' 7
Terrace	5.03m x 1.80m	16' 6" x 5' 11
Total External Area	8.61 sq m	93 sq f

3 B E D R O O M

6.04		
Total Internal Area	92.14 sq m	992 sq f
Living/Kitchen/Dining Room	9.82m x 5.05m	32' 3" x 16' 7
Master Bedroom	2.85m x 4.97m	9' 4" x 16' 3
Ensuite	1.65m x 2.20m	5' 5" x 7' 3
Bedroom 2	3.51m x 3.45m	11′ 6″ × 11′ 4
Bedroom 3	2.74m x 4.50m	9' 0" x 14' 9
Bathroom	2.20m x 2.00m	7' 3" x 6' 7
Terrace 1	12.82m x 5.22m	42' 1" x 17' 2
Total External Area	37.21 sa m	401 sa f







544 sq ft

9' 11" × 12' 10"

7' 3" x 6' 7"

23' 5" x 3' 0"

66 sq ft

7TH FLOOR

STUDIO		0
7.03		
Total Internal Area	47.11 sq m	507 sq ft
Studio	7.27m x 6.36m	23' 10" x 20' 10"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace	7.43m x 0.92m	24' 4" x 3' 0"
Total External Area	6.37 sq m	69 sq ft
7.06		
Total Internal Area	35.90 sq m	386 sq ft
Studio	6.58m x 5.47m	21' 7" x 17' 11"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace	6.78m x 1.80m	22' 3" x 5' 11"
Total External Area	11.35 sq m	122 sq ft
7.07		
Total Internal Area	44.53 sq m	479 sq ft
Studio	4.83m x 9.17m	15' 10" x 30' 1"
Bathroom	2.20m x 2.00m	7' 3" × 6'7"

Master Bedroom	3.02m x 3.90m
Bathroom	2.20m x 2.00m
Terrace	7.13m x 0.92m
Total External Area	6.13 sq m

1BEDROOM

Total Internal Area

7.02

2 B E D R O O M	

Living/Kitchen/Dining Room 6.13m x 7.26m 20' 1" x 23' 10"

50.50 sq m

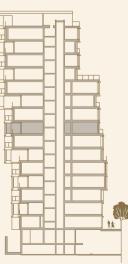
7.01		
Total Internal Area	77.84 sq m	838 sq
Living/Kitchen/Dining Room	6.28m x 9.17m	20' 7" x 30'
Master Bedroom	2.90m x 5.06m	9' 6" x 16'
Ensuite	1.80m x 2.20m	5' 11" x 7'
Bedroom 2	3.29m x 3.85m	10' 9" x 12'
Bathroom	2.00m x 2.20m	6' 7" x 7'
Terrace	4.18m x 0.92m	13' 8" x 3' (
Total External Area	3.62 sq m	39 sq

lotal External Area	3.62 sq III	37 SQ 11
7.04		
Total Internal Area	84.95 sq m	914 sq ft
Living/Kitchen/Dining Room	8.32m x 5.05m	27' 4" x 16' 7"
Master Bedroom	3.86m x 5.23m	12' 8" x 17' 2"
Ensuite	2.20m x 1.65m	7' 3" x 5' 5"
Bedroom 2	3.03m x 5.44m	9' 11" × 17' 10"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
Terrace 1	1.68m x 4.31m	5' 6" x 14' 2"
Terrace 2	1.54m x 6.06m	5' 1" x 19' 10"
Total External Area	15.27 sq m	164 sq ft

7.05		
Total Internal Area	72.75 sq m	783 sq ft
Living/Kitchen/Dining Room	6.95m x 4.98m	22' 10" x 16' 4"
Master Bedroom	2.97m x 4.55m	9' 9" x 14' 11"
Ensuite	1.80m x 2.20m	5' 11" x 7' 3"
Bedroom 2	2.78m x 5.07m	9' 1" x 16' 8"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"
Terrace	4.24m x 1.80m	13' 11" x 5' 11"
Total External Area	7.37 sq m	79 sq ft







STUDIO		0
8.03		
Total Internal Area	46.74 sq m	503 sq ft
Studio	7.27m x 6.46m	23' 10" x 21' 2"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
1 B E D R O O M		
8.02		
Total Internal Area	50.10 sq m	539 sq ft
Living/Kitchen/Dining Room	6.13m x 7.26m	20'1" x 23'10"
Master Bedroom	3.02m x 3.90m	9' 11" x 12' 10"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
2 B E D R O O M		
8.01		
Total Internal Area	77.88 sq m	838 sq ft
Living/Kitchen/Dining Room	6.28m x 9.17m	20' 7" × 30' 1"
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7"
Ensuite	1.82m x 2.20m	5' 12" x 7' 3"
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7"
Bathroom	2.00m x 2.20m	6' 7" × 7' 3"
8.05		
Total Internal Area	69.74 sq m	751 sq ft
Living/Kitchen/Dining Room	7.42m x 5.32m	24' 4" x 17' 5"
Master Bedroom	3.10m x 3.72m	10' 2" x 12' 2"
Ensuite	1.65m x 2.20m	5' 5" x 7' 3"
Bedroom 2	4.39m x 3.25m	14' 5" x 10' 8"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"
Terrace 1	1.70m x 4.99m	5' 7" x 16' 5"
Terrace 2	5.03m x 1.80m	16' 6" x 5' 11"
Total External Area	16.36 sq m	176 sq ft
8.06		
Total Internal Area	84.89 sq m	914 sq ft
Living/Kitchen/Dining Room	8.58m x 7.42m	28' 2" x 24' 4"
Master Bedroom	3.08m x 5.02m	10' 1" x 16' 5"
Ensuite	2.20m x 2.00m	7' 3" x 6' 7"
Bedroom 2	3.45m x 3.75m	11' 4" x 12' 4"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace	5.08m x 1.80m	16' 8" x 5' 11"
Total External Area	8.85 sq m	95 sq ft
3 B E D R O O M		•
8.04		
Total Internal Area	91.54 sq m	985 sq ft
Living/Kitchen/Dining Room	9.82m x 5.05m	32' 3" x 16' 7"
Master Bedroom	2.85m x 4.92m	9' 4" x 16' 2"

5' 5" x 7' 3"

11' 6" x 11' 2"

8'10" x 14'8"

7' 3" × 6' 7"

24' 6" x 3' 0"

68 sq ft

1.65m x 2.20m

3.51m x 3.40m

2.70m x 4.46m

2.20m x 2.00m

7.46m x 0.92m

6.29 sq m







Ensuite

Bedroom 2

Bedroom 3

Bathroom

Total External Area

Terrace



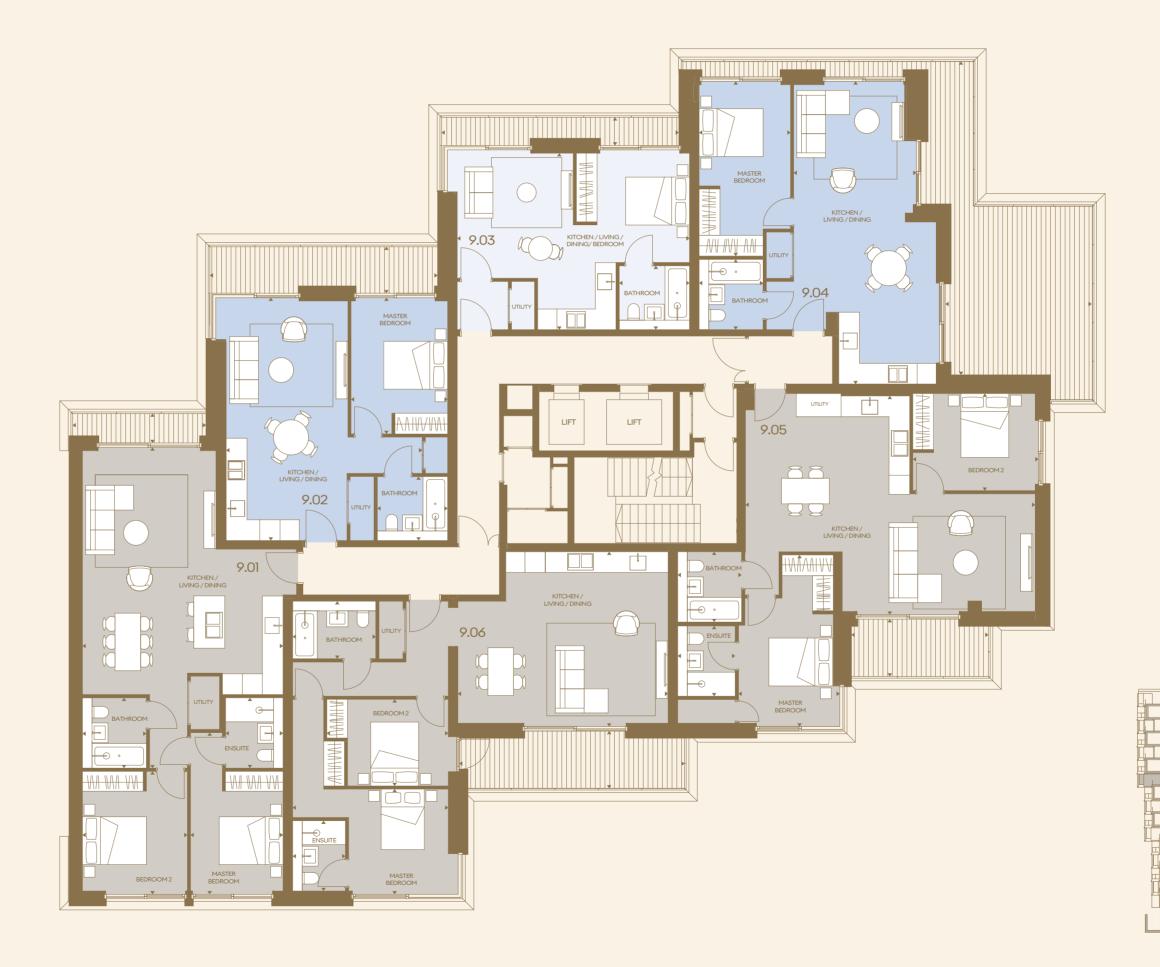
LONDON EC3

STUDIO		
9.03		
Total Internal Area	41.04 sq m	442 sq ft
Studio	7.27m x 5.52m	23' 10" x 18' 1"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace	7.43m x 0.88m	24' 4" x 2' 11"
Total External Area	6.04 sq m	65 sq ft
1 B E D R O O M		0
9.02		
Total Internal Area	52.87 sq m	569 sq ft
Living/Kitchen/Dining Room	6.13m x 7.60m	20' 1" x 24' 11"
Master Bedroom	3.02m x 4.24m	9' 11" x 13' 11"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace	7.13m x 1.46m	23' 5" x 4' 9"
Total External Area	9.94 sq m	107 sq ft
9.04		
Total Internal Area	59.40 sq m	639 sq ft
Living/Kitchen/Dining Room	3.84m x 9.48m	12' 7" x 31' 1"
Master Bedroom	2.86m x 5.47m	9' 5" x 17' 11"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"
Terrace	4.64m x 9.81m	15' 3" x 32' 2"
Total External Area	34.80 sq m	375 sq ft
2 B E D R O O M		0
9.01		
Total Internal Area	81.47 sq m	877 sq ft
Living/Kitchen/Dining Room	6.28m x 10.04m	20' 7" x 32' 11"
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7"
Ensuite	1.80m x 2.20m	5' 11" x 7' 3"
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"
Terrace	4.18m x 0.92m	13' 8" × 3' 0"
Total External Area	3.61 sq m	39 sq ft
9.05		
Total Internal Area	83.08 sq m	894 sq ft
Living/Kitchen/Dining Room	9.07m x 6.85m	29' 9" x 22' 6"
Master Bedroom	3.17m x 5.37m	10' 5" x 17' 7"
Ensuite	1.80m x 2.20m	5' 11" x 7' 3"
Bedroom 2	3.93m x 3.04m	12' 11" x 9' 12"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"
Terrace	4.29m x 1.80m	14' 1" x 5' 11"
Total External Area	7.44 sq m	80 sq ft
9.06		
Total Internal Area	78.58 sq m	846 sq ft
Living/Kitchen/Dining Room	6.58m x 5.47m	21' 7" × 17' 11"
Master Bedroom	4.87m x 3.30m	15' 12" x 10' 10"
Ensuite	1.65m x 2.20m	5′ 5" x 7′ 3"
Bedroom 2	3.80m x 2.71m	12' 6" × 8' 11"
Bathroom	2.60m x 1.80m	8' 6" × 5' 11"
Terrace	7.05m x 1.80m	23' 2" x 5' 11"

11.61 sq m

Total External Area

125 sq ft





Floor plans not to scale. For identification purposes only.

STUDIO
10.03
Total Internal A

46.74 sq m 503 sq ft Studio 7.27m x 6.46m 23' 10" x 21' 2" Bathroom 2.20m x 2.00m 7' 3" x 6' 7"

1 B E I

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Total Internal Area	50.39 sq m	542 sq
Living/Kitchen/Dining Room	6.13m x 7.30m	20'1" x 23'
Master Bedroom	3.02m x 3.94m	9' 11" x 12' 1
Bathroom	2.20m x 2.00m	7' 3" × 6'
Terrace	7.13m x 0.60m	23' 5" x 1' 1
Total External Area	3.79 sq m	41 sq

10.04

l ft
9"
8"
3"
5"
ft
,

2 B E D R O O M

73

10.01		
Total Internal Area	82.67 sq m	890 sq ft
Living/Kitchen/Dining Room	6.28m x 10.31m	20' 7" x 33' 10"
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7"
Ensuite	1.80m x 2.20m	5' 11" x 7' 3"
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"

226 sq ft

10.05 Total Internal Area 70.23 sq m 756 sq ft 7.42m x 5.32m 24' 4" x 17' 5" Living/Kitchen/Dining Room 3.12m x 3.72m 10' 3" x 12' 2" Master Bedroom Ensuite 1.65m x 2.20m 5' 5" x 7' 3" 4.39m x 3.25m 14' 5" x 10' 8" Bedroom 2 Bathroom 2.00m x 2.20m 6' 7" x 7' 3" Terrace 1 1.80m x 7.62m 5' 11" x 24' 12" Terrace 2 5.03m x 1.80m 16' 6" x 5' 11"

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Total External Area

10.06		
Total Internal Area	93.26 sq m	1004 sq ft
Living/Kitchen/Dining Room	4.83m x 7.42m	15' 10" x 24' 4"
Master Bedroom	3.41m x 6.77m	11' 2" x 22' 2"
Ensuite	2.20m x 2.00m	7' 3" x 6' 7"
Bedroom 2	3.43m x 5.34m	11' 3" x 17' 6"
Bathroom	2.55m x 2.00m	8' 4" x 6' 7"
Terrace	5.08m x 1.80m	16' 8" x 5' 11"
Total External Area	8.68 sq m	93 sq ft

20.97 sq m





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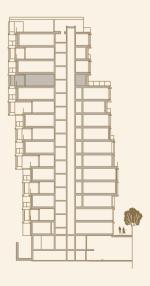
STUDIO		
11.04		
Total Internal Area	44.52 sq m	479 sq f
Studio	4.83m x 9.17m	15' 10" x 30' 1
Bathroom	2.20m x 2.00m	7' 3" x 6'7
1 B E D R O O M		
11.02		

Total Internal Area	52.58 sq m	566 sq
Living/Kitchen/Dining Room	6.13m x 7.56m	20'1" x 24'10
Master Bedroom	3.02m x 4.23m	9' 11" x 13' 10
Bathroom	2.20m x 2.00m	7' 3" x 6' 7
2 B E D R O O M		(

11.01		
Total Internal Area	81.49 sq m	877 sq f
Living/Kitchen/Dining Room	6.28m x 10.04m	20' 7" x 32' 11
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7
Ensuite	1.80m x 2.20m	5' 11" x 7' 3
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7
Bathroom	2.00m x 2.20m	6' 7" x 7' 3
Terrace	3.15m x 0.22m	10' 4" x 0' 9
Total External Area	0.70 sq m	8 sq f

11.03		
Total Internal Area	88.04 sq m	948 sq ft
Living/Kitchen/Dining Room	6.60m x 7.15m	21' 8" x 23' 5"
Master Bedroom	2.75m x 4.58m	9' 0" x 15' 0"
Ensuite	2.73m x 1.80m	8' 11" x 5' 11"
Bedroom 2	5.18m x 3.00m	17' 0" x 9' 10"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace 1	4.28m x 6.69m	14' 0" x 21' 11"
Terrace 2	6.78m x 1.80m	22' 3" x 5' 11"
Total External Area	40.23 sq m	433 sq ft





12TH FLOOR

STUDIO	

12.03		
Total Internal Area	52.09 sq m	561 sq ft
Studio	6.04m x 9.73m	19' 10" x 31' 11"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"
Terrace	5.03m x 1.80m	16' 6" x 5' 11"
Total External Area	8.61 sq m	93 sq ft
Terrace	5.03m x 1.80m	16' 6" x 5' 11"

105000		
1 B E D R C	OM	

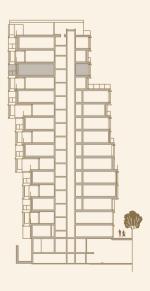
12.02		
Total Internal Area	50.39 sq m	542 sq f
Living/Kitchen/Dining Room	6.13m x 7.30m	20' 1" x 23' 11'
Master Bedroom	3.02m x 3.94m	9' 11" x 12' 11'
Bathroom	2.20m x 2.00m	7' 3" × 6' 7'
Terrace	5.25m x 0.30m	17' 3" x 0' 12'
Total External Area	1.51 sa m	16 sa fi

12.01		
Total Internal Area	82.79 sq m	891 sq f
Living/Kitchen/Dining Room	6.28m x 10.34m	20' 7" x 33' 11
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7
Ensuite	1.80m x 2.20m	5' 11" x 7' 3
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7
Bathroom	2.00m x 2.20m	6' 7" x 7' 3

12.04		
Total Internal Area	93.26 sq m	1004 sq ft
Living/Kitchen/Dining Room	4.83m x 7.42m	15' 10" x 24' 4"
Master Bedroom	3.41m x 6.77m	11' 2" x 22' 2"
Ensuite	2.20m x 2.00m	7' 3" × 6' 7"
Bedroom 2	3.43m x 5.34m	11' 3" × 17' 6"
Bathroom	2.55m x 2.00m	8' 4" x 6' 7"
Terrace	5.08m x 1.80m	16' 8" x 5' 11"
Total External Area	8.68 sq m	93 sq ft







LONDON EC3

STUDIO		
13.04		
Total Internal Area	44.52 sq m	479 sq ft
Studio	4.83m x 9.17m	15' 10" × 30' 1"
Bathroom	2.20m x 2.00m	7'3" x 6'7"
1 B E D R O O M		

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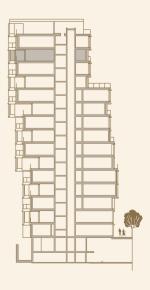
Total Internal Area	52.56 sq m	566 sq 1
Living/Kitchen/Dining Room	6.13m x 7.56m	20'1" x 24'10
Master Bedroom	3.02m x 4.23m	9' 11" x 13' 10
Bathroom	2.20m x 2.00m	7' 3" x 6' 7

2	В	E	D	R	0	0	М

13.01		
Total Internal Area	81.49 sq m	877 sq f
Living/Kitchen/Dining Room	6.28m x 10.04m	20' 7" x 32' 11
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7
Ensuite	1.80m x 2.20m	5' 11" x 7' 3
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7
Bathroom	2.00m x 2.20m	6' 7" x 7' 3
Terrace	4.13m x 0.35m	13' 6" x 1' 2
Total External Area	1.20 sq m	13 sq f
13.03		
Total Internal Area	89.05 sq m	959 sq f
Living / Kitchon / Dining Poom	6.60m v.715m	21' 8" v 27' 5

13.01		
Total Internal Area	81.49 sq m	877 sq ft
Living/Kitchen/Dining Room	6.28m x 10.04m	20' 7" x 32' 11"
Master Bedroom	2.90m x 5.06m	9' 6" x 16' 7"
Ensuite	1.80m x 2.20m	5' 11" x 7' 3"
Bedroom 2	3.29m x 3.85m	10' 9" x 12' 7"
Bathroom	2.00m x 2.20m	6' 7" × 7' 3"
Terrace	4.13m x 0.35m	13' 6" x 1' 2"
Total External Area	1.20 sq m	13 sq ft
13.03		
Total Internal Area	89.05 sq m	959 sq ft
Living/Kitchen/Dining Room	6.60m x 7.15m	21' 8" x 23' 5"
Master Bedroom	3.06m x 4.58m	10' 0" x 15' 0"
Ensuite	2.73m x 1.80m	8' 11" x 5' 11"
Bedroom 2	5.18m x 3.58m	17' 0" x 11' 9"
Bathroom	2.20m x 2.00m	7' 3" × 6' 7"
Terrace 1	0.81m x 8.31m	2' 8" x 27' 3"
Terrace 2	6.78m x 1.80m	22' 3" x 5' 11"
Total External Area	16.66 sq m	179sq ft











THE VIEW FROM THE TOP

The Haydon's penthouses take modern city living to a whole new level; light, spacious, luxurious and elegantly understated. There are three, duplex, 3-bedroom apartments to choose from, all offering the very best of everything. Design, furnishing, lighting, finishes, audiovisual, private parking, and of course, incredible views that stretch all the way to the horizon.







THE HAYDON

A WHOLE NEW PERSPECTIVE

Every detail lovingly crafted, every finish expertly curated. Each penthouse has its own outdoor space and dramatic views across the city, for a real taste of the high life.





IMAGE 1

Penthouse design creates a sense of outdoor and indoor spaces blending to showcase views of the city







All kitchens are equipped with leading brand appliances

IMAGE 3

The considered design provides plentiful storage and an open, accessible feel to kitchens



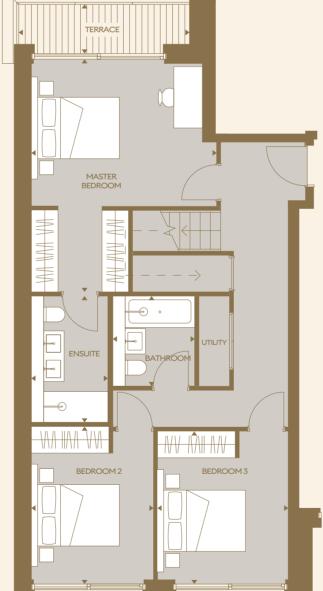




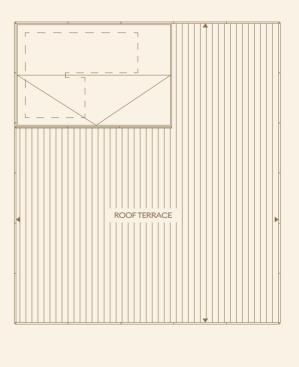


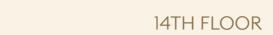
THE WINDSOR PENTHOUSE

Master Bedroom	4.53m x 5.69m	14' 10" x 18' 8"
Ensuite	1.87m x 3.09m	6' 2" x 10' 2"
Bedroom 2	3.20m x 3.74m	10' 6" x 12' 3"
Bedroom 3	2.99m x 3.85m	9' 10" x 12' 7"
Bathroom	2.00m x 2.20m	6' 7" × 7' 3"
Terrace	4.18m x 1.20m	13' 8" x 3' 11"



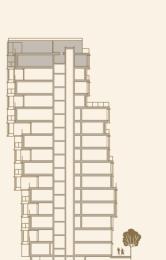






BEDROOM		
J.01		
ourteenth Floor Area	76.69 sq m	825 sq ft
fteenth Floor Area	51.55 sq m	555 sq ft
otal Internal Area	128.24 sq m	1380 sq ft
otal External Area	43.57 sq m	469 sq ft

14TH FLO	OR	
	-	
		
_		







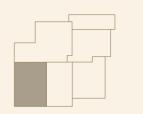


6.28m x 9.16m	20' 7" x 30' 1"	Roof Terrace	6.56m x 7.46m	21' 6" x 24' 6
100m v 103m	3' 3" v 6' 1"			

15TH FLOOR

15TH FLOOR

Living/ Kitchen/ Dining Room



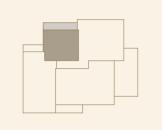
THE LANCASTER PENTHOUSE

14TH FLOOR

42.66 sq m	459 sq ft
70.20 sq m	756 sq ft
112.86 sq m	1215 sq ft
39.22 sq m	422 sq ft
	70.20 sq m 112.86 sq m

Bedroom 2	3.43m x 3.94m	11' 3" × 12' 11
Bedroom 3	3.40m x 3.94m	11' 2" × 12' 11
Ensuite	2.20m x 1.65m	7' 3" x 5' 5
Bathroom	2.00m x 2.20m	6' 7" x 7' 3
Terrace 1	7.18m x 1.43m	23' 7" x 4' 8

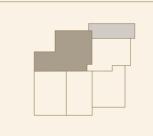
14TH FLOOR

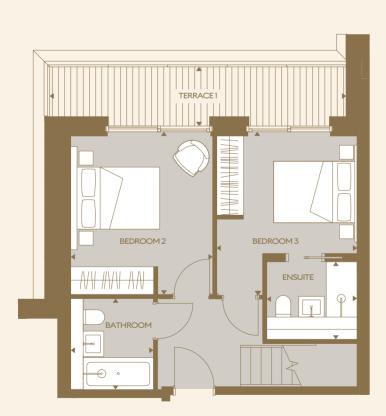


15TH FLOOR

Living/Kitchen/Dining Room	7.66m x 6.57m	25' 1" x 21' 7
Master Bedroom	4.24m x 4.03m	13' 11" x 13' 3
Ensuite	2.73m x 1.80m	8' 11" x 5' 11
WC	1.25m x 1.69m	4' 1" x 5' 6
Terrace 2	9.71m x 3.17m	31' 10" x 10' 5

15TH FLOOR







THE WESSEX PENTHOUSE

14TH FLOOR

3 B E D R O O M		
14.03		
Fourteenth Floor Area	95.50 sq m	1028 sq ft
Fifteenth Floor Area	42.02 sq m	452 sq ft
Total Internal Area	137.52 sq m	1480 sq ft
Total External Area	107.96 sq m	1162 sq ft

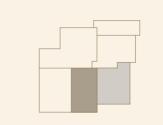
Living/Kitchen/Dining Room	9.45m x 8.97m	31' 0" x 29' 5"
Master Bedroom	4.00m x 5.32m	13' 1" x 17' 5"
Ensuite	2.20m x 2.00m	7' 3" × 6' 7"
WC	2.15m x 1.39m	7' 1" x 4' 7"
Terrace 1	5.15m x 10.01m	16' 11" x 32' 10"
Terrace 2	5.08m x 1.80m	16' 8" x 5' 11"

14TH FLOOR

15TH FLOOR

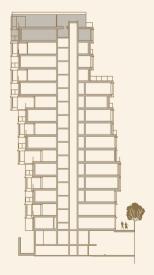
Terrace 3	6.95m x 8.89m	22' 10" x 29' 2'
Bathroom	2.20m x 2.21m	7' 3" x 7' 3'
Bedroom 3	4.14m x 2.80m	13' 7" x 9' 2'
Ensuite	2.20m x 1.65m	7' 3" x 5' 5'
Bedroom 2	5.08m x 2.78m	16' 8" x 9' 1'











SPECIFICATION

KITCHENS

- · Individually designed kitchens are of the highest quality and feature lit fluted glass high level wall cabinets, lacquered base units and full height units in oak veneer with a handle-less design and satin nickel detailing
- The worktops are high quality composite stone, selected for both its elegance and practicality, and feature a complimentary Neolith stone splashback (All penthouses feature a Neolith Stone worktop and matching splashback)
- Satin nickel kitchen tap and stainless steel under-mounted sink
- Larger apartments have island or peninsula breakfast bars
- White flush socket plates and switches

STUDIOS & 1 BEDROOM APARTMENTS

Integrated appliances are by Miele and include;

- Multi-function oven
- Microwave oven Induction hob
- Full Height Fridge freezer
- Dishwasher

103

Other appliances;

- Extract hood Wine cooler
- Washer dryer in utility room

2 & 3 BEDROOM APARTMENTS

Integrated appliances are by Miele and include;

- Multi-function oven
- Microwave oven
- 80cm venting induction hob
- Full Height Fridge freezer
- Dishwasher
- · Warming drawer

Other appliances;

- Wine cooler
- · Washer dryer in utility room

PENTHOUSE APARTMENTS

Integrated appliances are by Miele and include;

- Multi-function oven (90cm)
- Multi-function oven (60cm) Combi microwave oven
- Warming drawer
- 80cm venting induction hob
- · Full Height Fridge freezer
- Wine cooler (60cm)
- Separate Washer & Dryer in utility room

LIVING / DINING

- High quality engineered oak flooring laid in a chevron pattern
- Coffered ceilings with halo lighting features in all living areas
- White eggshell paint finish to skirtings and architraves (including hallway)
- Recessed LED downlights with warm white lamps
- Bespoke slatted room dividers to studio apartments in natural oak
- Sonos system with ceiling recessed speakers in living room
- Living rooms feature a bespoke-designed TV wall in porcelain marble with elegantly detailed shelves and base cabinets in oak veneer (2 and 3-bed and Penthouses only)

BEDROOMS

- Bespoke fitted wardrobes in oak veneer to all bedrooms with hanging rails, shelves, drawers and internal lighting
- · All bedroom floors are laid with high-quality fitted carpet with underlay
- Media plate and Sonos system to all master bedrooms (except in studios)
- Master bedroom in penthouses have bespoke fabric bed head panels with integrated floating side tables and fluted glass front drawers. Designer pendant lighting is provided over each bedside table

BATHROOMS AND ENSUITES

- The bathrooms incorporate high-quality white sanitaryware complemented by contemporary satin nickel brassware
- All bathrooms feature a white marble basin incorporating drawers and a shelf which are framed and supported by a feature nickel finish metal frame
- The floors/baths/walk-in showers and vanity walls are finished in white marble
- High-quality paint finish to all other walls
- An integrated Aquavision TV screen is provided in each family bathroom
- All bathrooms and ensuites have recessed mirrored cabinets with integral vanity lighting
- Each bathroom has underfloor heating plus a heated towel rail in satin nickel
- · Night light feature in all ensuite bathrooms

CEILINGS

- Apartment ceilings are formed in plasterboard and finishes with a high-quality white paint
- Edge lit ceiling coffers to all living spaces
- · Edge lit ceiling coffers to all master bedrooms (except in studios)
- Recessed LED downlighters to all rooms

INTERNAL WALLS AND DOORS

- All internal walls are constructed to a high level of sound proofing and security
- · The apartment entrance doors are high-quality solid timber with an oak finish and fitted with British Standard approved security locks
- All internal apartment doors are taller than average with an oak veneer finish
- Door frames are oak and the doors have a high-quality matching oak veneer finish
- Exclusive satin nickel ironmongery is used throughout the apartments

HEATING AND COOLING

- All bedrooms, living, dining and kitchen areas are comfort cooled and heated using a VRF system
- Electrical underfloor heating is provided to all bathrooms and ensuites
- Double glazed windows

AV AND CONNECTIVITY

- Lutron home automated system and full connectivity via the Lutron mobile app which can be downloaded on to any smart phone
- High Definition terrestrial, satellite and internet television cabling is provided to main television points
- Integrated ceiling speakers are installed to Living Room and Master Bedrooms

SMOKE AND HEAT DETECTION

- · Heat detectors are located in each kitchen
- Each apartment is provided with its own fire alarm directly interfaced to the main building's fire alarm panel located in the concierge area

THE BUILDING

- · Integrated building fire detection system
- 10-year building warranty

LANDSCAPING

· A grand sense of arrival is created by the beautifully landscaped gardens surrounding The Haydon which feature high quality paving and planting

GARDENS AND BALCONIES

- · Apartments that have access to balconies feature a glass balustrade, paved flooring and external lighting
- There is a generous communal terrace for all residents on the 11th floor with planting and bespoke seating areas. It has been designed to maximise stunning views across London and beyond

SECURITY AND ACCESS CONTROL

- The development has 24-hour concierae/ security managed by a specialist residential property management company
- In addition, the following measures are in place:
- · Comprehensive CCTV coverage of the entrance and communal areas and full building entry point coverage
- Video entry smart panel to apartment
- Fob access key for building entry to all floors, lower ground floor facilities and communal roof garden
- High-security locks for all external doors and apartment front doors to meet Secure by Design standards or equivalent • All external windows and doors are fitted
- All windows and doors at ground floor have laminated glazing for improved security

with security locks

RESIDENTS' FACILITIES

CONCIERGE

- The building has been designed with an elegant and contemporary reception area incorporating a 24hr concierge, featuring art installation and a lounge area for residents and visitors
- The floor is pale marble which contrasts with the bespoke fluted marble wall cladding
- There is a contemporary sculptural ceilina and wall feature formed in drifts of satin nickel metal strands, which also incorporates a bespoke lighting feature

• A sumptuous state of the art surround sound cinema with comfortable sofas and armchairs, each with a side table and light. The space is available to residents and their guests for private events and seats up to 14 people

GYM AND WELLNESS SUITE

- · Well-proportioned gym with specialist equipment to support cardio, endurance and strength training
- There is a separate yoga studio and stretch zone
- Feature lighting to ceiling, shock absorbent flooring and floor to ceiling mirrors

SPA POOL

- A dedicated spa pool with its own changing area is located in the wellness suite
- The spa pool area features porcelain timber floors, feature wall and a dramatic black glass mosaic pool
- Subtle mood lighting and artwork complete the calming atmosphere

SECURE UNDERGROUND CAR PARK

• Parking is available by separate negotiation

LIFT LOBBIES AND LIFTS

- Lift lobbies are finished with high-quality finishes to match the interiors of the communal areas, including bespoke timber wall panelling and inset carpets with marble borders
- There are two passenger lift cars which are finished to complement the residential corridors and lift lobbies

BUILDING MANAGEMENT

• A specialist residential property management company will manage the development on behalf of Regal London

THE DESIGN TEAM

- The scheme has been designed by internationally renowned architect ACME
- The landscape design is by Spacehub





IMAGE 1 & 2

All apartments feature high specification and carefully considered materials

DISCLAIMER

The details are intended to give a general indication of the proposed specification. Regal London operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, Regal London reserves the right to replace the brand with another of equal quality or better.

REGAL LONDON

Regal London is one of the Capital's leading privately owned mixed-use developers with a focus on unlocking value from complex urban settings to transform London's landscape and deliver high-quality places for people to live, play, visit and work in.

Regal London has delivered successful projects across the Capital, from Brent to Tower Hamlets and from Barnet to Lambeth. Our developments are characterised by bespoke design and exceptional quality and are built to unlock value, enhance the local environment, and respect local communities.

Unlike many other developers, Regal London are a fully integrated business operating across the entire lifecycle of the asset, which means that we put the customer at the centre of everything we do. We ensure the delivery of outstanding quality and service at every stage of the pre and post development process including land assembly, land use & planning strategy, stakeholder engagement, sales & marketing, construction, customer care and asset management.

We are committed to playing our part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value. Our sustainability strategy focusses on three areas: transitioning to net zero carbon by 2030; going beyond biodiversity net gain and helping disadvantaged groups into employment in real estate and construction through our Regal London Real Estate Academies.





LONDON EC3

For further information please contact our sales team: sales@regal-london.co.uk

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