

# FERO HOUSE

AT LOMBARD SQUARE

Berkeley  
Designed for life

A WELL  
CRAFTED  
EXPRESSION  
OF HOME



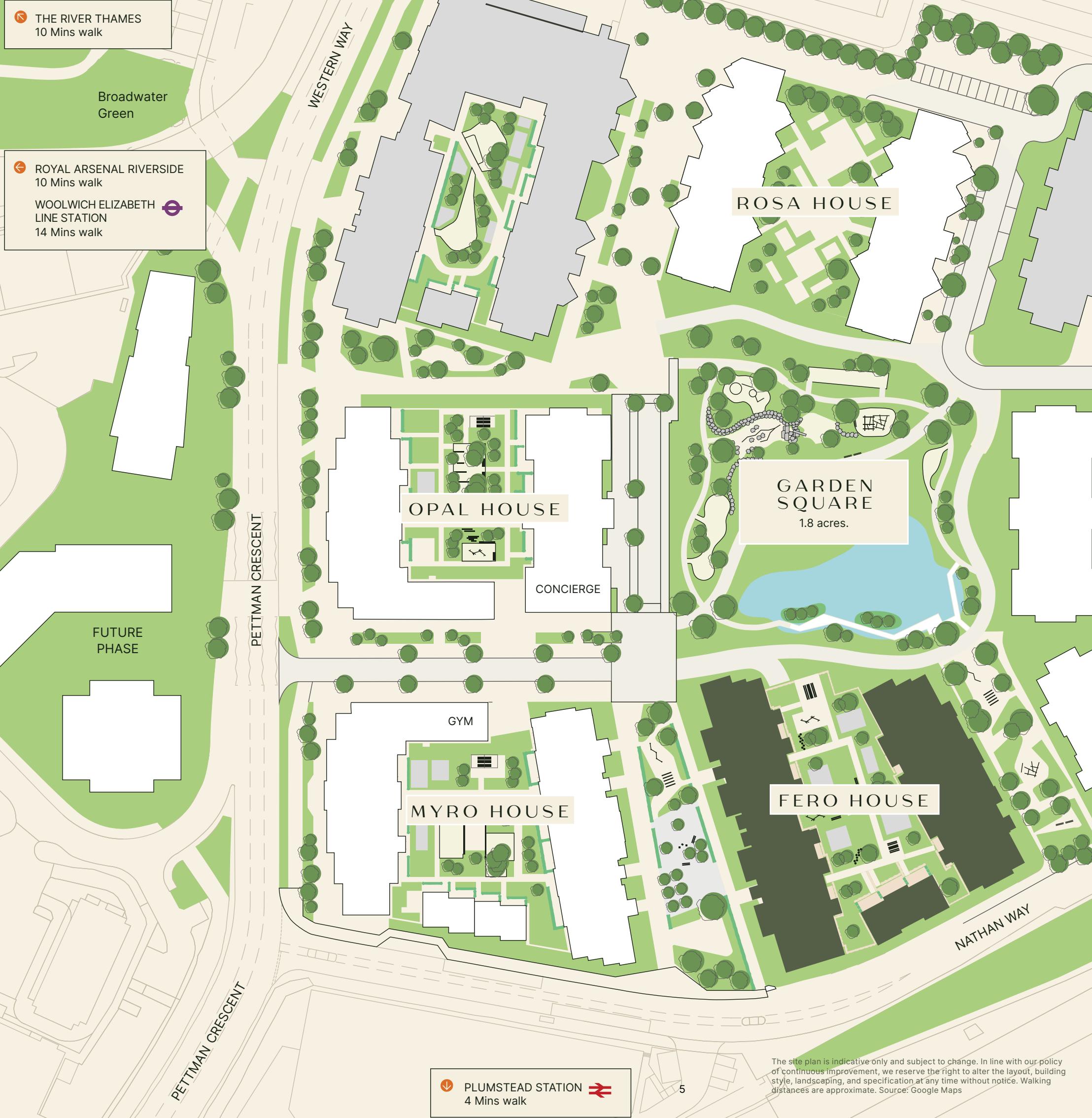
# WELCOME TO FERO HOUSE

Lombard Square, located in Plumstead is at the pulse of southeast London's creative boom. A collection of 1, 2 and 3 bedroom homes surrounding the beautifully landscaped 1.8 acre Garden Square with scenic views across the lake.

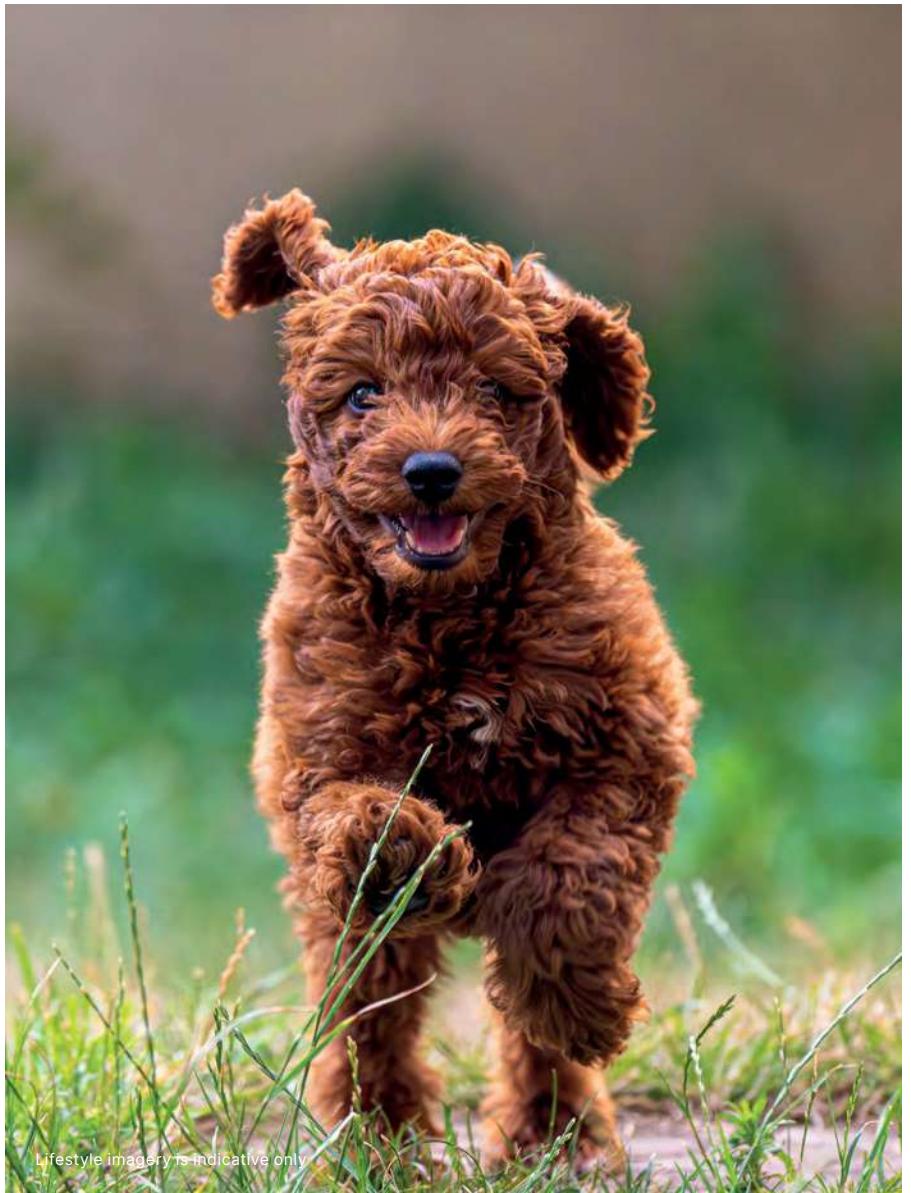
# THE ART OF BELONGING AT LOMBARD SQUARE

Fero House is the fourth refined collection of new homes to launch at Lombard Square. Drawing inspiration from the area's rich heritage of metalwork craftsmanship, Fero takes its name from the Latin word 'ferrum', meaning iron.

Perfectly positioned next to the tranquil lake in Garden Square and featuring its own podium garden, Fero House features an ideal setting to enjoy your surroundings. Most homes benefit from private balconies or terraces with scenic views overlooking Garden Square and the lake, providing a harmonious blend of nature and modern living.



# FLOURISH IN NATURAL SETTINGS



Lifestyle imagery is indicative only

Garden Square sits at the heart of this flourishing new community. Here you can wander through beautifully landscaped gardens, pause beside the tranquil water feature, and stretch out on the expansive sun-drenched lawn.

For those with a passion for horticulture, The Orchard provides a space for residents to cultivate an edible garden. The various play areas and nature trails will keep children of all ages entertained, and the pet-friendly spaces ensure four-legged friends feel right at home too.



Computer generated image is indicative only

# ARTFULLY CRAFTED

At Fero House metalwork is the key design inspiration. Throughout the buildings you'll notice the thoughtful details that tell the story of this area's rich history and culture while remaining contemporary and functional.

From the seamless balcony balustrades to your front door's stylish ironmongery, there is a sense of continuity that spans the entire space. This is what gives Fero House, and your new home, its unique personality.



Craft imagery is indicative only

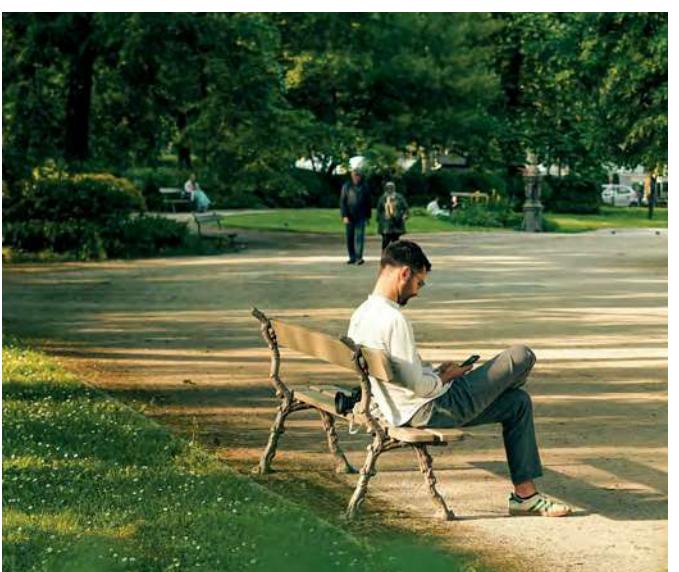


# INSPIRING A DEEPER MEANING OF HOME

Escaping to the beautifully landscaped spaces at Lombard Square is a delight. Each and every corner is thriving with greenery and has been designed with sustainability and nature in mind.

Hundreds of new plants and trees are breathing life into the abundant green environment and waterways, directly on your doorstep. Not only providing a tranquil setting to escape to, but also enhancing local ecology by giving wildlife a natural habitat.



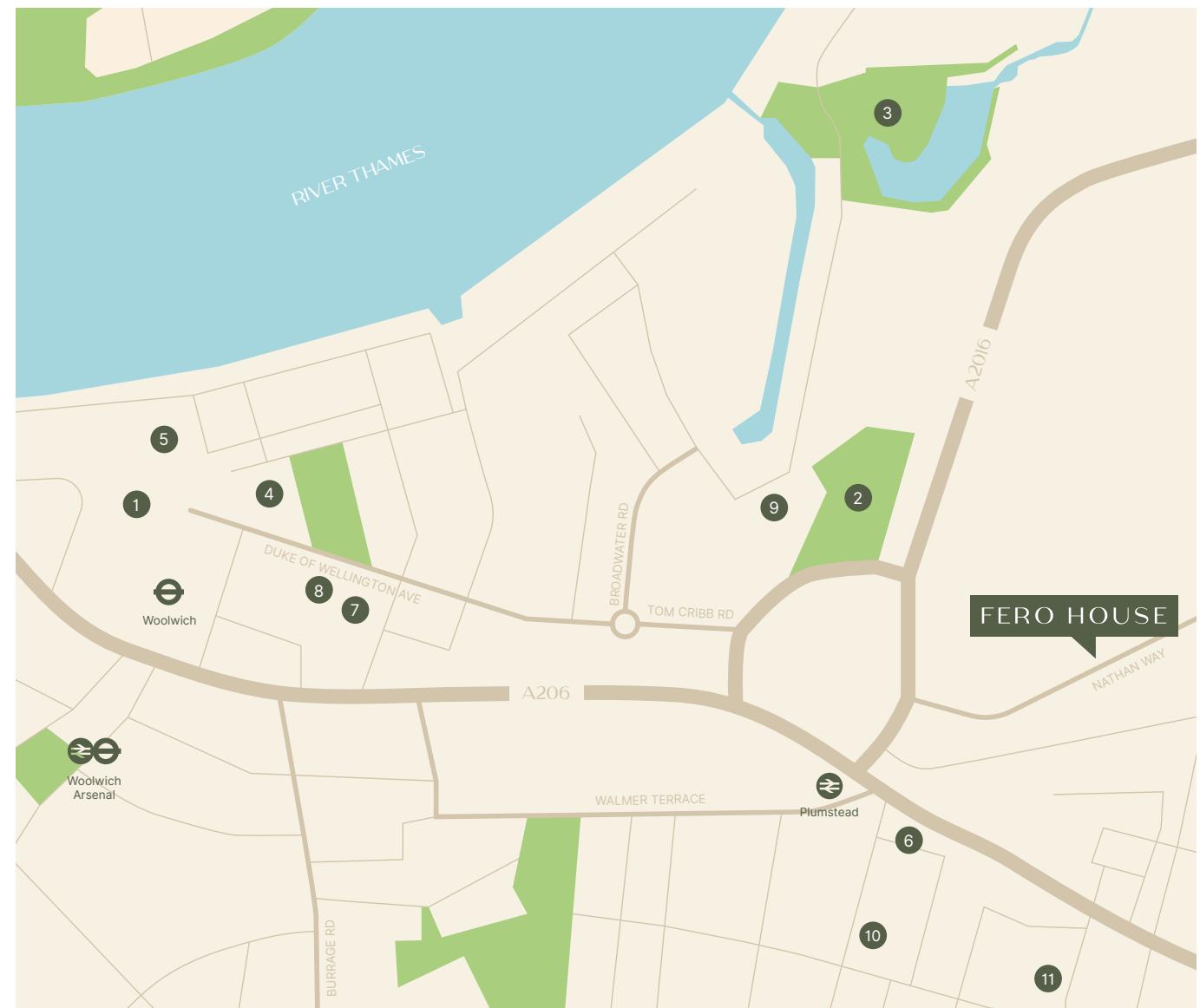


Lifestyle imagery is indicative only

# WELL CONNECTED NATURALLY

Lombard Square offers the perfect balance of connectivity and culture. Just a 4 minute walk from Plumstead Station, 14 minutes from Woolwich Station for the Elizabeth Line, and with Canary Wharf only an 8 minute ride away, you're effortlessly connected to central London.

Closer to home, Royal Arsenal Riverside is a lifestyle hotspot brimming with trendy restaurants, independent shops and Woolwich Works – an award winning creative hub.



Maps are not to scale and show approximate locations only.

## CONNECTIVITY



## LOCAL AREA

- 1 Royal Arsenal Riverside
- 2 Broadwater Green
- 3 Gallion's Park
- 4 Punchdrunk
- 5 Woolwich Works
- 6 Squeezed
- 7 7R Crossfit
- 8 Pilates Reform Studio
- 9 Herongate Primary School
- 10 St Patricks RC Primary
- 11 Conway Primary School



Lifestyle imagery is indicative only

## SET OUT WITH CARE



Lifestyle imagery is indicative only

Fero House brings modern living to life—where everyday convenience meets the vibrancy of the city.

If you fancy a workout before work, there's an on-site gym\*. The 24-hour concierge service can take in deliveries; arrange collections and book local services for you making everyday tasks effortless. Secure bike storage and electric charging points are available while a supermarket makes grabbing those last minute essentials easy.

When it comes to meeting up with friends old and new, the on-site coffee shop is a great spot to catch-up. From fitness and wellness to everyday practicalities, we've got you covered.

\*Access to the gym is opt-in only & subject to availability.

<sup>1</sup>Forthcoming, subject to change.



Computer generated image is indicative only



LIVING WITH INTENTION



Computer generated image is indicative only



Computer generated image is indicative only

Each kitchen is uniquely crafted with sleek composite stone worktops and beautifully textured ceramic tiled splashbacks, blending style with durability. Fully equipped with premium Bosch appliances such as an oven, hob, and even a sophisticated wine cooler to elevate your entertaining.



POISE +



PRECISION

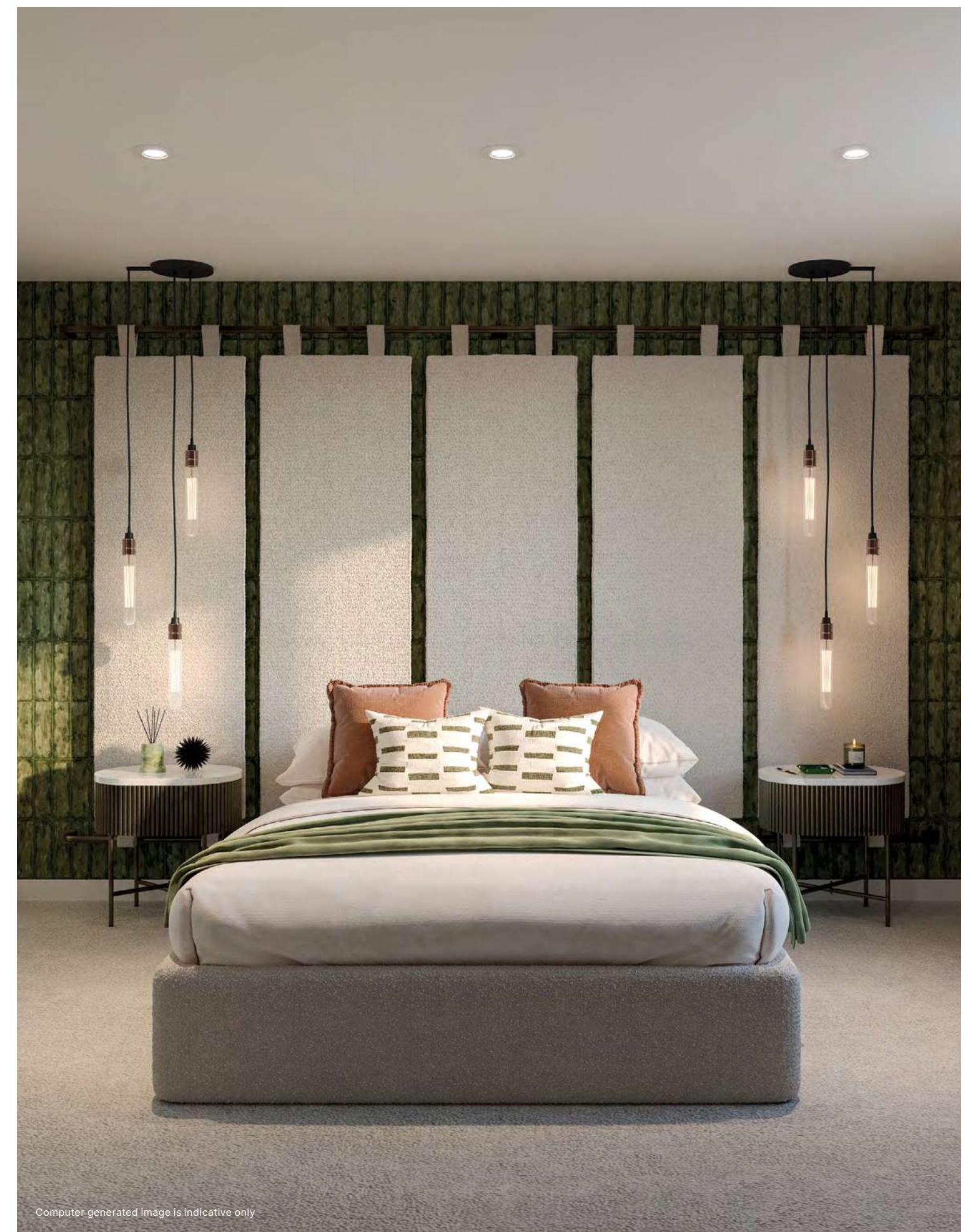
W H E R E  
D E S I G N  
M E E T S  
C O M F O R T



Your bedroom welcomes you with plush carpets and conveniently fitted wardrobes\*. It's the perfect space to rest and recharge at the end of the day.

Lifestyle imagery is indicative only

\*Fitted wardrobes to Bedroom 1 only.



Computer generated image is indicative only



Computer generated image is indicative only

Interiors at Fero House are designed for calm, comfortable living, with a choice of light or dark palettes and refined finishes throughout. High-grade materials, fittings, and fixtures are paired with Bosch appliances, while bathrooms are completed with elegant tiling.

# ALL IN THE DETAIL

Bathrooms feature rainfall showers, tiled accent walls, and heated towel rails, perfect for unwinding and relaxing. Every detail is designed with comfort and ease in mind, making these homes a joy to live in.



Computer generated image is indicative only

# SPECIFICATION

FERO HOUSE CELEBRATES TRADITIONAL CRAFTS & METALWORK

## KITCHENS

- Individually designed layouts
- Composite stone worktops
- Ceramic-tiled feature splashback and grouting
- Stainless steel under-mount 1 bowl sink (1 beds) and Monobloc mixer tap
- Stainless steel under-mount 1.5 bowl sink (2 & 3 beds only) and Monobloc mixer tap
- Bosch ceramic hob
- Bosch integrated multi-function electric oven
- Integrated fridge/freezer
- Bosch integrated microwave oven (2&3 beds only) in tall unit or wall cabinet
- Integrated dishwasher
- Integrated wine cooler
- Bosch Integrated recirculating extractor hood
- Concealed white multi-gang appliance panel
- Energy efficient ceiling downlights
- LED lighting to underside of wall units
- USB socket
- Timber-effect flooring

## INTERIOR FINISHES

- Contemporary entrance door
- Off-white painted internal doors and cupboards
- Matching off-white painted skirting and architraves to all rooms
- Energy efficient light fittings throughout
- Wood effect flooring to kitchen, living/dining rooms and cupboards in hall
- Carpet to bedrooms and within wardrobe in bedroom 1

## BALCONIES / TERRACES

- Well-proportioned balconies with aluminium decking, and metal balustrade
- Terraces with concrete paving

## BATHROOMS / SHOWER ROOMS

- White bath with bath panel and glazed bath screen
- Semi recessed basin with mounted single level mixer tap
- Feature niche to bath and shower
- Thermostatic bath/shower 3-way mixer unit with hand-held shower head
- Wall mounted shower head
- White wall hung WC with dual flush button action, soft-close lid and concealed cistern
- Chrome heated towel rail
- Shaver socket
- Full height ceramic feature tile to side of bath and two courses feature tile to wash basin splashback
- Glass shelf to open storage under sink
- Energy efficient ceiling downlights
- Mechanically ventilated

## EXTERNAL COMMUNAL AREAS

- Landscape residents-only podium garden
- A managing agent will administer the effective operation and maintenance of the communal areas
- Blue roof

## PLUMBING

- Plumbing for washer/dryer
- Radiator panel heaters with thermostatic radiator valve
- Domestic fire sprinkler system to all apartments and communal areas

## ELECTRICAL FITTINGS

- Energy efficient light fittings throughout
- Smart energy meter
- Television points (terrestrial and satellite) to principle living areas and bedroom 1
- Telecom point to living room and telecom point / internet point to utility cupboard
- Data sockets to living room and bedroom 1
- USB sockets to kitchen and bedroom 1
- Smoke detectors to corridors and living space
- Heat detector to kitchen
- Home office data socket provision to secondary bedrooms or living room (1 bed flats)

## HEATING

- Radiator panel heaters with thermostatic radiator valves
- Heating and hot water supply from the on-site CHP (Combined Heat and Power) system accessed via a metered heat interchange unit in the utility cupboard.

## MAIN ENTRANCE LOBBIES

- Glass doors to main apartment block
- Double height entrance lobby with feature walls and finishes

## CAR PARKING

- Limited general right to park available and subject to separate agreement
- EV spaces provided
- Under-croft car park
- Internal cycle storage
- Internal refuse stores



## SECURITY FEATURES

- Audio/visual entry system via fob
- 'Secured by Design' certification achieved throughout the development
- High quality, lockable, restricted opening windows and external doors
- Concierge service and monitored CCTV

## PEACE OF MIND

- 265-year lease (from October 2021)
- 10-year build warranty
- RoSPA Safer By Design Gold Standard

## LIFTS

- Secure lift access to every accommodation level

# ACCOMMODATION SCHEDULE

Plot	Floor	Beds	Area (SQ M)	Area (SQ FT)	Page
8.1-04-01	04	1	51.0	549	38
8.1-04-06	04	1	51.0	549	34
8.1-04-07	04	1	51.0	549	37
8.1-05-01	05	1	51.0	549	38
8.1-05-02	05	1	51.0	549	40
8.1-05-06	05	1	51.0	549	34
8.1-05-07	05	1	51.0	549	37
8.1-06-01	06	1	51.0	549	38
8.1-06-02	06	1	51.0	549	40
8.1-06-06	06	1	51.0	549	34
8.1-06-07	06	1	51.0	549	37
8.1-07-01	07	1	51.0	549	38
8.1-07-02	07	1	51.0	549	40
8.1-07-06	07	1	51.0	549	34
8.1-07-07	07	1	51.0	549	37
8.1-08-01	08	1	51.0	549	38
8.1-08-02	08	1	51.0	549	40
8.1-08-06	08	1	51.0	549	34
8.1-08-07	08	1	51.0	549	37
8.1-09-01	09	1	51.0	549	38
8.1-09-02	09	1	51.0	549	40
8.1-09-05	09	1	51.0	549	41
8.1-10-01	10	1	51.0	549	39
8.1-10-04	10	1	51.0	549	42
8.1-04-04	04	2	72.0	775	55
8.1-04-05	04	2	63.0	678	46
8.1-05-03	05	2	77.0	829	56
8.1-05-04	05	2	72.0	775	55
8.1-05-05	05	2	63.0	678	46
8.1-06-03	06	2	77.0	829	56
8.1-06-04	06	2	72.0	77.05	55
8.1-06-05	06	2	63.0	678	46
8.1-07-03	07	2	77.0	829	56
8.1-07-04	07	2	72.0	775	55
8.1-07-05	07	2	63.0	678	46
8.1-08-03	08	2	77.0	829	56

Plot	Floor	Beds	Area (SQ M)	Area (SQ FT)	Page
8.1-08-04	08	2	72.0	775	55
8.1-08-05	08	2	63.0	678	46
8.1-09-03	09	2	71.0	764	59
8.1-09-04	09	2	65.0	700	57
8.1-10-02	10	2	71.0	764	60
8.1-10-03	10	2	65.0	700	58
8.3-01-02	01	1	51.0	549	38
8.3-01-03	01	1	51.0	549	35
8.3-01-04	01	1	51.0	549	36
8.3-01-05	01	1	50.0	538	43
8.3-01-09	01	1	51.0	549	34
8.3-02-03	02	1	51.0	549	34
8.3-02-05	02	1	45.0	484	45
8.3-02-07	02	1	51.0	549	38
8.3-02-08	02	1	51.0	549	35
8.3-02-09	02	1	51.0	549	34
8.3-02-10	02	1	50.0	538	44
8.3-03-03	03	1	51.0	549	34
8.3-03-05	03	1	45.0	484	45
8.3-03-06	03	1	51.0	549	34
8.3-03-07	03	1	51.0	549	38
8.3-03-08	03	1	51.0	549	35
8.3-03-09	03	1	51.0	549	34
8.3-04-03	04	1	51.0	549	34
8.3-04-05	04	1	45.0	484	45
8.3-04-07	04	1	51.0	549	38
8.3-04-08	04	1	51.0	549	35
8.3-04-09	04	1	51.0	549	34
8.3-04-10	04	1	50.0	538	44
8.3-04-13	04	1	51.0	549	34
8.3-04-15	04	1	45.0	484	45
8.3-04-17	04	1	51.0	549	38
8.3-04-18	04	1	51.0	549	35
8.3-04-19	04	1	51.0	549	34
8.3-05-03	05	1	51.0	549	34
8.3-05-05	05	1	45.0	484	45
8.3-05-07	05	1	51.0	549	38
8.3-05-08	05	1	51.0	549	35
8.3-05-09	05	1	51.0	549	34
8.3-05-10	05	1	50.0	538	44
8.3-06-03	06	1	51.0	549	34

Plot	Floor	Beds	Area (SQ M)	Area (SQ FT)	Page
8.3-06-05	06	1	45.0	484	45
8.3-06-07	06	1	51.0	549	38
8.3-06-08	06	1	51.0	549	35
8.3-06-09	06	1	51.0	549	34
8.3-06-10	06	1	50.0	538	44
8.3-07-03	07	1	51.0	549	34
8.3-07-05	07	1	45.0	484	45
8.3-07-07	07	1	51.0	549	38
8.3-07-08	07	1	51.0	549	35
8.3-07-09	07	1	51.0	549	34
8.3-07-10	07	1	50.0	538	44
8.3-08-03	08	1	51.0	549	34
8.3-08-05	08	1	45.0	484	45
8.3-08-07	08	1	51.0	549	38
8.3-08-08	08	1	51.0	549	35
8.3-08-09	08	1	51.0	549	34
8.3-08-10	08	1	50.0	538	44
8.3-09-03	09	1	45.0	484	45
8.3-10-03	10	1	45.0	484	45
8.3-01-01	01	2	75.0	807	54
8.3-01-06	01	2	75.0	807	52
8.3-01-07	01	2	74.0	797	48
8.3-01-08	01	2	73.0	786	47
8.3-01-10	01	2	75.0	807	50
8.3-02-01	02	2	74.0	797	49
8.3-02-02	02	2	73.0	786	47
8.3-02-04	02	2	75.0	807	51
8.3-02-06	02	2	75.0	807	54
8.3-02-11	02	2	75.0	807	53
8.3-03-01	03	2	74.0	797	49
8.3-03-02	03	2	73.0	786	47
8.3-03-04	03	2	75.0	807	51
8.3-03-06	03	2	75.0	807	54
8.3-03-11	03	2	75.0	807	53
8.3-04-01	04	2	74.0	797	49

Plot	Floor	Beds	Area (SQ M)	Area (SQ FT)	Page
8.3-04-02	04	2	73.0	786	47
8.3-04-04	04	2	75.0	807	51
8.3-04-06	04	2	75.0	807	54
8.3-04-11	04	2	75.0		



Fero House offers 142 contemporary apartments across 10 floors. Choose from 1, 2 and 3 bedroom homes, each\* featuring a private balcony or terrace.

(\*Except type 1H)

#### APARTMENT KEY

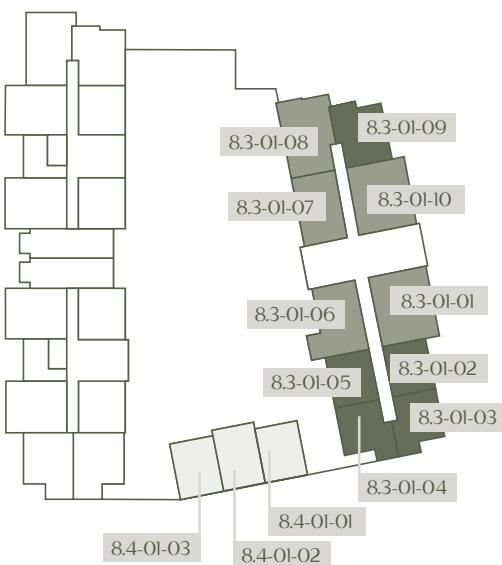
1 bed	3 bed
2 bed	3 bed duplexes

#### NAMING KEY

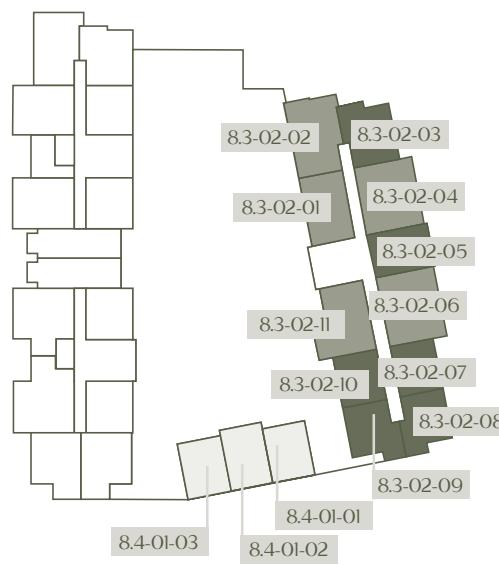
BUILDING-FLOOR-APARTMENT

EXAMPLE 8.3-02-02

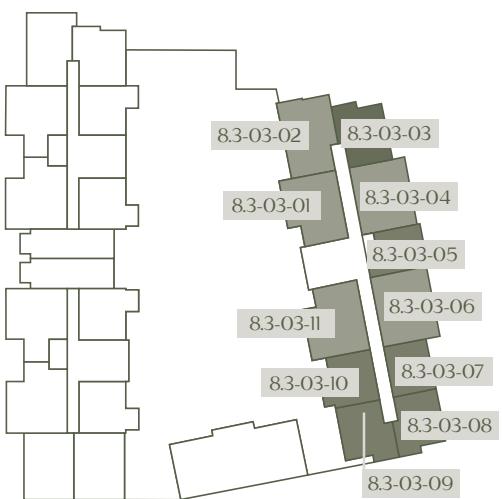
#### FLOOR 1



#### FLOOR 2



#### FLOOR 3



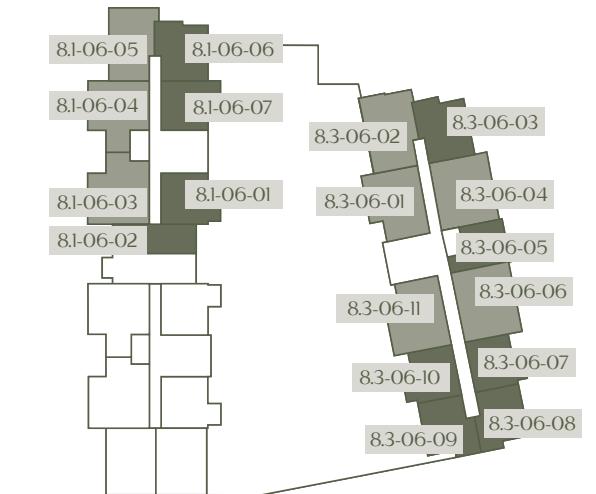
#### FLOOR 4



#### FLOOR 5



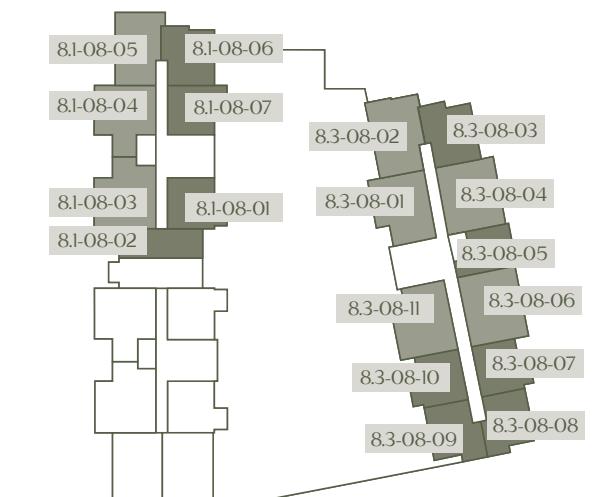
#### FLOOR 6



#### FLOOR 7



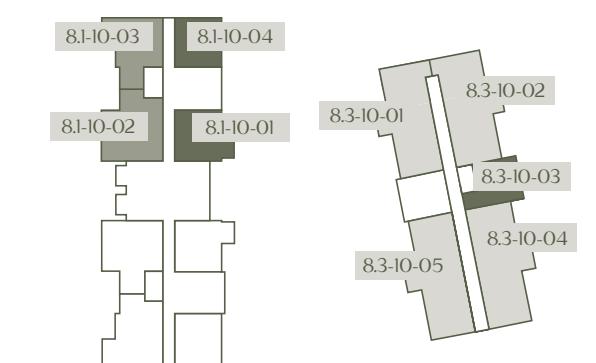
#### FLOOR 8



#### FLOOR 9



#### FLOOR 10



## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENTS: 8.1-04-06 8.1-08-06 8.3-03-03 8.3-05-03 8.3-07-03  
 8.1-05-06 8.3-01-09 8.3-03-09 8.3-05-09 8.3-07-09  
 8.1-06-06 8.3-02-03 8.3-04-03 8.3-06-03 8.3-08-03  
 8.1-07-06 8.3-02-09 8.3-04-09 8.3-06-09 8.3-08-09

FLOORS: 1-8

TYPE 1A



TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	6.34M X 4.01M	20'10" X 13'2"
BEDROOM	3.46M X 3.45M	11'4" X 11'4"
BALCONY	3.46M X 1.76M	11'4" X 5'9"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 4 SHOWN



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENTS: 8.3-01-03 8.3-03-08 8.3-05-08 8.3-07-08  
 8.3-02-08 8.3-04-08 8.3-06-08 8.3-08-08

FLOORS: 1-8

TYPE 1A (H)



TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	6.34M X 4.02M	20'10" X 13'2"
BEDROOM	3.46M X 3.45M	11'4" X 11'4"
BALCONY	3.13M X 2.16M	10'3" X 7'1"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

## PLOT LOCATOR

FLOOR 1 SHOWN



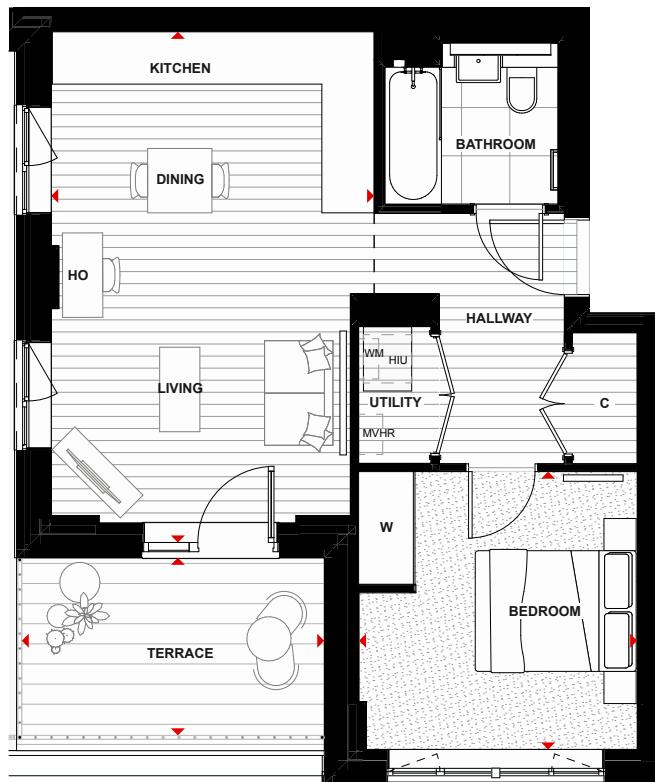
## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENT: 8.3-01-04

FLOOR: 1

TYPE 1A TERRACE



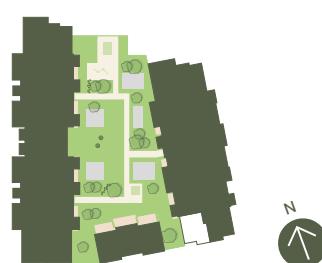
TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	6.35M X 4.02M	20'10" X 13'2"
BEDROOM	3.46M X 3.46M	11'4" X 11'4"
TERRACE	3.76M X 2.21M	12'4" X 7'3"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 1 SHOWN



## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENTS: 8.1-04-07 8.1-05-07 8.1-06-07 8.1-07-07 8.1-08-07

FLOORS: 4-8

TYPE 1C



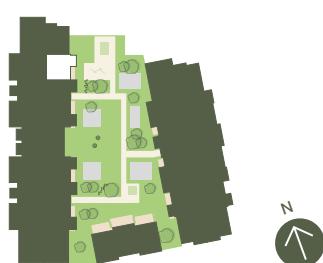
TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	7.07M X 3.62M	23'2" X 11'10"
BEDROOM	3.73M X 3.25M	12'3" X 10'8"
BALCONY	3.21M X 1.61M	10'6" X 5'3"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 4 SHOWN



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

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## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENTS: 8.1-04-01 8.1-08-01 8.3-03-07 8.3-07-07  
 8.1-05-01 8.1-09-01 8.3-04-07 8.3-08-07  
 8.1-06-01 8.3-01-02 8.3-05-07  
 8.1-07-01 8.3-02-07 8.3-06-07

FLOORS: 1-8

TYPE 1C(H)



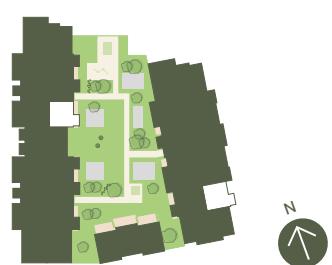
TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	7.07M X 3.62M	23'2" X 11'11"
BEDROOM	3.73M X 3.26M	12'3" X 10'8"
BALCONY	3.22M X 1.45M	10'7" X 4'9"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 4 SHOWN



## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENT: 8.1-10-01

FLOOR: 10

TYPE 1C(H) TERRACE



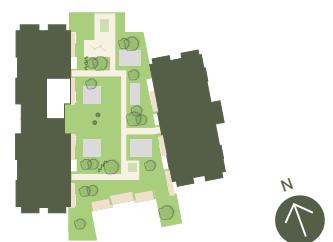
TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	6.83M X 3.74M	22'5" X 12'3"
BEDROOM	3.73M X 3.27M	12'3" X 10'9"
TERRACE	4.78M X 4.16M	15'8" X 13'8"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 10 SHOWN



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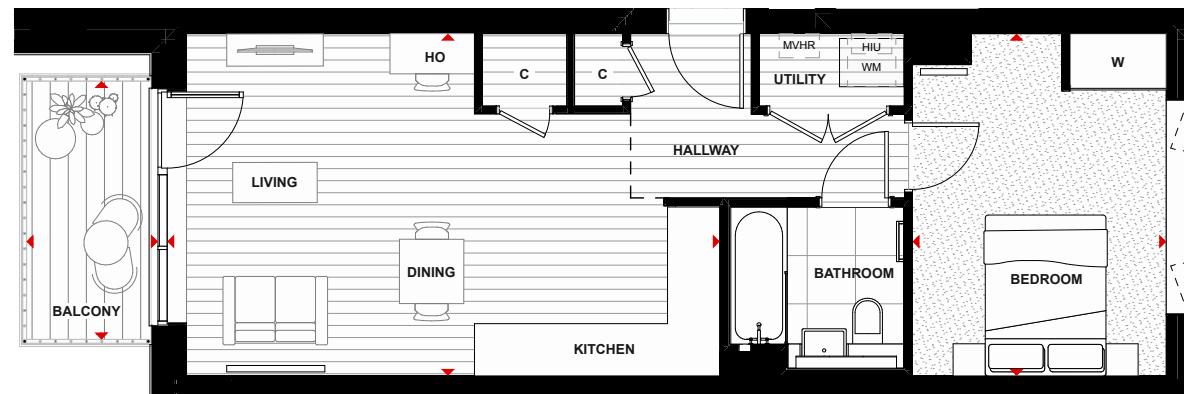
## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENTS: 8.1-05-02 8.1-09-02  
 8.1-06-02  
 8.1-07-02  
 8.1-08-02

FLOORS: 5 - 9

TYPE 1D



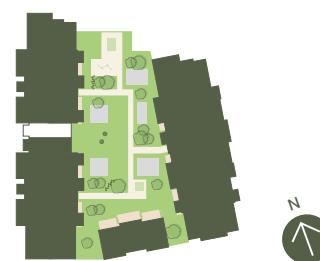
TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	6.87M X 4.26M	22'6" X 14'0"
BEDROOM	4.26M X 3.16M	14'0" X 10'4"
BALCONY	3.22M X 1.64M	10'7" X 5'4"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 5 SHOWN



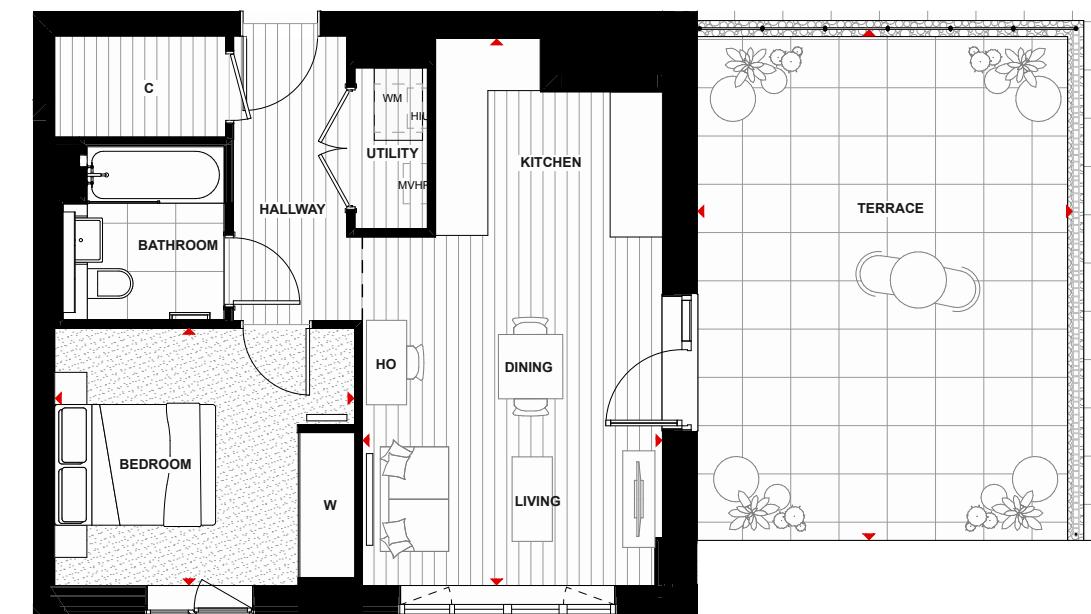
## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENT: 8.1-09-05

FLOOR: 9

TYPE IE TERRACE



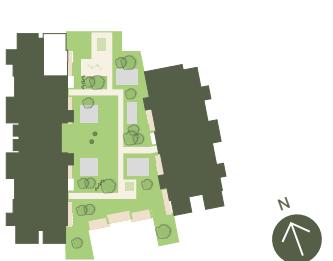
TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	6.80M X 3.74M	22'4" X 12'3"
BEDROOM	3.73M X 3.20M	12'3" X 10'6"
TERRACE	6.36M X 4.67M	20'10" X 15'4"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 9 SHOWN



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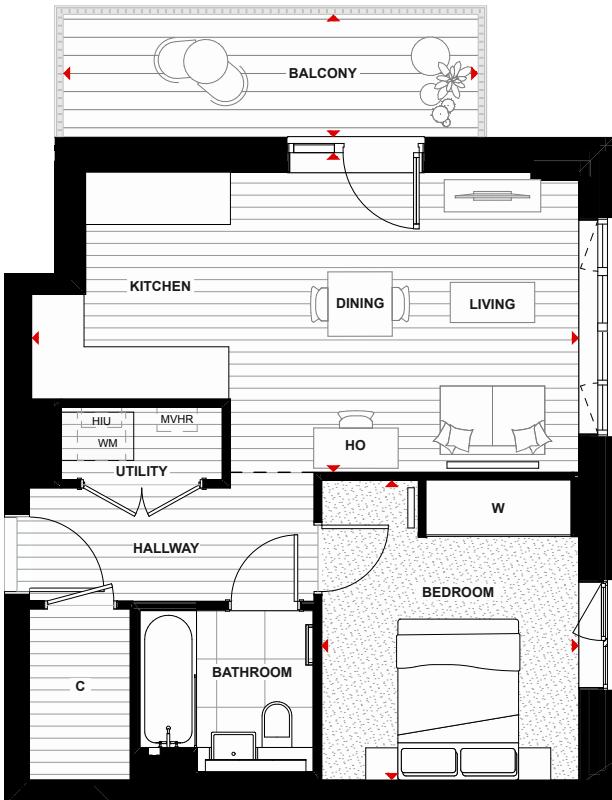
## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENT: 8.1-10-04

FLOOR: 10

TYPE 1E



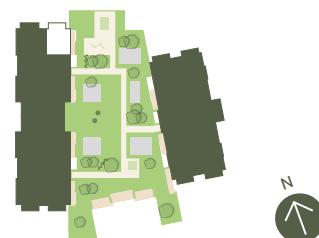
TOTAL INTERNAL AREA	51.0 SQ.M	549 SQ.FT
LIVING/KITCHEN/DINING	6.80M X 3.98M	22'4" X 13'0"
BEDROOM	3.73M X 3.21M	12'3" X 10'6"
BALCONY	5.16M X 1.53M	16'11" X 5'0"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office

- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

PLOT LOCATOR  
FLOOR 10 SHOWN



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

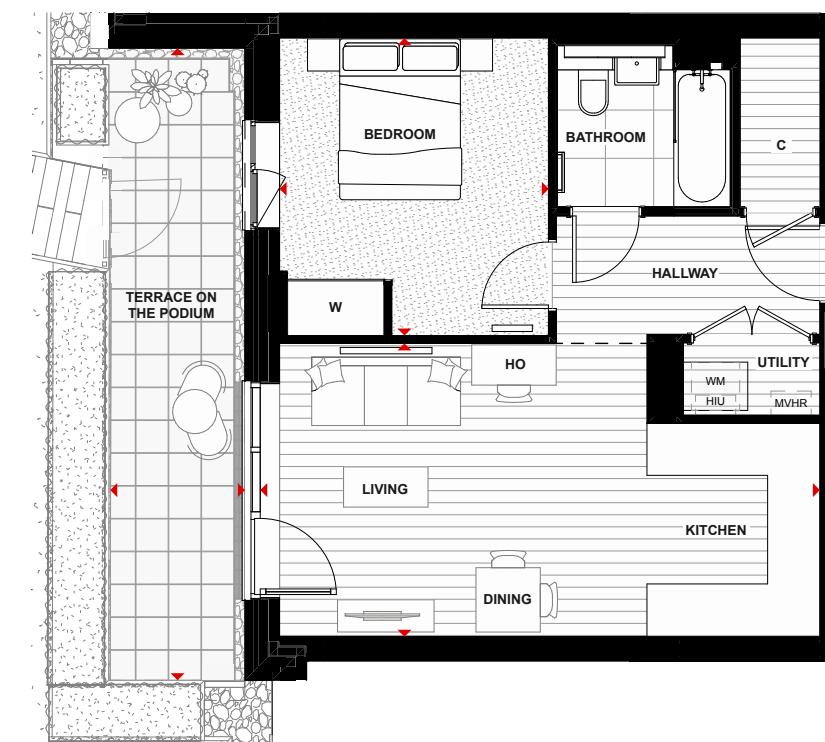
## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENT: 8.3-01-05

FLOOR: 1

TYPE 1F TERRACE



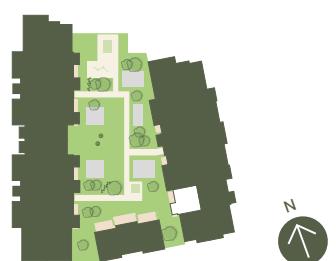
TOTAL INTERNAL AREA	50.0 SQ.M	538 SQ.FT
LIVING/KITCHEN/DINING	6.96M X 3.65M	22'10" X 12'0"
BEDROOM	3.70M X 3.35M	12'2" X 11'0"
TERRACE	7.86M X 1.68M	25'9" X 5'6"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office

- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

PLOT LOCATOR  
FLOOR 1 SHOWN



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## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENTS: 8.3-02-10 8.3-06-10  
8.3-03-10 8.3-07-10  
8.3-04-10 8.3-08-10  
8.3-05-10

FLOORS: 2-8

TYPE 1F



TOTAL INTERNAL AREA	50.0 SQ.M	538 SQ.FT
LIVING/KITCHEN/DINING	6.96M X 3.65M	22'10" X 12'0"
BEDROOM	3.70M X 3.35M	12'2" X 11'0"
BALCONY	3.21M X 1.53M	10'6" X 5'0"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 2 SHOWN



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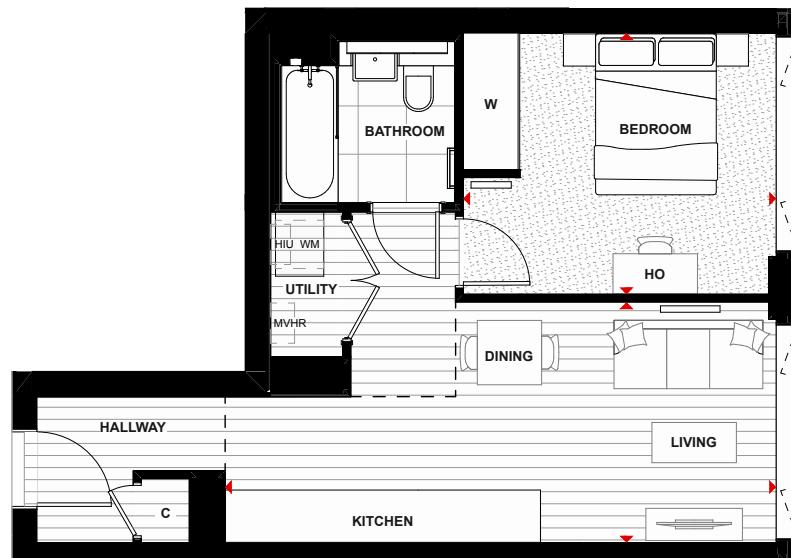
## FERO HOUSE:

## 1 BEDROOM APARTMENT

APARTMENTS: 8.3-02-05 8.3-04-05 8.3-06-05 8.3-08-05 8.3-10-03  
8.3-03-05 8.3-05-05 8.3-07-05 8.3-09-03

FLOORS: 2-10

TYPE 1H



TOTAL INTERNAL AREA	45.0 SQ.M	484 SQ.FT
LIVING/KITCHEN/DINING	6.86M X 2.99M	22'6" X 9'10"
BEDROOM	3.90M X 3.25M	12'9" X 10'8"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

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FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENTS: 8.1-04-05 8.1-05-05 8.1-06-05 8.1-07-05 8.1-08-05

FLOORS: 4-8

TYPE 2 A



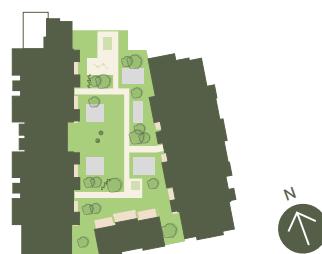
TOTAL INTERNAL AREA	63.0 SQ.M	678 SQ.FT
LIVING/DINING	4.23M X 3.31M	13'10" X 10'10"
KITCHEN	3.80M X 3.00M	12'6" X 9'10"
BEDROOM 1	3.52M X 3.46M	11'7" X 11'4"
BEDROOM 2	3.63M X 2.78M	11'11" X 9'1"
BALCONY	3.46M X 1.75M	11'4" X 5'9"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 4 SHOWN



FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENTS: 8.3-01-08 8.3-02-02 8.3-03-02 8.3-04-02 8.3-05-02  
8.3-06-02 8.3-07-02 8.3-08-02

FLOORS: 1-8

TYPE 2 C



APARTMENT AREA	73.0 SQ.M	786 SQ.FT
LIVING/DINING	4.25M X 3.63M	13'11" X 11'11"
KITCHEN	3.49M X 3.10M	11'5" X 10'2"
BEDROOM 1	3.93M X 3.51M	12'10" X 11'6"
BEDROOM 2	3.92M X 3.45M	12'10" X 11'4"
BALCONY	3.70M X 1.90M	12'2" X 6'3"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 1 SHOWN



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FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENT: 8.3-01-07

FLOOR: 1

TYPE 2D TERRACE



TOTAL INTERNAL AREA	74.0 SQ.M	797 SQ.FT
LIVING/KITCHEN/DINING	8.63M X 3.41M	28'4" X 11'2"
BEDROOM 1	4.19M X 3.45M	13'9" X 11'4"
BEDROOM 2	4.03M X 3.09M	13'3" X 10'2"
TERRACE	6.31M X 1.77M	20'8" X 5'10"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 1 SHOWN



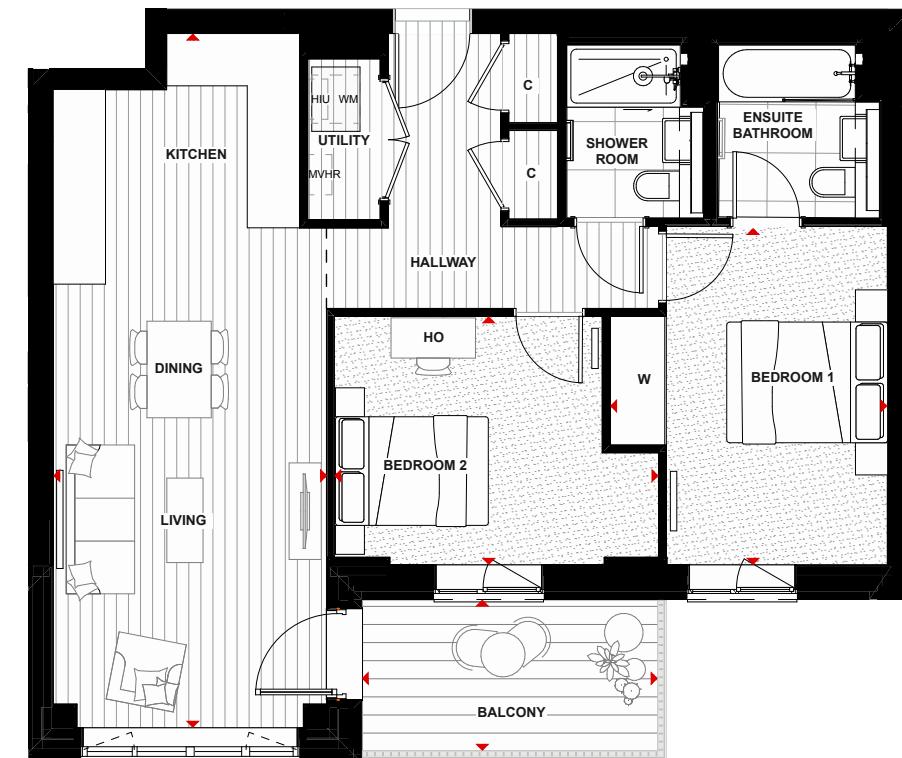
FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENTS: 8.3-02-01 8.3-04-01 8.3-06-01 8.3-08-01  
8.3-03-01 8.3-05-01 8.3-07-01

FLOORS: 2-8

TYPE 2D



TOTAL INTERNAL AREA	74.0 SQ.M	797 SQ.FT
LIVING/KITCHEN/DINING	8.63M X 3.41M	28'4" X 11'2"
BEDROOM 1	4.19M X 3.45M	13'9" X 11'4"
BEDROOM 2	4.03M X 3.09M	13'3" X 10'2"
BALCONY	3.68M X 1.88M	12'1" X 6'2"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 2 SHOWN



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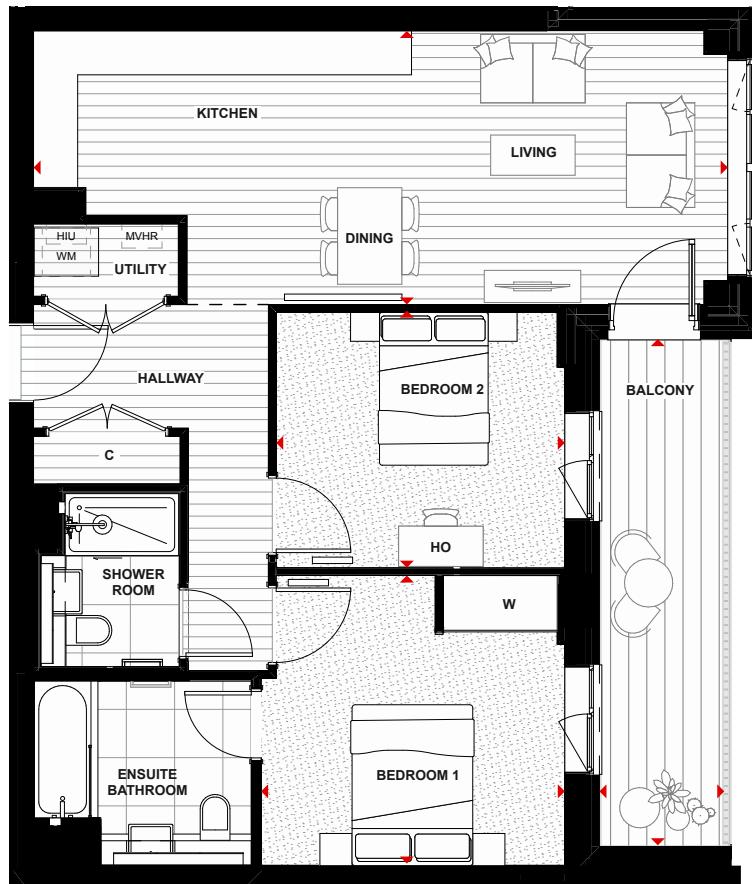
## FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENT: 8.3-01-10

FLOOR: 1

TYPE 2E\*



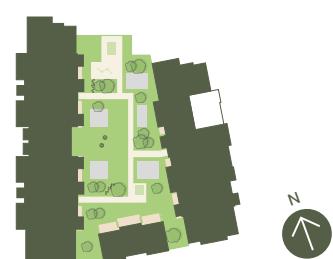
TOTAL INTERNAL AREA	75.0 SQ.M	807 SQ.FT
LIVING/KITCHEN/DINING	8.63M X 3.40M	28'4" X 11'2"
BEDROOM 1	3.78M X 3.58M	12'5" X 11'9"
BEDROOM 2	3.59M X 3.20M	11'9" X 10'6"
BALCONY	6.29M X 1.55M	20'8" X 5'1"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 1 SHOWN



## FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENTS: 8.3-02-04 8.3-04-04 8.3-06-04 8.3-08-04  
8.3-03-04 8.3-05-04 8.3-07-04

FLOORS: 2-8

TYPE 2E



TOTAL INTERNAL AREA	75.0 SQ.M	807 SQ.FT
LIVING/KITCHEN/DINING	8.63M X 3.41M	28'4" X 11'2"
BEDROOM 1	3.78M X 3.61M	12'5" X 11'10"
BEDROOM 2	3.59M X 3.18M	11'9" X 10'5"
BALCONY	6.30M X 1.53M	20'8" X 5'0"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 2 SHOWN



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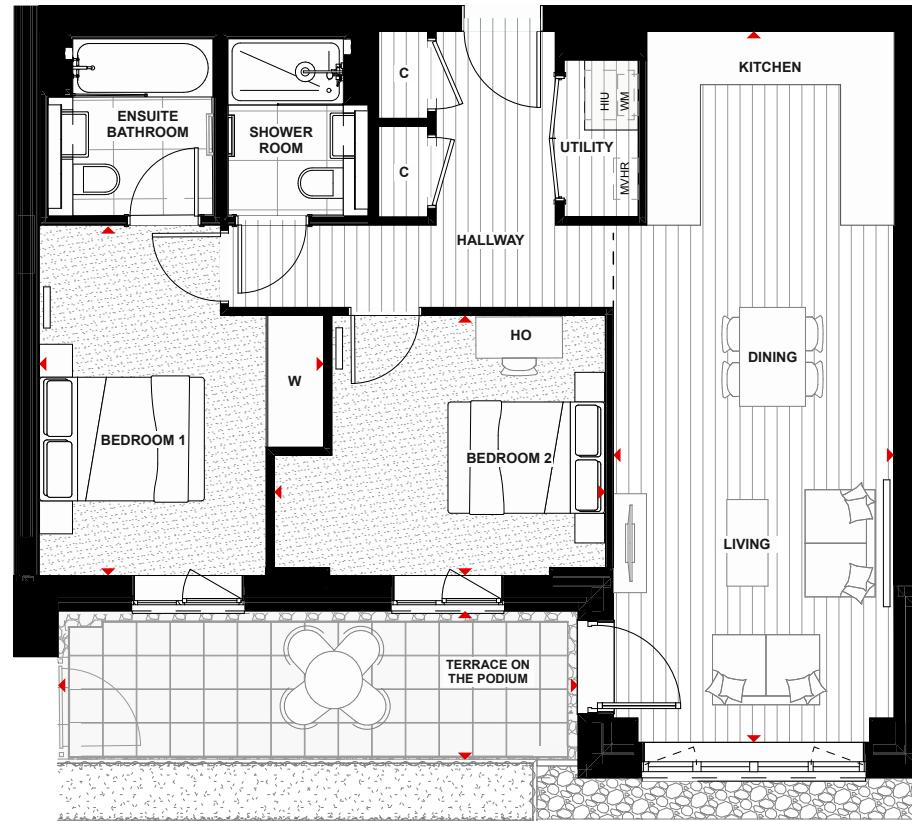
FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENT: 8.3-01-06

FLOOR: 1

TYPE 2F TERRACE



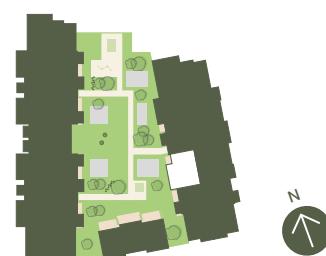
TOTAL INTERNAL AREA	75.0 SQ.M	807 SQ.FT
LIVING/KITCHEN/DINING	8.63M X 3.41M	28'4" X 11'2"
BEDROOM 1	4.24M X 3.46M	13'11" X 11'4"
BEDROOM 2	4.02M X 3.16M	13'2" X 10'4"
TERRACE	6.31M X 1.81M	20'8" X 5'11"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 1 SHOWN



FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENTS: 8.3-02-11 8.3-04-11 8.3-06-11 8.3-08-11  
8.3-03-11 8.3-05-11 8.3-07-11

FLOORS: 2-8

TYPE 2F



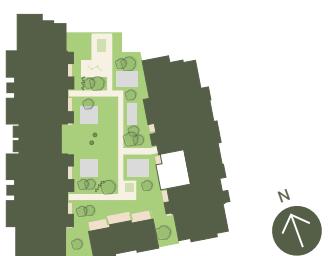
TOTAL INTERNAL AREA	75.0 SQ.M	807 SQ.FT
LIVING/KITCHEN/DINING	8.63M X 3.41M	28'4" X 11'2"
BEDROOM 1	4.24M X 3.46M	13'11" X 11'4"
BEDROOM 2	4.02M X 3.16M	13'2" X 10'4"
BALCONY	6.31M X 1.81M	20'8" X 5'11"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 2 SHOWN



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## FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENTS: 8.3-01-01 8.3-05-06  
 8.3-02-06 8.3-06-06  
 8.3-03-06 8.3-07-06  
 8.3-04-06 8.3-08-06

FLOORS: 1-8

TYPE 2F (H)



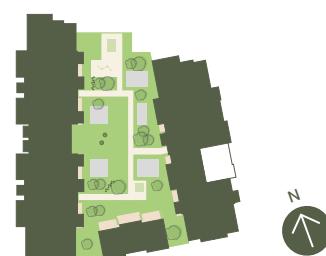
TOTAL INTERNAL AREA	75.0 SQ.M	807 SQ.FT
LIVING/KITCHEN/DINING	8.64M X 3.40M	28'4" X 11'2"
BEDROOM 1	4.25M X 3.46M	13'11" X 11'4"
BEDROOM 2	4.02M X 3.16M	13'2" X 10'4"
BALCONY	6.31M X 1.55M	20'8" X 5'1"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 2 SHOWN



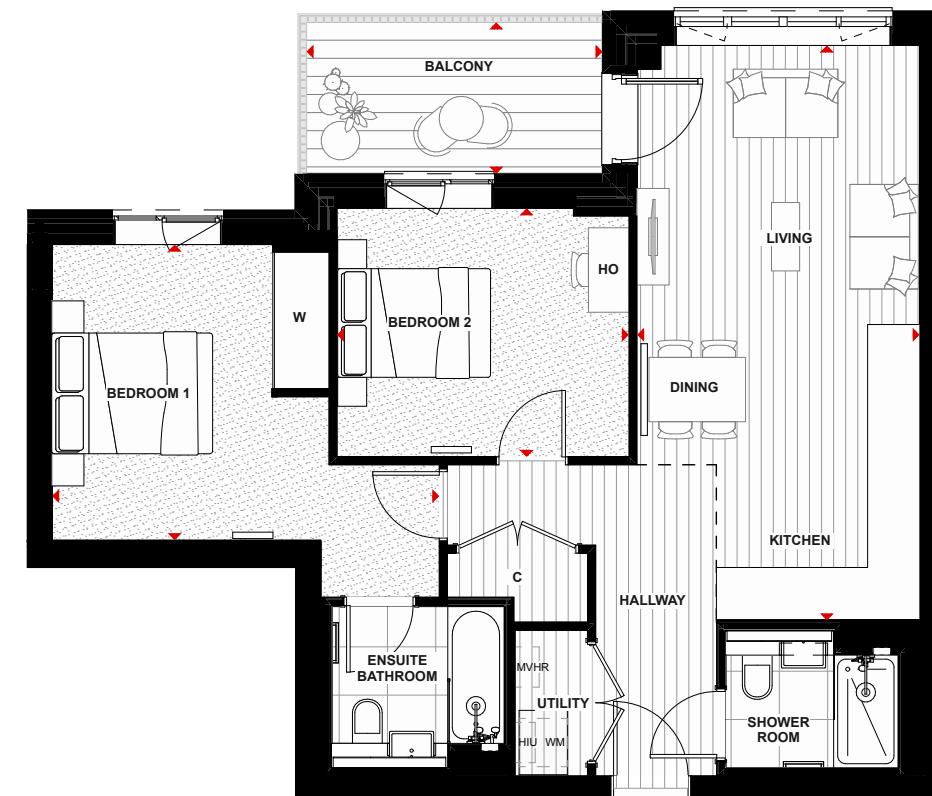
## FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENTS: 8.1-04-04 8.1-06-04 8.1-08-04  
 8.1-05-04 8.1-07-04

FLOORS: 4-8

TYPE 2G



TOTAL INTERNAL AREA	72.0 SQ.M	775 SQ.FT
LIVING/KITCHEN/DINING	7.15M X 3.51M	23'5" X 11'6"
BEDROOM 1	4.82M X 3.68M	15'9" X 12'1"
BEDROOM 2	3.63M X 3.09M	11'11" X 10'2"
BALCONY	3.68M X 1.88M	12'1" X 6'2"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 4 SHOWN



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FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENTS: 8.1-05-03  
8.1-06-03  
8.1-07-03  
8.1-08-03

FLOORS: 5 - 8

TYPE 2H



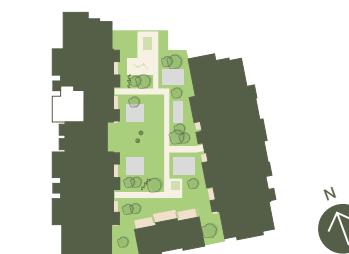
TOTAL INTERNAL AREA	77.0 SQ.M	829 SQ.FT
LIVING/KITCHEN/DINING	7.14M X 3.52M	23'5" X 11'6"
BEDROOM 1	6.60M X 2.91M	21'8" X 9'6"
BEDROOM 2	4.03M X 3.49M	13'3" X 11'5"
BALCONY	3.67M X 1.87M	12'0" X 6'2"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 4 SHOWN



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENT: 8.1-09-04

FLOOR: 9

TYPE 2K TERRACE



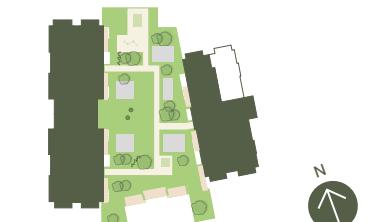
TOTAL INTERNAL AREA	65.0 SQ.M	700 SQ.FT
LIVING/KITCHEN/DINING	7.06M X 4.10M	23'2" X 13'5"
BEDROOM 1	3.70M X 3.46M	12'1" X 11'4"
BEDROOM 2	3.15M X 2.98M	10'4" X 9'9"
TERRACE 1	5.73M X 4.68M	18'9" X 15'4"
TERRACE 2	3.41M X 1.56M	11'2" X 5'1"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 9 SHOWN



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

## FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENT: 8.1-10-03

FLOOR: 10

TYPE 2K



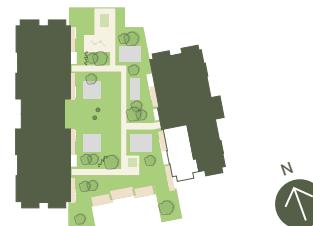
TOTAL INTERNAL AREA	65.0 SQ.M	700 SQ.FT
LIVING/KITCHEN/DINING	7.06M X 4.34M	23'2" X 14'3"
BEDROOM 1	3.70M X 3.46M	12'1" X 11'4"
BEDROOM 2	3.15M X 2.98M	10'4" X 9'9"
BALCONY	5.16M X 1.53M	16'11" X 5'0"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 10 SHOWN



## FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENT: 8.1-09-03

FLOOR: 9

TYPE 2L



TOTAL INTERNAL AREA	71.0 SQ.M	764 SQ.FT
LIVING/KITCHEN/DINING	7.30M X 3.84M	23'11" X 12'7"
BEDROOM 1	4.38M X 3.45M	14'4" X 11'4"
BEDROOM 2	3.87M X 3.73M	12'8" X 12'3"
TERRACE/BALCONY	7.62M X 1.88M	25'0" X 6'2"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 9 SHOWN



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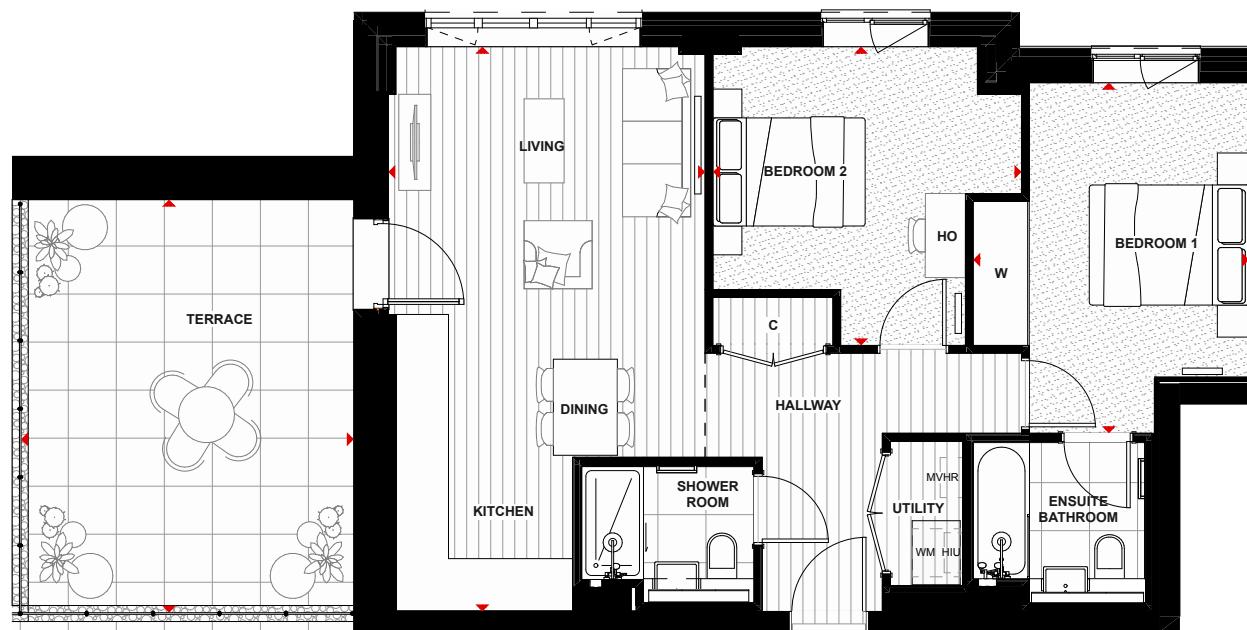
## FERO HOUSE:

## 2 BEDROOM APARTMENT

APARTMENT: 8.1-10-02

FLOOR: 10

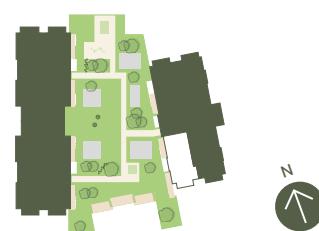
TYPE 2N



TOTAL INTERNAL AREA	71.0 SQ.M	764 SQ.FT
LIVING/DINING/KITCHEN	7.05M X 3.96M	23'1" X 13'0"
BEDROOM 1	4.38M X 3.45M	14'4" X 11'4"
BEDROOM 2	3.86M X 3.73M	12'8" X 12'3"
TERRACE	5.16M X 4.16M	16'11" X 13'8"

## PLOT LOCATOR

FLOOR 10 SHOWN



## LEGEND

Dimension between red arrows	HO	Home office
Bulkhead/change in the ceiling height	HIU	Heat interface unit (indicative location)
C	Cupboard	
MVHR	Mechanical ventilation heating recovery system	
HO	Home office	

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

## FERO HOUSE:

## 3 BEDROOM DUPLEX

APARTMENT: 8.4-01-03

FLOORS: 1-2

TYPE 3A



TOTAL INTERNAL AREA	100.0 SQ.M	1,076 SQ.FT
KITCHEN/DINING	6.21M X 2.93M	20'5" X 9'7"
LIVING	5.45M X 3.19M	17'11" X 10'6"
BEDROOM 1	4.37M X 3.16M	14'4" X 10'5"
BEDROOM 2	3.70M X 3.16M	12'1" X 10'5"
BEDROOM 3	2.97M X 2.95M	9'9" X 9'8"
TERRACE	5.15M X 2.98M	16'11" X 9'9"

PLOT LOCATOR  
FLOORS 1-2 SHOWN



## LEGEND

Dimension between red arrows	HO	Home office
Bulkhead/change in the ceiling height	HIU	Heat interface unit (indicative location)
C	Cupboard	
MVHR	Mechanical ventilation heating recovery system	
HO	Home office	

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

## FERO HOUSE:

## 3 BEDROOM DUPLEX

APARTMENT: 8.4-01-02

FLOORS: 1-2

TYPE 3B



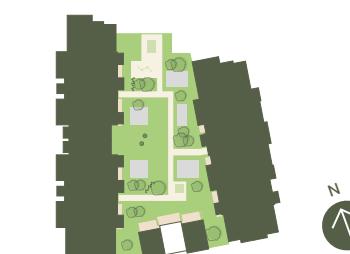
TOTAL INTERNAL AREA	100.0 SQ.M	1,076 SQ.FT
LIVING	5.45M X 3.07M	17'10" X 10'1"
KITCHEN/DINING	6.09M X 2.93M	20'0" X 9'7"
BEDROOM 1	4.36M X 3.05M	14'4" X 10'0"
BEDROOM 2	3.68M X 3.05M	12'1" X 10'0"
BEDROOM 3	2.96M X 2.95M	9'8" X 9'8"
TERRACE	6.97M X 2.99M	22'10" X 9'10"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOORS 1-2 SHOWN



## FERO HOUSE:

## 3 BEDROOM DUPLEX

APARTMENT: 8.4-01-01

FLOORS: 1-2

TYPE 3C



TOTAL INTERNAL AREA	100.0 SQ.M	1,076 SQ.FT
LIVING	5.45M X 3.21M	17'11" X 10'6"
KITCHEN/DINING	6.23M X 2.93M	20'5" X 9'7"
BEDROOM 1	4.37M X 3.15M	14'4" X 10'4"
BEDROOM 2	3.67M X 3.15M	12'0" X 10'4"
BEDROOM 3	2.99M X 2.98M	9'9" X 9'9"
TERRACE	5.15M X 3.0M	16'11" X 9'10"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

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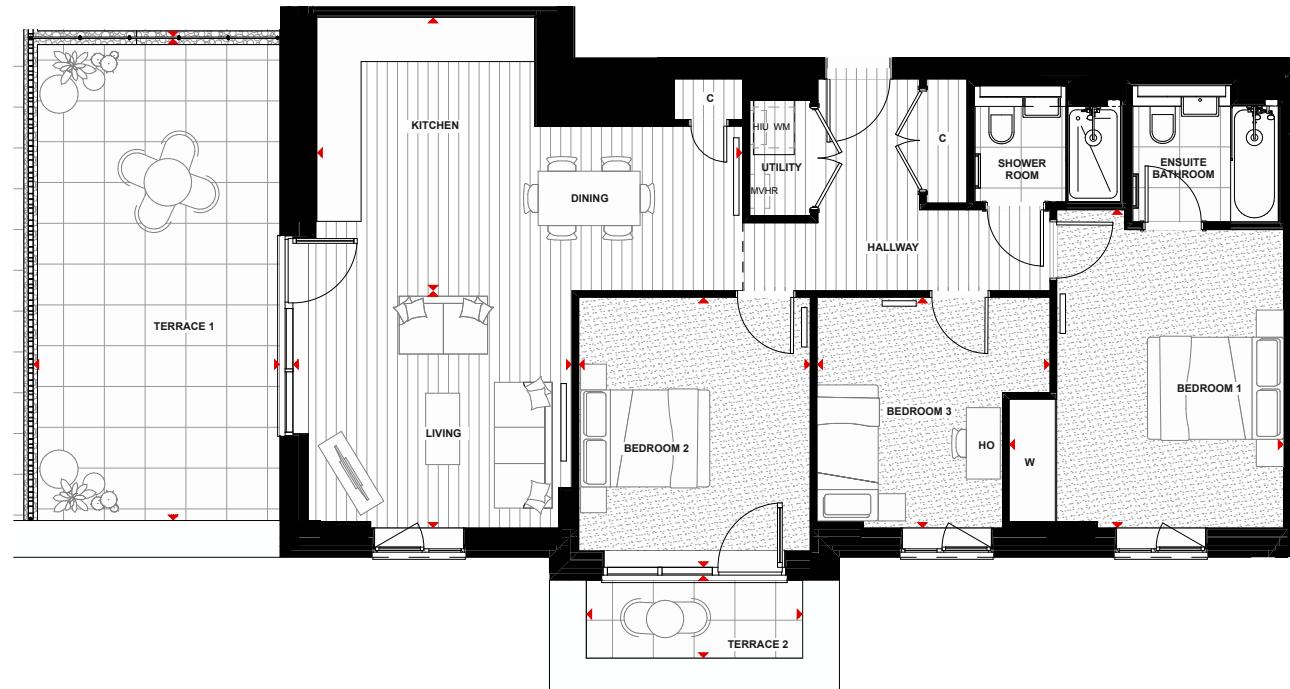
## FERO HOUSE:

## 3 BEDROOM APARTMENT

APARTMENT: 8.3-09-01

FLOOR: 9

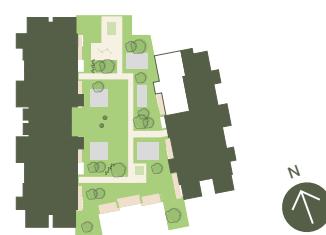
TYPE 3D



TOTAL INTERNAL AREA	97.0 SQ.M	1,044 SQ.FT
LIVING	7.51M X 4.10M	24'8" X 13'5"
KITCHEN/DINING	6.26M X 3.97M	20'6" X 13'0"
BEDROOM 1	4.70M X 4.04M	15'5" X 13'3"
BEDROOM 2	4.02M X 3.41M	13'2" X 11'2"
BEDROOM 3	3.44M X 3.43M	11'4" X 11'3"
TERRACE 1	7.09M X 3.63M	23'3" X 11'11"
TERRACE 2	3.19M X 1.22M	10'5" X 4'0"

## PLOT LOCATOR

FLOOR 9 SHOWN



## LEGEND

Dimension between red arrows	HO	Home office
--- Bulkhead/change in the ceiling height	HIU	Heat interface unit (indicative location)
C Cupboard		
MVHR Mechanical ventilation heating recovery system	W	Wardrobe
HO Home office	WM	Provision for washing machine

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## FERO HOUSE:

## 3 BEDROOM APARTMENT

APARTMENT: 8.3-09-02

FLOOR: 9

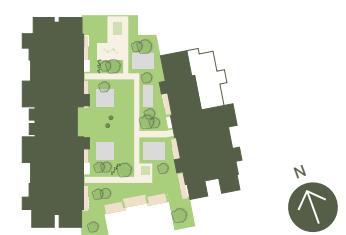
TYPE 3E TERRACE



TOTAL INTERNAL AREA	97.0 SQ.M	1,044 SQ.FT
LIVING	3.92M X 3.92M	12'10" X 12'10"
KITCHEN/DINING	6.13M X 3.37M	20'1" X 11'1"
BEDROOM 1	4.69M X 4.05M	15'4" X 13'3"
BEDROOM 2	3.99M X 3.48M	13'1" X 11'5"
BEDROOM 3	3.41M X 3.36M	11'2" X 11'0"
TERRACE 1	7.79M X 3.63M	25'7" X 11'11"
TERRACE 2	3.19M X 1.22M	10'5" X 4'0"

## PLOT LOCATOR

FLOOR 9 SHOWN



## LEGEND

Dimension between red arrows	HO	Home office
--- Bulkhead/change in the ceiling height	HIU	Heat interface unit (indicative location)
C Cupboard		
MVHR Mechanical ventilation heating recovery system	W	Wardrobe
HO Home office	WM	Provision for washing machine

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## FERO HOUSE:

## 3 BEDROOM APARTMENT

APARTMENT: 8.3-10-02

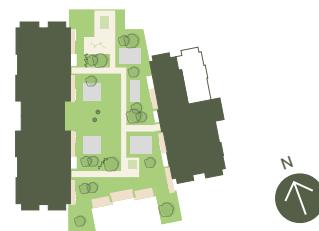
FLOOR: 10

TYPE 3E



TOTAL INTERNAL AREA	97.0 SQ.M	1,044 SQ.FT
KITCHEN/DINING	3.92M X 3.92M	12'10" X 12'10"
LIVING	6.16M X 3.37M	20'2" X 11'1"
BEDROOM 1	4.69M X 4.05M	15'4" X 13'3"
BEDROOM 2	3.75M X 3.48M	12'4" X 11'5"
BEDROOM 3	3.41M X 3.36M	11'2" X 11'0"
BALCONY	5.16M X 1.60M	16'11" X 5'3"

PLOT LOCATOR  
FLOOR 10 SHOWN



## LEGEND

Dimension between red arrows	HO	Home office
--- Bulkhead/change in the ceiling height	HIU	Heat interface unit (indicative location)
C Cupboard	W	Wardrobe
MVHR Mechanical ventilation heating recovery system	WM	Provision for washing machine
HO Home office		

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## FERO HOUSE:

## 3 BEDROOM APARTMENT

APARTMENT: 8.3-09-05

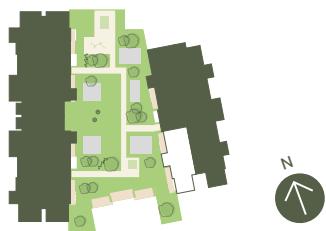
FLOOR: 9

TYPE 3F



TOTAL INTERNAL AREA	97.0 SQ.M	1,044 SQ.FT
KITCHEN/DINING	6.02M X 3.19M	19'9" X 10'6"
LIVING	6.72M X 3.77M	22'0" X 12'4"
BEDROOM 1	4.40M X 4.05M	14'5" X 13'3"
BEDROOM 2	3.91M X 3.41M	12'10" X 11'2"
BEDROOM 3	3.42M X 3.32M	11'3" X 10'11"
TERRACE 1	5.49M X 4.64M	18'0" X 15'2"
TERRACE 2	3.19M X 1.22M	10'5" X 4'0"

PLOT LOCATOR  
FLOOR 9 SHOWN



## LEGEND

Dimension between red arrows	HO	Home office
--- Bulkhead/change in the ceiling height	HIU	Heat interface unit (indicative location)
C Cupboard	W	Wardrobe
MVHR Mechanical ventilation heating recovery system	WM	Provision for washing machine
HO Home office		

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## FERO HOUSE:

## 3 BEDROOM APARTMENT

APARTMENT: 8.3-09-04

FLOOR: 9

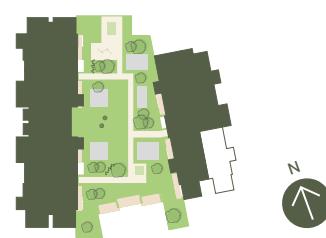
TYPE 3G



TOTAL INTERNAL AREA	94.0 SQ.M	1,012 SQ.FT
LIVING	3.95M X 3.63M	13'0" X 11'11"
KITCHEN/DINING	5.88M X 3.21M	19'3" X 10'6"
BEDROOM 1	4.39M X 4.05M	14'5" X 13'3"
BEDROOM 2	4.00M X 3.41M	13'1" X 11'2"
BEDROOM 3	3.43M X 3.31M	11'3" X 10'10"
TERRACE 1	5.66M X 4.59M	18'7" X 15'0"
TERRACE 2	3.19M X 1.11M	10'5" X 3'8"

## PLOT LOCATOR

FLOOR 9 SHOWN



## LEGEND

Dimension between red arrows	HO	Home office
--- Bulkhead/change in the ceiling height	HIU	Heat interface unit (indicative location)
C Cupboard	W	Wardrobe
MVHR Mechanical ventilation heating recovery system	WM	Provision for washing machine
HO Home office		

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## FERO HOUSE:

## 3 BEDROOM APARTMENT

APARTMENT: 8.3-10-01

FLOOR: 10

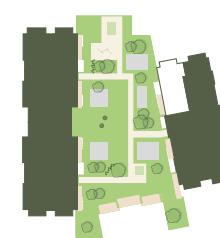
TYPE 3H



TOTAL INTERNAL AREA	97.0 SQ.M	1,044 SQ.FT
LIVING	4.12M X 3.52M	13'6" X 11'7"
KITCHEN/DINING	6.20M X 3.99M	20'4" X 13'1"
BEDROOM 1	4.70M X 4.00M	15'5" X 13'2"
BEDROOM 2	3.76M X 3.42M	12'4" X 11'2"
BEDROOM 3	3.47M X 3.42M	11'4" X 11'3"
BALCONY	5.16M X 1.60M	16'11" X 5'3"

## PLOT LOCATOR

FLOOR 10 SHOWN



## LEGEND

Dimension between red arrows	HO	Home office
--- Bulkhead/change in the ceiling height	HIU	Heat interface unit (indicative location)
C Cupboard	W	Wardrobe
MVHR Mechanical ventilation heating recovery system	WM	Provision for washing machine
HO Home office		

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## FERO HOUSE:

## 3 BEDROOM APARTMENT

APARTMENT: 8.3-10-05

FLOOR: 10

TYPE 3I



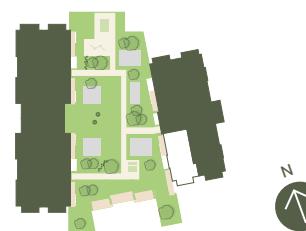
TOTAL INTERNAL AREA	98.0 SQ.M	1,055 SQ.FT
LIVING	3.78M X 3.52M	12'5" X 11'7"
KITCHEN/DINING	5.86M X 4.09M	19'3" X 13'5"
BEDROOM 1	4.39M X 4.04M	14'5" X 13'3"
BEDROOM 2	3.66M X 3.42M	12'0" X 11'2"
BEDROOM 3	3.43M X 3.32M	11'3" X 10'11"
BALCONY	5.16M X 1.61M	16'11" X 5'3"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 10 SHOWN



## FERO HOUSE:

## 3 BEDROOM APARTMENT

APARTMENT: 8.3-10-04

FLOOR: 10

TYPE 3J



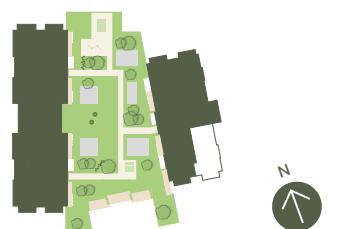
TOTAL INTERNAL AREA	97.0 SQ.M	1,044 SQ.FT
LIVING	3.96M X 3.64M	13'0" X 11'11"
KITCHEN/DINING	5.88M X 4.09M	19'3" X 13'5"
BEDROOM 1	4.04M X 3.32M	13'3" X 10'11"
BEDROOM 2	3.77M X 3.41M	12'4" X 11'2"
BEDROOM 3	3.43M X 3.32M	11'3" X 10'11"
BALCONY	5.16M X 1.53M	16'11" X 5'0"

## LEGEND

- Dimension between red arrows
- Bulkhead/change in the ceiling height
- C Cupboard
- MVHR Mechanical ventilation heating recovery system
- HO Home office
- HIU Heat interface unit (indicative location)
- W Wardrobe
- WM Provision for washing machine

## PLOT LOCATOR

FLOOR 10 SHOWN



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



FERO HOUSE

THE APARTMENTS

F O R G E D  
F O R L I F E ,  
F R A M E D  
B Y D E S I G N

# AN EXCEPTIONAL TEAM

## LANDSCAPING

HTA Design's landscape team was set up in 2003, specialising in landscape design for regeneration, masterplanning residential design, parks and public realm, the team deliver complex projects with beautiful solutions. The work ranges in scale and location, from large scale suburban masterplanning to greening urban intensification; city park design to linear waterfront solutions. One example is the award-winning development Kidbrooke Village which won the Sir David Attenborough Award in the Landscape Institute Awards 2020.



## ARCHITECTURE & INTERIORS

Bond Bryan are an award-winning architectural practice with studios nationwide. Recognised for creating exceptional places across the UK, their residential portfolio spans everything from luxury apartments and urban regeneration projects to large-scale masterplans — each shaped by a commitment to design excellence, sustainability and place-making. With a wealth of experience across complex and high-value schemes, they craft residences that combine striking architecture with thoughtful detail — elevating lifestyles, enriching communities and strengthening a true sense of place. Every development is designed to deliver lasting value, offering homes of exceptional quality and timeless design.

**BondBryan:**

## BUILT BY BERKELEY

Berkeley Group builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities. Berkeley has a proven track record with impressive landmark regeneration projects such as Kidbrooke Village and Royal Arsenal Riverside. Lombard Square's buildings feature proportions inspired by London townhouses and are all built with uncompromising quality which they've become synonymous with.

**Berkeley**  
Designed for life





# THE BERKELEY DIFFERENCE

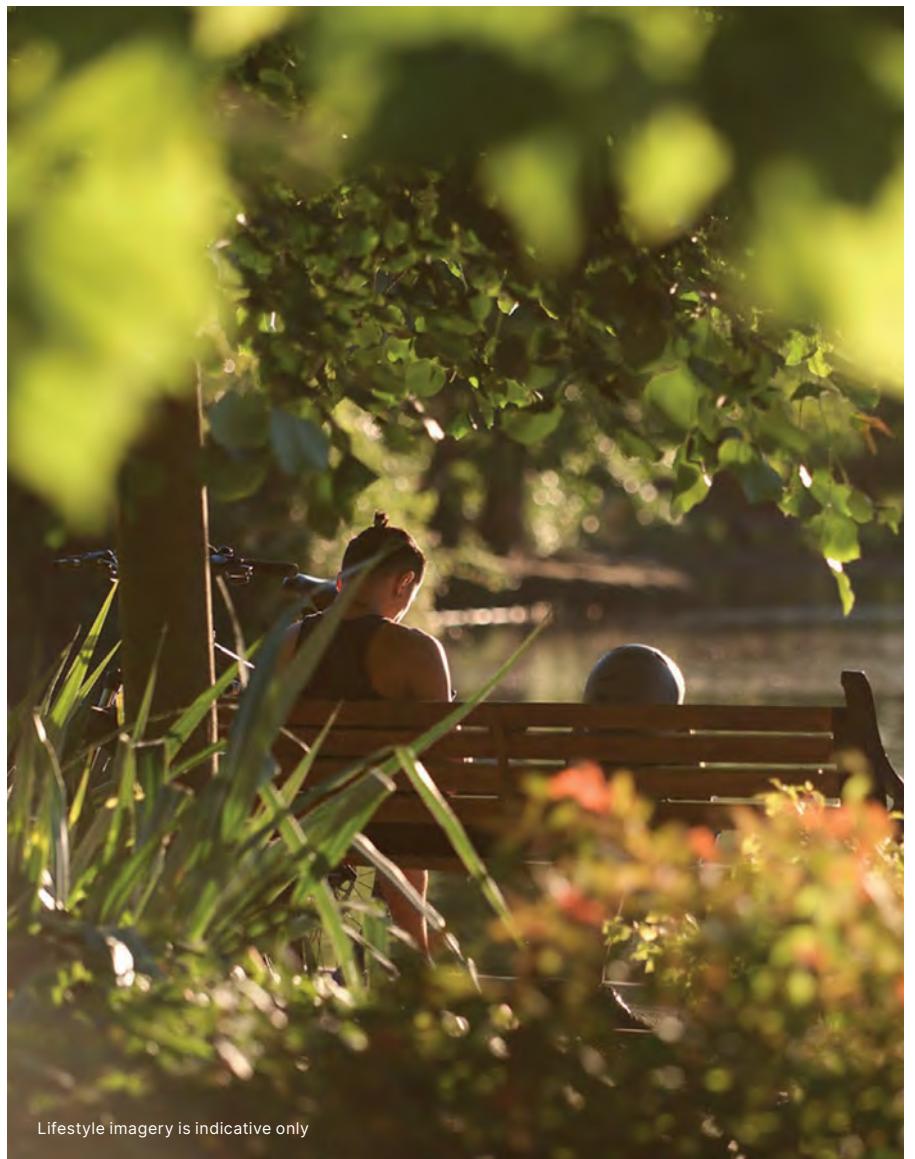
From the moment you arrive at one of our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you. We don't think in terms of just bricks and mortar or landscaping. We think about creating exceptional places for you to call home.



Lifestyle photography is indicative only

# DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.



## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.



## QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

## GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

# TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers. Our Vision 2030 is our ten-year plan which sets out how we will achieve this.



## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.

## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

## TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



# SUSTAINABILITY AT ITS HEART



## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Lombard Square.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

## ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home are certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a sustainably managed forest, which also ensures ethical sourcing. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

## SUSTAINABLE TRANSPORT

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Lombard Square, we have created natural habitats that encourage wildlife to flourish. We are working with HTA Design to engage residents in the natural landscapes that we have created.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Lombard Square we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the managing agents and residents to ensure the development remains in pristine condition.



# MY HOME PLUS

**myHome**

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

Sign in by visiting:  
[berkeleygroup.co.uk/my-home/sign-in](http://berkeleygroup.co.uk/my-home/sign-in)

## BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving into your new home and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

### 1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



### 2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



### 3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

### 4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

## NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you into your Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

## WITH YOU EVERY STEP OF THE WAY

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

### SALES CONSULTANT

Helps you find your perfect home.



### CUSTOMER RELATIONS MANAGER

Helps you review your choices and guides you through the buying process.



### CUSTOMER SERVICE

Help you once you move in and if you have any further questions or warranty queries.





## LOMBARD SQUARE SALES & MARKETING SUITE

2 Southlake Road, Lombard Square  
Plumstead, London, SE28 0FX

0208 264 0310  
lombardsquare.sales@berkeleypgroup.co.uk

Open Monday to Saturday 10am – 6pm,  
Sunday and Bank Holidays 10am – 4pm

Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Lombard Square and Fero House are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images and photography are indicative only. Z524/22CA/0624

Fero House was granted planning permission on 09/11/2022 by the Royal Borough of Greenwich Council. The planning application number is 21/3540/MA. Through the purchase of a property at Lombard Square, the buyer is acquiring an apartment with a 265-year leasehold from October 2021. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

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Berkeley complies with the Consumer Code for Home Builders which ensures that home buyers are treated fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access fast, low-cost dispute resolution arrangements if they are dissatisfied.

LOMBARDSQUARE.CO.UK

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