



THE GRANSDEN



THE GRANSDEN
LONDON FIELDS | E8

THE GRANSDEN



THE INTRODUCTION

Ensnconced in the heart of London Fields and Hackney, comes The Gransden and Hackney Yard, a superlative collection of 42 apartments fused with over two thousand square metres of creative commercial space.

Fashion, art, design and music permeate throughout this creative area, and with London Fields Station, the park, lido and buzzing Mare Street on the doorstep, and the rest of the city a short journey away, The Gransden is poised to take full advantage of London life.

E X 8

THE GRANSDEN

THE GRANSDEN



LIVE HACKNEY, LIVE LONDON FIELDS

THE HISTORY

London Fields began life as a bucolic thoroughfare for farmers bringing their livestock to London. Inns started to appear along the way, catering to those passing through, the names such as the Lamb Inn and the Shoulder of Mutton reflecting the trade of the area.

Indulgent Tudor mansions were built in amongst the meadows and babbling brooks in the 16th century, becoming a cluster of small villages housing kings and courtiers. At this time, it was a favourite spot for holidaying aristocrats who enjoyed shuffleboard, bowling and watching freak shows in the pub after a spot of hunting.

In the 1600s, Mermaid Fabrics, a textile shop in Hackney Central, was the Mermaid Tavern, boasting a bowling green and pleasure gardens – a place Samuel Pepys would head to after negotiating the filthy streets of the City and Westminster.



Hackney had grown into a bourgeois paradise by the 18th century, brimming with coffeehouses, bowling greens and taverns. The Tudor mansions were crumbling into oblivion, and Hackney's new population housed themselves in elegant, neo-classical townhouses and, later on, terraces.

These new residents invented some surreal sports, including one that stayed in fashion for over 300 years, but would break a multitude of laws today – pig swinging. Each week outside the Cat and Shoulder of Mutton tavern in London Fields, the locals would seize one of the many pigs being herded through London Fields to Smithfield meat market, and take turns trying to swing it around their heads.

In the 19th century, industry gathered pace and the fabric of Hackney was transformed beyond recognition. It was 1880 that Gransden Avenue was named, and around this time factories popped up all over the area, such as the Silesia Building off Gransden, and those on Mare Street. The population surged from just over 12,000 in 1801 to nearly 200,000 by the 20th century, and the area was subsumed into the

ever expanding metropolis. Today, the industry is art, and a creative resurgence in the area has meant that the former grandeur has returned, while retaining its quirky otherness, and an air of possibility pervades – anything can (and frequently does) happen in Hackney.

THE LOCATION

The Gransden is right in the centre of London Fields, with Hackney Central and Hackney Downs, meccas for art and fashion, to the north. Cutting edge Dalston and Stoke Newington are a short walk west, while south is Bethnal Green, the beautiful Columbia Road Flower Market and Hoxton.

Nearby Mare Street swoops through London Fields from Clapton to Cambridge Heath. With a healthy balance of craft beer shops, artisan restaurants and everyday shops, this is the perfect place to enjoy the history of East London, sip a cocktail and pop to the supermarket, and, thanks to the London College of Fashion campus, there's always an arty crowd catwalking through the area.

Just a couple of minutes walk away is London Fields Station and the beautiful London Fields Park and lido, with a history spanning centuries – cricket matches were recorded as being played on the pitch here as far back as 1802.

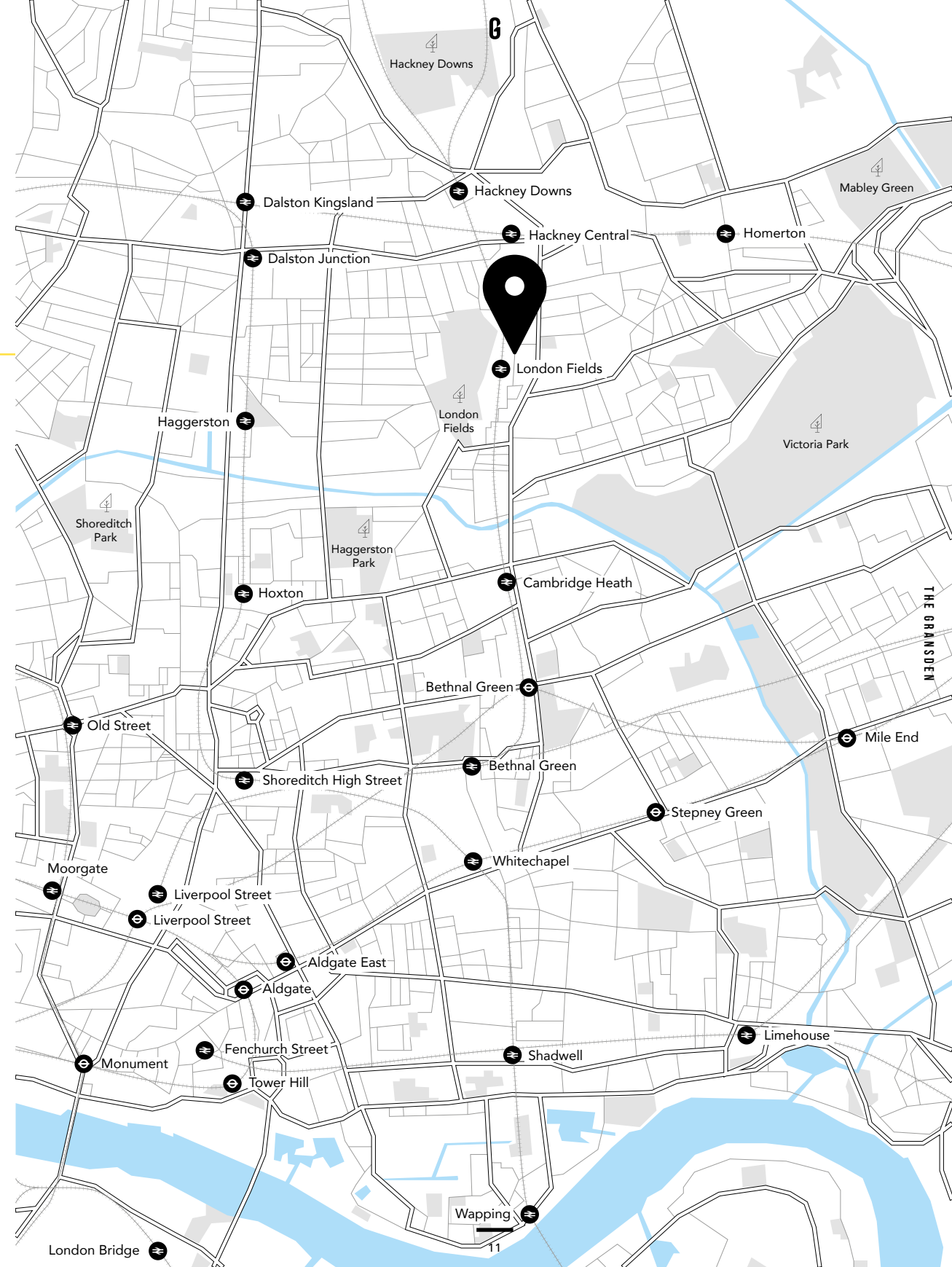
To the south of The Gransden is the magnificent Victoria park, host to some

of the best festivals in the summer. With a boating lake, skatepark and lovely café, it's not hard to see why it's won the Green Flag People's Choice Award for the most popular public green space three times - more than any other park in the UK.

Further east is the behemoth of the Queen Elizabeth Olympic Park, where you can cycle at the Lee Valley VeloPark like Hoy, swim in the London Aquatics Centre like Adlington or train in the shadows of Ennis and Farah.

With Hackney Downs, Millfields Park, Hackney Marshes and Leyton Marshes to the north, The Gransden has beautiful green spaces in every direction.

Broadway market lies beyond London Fields Park, where you'll find boutiques, classic pubs, restaurants and cafes and, of course, stalls offering delicious street food, and some of the most original clothing, arts and crafts in London. Regent's Canal is at the end of the road, offering stunning scenic routes for cyclists.





THE GRANSDEN



THE GRANSDEN

THE PLACES OF INTEREST

London Fields Park is just two minutes walk away from The Gransden and, aside from serene parklands, is home to London Fields Lido, with its spectacular 50m floodlit heated pool. The cricket pitch holds regular competitive matches throughout the summer, and there are also tennis courts and table tennis tables. It is from here that the Dunwich Dynamo cyclists congregate before starting their annual 120 mile ride from Hackney to Dunwich.

Mare Street, two minutes in the opposite direction, is home to an eclectic mix of shops, bars and restaurants. Tonkotsu does a good line in steaming bowls of delicious ramen, while the understated Hackney Bureau is the place for cocktails and brunch.

Palm Vaults offers super smoothies amid the lush houseplants, while for something stronger, The Cock Tavern is an institution – the home of Maregade Brew Co, and one of the best craft beer pubs in London. Boceto Hackney offers tapas and cocktails that are second to none.

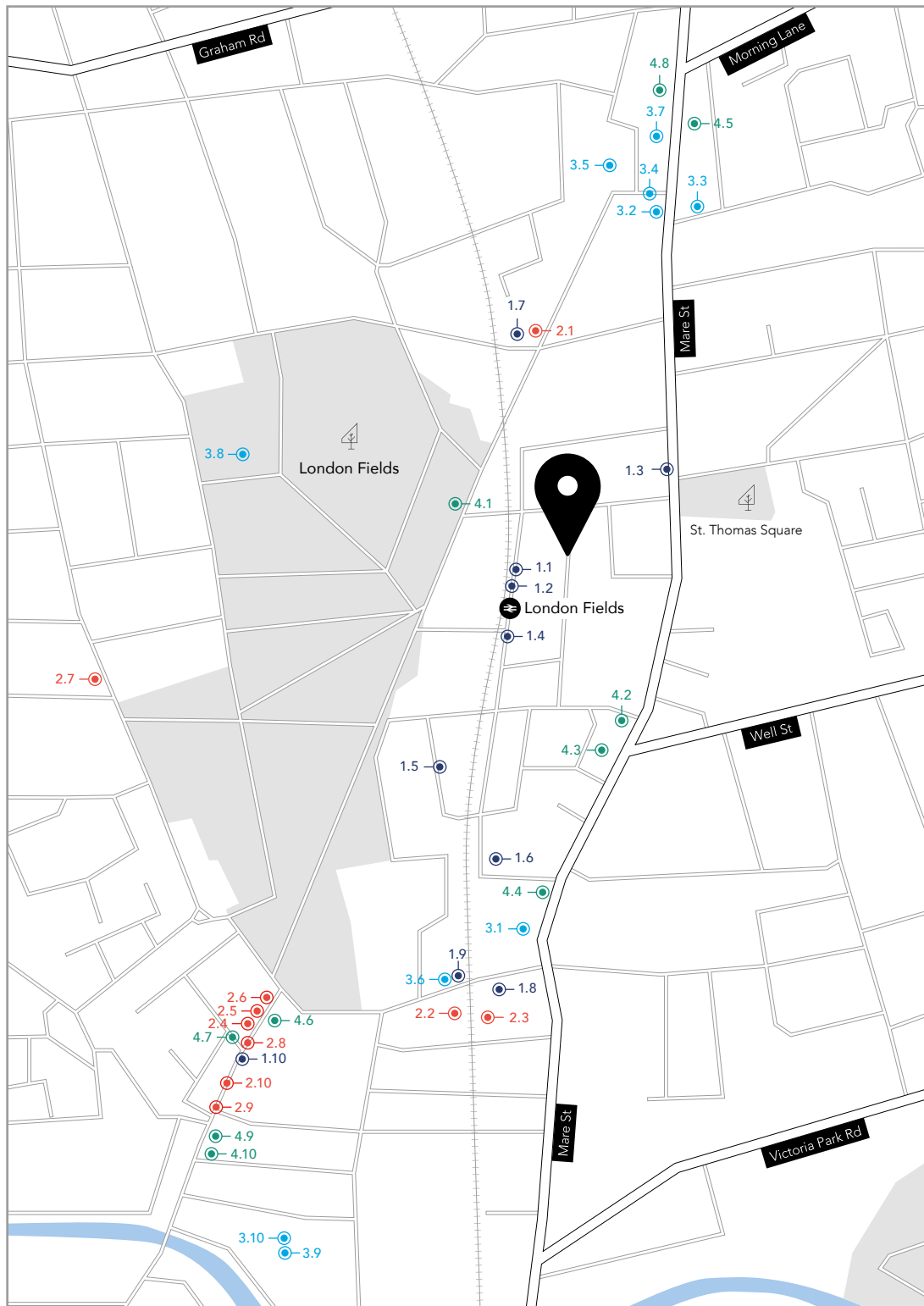
The Hackney Attic above hip cinema Hackney Picturehouse sets a monthly film quiz for movie buffs, and opposite is the Grade II* listed Hackney Empire theatre, which hosts London's best panto every year and has seen everyone from Charlie Chaplin to FKA Twigs on its stage since opening in 1901.



The Laundry Building Restaurant

LONDON FIELDS

London Fields Lido



THE RESTAURANTS

- 1.1 - Patty & Bun**
Burgers - 2 mins
- 1.2 - E5 Bakehouse**
Bakery and coffee - 2 mins
- 1.3 - Tre Viet**
Vietnamese - 2 mins
- 1.4 - Street Kitchen**
British street food - 2 mins
- 1.5 - Climpson's Arch**
BBQ - 4 mins
- 1.6 - Wringer & Mangle**
British - 4 mins
- 1.7 - Lardo**
Italian - 5 mins
- 1.8 - Ellory**
British - 7 mins
- 1.9 - Il Cudega**
Italian - 8 mins
- 1.10 - Franco Manca**
Italian - 9 mins



THE CULTURE

- 3.1 - Space**
Art gallery - 6 mins
- 3.2 - Hackney Central Library**
Library - 6 mins
- 3.3 - Hackney Picturehouse**
Cinema - 6 mins
- 3.4 - Hackney Museum**
Museum - 6 mins
- 3.5 - Hackney Town Hall**
Town Hall - 6 mins
- 3.6 - East End Prints**
Art gallery - 8 mins
- 3.7 - Hackney Empire**
Theatre - 7 mins
- 3.8 - London Fields Lido**
Swimming pool - 7 mins
- 3.9 - Five Years**
Art gallery - 12 mins
- 3.10 - Transition Gallery**
Art gallery - 12 mins



THE SHOPPING

- 2.1 - Bolt London**
Motorcycles - 4 mins
- 2.2 - WeAreArrow**
Jewellery - 7 mins
- 2.3 - Prey of London**
Women's clothing - 7 mins
- 2.4 - Fin and Flounder**
Fishmonger - 8 mins
- 2.5 - Donlon Books**
Book shop - 8 mins
- 2.6 - Blunt Stella**
Antique Shop - 8 mins
- 2.7 - (re)vision society**
Clothing store - 9 mins
- 2.8 - Hill & Szrok Master**
Butcher - 9 mins
- 2.9 - Broadway Market**
Market - 9 mins
- 2.10 - Black Truffle**
Shoe shop - 9 mins



THE BARS

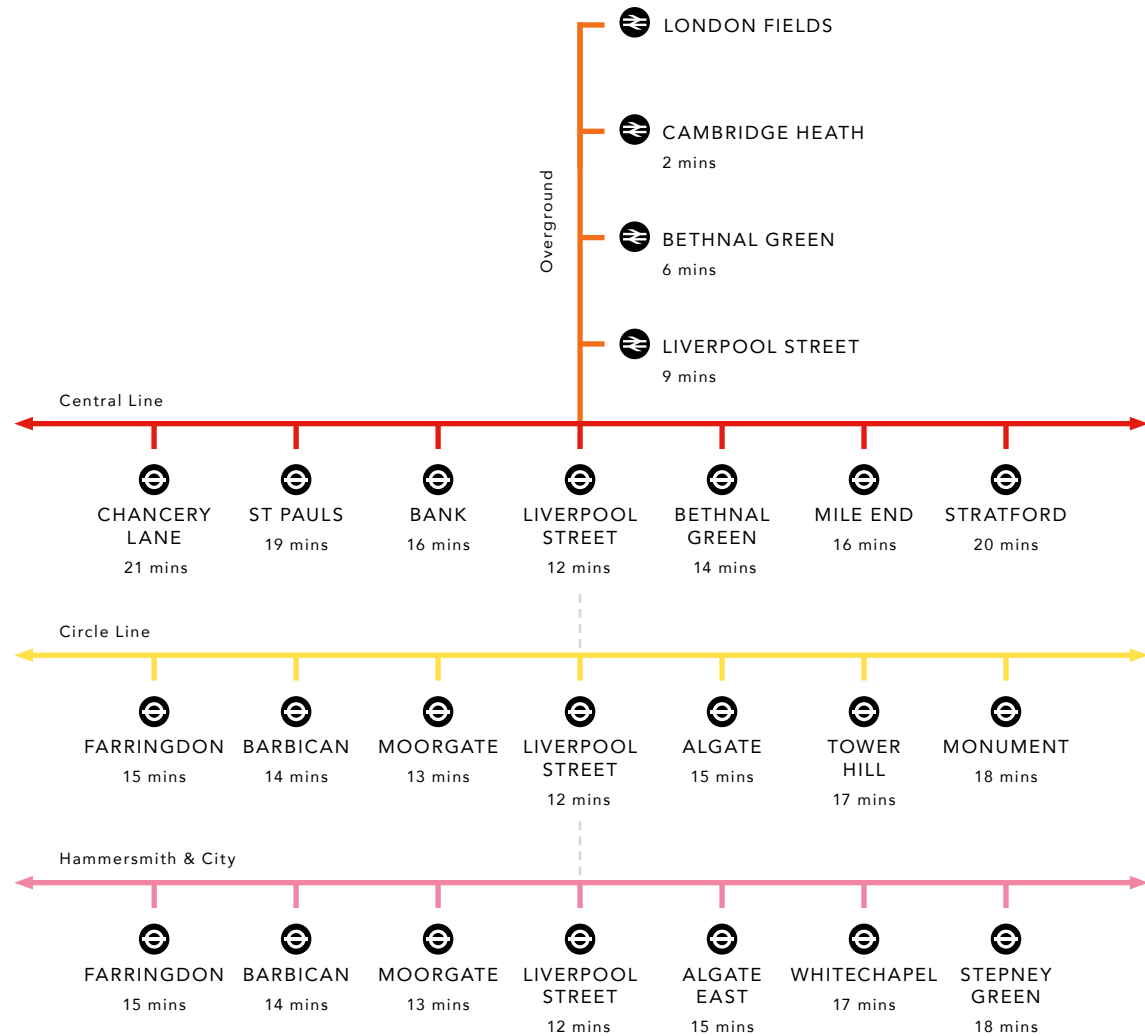
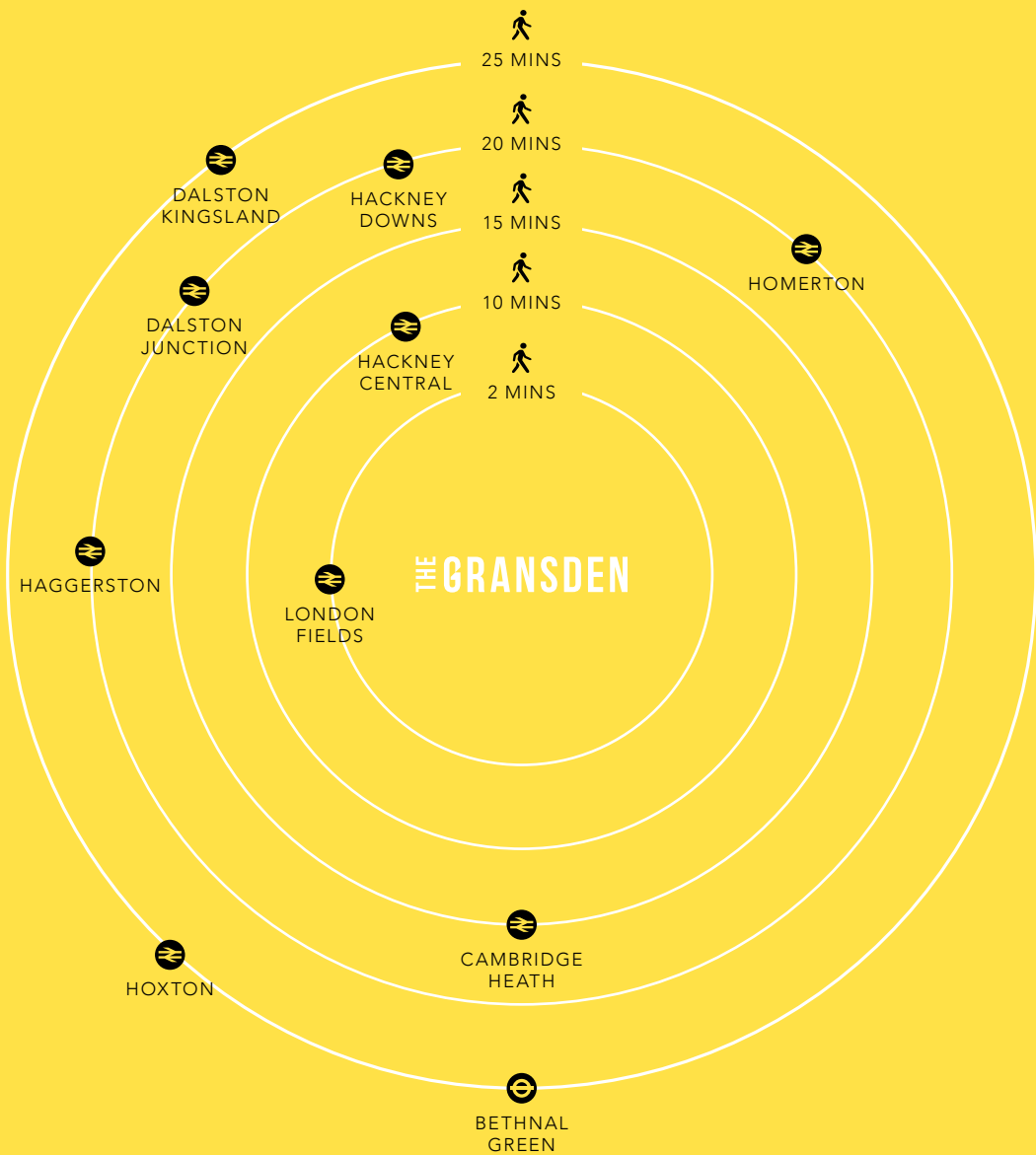
- 4.1 - Pub On The Park**
Pub - 2 mins
- 4.2 - Helgi's**
Bar - 3 mins
- 4.3 - The Dolphin**
Bar - 4 mins
- 4.4 - Martello Hall**
Pub - 6 mins
- 4.5 - Baxter's Court**
Pub - 7 mins
- 4.6 - The Cat and Mutton**
Gastropub - 8 mins
- 4.7 - Off Broadway**
Cocktail Bar - 8 mins
- 4.8 - STAGE 3**
Bar - 8 mins
- 4.9 - Edgar's**
Cocktail Bar - 10 mins
- 4.10 - The Dove Freehouse**
Bar - 10 mins



“I’VE LIVED IN HACKNEY FOR YEARS, I WOULDN’T LIVE ANYWHERE ELSE, THERE’S A REAL BUZZ ABOUT THE PLACE”



THE TRANSPORT



London Fields overground station, on the doorstep of The Gransden, offers services to Liverpool Street Station to the south (for connections along the Central line) and Enfield to the north. Hackney Central Station, just 10 minutes walk away, offers fast services to Stratford, Clapham Junction and Richmond, via Highbury & Islington.

Bank Tube Station, also on the Central line, is just 16 minutes from The Gransden; while high street and designer shops are just 28 minutes away on the same line, at Oxford Street.

Most areas around The Gransden are a short walk or cycle away – the bars and galleries of Hoxton can be reached in just 30 minutes, or 10 minutes on the bike. Bethnal Green is a little nearer at just 27 minutes by foot.

King's Cross, offering mainline services and links to Europe, is 31 minutes away, and for connections to the rest of the world, Gatwick and Heathrow are both just over an hour away on public transport, leaving from London Fields Station.

At The Gransden, you're well connected - to London Fields, to Hackney, to the rest of London and beyond.

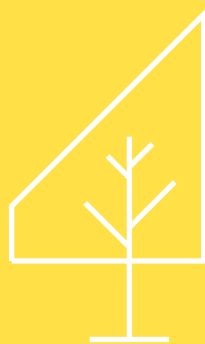
THE GREEN SPACES



**LONDON
FIELDS**



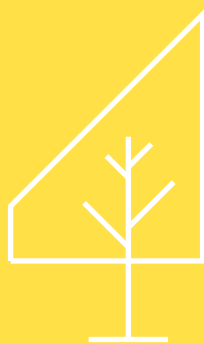
2 mins



**VICTORIA
PARK**



12 mins



**HAGGERSTON
PARK**



16 mins



**HACKNEY
DOWNS**



24 mins



**SHOREDITCH
PARK**



28 mins



**MABLEY
GREEN**



32 mins

THE GRANSDEN

THE GRANSDEN



These CGI's are intended for illustration purposes only

Computer-generated image:
Exterior

THE GRANSDEN

THE GRANSDEN



These CGI's are intended for illustration purposes only

Computer-generated image:
Courtyard





THE GRANSDEN

THE GRANSDEN



These CGI's are intended for illustration purposes only

Computer-generated image:
Living/Kitchen



THE GRANSDEN

Computer-generated image:
Bathroom detail

These CGI's are intended for illustration purposes only



THE GRANSDEN

Computer-generated image:
Bathroom

THE SPECIFICATION

COMMON PARTS

Floor: Polished textured concrete (dark colour)

Apartment Doors: (Veneer) - Doors with brass / bronze numbering and ironmongery
Glazed doors in aluminium frame

Walls: Polished plaster

Ribbed leather wall cladding

Hot rolled steel sheeting

Core: Stair wells in shuttered finish concrete

Handrails and Post boxes in Bronze/black finish

Pre-cast stair finish with dark colour metal nosings

Guarded round bulkhead light

Bronze finish 1930s/50s style bulkhead wall lights

Flat Steel section handrail

Central Balustrade

RESIDENTIAL FLATS

Each of the 42 flats will have similar finishes and palette of materials, with some minor variation on each flat type.

Floors: Living/Dining/Bedroom: High quality machined parquet flooring

Entrance Hall: Polished concrete

General Bathroom: Patterned ceramic tiled floors

Ensuite Bathroom: Patterned ceramic tiled floors

WALLS

General Bathroom: Tiled walls

Ensuite Bathroom: Tiled walls

General Walls: Painted white

Living/ Dining Feature Wall: Tongue and groove wall cladding

Bedroom Feature Bed Wall: Dark grey polished plaster

JOINERY

Bedroom Wardrobes: Light grey painted timber panelled doors with recess handles

Kitchen Units: Simple shaker style, light grey stone worktops, splashback and an underslung sink

Kitchen: Fluted glass panel wall cabinets

Internal Doors: Antracite veneer generally glazed doors to all living/kitchen areas

Corridor: White semi gloss door fronts recessed handles

SANITARYWARE

Sink: *Duravit* '2nd floor' basin with pedestal or shelf

Bath: *Duravit* '2nd floor' tub

WC: *Duravit starck 2* wall mounted pan + geberit concealed cistern frame

Shower Tray: *Duravit starck* tray

Brassware: *Samuel Heath Landmark Pure* range finish - City bronze

Towel Rad: *JIS Europe Sussex* range 'Ouse'

IRONMONGERY

Light Switch Dimmers: Black/Smoked bronze

Sockets: Black/Smoked bronze

Toggle Switches: Black/Smoked bronze

Internal Door Handles: Black/Smoked bronze

Bathroom Doors: Black/Smoked bronze

Internal Locks: Black/Smoked bronze

Cabinet Doors: Black/Smoked bronze

THE SITE PLAN

6

6

BLOCK A

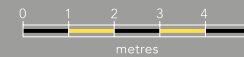
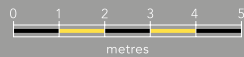
APARTMENTS: 15
FLOORS: 5

BLOCK B

APARTMENTS: 20
FLOORS: 5

BLOCK C

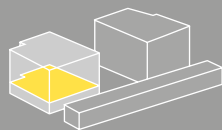
APARTMENTS: 7
FLOORS: 2



BLOCK A: FIRST FLOOR

APARTMENT: 1A - 99.7m² (1073ft²)
 APARTMENT: 2A - 52.7m² (567ft²)
 APARTMENT: 3A - 54.6m² (588ft²)
 APARTMENT: 4A - 74.4m² (801ft²)
 APARTMENT: 5A - 53.4m² (575ft²)

SITE KEY



APARTMENT: 1A

APARTMENT: THREE BEDROOM
 FLOOR: FIRST

LIVING/KITCHEN	9.5m x 3.5m (31'2" x 11'6")
MASTER BEDROOM	4.5m x 3.4m (14'9" x 11'2")
EN SUITE	2.7m x 1.4m (8'10" x 4'7")
BEDROOM 2	4.8m x 2.7m (15'9" x 8'10")
BEDROOM 3	4.0m x 2.9m (13'1" x 9'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	6.6m x 1.8m (21'8" x 5'11")

TOTAL AREA 99.7m² (1073ft²)

APARTMENT: 2A

APARTMENT: ONE BEDROOM
 FLOOR: FIRST

LIVING/KITCHEN	4.8m x 4.8m (15'9" x 15'9")
MASTER BEDROOM	4.5m x 3.0m (14'9" x 9'10")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	8.9m x 1.8m (29'2" x 5'11")

TOTAL AREA 52.7m² (567ft²)

APARTMENT: 4A

APARTMENT: TWO BEDROOM
 FLOOR: FIRST

LIVING/KITCHEN	6.3m x 4.5m (21'8" x 14'9")
MASTER BEDROOM	3.1m x 4.3m (10'2" x 14'1")
EN SUITE	1.8m x 1.8m (5'11" x 5'11")
BEDROOM 2	3.9m x 2.9m (12'10" x 9'6")
BATHROOM.2	6m x 1.8m (19'8" x 5'11")
BALCONY	3.7m x 1.8m (12'2" x 5'11")

TOTAL AREA 74.4m² (801ft²)

APARTMENT: 3A

APARTMENT: ONE BEDROOM
 FLOOR: FIRST

LIVING/KITCHEN	4.4m x 6.2m (14'5" x 20'4")
MASTER BEDROOM	3.2m x 3.2m (10'6" x 10'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	5.9m x 1.8m (19'4" x 5'11")

TOTAL AREA 54.6m² (587ft²)

APARTMENT: 5A

APARTMENT: ONE BEDROOM
 FLOOR: FIRST

LIVING/KITCHEN	4.2m x 6.6m (13'9" x 21'8")
MASTER BEDROOM	3.4m x 3.8m (11'2" x 12'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	2.7m x 1.6m (8'10" x 5'3")

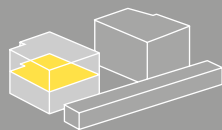
TOTAL AREA 53.4m² (575ft²)



BLOCK A: SECOND FLOOR

APARTMENT: 6A - 92.8m² (999ft²)
 APARTMENT: 7A - 50.4m² (543ft²)
 APARTMENT: 8A - 71.4m² (769ft²)
 APARTMENT: 9A - 53.2m² (573ft²)
 APARTMENT: 10A - 50.9m² (548ft²)

SITE KEY



APARTMENT: 6A

APARTMENT: THREE BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	9.5m x 3.5m (31'2" x 11'6")
MASTER BEDROOM	4.5m x 3.4m (14'9" x 11'2")
EN SUITE	2.7m x 1.4m (8'10" x 4'7")
BEDROOM 2	4.0m x 2.9m (13'1" x 9'6")
BEDROOM 3	3.3m x 2.7m (10'10" x 8'10")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY 1	2.5m x 2.7m (8'2" x 8'10")
BALCONY 2	1.5m x 2.0m (4'11" x 6'7")

TOTAL AREA 92.8m² (999ft²)

APARTMENT: 7A

APARTMENT: ONE BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	4.6m x 4.4m (15'1" x 14'5")
MASTER BEDROOM	4.1m x 2.9m (13'5" x 9'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	2.5m x 2.7m (8'2" x 8'10")

TOTAL AREA 50.4m² (543ft²)

APARTMENT: 9A

APARTMENT: ONE BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	7.0m x 4.2m (22'12" x 13'9")
MASTER BEDROOM	2.8m x 4.2m (9'2" x 13'9")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	2.6m x 1.8m (8'6" x 5'11")

TOTAL AREA 53.2m² (573ft²)

APARTMENT: 8A

APARTMENT: TWO BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	6.5m x 4.6m (21'4" x 15'1")
MASTER BEDROOM	2.8m x 4.9m (9'2" x 16'1")
EN SUITE	2.4m x 1.8m (7'10" x 5'11")
BEDROOM 2	4.8m x 2.8m (15'9" x 9'2")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	3.1m x 2.6m (10'2" x 8'6")

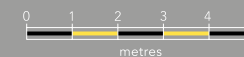
TOTAL AREA 71.4m² (769ft²)

APARTMENT: 10A

APARTMENT: ONE BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	5.2m x 5.7m (17'1" x 18'8")
MASTER BEDROOM	2.9m x 4.2m (9'6" x 13'9")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	4.1m x 1.6m (13'5" x 5'3")

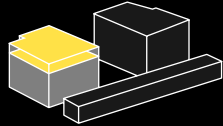
TOTAL AREA 50.9m² (548ft²)



**BLOCK A: THIRD & FOURTH FLOOR
PENTHOUSE DUPLEX'S**

APARTMENT: 11A - 120.8m² (1300ft²)
 APARTMENT: 12A - 87.4m² (941ft²)
 APARTMENT: 13A - 122.3m² (1316ft²)

SITE KEY

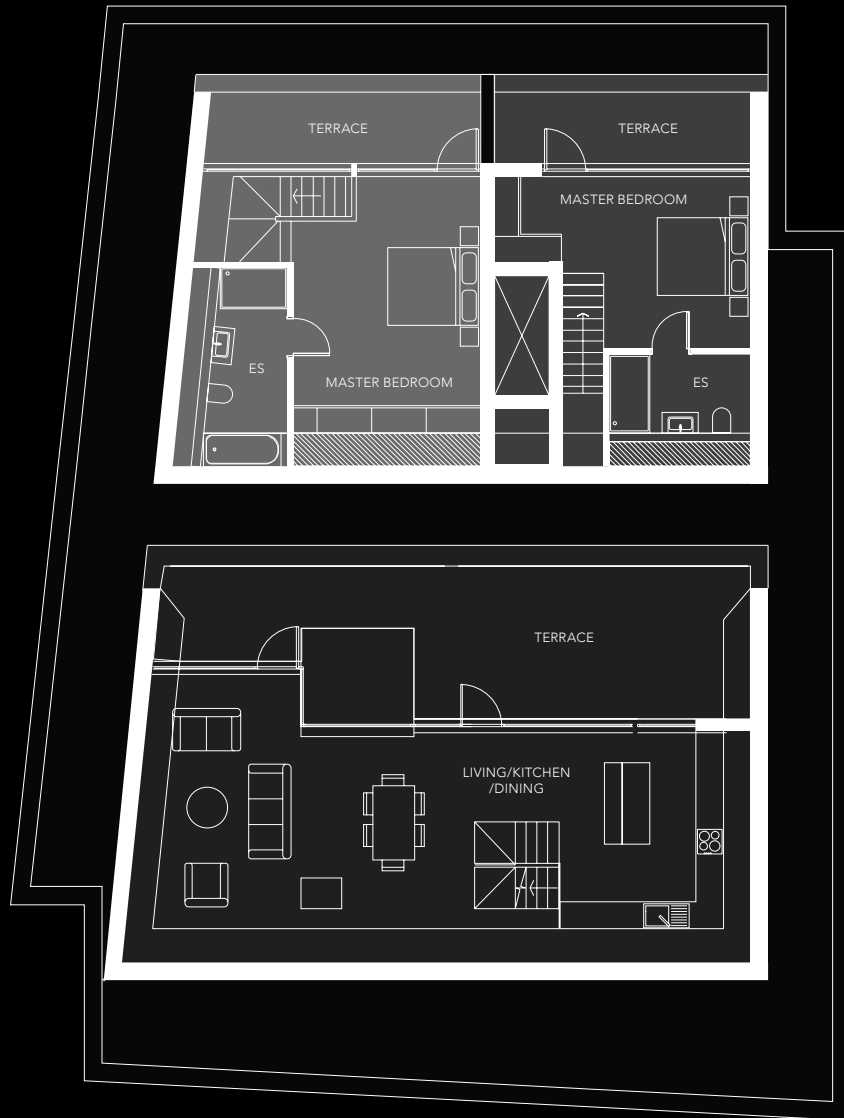


DUPLEX: 11A

APARTMENT: THREE BEDROOM DUPLEX
 BLOCK: A
 FLOORS: THIRD & FOURTH

LIVING/KITCHEN	7.1m x 4.3m (23'4" x 14'1")
MASTER BEDROOM	6.0m x 3.6m (19'8" x 11'10")
EN SUITE	4.3m x 2.3m (14'1" x 7'7")
BEDROOM 2	3.9m x 3.3m (12'10" x 10'10")
BEDROOM 3	3.4m x 3.2m (11'2" x 10'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY 1	2.2m x 4.4m (7'3" x 14'5")
BALCONY 2	1.6m x 6.0m (5'3" x 19'8")

TOTAL AREA 120.8m² (1300ft²)

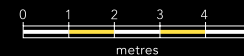


DUPLEX: 12A

APARTMENT: TWO BEDROOM DUPLEX
 BLOCK: A
 FLOORS: THIRD & FOURTH

LIVING/KITCHEN	4.8m x 6.2m (15'9" x 20'4")
MASTER BEDROOM	3.1m x 2.0m (10'2" x 6'7")
EN SUITE	4.3m x 2.3m (14'1" x 7'7")
BEDROOM 2	3.4m x 3.4m (11'2" x 11'2")
BATHROOM	2.6m x 2.0m (8'6" x 6'7")
BALCONY 1	2.5m x 2.6m (8'2" x 8'6")
BALCONY 2	5.6m x 1.5m (18'4" x 4'11")

TOTAL AREA 87.4m² (941ft²)

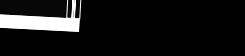


DUPLEX: 13A

APARTMENT: TWO BEDROOM DUPLEX
 BLOCK: A
 FLOORS: THIRD & FOURTH

LIVING/KITCHEN	13.6m x 5.8m (44'7" x 19'0")
MASTER BEDROOM	4.1m x 3.2m (13'5" x 10'6")
EN SUITE	4.0m x 1.4m (13'1" x 4'7")
BEDROOM 2	3.4m x 3.2m (11'2" x 10'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY 1	2.5m x 2.6m (8'2" x 8'6")
BALCONY 2	13.3m x 2.4m (43'8" x 7'10")

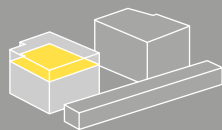
TOTAL AREA 122.3m² (1316ft²)



BLOCK A: THIRD FLOOR

APARTMENT: 14A - 74.4m² (801ft²)
 APARTMENT: 15A - 53.4m² (575ft²)

SITE KEY



APARTMENT: 14A

APARTMENT: TWO BEDROOM
 FLOOR: THIRD

LIVING/DINING	6.3m x 4.5m (20'8" x 14'9")
MASTER BEDROOM	3.1m x 4.3m (10'2" x 14'1")
EN SUITE	1.8m x 1.8m (5'11" x 5'11")
BEDROOM 2	3.9m x 2.9m (12'10" x 9'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	3.7m x 1.8m (12'2" x 5'11")

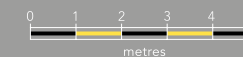
TOTAL AREA 74.4m² (801ft²)

APARTMENT: 15A

APARTMENT: ONE BEDROOM
 FLOOR: THIRD

LIVING/DINING	4.2m x 6.6m (13'9" x 21'8")
MASTER BEDROOM	3.4m x 3.8m (11'2" x 12'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	2.7m x 1.6m (8'10" x 5'3")

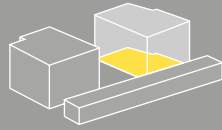
TOTAL AREA 53.4m² (575ft²)



BLOCK B: GROUND FLOOR

APARTMENT: 1B - 92.9m² (1000ft²)
 APARTMENT: 2B - 72.3m² (778ft²)
 APARTMENT: 3B - 57.2m² (616ft²)
 APARTMENT: 4B - 70.7m² (761ft²)

SITE KEY



APARTMENT: 1B

APARTMENT: THREE BEDROOM
 FLOOR: GROUND

LIVING/KITCHEN	8.1m x 4.5m (26'7" x 14'9")
MASTER BEDROOM	3.6m x 3.2m (11'10" x 10'6")
EN SUITE	2.8m x 1.4m (9'2" x 4'7")
BEDROOM 2	3.8m x 2.7m (12'6" x 8'10")
BEDROOM 3	3.8m x 2.2m (12'6" x 7'3")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY 1	2.2m x 4.9m (7'3" x 16'1")
BALCONY 2	6.1m x 2.1m (20'0" x 6'11")

TOTAL AREA 92.9m² (1000ft²)

APARTMENT: 3B

APARTMENT: ONE BEDROOM
 FLOOR: GROUND

LIVING/KITCHEN	6.1m x 4.9m (20'0" x 16'1")
MASTER BEDROOM	4.3m x 2.9m (14'1" x 9'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	3.9m x 1.6m (12'10" x 5'3")

TOTAL AREA 57.2m² (616ft²)

APARTMENT: 2B

APARTMENT: TWO BEDROOM
 FLOOR: GROUND

LIVING/KITCHEN	7.1m x 4.4m (23'4" x 14'5")
MASTER BEDROOM	4.2m x 2.9m (13'9" x 9'6")
EN SUITE	2.6m x 1.8m (8'6" x 5'11")
BEDROOM 2	3.8m x 2.7m (12'6" x 8'10")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY 1	1.7m x 4.1m (5'7" x 13'1")

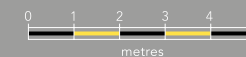
TOTAL AREA 72.3m² (778ft²)

APARTMENT: 4B

APARTMENT: TWO BEDROOM
 FLOOR: GROUND

LIVING/KITCHEN	7.5m x 3.9m (24'7" x 12'10")
MASTER BEDROOM	3.4m x 4.8m (11'2" x 15'9")
BATHROOM	2.6m x 2.2m (8'6" x 7'3")
BEDROOM 2	2.2m x 4.4m (7'3" x 14'5")
BALCONY	7.3m x 2.0m (23'11" x 6'7")

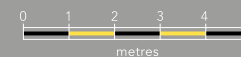
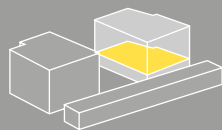
TOTAL AREA 70.7m² (761ft²)



BLOCK B: FIRST FLOOR

APARTMENT: 5B - 53.6m² (577ft²)
 APARTMENT: 6B - 96.9m² (1043ft²)
 APARTMENT: 7B - 72.7m² (783ft²)
 APARTMENT: 8B - 74.3m² (980ft²)

SITE KEY



APARTMENT: 5B

APARTMENT: ONE BEDROOM
 FLOOR: GROUND

LIVING/KITCHEN	5.3m x 5.8m (17'5" x 19'0")
MASTER BEDROOM	3.9m x 3.8m (12'10" x 12'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	3.5m x 1.6m (11'6" x 5'3")

TOTAL AREA 53.6m² (577ft²)

APARTMENT: 7B

APARTMENT: TWO BEDROOM
 FLOOR: GROUND

LIVING/KITCHEN	6.0m x 5.6m (19'8" x 18'4")
MASTER BEDROOM	4.4m x 2.9m (14'5" x 9'6")
EN SUITE	2.6m x 1.4m (8'6" x 4'7")
BEDROOM 2	4.4m x 3.0m (14'5" x 9'10")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	2.7m x 2.9m (8'10" x 9'6")

TOTAL AREA 72.7m² (783ft²)

APARTMENT: 6B

APARTMENT: THREE BEDROOM
 FLOOR: GROUND

LIVING/KITCHEN	5.5m x 6.5m (18'1" x 21'4")
MASTER BEDROOM	5.1m x 2.9m (16'9" x 9'6")
EN SUITE	2.5m x 1.4m (8'2" x 4'7")
BEDROOM 2	3.8m x 2.7m (12'6" x 8'10")
BEDROOM 3	2.7m x 4.1m (8'10" x 13'5")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	3.2m x 2.2m (10'6" x 7'3")

TOTAL AREA 96.9m² (1043ft²)

APARTMENT: 8B

APARTMENT: TWO BEDROOM
 FLOOR: GROUND

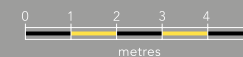
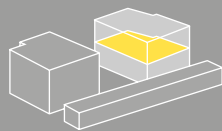
LIVING/KITCHEN	6.8m x 4.7m (22'4" x 15'5")
MASTER BEDROOM	3.3m x 4.3m (10'10" x 14'1")
EN SUITE	2.6m x 1.4m (8'6" x 4'7")
BEDROOM 2	4.1m x 2.8m (13'5" x 9'2")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY 1	2.7m x 2.7m (8'10" x 8'10")
BALCONY 2	2.4m x 1.4m (7'10" x 4'7")

TOTAL AREA 74.3m² (980ft²)

BLOCK B: SECOND FLOOR

APARTMENT: 9B - 53.6m² (577ft²)
 APARTMENT: 10B - 95.1m² (1024ft²)
 APARTMENT: 11B - 73.8m² (794ft²)
 APARTMENT: 12B - 74.3m² (800ft²)

SITE KEY



APARTMENT: 9B

APARTMENT: ONE BEDROOM
 FLOOR: FIRST

LIVING/KITCHEN	5.3m x 5.8m (17'5" x 19'0")
MASTER BEDROOM	3.9m x 3.8m (12'10" x 12'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	3.5m x 1.6m (11'6" x 5'3")

TOTAL AREA 53.6m² (577ft²)

APARTMENT: 11B

APARTMENT: TWO BEDROOM
 FLOOR: FIRST

LIVING/KITCHEN	6.6m x 5.2m (21'8" x 17'1")
MASTER BEDROOM	2.8m x 5.1m (9'2" x 16'9")
EN SUITE	2.6m x 1.4m (8'6" x 4'7")
BEDROOM 2	4.4m x 2.8m (14'5" x 9'2")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	2.9m x 3.2m (9'6" x 10'6")

TOTAL AREA 73.8m² (794ft²)

APARTMENT: 10B

APARTMENT: THREE BEDROOM
 FLOOR: FIRST

LIVING/KITCHEN	5.8m x 6.6m (19'0" x 21'8")
MASTER BEDROOM	5.2m x 2.9m (17'1" x 9'6")
EN SUITE	2.6m x 1.4m (8'6" x 4'7")
BEDROOM 2	3.9m x 2.8m (12'10" x 9'2")
BEDROOM 3	2.7m x 3.9m (8'10" x 12'10")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	3.3m x 2.5m (10'10" x 8'2")

TOTAL AREA 95.1m² (1024ft²)

APARTMENT: 12B

APARTMENT: TWO BEDROOM
 FLOOR: FIRST

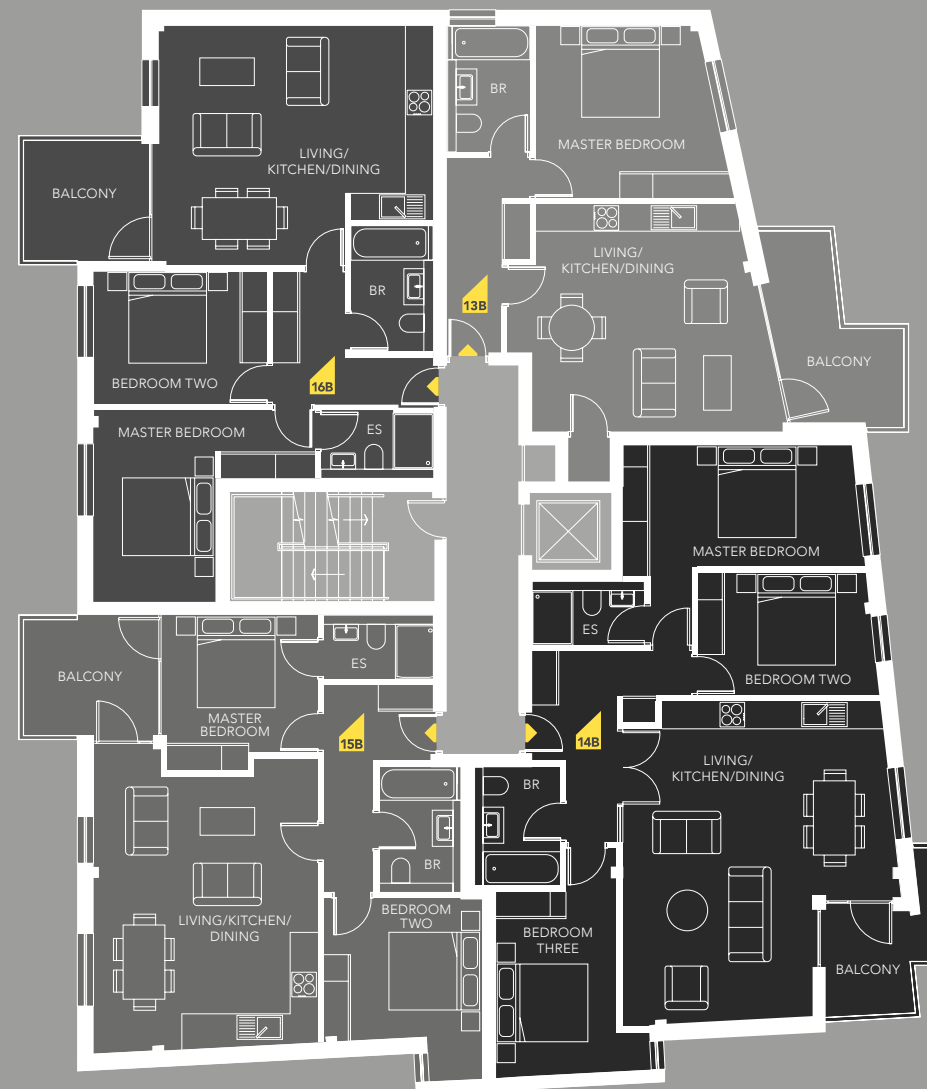
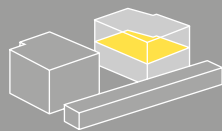
LIVING/KITCHEN	6.8m x 4.7m (22'4" x 15'5")
MASTER BEDROOM	3.3m x 4.3m (10'10" x 14'1")
EN SUITE	2.6m x 1.4m (8'2" x 4'7")
BEDROOM 2	4.1m x 2.8m (13'5" x 9'2")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	2.7m x 2.7m (8'10" x 8'10")

TOTAL AREA 74.3m² (800ft²)

BLOCK B: THIRD FLOOR

APARTMENT: 13B - 55.7m² (600ft²)
 APARTMENT: 14B - 96.9m² (1043ft²)
 APARTMENT: 15B - 72.9m² (785ft²)
 APARTMENT: 16B - 74.8m² (805ft²)

SITE KEY



APARTMENT: 13B

APARTMENT: ONE BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	5.3m x 5.8m (17'5" x 19'0")
MASTER BEDROOM	3.9m x 3.8m (12'10" x 12'6")
BATHROOM	2.6m x 1.8m (8'6" x 5'11")
BALCONY	2.9m x 3.2m (9'6" x 10'6")

TOTAL AREA 55.7m² (600ft²)

APARTMENT: 14B

APARTMENT: THREE BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	5.5m x 6.5m (18'8" x 21'4")
MASTER BEDROOM	5.1m x 2.9m (16'9" x 9'6")
EN SUITE	2.5m x 1.4m (8'2" x 4'7")
BEDROOM 2	3.8m x 2.7m (12'6" x 8'10")
BEDROOM 3	2.7m x 4.1m (8'10" x 13'5")
BATHROOM	2.6m x 1.8m (21'8" x 13'1")
BALCONY	3.2m x 2.2m (21'8" x 13'1")

TOTAL AREA 96.9m² (1043ft²)

APARTMENT: 15B

APARTMENT: TWO BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	6.6m x 4.9m (21'8" x 13'1")
MASTER BEDROOM	3.5m x 3.2m (12'2" x 10'2")
EN SUITE	2.6m x 1.4m (12'2" x 9'10")
BEDROOM 2	3.4m x 3.6m
BATHROOM	2.6m x 1.8m
BALCONY	2.8m x 2.8m

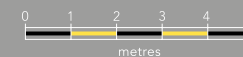
TOTAL AREA 72.9m² (785ft²)

APARTMENT: 16B

APARTMENT: TWO BEDROOM
 FLOOR: SECOND

LIVING/KITCHEN	5.8m x 4.9m (21'8" x 13'1")
MASTER BEDROOM	5.0m x 3.6m (12'2" x 10'2")
EN SUITE	2.6m x 1.4m (12'2" x 9'10")
BEDROOM 2	3.8m x 2.9m
BATHROOM	2.6m x 1.8m
BALCONY	2.6m x 2.9m

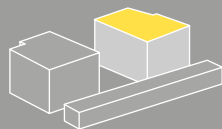
TOTAL AREA 74.8m² (805ft²)



BLOCK B: FOURTH FLOOR

- APARTMENT: 17B - 55.7m² (600ft²)
- APARTMENT: 18B - 95.1m² (1024ft²)
- APARTMENT: 19B - 73.8m² (794ft²)
- APARTMENT: 20B - 74.8m² (805ft²)

SITE KEY



APARTMENT: 17B

APARTMENT: ONE BEDROOM
FLOOR: FOURTH

LIVING/KITCHEN	5.3m x 5.8m (21'8" x 13'1")
MASTER BEDROOM	3.9m x 3.8m (12'2" x 10'2")
BATHROOM	2.6m x 1.8m (12'2" x 9'10")
BALCONY	2.9m x 3.2m

TOTAL AREA 55.7m² (600ft²)

APARTMENT: 19B

APARTMENT: TWO BEDROOM
FLOOR: FOURTH

LIVING/KITCHEN	6.6m x 5.2m (21'8" x 13'1")
MASTER BEDROOM	2.8m x 5.1m (12'2" x 10'2")
EN SUITE	2.6m x 1.4m (12'2" x 9'10")
BEDROOM 2	4.4m x 2.8m
BATHROOM	2.6m x 1.8m
BALCONY	2.9m x 3.2m

TOTAL AREA 73.8m² (794ft²)

APARTMENT: 18B

APARTMENT: THREE BEDROOM
FLOOR: FOURTH

LIVING/KITCHEN	5.8m x 6.6m (21'8" x 13'1")
MASTER BEDROOM	5.2m x 2.9m (12'2" x 10'2")
EN SUITE	2.6m x 1.4m (12'2" x 9'10")
BEDROOM 2	3.9m x 2.8m
BEDROOM 3	2.7m x 3.9m
BATHROOM	2.6m x 1.8m (21'8" x 13'1")
BALCONY	3.8m x 2.6m (21'8" x 13'1")

TOTAL AREA 95.1m² (10240ft²)

APARTMENT: 20B

APARTMENT: TWO BEDROOM
FLOOR: FOURTH

LIVING/KITCHEN	6.1m x 5.2m (21'8" x 13'1")
MASTER BEDROOM	4.2m x 3.8m (12'2" x 10'2")
EN SUITE	2.6m x 1.4m (12'2" x 9'10")
BEDROOM 2	3.8m x 2.8m
BATHROOM	2.6m x 1.8m
BALCONY	2.7m x 2.9m

TOTAL AREA 74.8m² (805ft²)

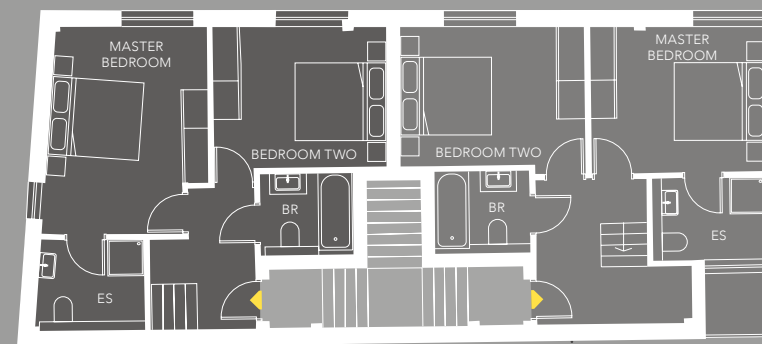
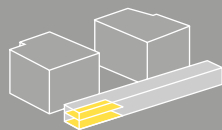


BLOCK C: FIRST & SECOND FLOOR

APARTMENT: 1C - 80.2m² (863ft²)

APARTMENT: 2C - 80.2m² (863ft²)

SITE KEY



1C

2C



APARTMENT: 1C

APARTMENT: TWO/THREE BEDROOM
FLOORS: FIRST & SECOND

LIVING/KITCHEN (+ BEDROOM 3)	7.6m x 5.4m (21'8" x 13'1")
MASTER BEDROOM	4.4m x 3.1m (12'2" x 10'2")
EN SUITE	2.3m x 1.8m (12'2" x 9'10")
BEDROOM 2	3.8m x 3.1m
BATHROOM	2.0m x 1.8m
BALCONY 1	2.6m x 2.6m (21'8" x 13'1")
BALCONY 2	1.0m x 1.0m (21'8" x 13'1")

TOTAL AREA 80.2m² (863ft²)

APARTMENT: 2C

APARTMENT: TWO/THREE BEDROOM
FLOORS: FIRST & SECOND

LIVING/KITCHEN (+ BEDROOM 3)	7.6m x 5.4m (21'8" x 13'1")
MASTER BEDROOM	4.3m x 3.2m (12'2" x 10'2")
EN SUITE	2.5m x 1.8m (12'2" x 9'10")
BEDROOM 2	3.8m x 3.1m
BATHROOM	2.0m x 1.8m
BALCONY	2.6m x 2.6m (21'8" x 13'1")

TOTAL AREA 80.2m² (863ft²)

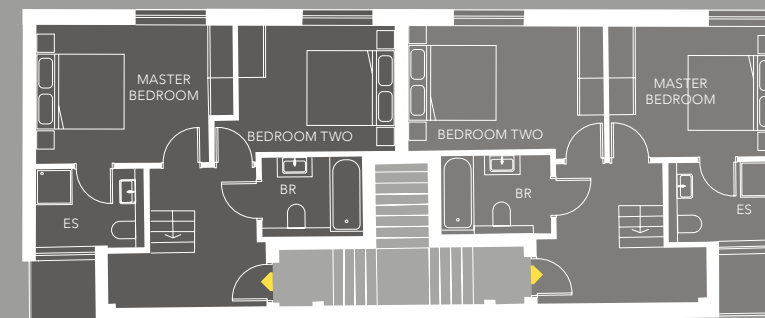
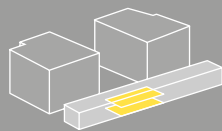


BLOCK C: FIRST & SECOND FLOOR

APARTMENT: 3C - 80.2m² (863ft²)

APARTMENT: 4C - 80.2m² (863ft²)

SITE KEY



3C

4C



APARTMENT: 3C

APARTMENT: TWO/THREE BEDROOM
FLOORS: FIRST & SECOND

LIVING/KITCHEN (+ BEDROOM 3)	7.6m x 5.4m (21'8" x 13'1")
MASTER BEDROOM	4.3m x 3.2m (12'2" x 10'2")
EN SUITE	2.5m x 1.8m (12'2" x 9'10")
BEDROOM 2	3.8m x 3.1m
BATHROOM	2.0m x 1.8m
BALCONY	2.6m x 2.6m (21'8" x 13'1")

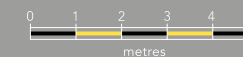
TOTAL AREA 80.2m² (863ft²)

APARTMENT: 4C

APARTMENT: TWO/THREE BEDROOM
FLOORS: FIRST & SECOND

LIVING/KITCHEN (+ BEDROOM 3)	7.6m x 5.4m (21'8" x 13'1")
MASTER BEDROOM	4.3m x 3.2m (12'2" x 10'2")
EN SUITE	2.5m x 1.8m (12'2" x 9'10")
BEDROOM 2	3.8m x 3.1m
BATHROOM	2.0m x 1.8m
BALCONY	2.6m x 2.6m (21'8" x 13'1")

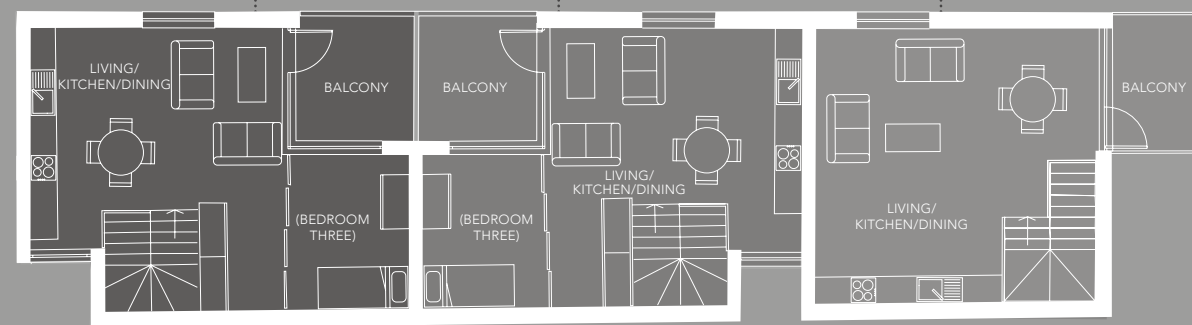
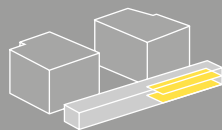
TOTAL AREA 80.2m² (863ft²)



BLOCK C: FIRST & SECOND FLOOR

APARTMENT: 5C - 80.2m² (863ft²)
 APARTMENT: 6C - 80.2m² (863ft²)
 APARTMENT: 7C - 69.5m² (748ft²)

SITE KEY



APARTMENT: 5C

APARTMENT: TWO/THREE BEDROOM
 FLOORS: FIRST & SECOND

LIVING/KITCHEN	7.6m x 5.4m (21'8" x 13'1")
MASTER BEDROOM	4.3m x 3.2m (12'2" x 10'2")
EN SUITE	2.5m x 1.8m (12'2" x 9'10")
BEDROOM 2	3.8m x 3.1m
BATHROOM	2.0m x 1.8m
BALCONY	2.6m x 2.6m (21'8" x 13'1")

TOTAL AREA 80.2m² (863ft²)

APARTMENT: 6C

APARTMENT: TWO/THREE BEDROOM
 FLOORS: FIRST & SECOND

LIVING/KITCHEN	7.6m x 5.4m (21'8" x 13'1")
MASTER BEDROOM	4.3m x 3.2m (12'2" x 10'2")
EN SUITE	2.5m x 1.8m (12'2" x 9'10")
BEDROOM 2	3.8m x 3.1m
BATHROOM	2.0m x 1.8m
BALCONY	2.6m x 2.6m (21'8" x 13'1")

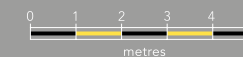
TOTAL AREA 80.2m² (863ft²)

APARTMENT: 7C

APARTMENT: TWO/THREE BEDROOM
 FLOORS: FIRST & SECOND

LIVING/KITCHEN	5.5m x 5.7m (21'8" x 13'1")
MASTER BEDROOM	4.2m x 2.9m (12'2" x 10'2")
BATHROOM	2.5m x 1.8m
BALCONY	3.2m x 2.3m

TOTAL AREA 69.5m² (925ft²)



estate agency by
f y f e m c d a d e

020 7613 4044
www.fyfemcdade.com



Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. The computer generated illustrations are drawn from plan and are indicative only of how the complete development will appear. Any literature provided does not form any part of a sale contract. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. The Gransden is a marketing name which will not be adopted as the postal address. Prices are subject to contract.

