



# THE COLLECT10N

1 & 2 BEDROOM APARTMENTS

Portobello  
Square

# THE LANCASTER

## PLOT 62

02  
BED



An exceptional two bedroom apartment, with open-plan living space and private terrace.

6TH FLOOR

5TH FLOOR

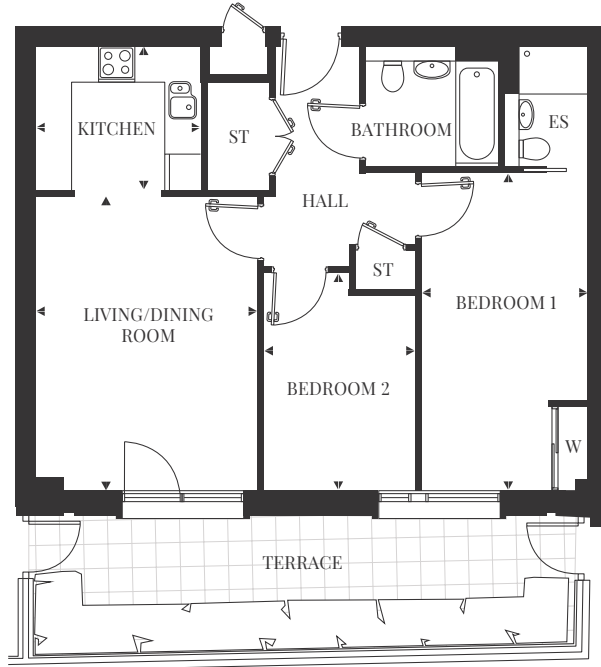
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

**GROUND FLOOR**



### DIMENSIONS

#### Kitchen

2.75m x 2.40m | 9'0" x 7'8"

#### Living/Dining Room

4.90m x 3.70m | 16'0" x 12'1"

#### Bedroom 1

5.27m x 2.77m | 17'2" x 9'0"

#### Bedroom 2

3.62m x 2.52m | 11'8" x 8'2"

#### TOTAL AREA

68.10 sq m | 733.02 sq ft



ES – EN SUITE ST – STORAGE CUPBOARD W – WARDROBE

Layouts provide approximate measurements 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 and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level – please refer to the price list or the Sales Team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# THE TAVISTOCK

## PLOT 63

02  
BED



A two bedroom apartment that benefits from a private terrace, providing that all important outdoor space.

6TH FLOOR

5TH FLOOR

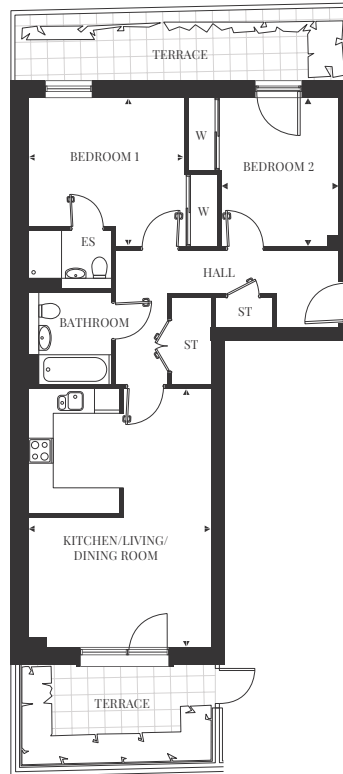
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

**GROUND FLOOR**



### DIMENSIONS

**Kitchen/Living/Dining Room**  
6.26m x 4.40m | 20'5" x 14'4"

**Bedroom 1**  
3.76m x 3.58m | 12'3" x 11'7"

**Bedroom 2**  
3.58m x 2.56m | 11'7" x 8'3"

**TOTAL AREA**  
75.50 sq m | 812.67 sq ft



ES – EN SUITE ST – STORAGE CUPBOARD W – WARDROBE

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# THE WESTBOURNE

## PLOTS 64\*, 67, 68\*, 71, 79 & 83

02  
BED



A beautiful two bedroom apartment with a flowing, open-plan living space that opens out onto a private balcony.

6TH FLOOR

5TH FLOOR

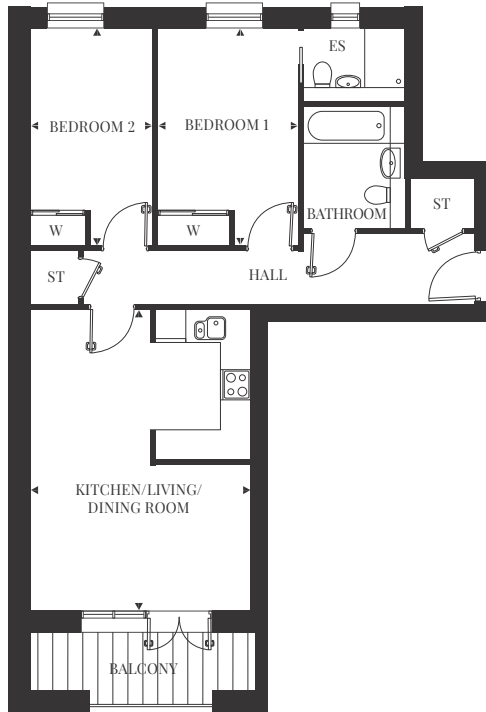
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

GROUND FLOOR



### DIMENSIONS

**Kitchen/Living/Dining Room**  
5.95m x 4.40m | 19'6" x 14'5"

**Bedroom 1**  
4.32m x 2.77m | 14'2" x 9'1"

**Bedroom 2**  
4.32m x 2.42m | 14'2" x 7'11"

**TOTAL AREA**  
72.00 sq m | 775.00 sq ft



\* – HANDED ES – EN SUITE ST – STORAGE CUPBOARD W – WARDROBE

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# THE GOLBORNE

## PLOT 87

01  
BED

A stylish one bedroom apartment featuring a spacious main bedroom, open-plan living space and a private balcony.

### 6TH FLOOR

### 5TH FLOOR

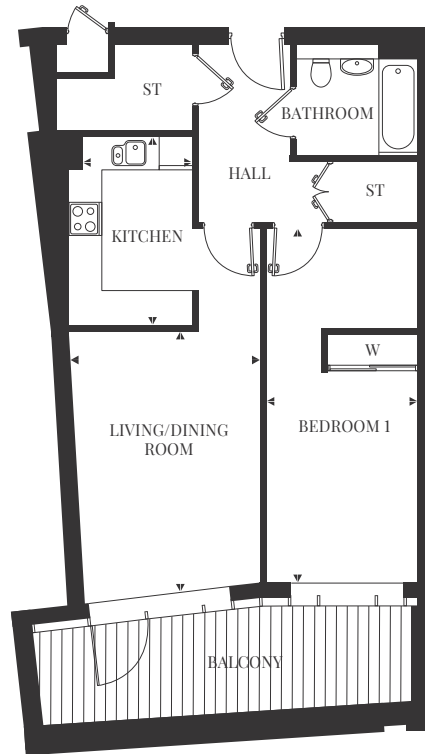
### 4TH FLOOR

### 3RD FLOOR

### 2ND FLOOR

### 1ST FLOOR

### GROUND FLOOR



### DIMENSIONS

Kitchen	Living/Dining Room	Bedroom 1	TOTAL AREA
3.40m x 1.99m   11'1" x 6'5"	4.94m x 3.47m   16'2" x 11'3"	6.43m x 2.75m   21'0" x 9'0"	61.00 sq m   656.59 sq ft



ST – STORAGE CUPBOARD W – WARDROBE

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# THE RADDINGTON

## PLOT 91

01  
BED

A beautiful one bedroom top floor apartment full of character. Private balcony with views overlooking Athlone Gardens.

### 6TH FLOOR

5TH FLOOR

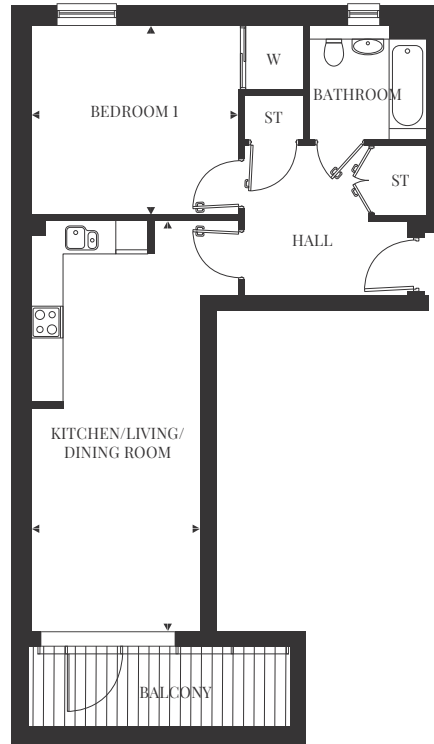
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

GROUND FLOOR



### DIMENSIONS

**Kitchen/Living/Dining Room**  
7.77m x 3.20m | 25'4" x 10'4"

**Bedroom 1**  
3.92m x 3.61m | 12'8" x 11'8"

**TOTAL AREA**  
58.30 sq m | 627.53 sq ft



ST – STORAGE CUPBOARD W – WARDROBE

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# SPECIFICATION

## EN SUITE

- Villeroy & Boch sanitary ware
- Chrome thermostatically controlled shower
- Low profile shower tray
- Chrome heated ladder style towel rail

## BATHROOM

- White Villeroy & Boch sanitary ware
- Chrome thermostatically controlled shower
- Frameless glass shower screen
- Chrome heated ladder style towel rail
- Mirrored cabinet

## KITCHEN

- Euro Cucina kitchen
- Silestone worktops with upstands
- Undermounted 1½ bowl sink
- Hansgrohe single lever mixer tap in brushed chrome
- Siemens stainless steel oven, induction hob and compact telescopic hood

- Siemens integrated appliances including dishwasher, fridge, freezer and microwave
- Silestone splashback
- Engineered oak flooring

## INTERNAL FINISHES

- Recessed downlights throughout the living space with pendant lighting to bedrooms
- Engineered oak flooring to hall and living/dining room
- Neutral, high quality carpet to bedroom
- Built in full height wardrobes to Bedroom 1 and Bedroom 2 where applicable
- White flush internal doors with horizontal grooves
- Brushed chrome door handles
- Brushed chrome sockets and switches

## COMMUNAL AREA

- Central communal boiler
- Bicycle storage
- Lifts to all floors
- Interior designed entrance lobby

- Communal satellite dish with Sky provision

## ELECTRICAL & COMMUNICATIONS

- Wet underfloor heating system
- Wiring for intelligent homes – making it possible to build a home automation system controlled by an iPhone or iPad
- Lutron HomeWorks QS Lighting Control system operated by wireless keypad or iPhone/iPad
- Video entrance phone system
- BT and TV sockets to Bedroom 1 and living/dining room
- Nest Protect smart alarm system

## BALCONY/TERRACE

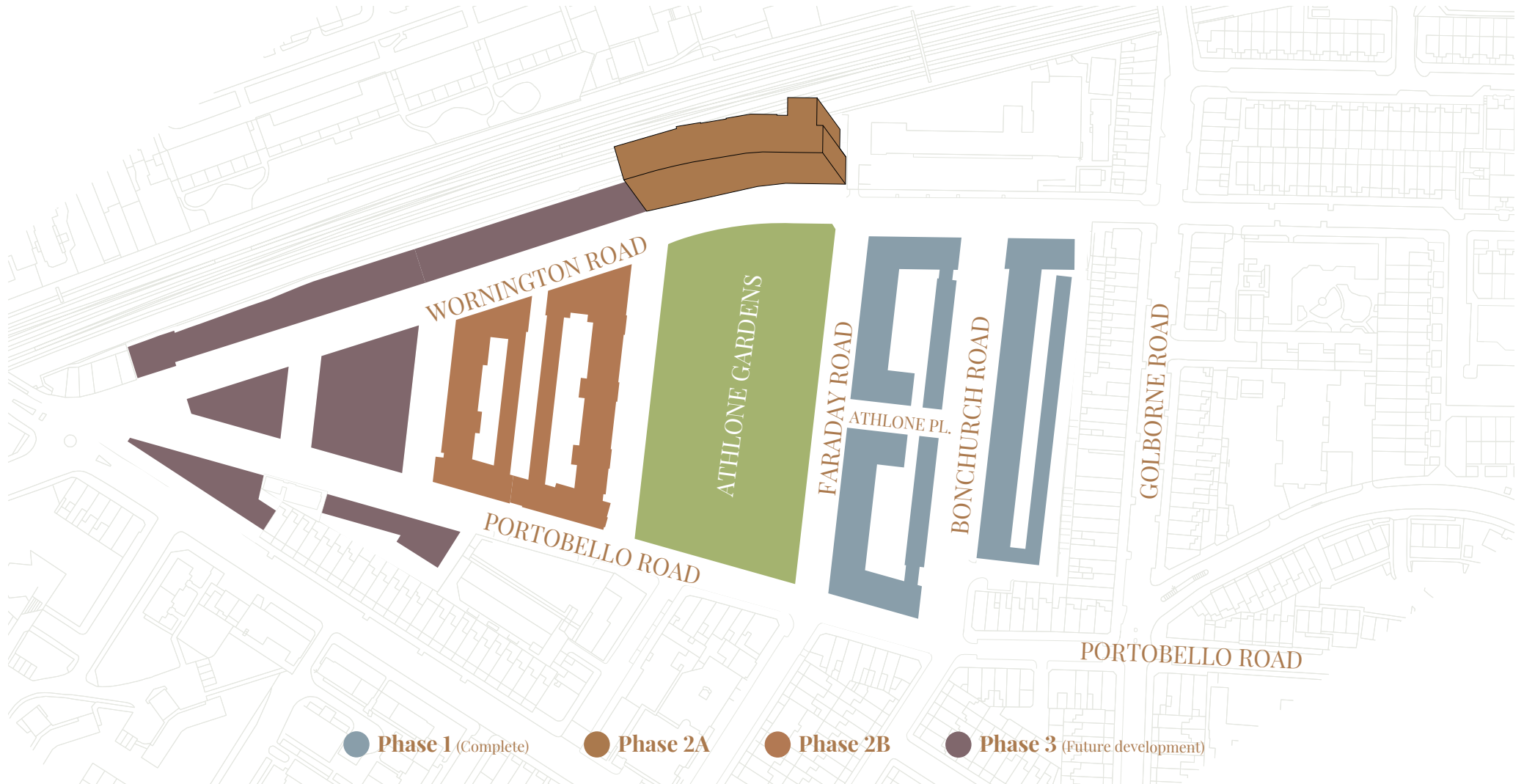
- Glazed balcony
- Up and down cylinder wall lights

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. Photography of the show apartments at Portobello Square. \*Please speak to a sales executive for further information.



# DEVELOPMENT LAYOUT

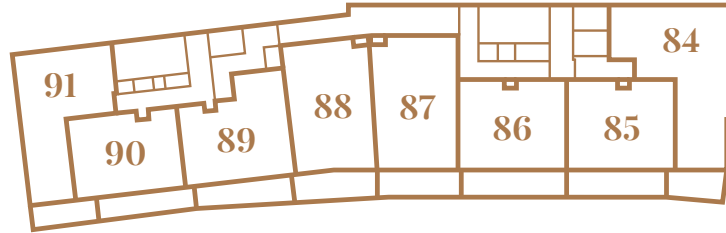
## PORTOBELLO SQUARE



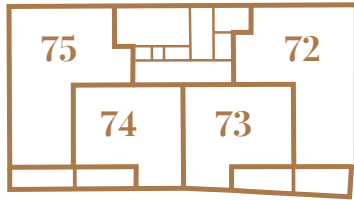
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation.



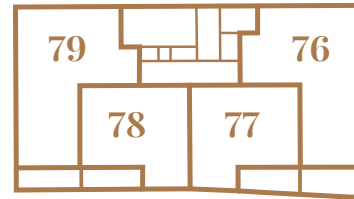
# FLOOR LAYOUTS



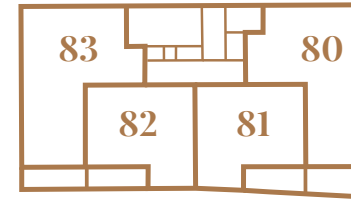
SIXTH FLOOR



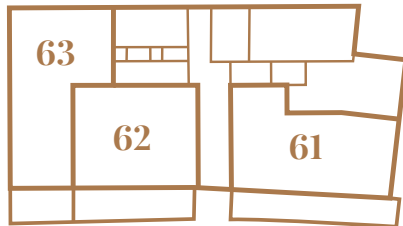
THIRD FLOOR



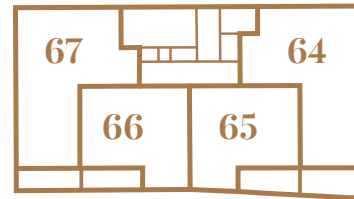
FOURTH FLOOR



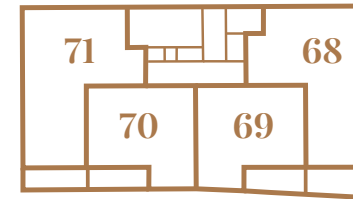
FIFTH FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Plans are indicative only. For exact apartment specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive.



Catalyst New Homes reserves the right to change specifications, designs, floorplans and siteplans at any time. Images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a member of our Sales Team before reservation. Please ask a Sales Executive for up-to-date information when reserving your new home. Information is correct at the time of going to print. September 2021.