



... *Your* ...

# SPACE

WATERLILY COURT  
APARTMENTS





Photography of South Cator Park.

INTRODUCING  
**THE NATURE  
COLLECTION**

...

The Nature Collection has a prime position within Kidbrooke Village, bringing the natural benefits of this unique location up close. It really is a case of 'everything on the doorstep'.

Located on the very edge of South Cator Park, with its lush planting and waterways, The Nature Collection is a neighbourhood of apartments and townhouses. It's an oasis of calm, but at the same time very close to the social hub, The Village Centre, where there's a supermarket, pub and train station. It really does give you the best of all worlds.

...



Computer Generated image of Waterlily Court, Kidbrooke Village is indicative only.



Photography of Sutcliffe Park.

# WATERLILY COURT

...



WATERLILY  
COURT

... *Your* ...

# INSPIRING

## INSIDE SPACE

Waterlily Court is your opportunity to choose a home at The Nature Collection which overlooks South Cator Park. Here, we're setting the standard with a superior range of 1, 2 and 3 bedroom apartments, and eleven 3 bedroom townhouses.

Waterlily Court has been designed around the history of Kidbrooke - originally meaning 'the brook where kites were seen' and there are three ancient streams running through the area.

These streams feed the modern water features of the village, and at Waterlily Court we've designed our interiors to maximise and celebrate this. You'll be able to enjoy wonderful views of the waterways or open space in South Cator Park from your generously sized balcony or through the full height windows of your light-washed open plan living room, offering a different outlook every day as the seasons and the weather change.



Computer Generated Image is indicative only.  
Photography of North Cator Park, Kidbrooke Village.





... *Your* ...

# RELAXING

OUTSIDE SPACE

Waterlily Court podium garden is really a park within a park. Tucked discreetly between the apartment buildings, it's an oasis of peace and mindfulness, offering views over South Cator Park, and is open to residents only.

Cherry trees, silver birches, colourful ornamental grasses, evergreens, seasonal flowers, sage and lavender all play a role in creating a space for contemplating life and feeling just a little more... Zen.



CATOR PARK

# COULDN'T BE CLOSER

...

Waterlily Court sits alongside South Cator Park, giving it a prime position for enjoying the emerald in the Kidbrooke Village crown. Many of the apartments have views of its water features and trees, and the park is only moments from your door. Sutcliffe Park, the other major green space in Kidbrooke Village, isn't very much further.

Cator Park was conceived at the very beginning of the Kidbrooke Village story, and is now very well established as a haven for people and wildlife.

The entire park offers a wide range of features and things to do. Cycling, walking, sitting in the sun, and sports in the multi-use games area are just some of the ways to enjoy local park life. Residents have set up groups for running, yoga and tai chi, which of course you are welcome to join.

It's also a very ecologically-minded open space, with wildlife-friendly areas including lavender mounds which are irresistible to bees. Reclaimed timber has been used for seats and fences, and in the children's adventure playground.

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WATERLILY COURT



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KIDBROOKE VILLAGE | YOUR SPACE | 13

Lifestyle images are indicative only. The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

Photography of North Cator Park, Kidbrooke Village.



CLOSE TO

# ALL YOU NEED

...

Step outside to The Village Centre, and there are more features to make life easier. You'll find the Concierge service reassuring and helpful in many ways, always a friendly presence at the desk. Plus a residents' gym, Sainsbury's Local, The Depot Pub and Dining, dentist\*, doctors\* and train station can all be reached with minimum effort.

At Kidbrooke Village we've thought of everything you might need, and it's there for you.

...



\*Planned in future phase of development for Kidbrooke Village, subject to change. Photography of The Depot Pub and Dining, Sainsbury's Local and The Village Centre Concierge is indicative only. Lifestyle image of the Pharmacy is indicative only.



Photography of North Cator Park, Kidbrooke Village



... *Your* ...  
**FITNESS**

TO THE FORE

Even if you work from home or spend a lot of time at home, you don't have to forget about fitness. Outdoor exercise is simple; just don your trainers and run in the park.

Waterlily Court residents will also be able to use the resident's gym located at The Village Centre.





... *Your* ...

# APARTMENT

AT WATERLILY COURT

Waterlily Court offers an exclusive range of 1, 2 and 3 bedroom apartments, all with a large balcony to bring nature closer to home with close-up views of the surrounding landscape. With such a rich diversity of heathlands, wetlands, wildlife, trees and flowers in Kidbrooke Village, the sights, sounds and scents of nature are never far away.

True to Berkeley's high standards, the specification is of the very best quality, and the finish impeccable: just as you would expect.



A PLACE FOR  
**EVERYTHING**

...

Friends for supper, drinks on the balcony,  
quiet evenings at home. Waterlily Court  
is designed for how you live.

...



LOOKS FOR  
**COOKS**

...

Find yourself in a gorgeous fitted kitchen where style and function are inseparable. Choose the look from the Nature or Urban palette.

...

FROM DUSK  
**TO DAWN**

...

Fall asleep in luxurious, cosy surroundings.  
Wake to morning sunlight and birdsong.  
It's the bedroom of your dreams.

...





Computer Generated Image of an apartment in Waterlily Court is indicative only. showing the urban palette, is indicative only. Finish dependent on selected colour palette option. Choices and options are subject to timeframes, availability and change.



YOUR SPACE  
**YOUR  
 TIME**

...

Luxury really counts when it comes to the bathroom. These are designed to make the most of me-time, with a specification including premium fittings, quality materials and a choice of the Nature or Urban palette.

...



YOUR HOME

# YOUR CHOICE

...

The interiors, which are inspired by the local history of Kidbrooke Village, also take in elements of the former industrial waterside, with earthy tones and botanical detailing. There's even a choice of two colour palettes – Nature and Urban – evoking the unique landscape, part natural and part man-made, that defines Kidbrooke Village.



## NATURE PALETTE

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The 'Nature' palette is warmly wood-toned, with kitchen wall cabinets and shelving in truffle oak effect, counterbalanced by sand coloured cabinets. Accents of walnut and soft sage feature in the bathroom and en-suite, while elsewhere, pebble toned, plush carpets, light coloured wood effect flooring and soft grey wardrobes, that pop with fjord green colour internally, continue the theme.



## URBAN PALETTE



In contrast, 'Urban' has a cooler edge, emphasised by slate and alpine white kitchens with matt black details. Bathrooms and en-suites have modish black fittings, glass shower screens and black composite stone vanity tops. Rich green-grey feature paint, concrete tones, hexagon 3D tiles and matt black shelves create a sophisticated take on refined industrial design. Sumptuous carpets and wood effect flooring in deep smoky tones complete the picture.



Computer Generated Images are indicative only. Finish dependent on selected colour palette option. Choices and options are subject to timeframes, availability and change.

# SPECIFICATION

## TYPICAL 2 AND 3 BEDROOM APARTMENT

### KITCHENS

- Individually designed layouts
- Handle-free doors
- Stainless steel under mount single bowl sink
- Energy efficient ceiling downlights and low voltage LED lights below wall cabinets
- Concealed white multi-gang appliance panel
- BOSCH black glass ceramic hob
- Telescopic recirculating extractor hood
- BOSCH stainless steel fronted multi-function oven
- BOSCH integrated fridge / freezer
- BOSCH integrated multi-function dishwasher
- BOSCH stainless steel fronted integrated microwave
- Glass fronted under-counter wine cooler for 19 bottles
- Space saving recycling bins to undersink unit

### INTERIOR FINISHES

- Full height timber veneer finish to entrance door
- Matt emulsion paint finish to walls and ceilings
- White painted internal doors
- White painted skirtings and architraves
- Windows pre-finished white internally
- Brushed stainless steel door handles throughout

### BATHROOMS / SHOWER ROOMS

- White single ended bath with laminated bath panel and glazed hinged bath screen
- Shower tray with frameless glazed panel to shower rooms
- Large format ceramic tiling to floors
- Full height wall tiling to bath or shower wet areas, vanities to WC and basin, all other wall areas painted
- Textured feature tile walls in bath of shower wet areas
- Stone effect vanity top and splashback below wall cabinet basin with low voltage LED feature strip lighting
- Extract ventilation to outside
- Energy efficient downlights

### ELECTRICAL FITTINGS

- Energy efficient ceiling downlights throughout
- Lighting to hall cupboards
- Television (terrestrial and Sky Q) points to principal living room and principal bedroom
- Telephone point to living room and principal bedroom
- White electrical sockets and switches throughout (except kitchen above worktop)
- Home office facility

### HEATING

- Heating and hot water to all apartments from communal system with metered water supply to each apartment
- Radiator panel heating throughout
- Plumbing for washer / dryer within vented utility cupboard

### BALCONIES / TERRACES

- Well proportioned balconies with steel balustrade and decking or paving finish where applicable

### SECURITY

- Audio / visual entry via TV and domestic mobile phone linked to entrance door (may require telephone connection and call waiting service to be provided by purchaser)
- Mains supply smoke detectors, heat detectors and sprinklers provided
- 'Secured By Design' standards to apartment entrance doors to meet National Police 'Design Out Crime' standards
- 24 hour concierge service and recorded CCTV

### PEACE OF MIND

- 999-year lease
- All homes benefit from 10-year build warranty

### CAR PARKING

- Limited car parking spaces subject to separate negotiation

### MAIN ENTRANCE & LIFT LOBBIES

- Glass doors to 'Secured By Design' standards with feature finishes to main apartment block entrance and lift lobbies
- Carpeted floors and painted walls to levels above podium

### EXTERNAL COMMUNAL AREAS

- Landscaped podium garden
- A managing agent will administer the effective operation and maintenance of communal facilities

### OPTIONS & UPGRADES AVAILABLE

- See Sales Consultant for details (options and upgrades subject to cut off dates)

# NATURE PALETTE

### KITCHENS

- Stone effect worktop with open shelving and full height chevron tiled splashback below wall cabinets
- Truffle oak effect wall cabinets and sand coloured base cabinet in a shaker style detail
- Chrome finish monobloc tap
- Brushed chrome power sockets and USB charging port above worktop

### INTERIOR FINISHES

- Light vinyl flooring to living area, hallway and kitchen (dark option available)
- Light carpet to bedrooms (dark option available)

### BATHROOMS / SHOWER ROOMS

- Chrome exposed thermostatic bath / shower mixer above bath with showerhead, hose and rail
- Semi-recessed white square wash hand basin with chrome monobloc mixer tap
- White wall mounted WC pan with chrome push button dual-flush and concealed cistern
- Chrome ladder style thermostatically controlled towel rail to bathrooms and shower rooms

# URBAN PALETTE

### KITCHENS

- Stone effect worktop with open shelving and full height metro tiled splashback below wall cabinets
- White wall cabinets and slate base cabinets, both in a shaker style detail
- Black nickel finish monobloc tap
- Black power sockets and USB charging port above worktop

### INTERIOR FINISHES

- Dark vinyl flooring to living area, hallway and kitchen (light option available)
- Dark carpet to bedrooms (light option available)

### BATHROOMS / SHOWER ROOMS

- Black nickel exposed thermostatic bath / shower mixer above bath with showerhead, hose and rail
- Semi-recessed white square wash hand basin with black nickel monobloc mixer tap
- White wall mounted WC pan with black nickel push button dual-flush and concealed cistern
- Black ladder style thermostatically controlled towel rail to bathrooms and shower rooms

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



... *Your* ...  
**APARTMENT**

WATERLILY COURT

Choose your home from a range of thoughtfully designed 1, 2 and 3 bedroom apartments located in one of two buildings with 9 or 11 floors. All are created along contemporary lines, which means open plan living/dining/kitchen areas, lots of natural light from full height windows, and private outdoor space to each one in the shape of a balcony or patio.



WATERLILY COURT - APARTMENTS

SITEPLAN

...

WATERLILY COURT



BLOCK E1

BLOCK E4

SOUTH CATOR PARK

Holy Family Catholic Primary School

WATERLILY COURT

SUTCLIFF PARK

SUTCLIFFE PARK ATHLETICS CENTRE

SOUTH CATOR PARK

PLAY PARK NORTH CATOR PARK

Wingfield Primary School



WATERLILY COURT - APARTMENTS

FLOOR LAYOUTS

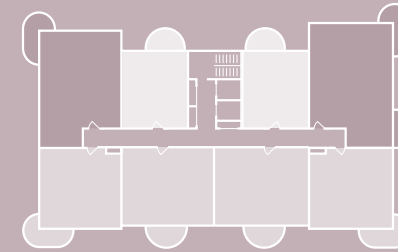
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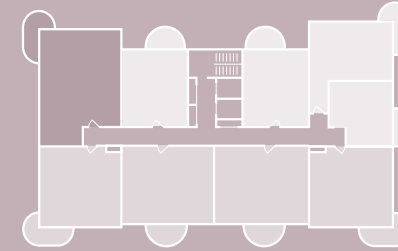
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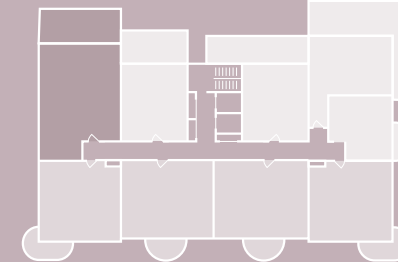
Floor 10-11



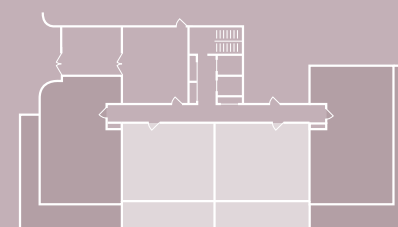
Floors 2-9



First Floor



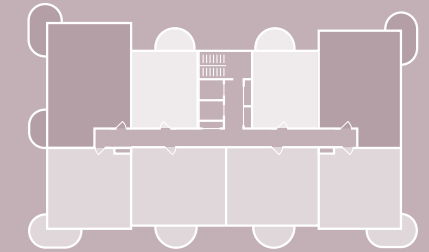
Ground Floor



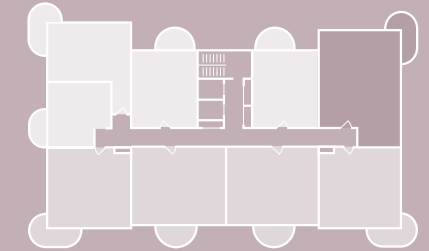
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Floor 8-9



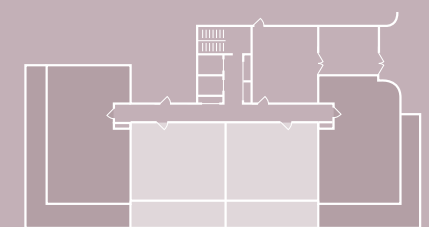
Floors 2-7



First Floor



Ground Floor



1 Bedroom Apartments
  2 Bedroom Apartments
  3 Bedroom Apartments



WATERLILY COURT - APARTMENTS

BLOCK E1

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APT. NUMBER	BEDS	AREA SQ M	AREA SQ FT	FLOOR	PAGE NO.	APT. NUMBER	BEDS	AREA SQ M	AREA SQ FT	FLOOR	PAGE NO.
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WATERLILY COURT - APARTMENTS

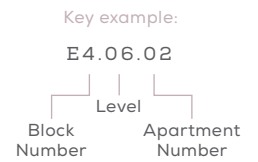
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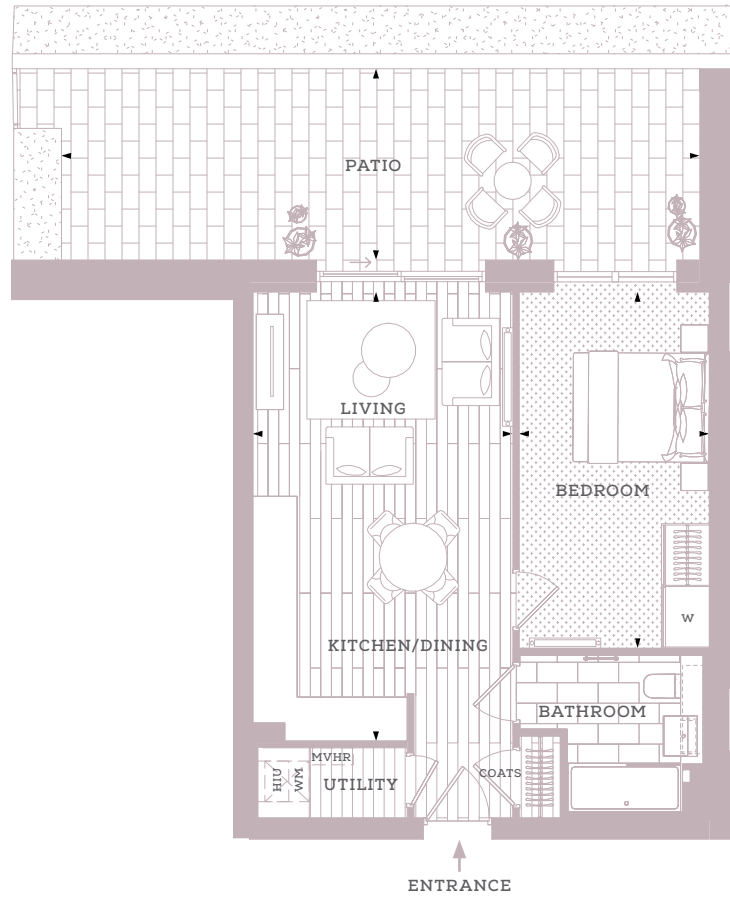
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E4.08.06	2	61.9	666	8	52						
E4.09.03	2	61.9	666	9	53						
E4.09.06	2	61.9	666	9	53						



# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards  
landscaped gardens



## APARTMENT NUMBER

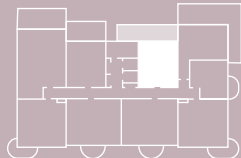
E1.01.01

## ROOM DIMENSIONS

Bedroom	17'2" x 9'2"	5.24m x 2.79m
Living/Kitchen/Dining	21'8" x 12'6"	6.60m x 3.81m
Patio	30'9" x 9'3"	9.38m x 2.81m
<b>Total (exc. patio/balcony)</b>	<b>557 sq ft</b>	<b>51.8 sq m</b>

## LOCATOR

Block - E1

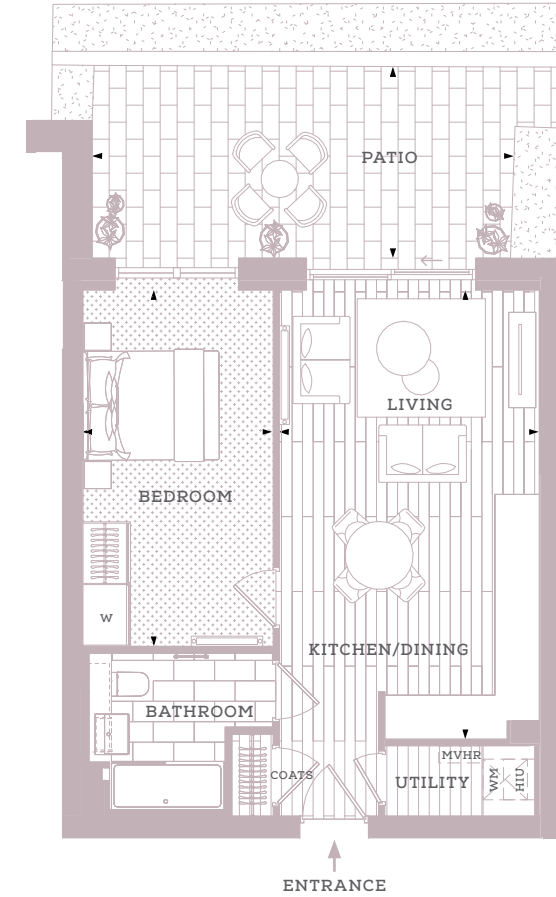


◆ Measurements   WM Provision for washing machine  
 W Fitted Wardrobe   HIU Heat Interface Unit  
 MVHR Mechanical Ventilation with Heat Recovery   ◯ Radiators

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# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards  
landscaped gardens



## APARTMENT NUMBER

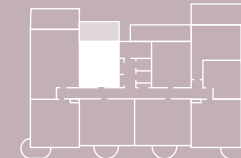
E1.01.09

## ROOM DIMENSIONS

Bedroom	17'2" x 9'2"	5.24m x 2.79m
Living/Kitchen/Dining	21'8" x 12'6"	6.60m x 3.81m
Patio	20'4" x 9'3"	6.20m x 2.82m
<b>Total (exc. patio/balcony)</b>	<b>557 sq ft</b>	<b>51.8 sq m</b>

## LOCATOR

Block - E1

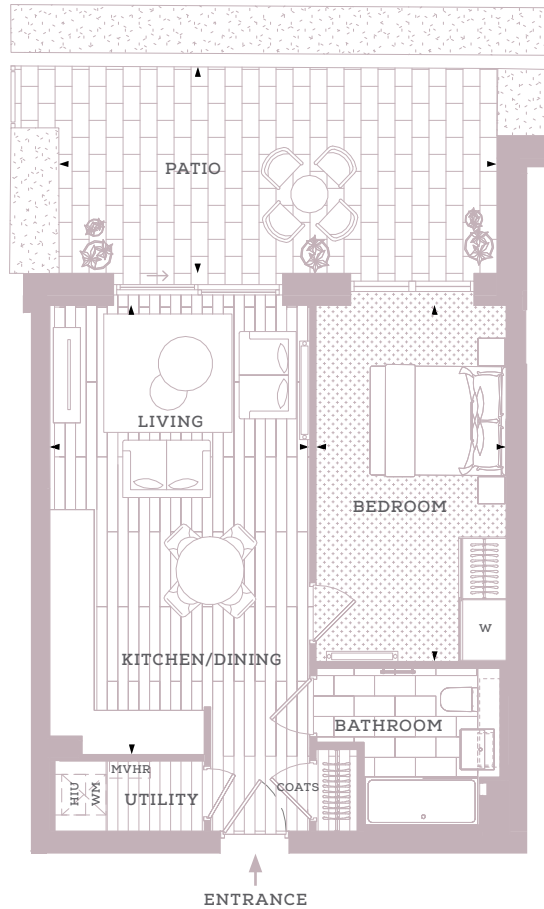


◆ Measurements   WM Provision for washing machine  
 W Fitted Wardrobe   HIU Heat Interface Unit  
 MVHR Mechanical Ventilation with Heat Recovery   ◯ Radiators

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# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards landscaped gardens



## APARTMENT NUMBER

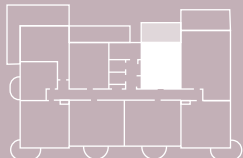
E4.01.01

## ROOM DIMENSIONS

Bedroom	17'2" x 9'2"	5.24m x 2.79m
Living/Kitchen/Dining	21'8" x 12'6"	6.60m x 3.81m
Patio	21'1" x 9'11"	6.44m x 3.03m
<b>Total (exc. patio/balcony)</b>	<b>557 sq ft</b>	<b>51.8 sq m</b>

## LOCATOR

Block - E4

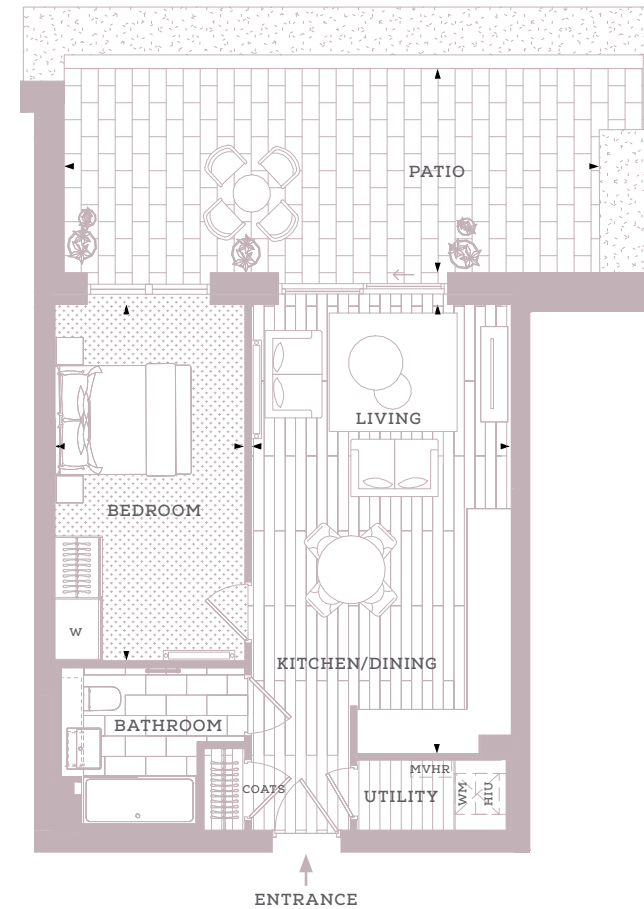


- Measurements WM Provision for washing machine
- W Fitted Wardrobe HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery Radiators

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# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards landscaped gardens



## APARTMENT NUMBER

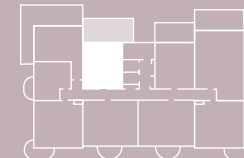
E4.01.09

## ROOM DIMENSIONS

Bedroom	17'2" x 9'2"	5.24m x 2.79m
Living/Kitchen/Dining	21'8" x 12'6"	6.60m x 3.81m
Patio	25'9" x 9'10"	7.86m x 3.00m
<b>Total (exc. patio/balcony)</b>	<b>557 sq ft</b>	<b>51.8 sq m</b>

## LOCATOR

Block - E4

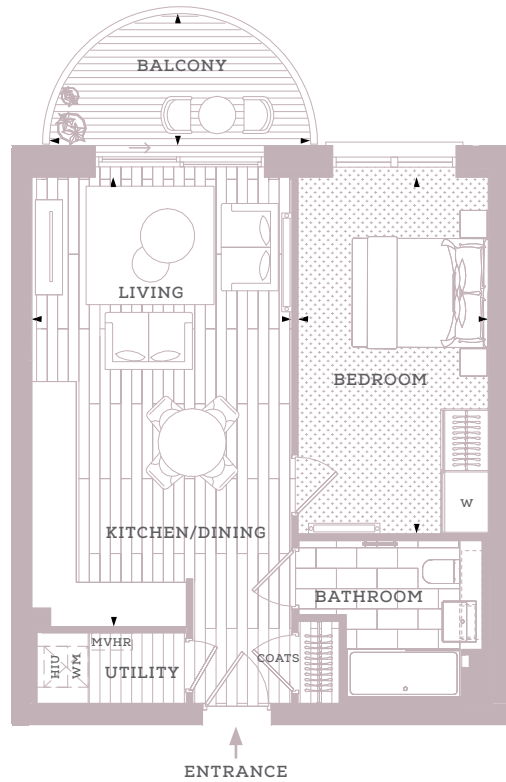


- Measurements WM Provision for washing machine
- W Fitted Wardrobe HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery Radiators

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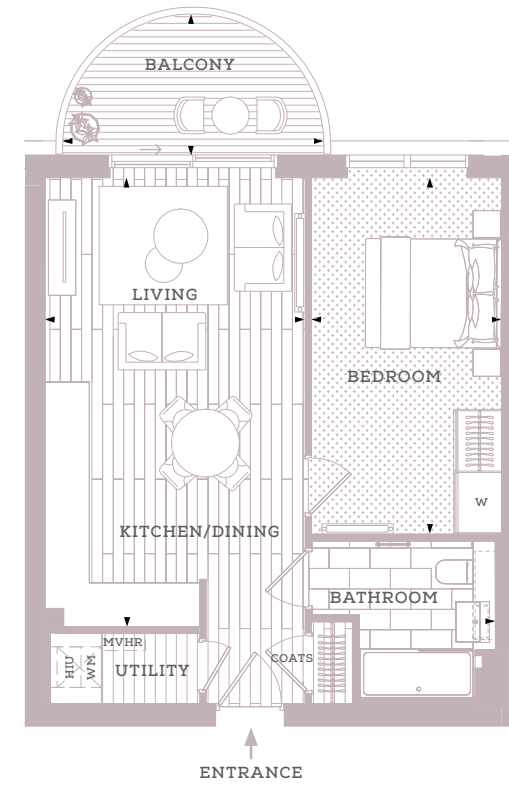
# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards landscaped gardens



# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards landscaped gardens



## APARTMENT NUMBER

## ROOM DIMENSIONS

E1.02.01	E4.02.01	E1.02.09*	E4.02.09*
E1.03.01	E4.03.01	E1.03.09*	E4.03.09*
E1.04.01	E4.04.01	E1.04.09*	E4.04.09*
E1.05.01	E4.05.01	E1.05.09*	E4.05.09*
E1.06.01	E4.06.01	E1.06.09*	E4.06.09*
E1.07.01	E4.07.01	E1.07.09*	E4.07.09*
E1.08.01	E4.08.01	E1.08.09*	E4.08.08*
E1.09.01		E1.09.09*	
E1.10.01		E1.10.08*	

Bedroom	17'2" x 9'2"	5.24m x 2.79m
Living/Dining/Kitchen	21'8" x 12'6"	6.60m x 3.81m
Balcony	12'7" x 6'4"	3.84m x 1.94m
<b>Total (exc. patio/balcony)</b>	<b>557 sq ft</b>	<b>51.8 sq m</b>

\* Handed plot

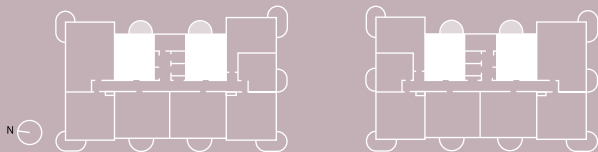
- ◆ Measurements
- WM Provision for washing machine
- W Fitted Wardrobe
- HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery
- Radiators

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## LOCATOR

Block - E1

Block - E4



## APARTMENT NUMBER

## ROOM DIMENSIONS

E1.11.01	E4.09.01
E1.11.08*	E4.09.08*

Bedroom	17'2" x 9'2"	5.24m x 2.79m
Living/Kitchen/Dining	21'8" x 12'6"	6.60m x 3.81m
Balcony	12'7" x 6'10"	3.84m x 2.08m
<b>Total (exc. patio/balcony)</b>	<b>557 sq ft</b>	<b>51.8 sq m</b>

\* Handed plot

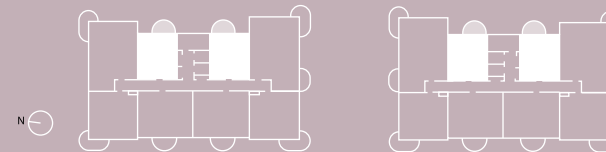
- ◆ Measurements
- WM Provision for washing machine
- W Fitted Wardrobe
- HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery
- Radiators

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## LOCATOR

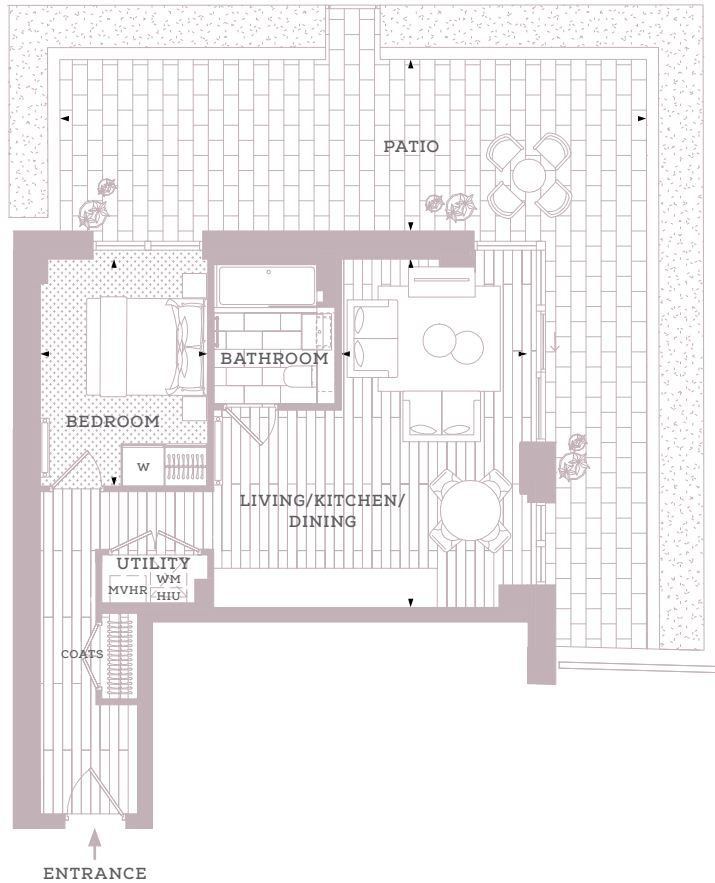
Block - E1

Block - E4



# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards landscaped gardens



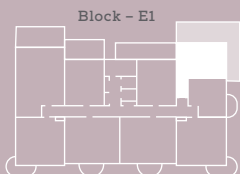
## APARTMENT NUMBER

E1.01.02

## ROOM DIMENSIONS

Bedroom	12'4" x 9'1"	3.75m x 2.77m
Living/Kitchen/Dining	18'11" x 10'1"	5.76m x 3.08m
Patio	31'10" x 9'4"	9.69m x 2.83m
<b>Total (exc. patio/balcony)</b>	<b>558 sq ft</b>	<b>51.9 sq m</b>

## LOCATOR

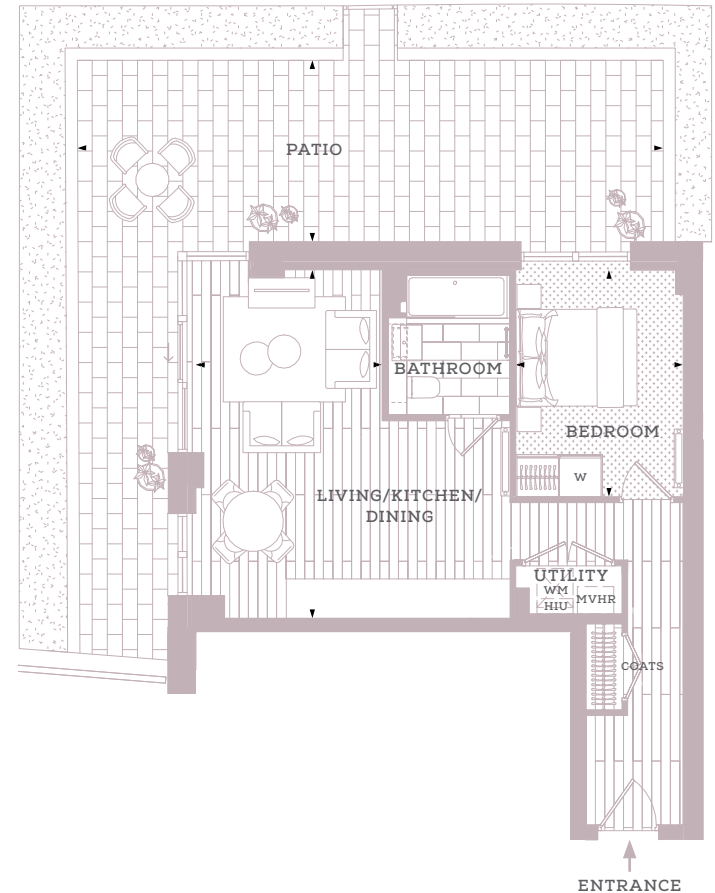


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery ◯ Radiators

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# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards landscaped gardens



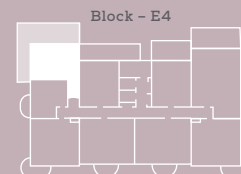
## APARTMENT NUMBER

E4.01.08

## ROOM DIMENSIONS

Bedroom	12'4" x 9'1"	3.75m x 2.77m
Living/Kitchen/Dining	18'11" x 10'1"	5.76m x 3.08m
Patio	31'9" x 9'10"	9.68m x 3.00m
<b>Total (exc. patio/balcony)</b>	<b>558 sq ft</b>	<b>51.9 sq m</b>

## LOCATOR

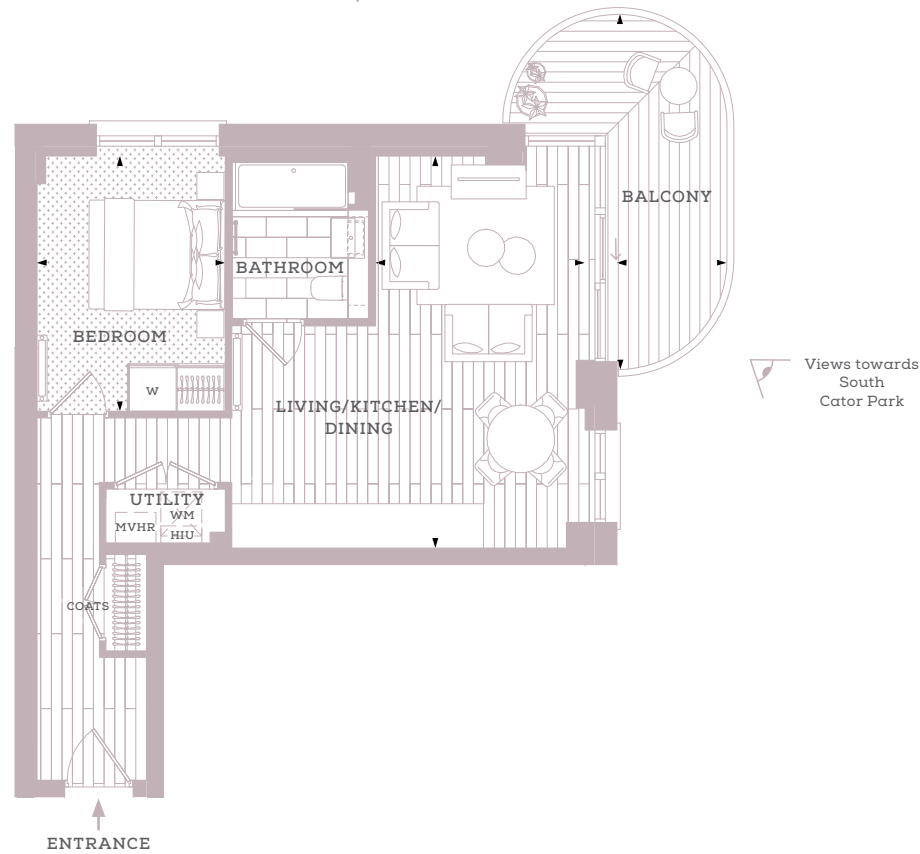


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery ◯ Radiators

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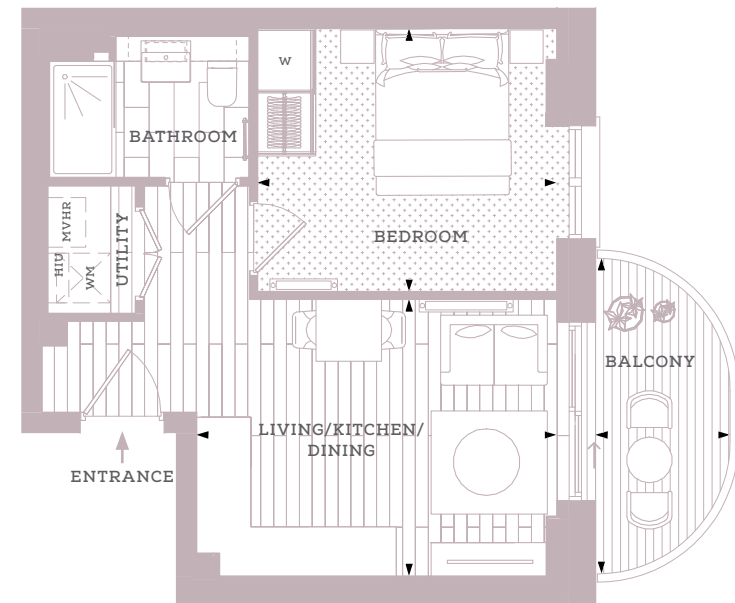
# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards landscaped gardens



# WATERLILY COURT 1 BEDROOM APARTMENT

Views towards South Cator Park



## APARTMENT NUMBER

E1.02.02 E4.02.08\*  
E1.03.02 E4.03.08\*  
E1.04.02 E4.04.08\*  
E1.05.02 E4.05.08\*  
E1.06.02 E4.06.08\*  
E1.07.02 E4.07.08\*  
E1.08.02  
E1.09.02

## ROOM DIMENSIONS

Bedroom	12'4" x 9'1"	3.75m x 2.77m
Living/Kitchen/Dining	18'11" x 10'1"	5.76m x 3.08m
Balcony	17'2" x 5'4"	5.22m x 1.62m
<b>Total (exc. patio/balcony)</b>	<b>558 sq ft</b>	<b>51.9 sq m</b>

\* Handed plot

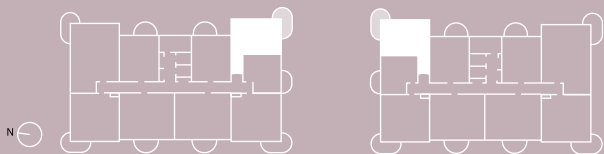
◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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## LOCATOR

Block - E1

Block - E4



## APARTMENT NUMBER

E1.01.03 E1.06.03 E4.01.07\* E4.06.07\*  
E1.02.03 E1.07.03 E4.02.07\* E4.07.07\*  
E1.03.03 E1.08.03 E4.03.07\*  
E1.04.03 E1.09.03 E4.04.07\*  
E1.05.03 E4.05.07\*

## ROOM DIMENSIONS

Bedroom	11'10" x 10'4"	3.60m x 3.16m
Living/Kitchen/Dining	14'2" x 10'11"	4.33m x 3.33m
Balcony	12'5" x 5'4"	3.80m x 1.62m
<b>Total (exc. patio/balcony)</b>	<b>399 sq ft</b>	<b>37.1 sq m</b>

\* Handed plot

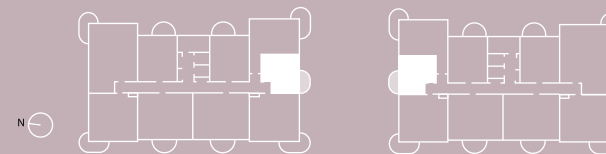
◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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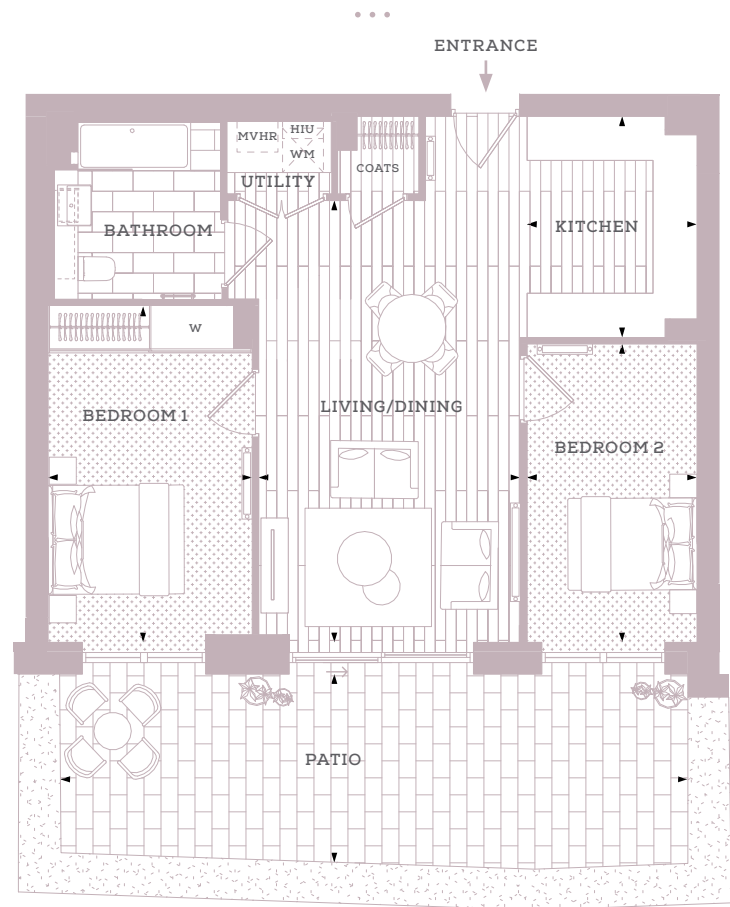
## LOCATOR

Block - E1

Block - E4

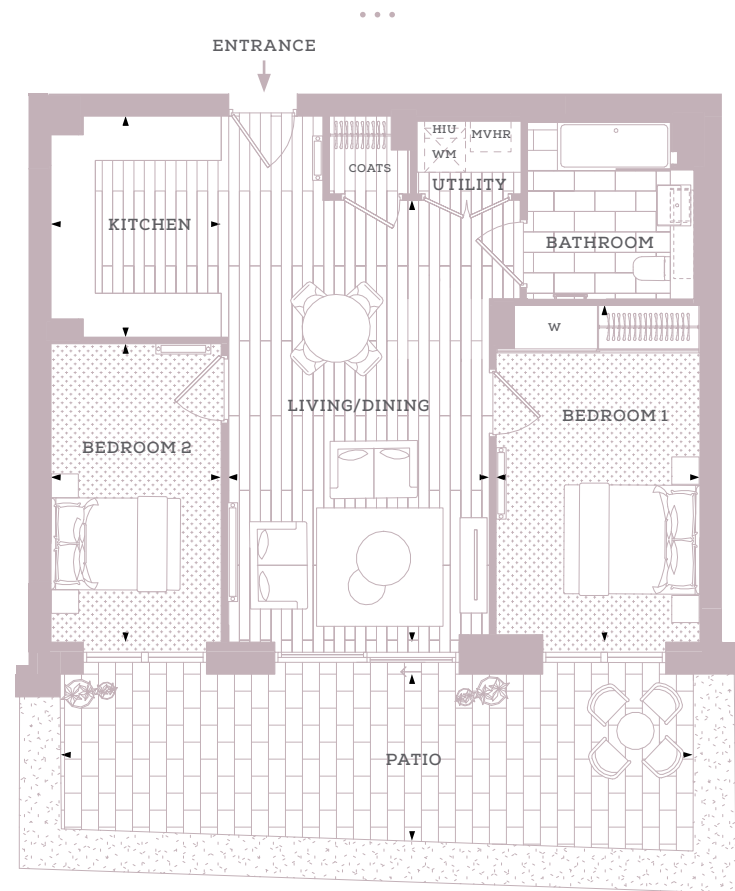


# WATERLILY COURT 2 BEDROOM APARTMENT



Views towards  
South Cator Park

# WATERLILY COURT 2 BEDROOM APARTMENT



Views towards  
South Cator Park

## APARTMENT NUMBER

E1.00.02

## ROOM DIMENSIONS

Bedroom 1	16'2" x 9'10"	4.94m x 3.00m
Bedroom 2	14'5" x 8'2"	4.39m x 2.50m
Kitchen	10'8" x 8'2"	3.25m x 2.50m
Living/Dining	21'4" x 12'8"	6.50m x 3.85m
Patio	29'5" x 9'2"	8.97m x 2.79m
<b>Total (exc. patio/balcony)</b>	<b>792 sq ft</b>	<b>73.6 sq m</b>

## APARTMENT NUMBER

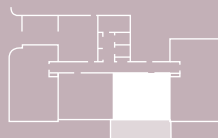
E1.00.03

## ROOM DIMENSIONS

Bedroom 1	16'2" x 9'10"	4.94m x 3.00m
Bedroom 2	14'5" x 8'2"	4.39m x 2.50m
Kitchen	10'8" x 8'2"	3.25m x 2.50m
Living/Dining	21'4" x 12'8"	6.50m x 3.85m
Patio	30'6" x 8'0"	9.29m x 2.45m
<b>Total (exc. patio/balcony)</b>	<b>792 sq ft</b>	<b>73.6 sq m</b>

## LOCATOR

Block - E1

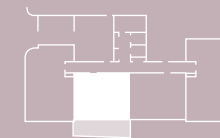


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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## LOCATOR

Block - E1

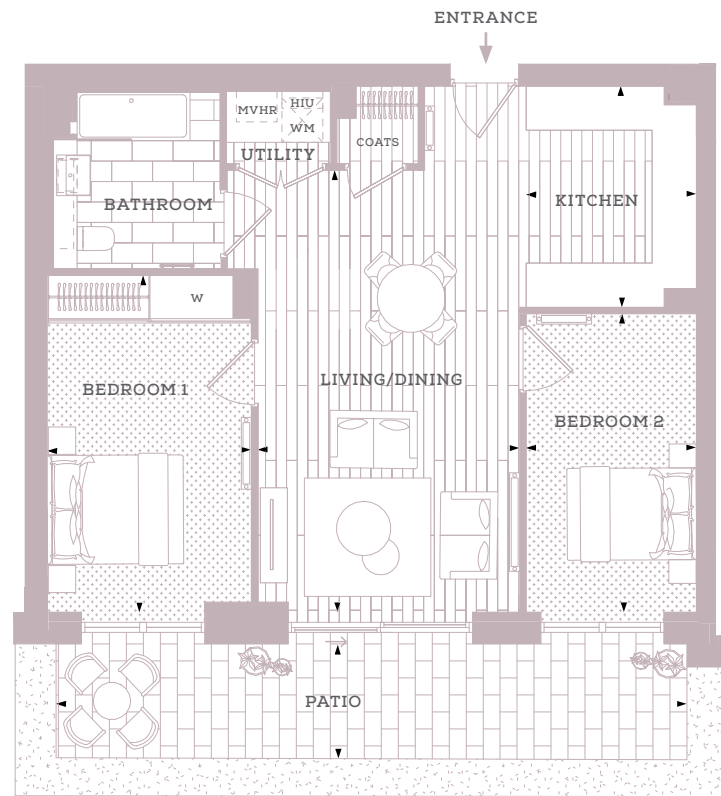


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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# WATERLILY COURT 2 BEDROOM APARTMENT

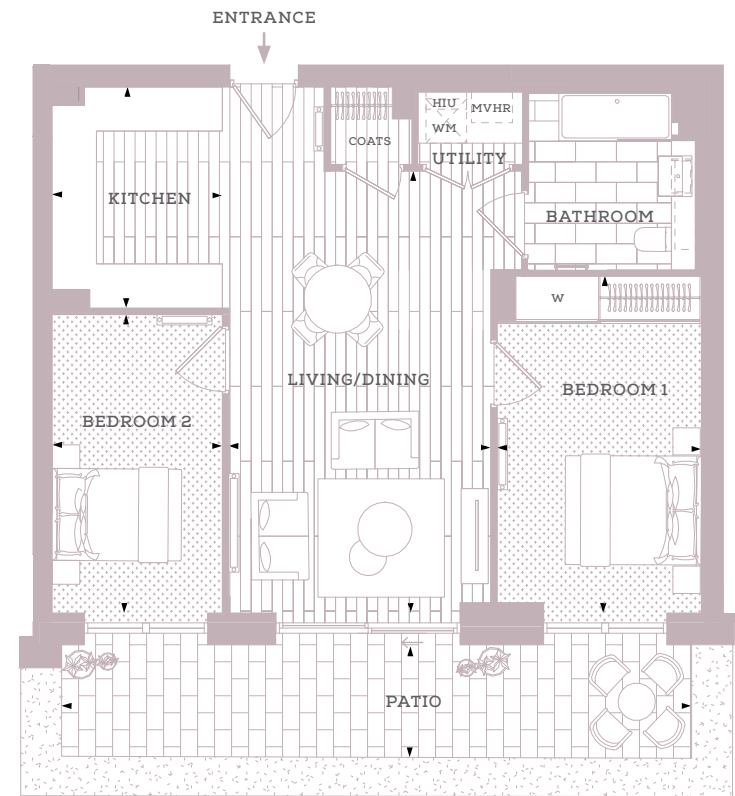
...



Views towards  
South Cator Park

# WATERLILY COURT 2 BEDROOM APARTMENT

...



Views towards  
South Cator Park

## APARTMENT NUMBER

...

E4.00.02

## ROOM DIMENSIONS

...

Bedroom 1	16'2" x 9'10"	4.94m x 3.00m
Bedroom 2	14'5" x 8'2"	4.39m x 2.50m
Kitchen	10'8" x 8'2"	3.25m x 2.50m
Living/Dining	21'4" x 12'8"	6.50m x 3.85m
Patio	30'5" x 5'6"	9.27m x 1.68m
<b>Total (exc. patio/balcony)</b>	<b>792 sq ft</b>	<b>73.6 sq m</b>

## APARTMENT NUMBER

...

E4.00.03

## ROOM DIMENSIONS

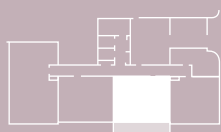
...

Bedroom 1	16'2" x 9'10"	4.94m x 3.00m
Bedroom 2	14'5" x 8'2"	4.39m x 2.50m
Kitchen	10'8" x 8'2"	3.25m x 2.50m
Living/Dining	21'4" x 12'8"	6.50m x 3.85m
Patio	30'5" x 5'5"	9.26m x 1.65m
<b>Total (exc. patio/balcony)</b>	<b>792 sq ft</b>	<b>73.6 sq m</b>

## LOCATOR

...

Block - E4



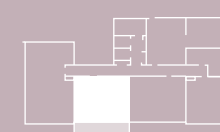
◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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## LOCATOR

...

Block - E4

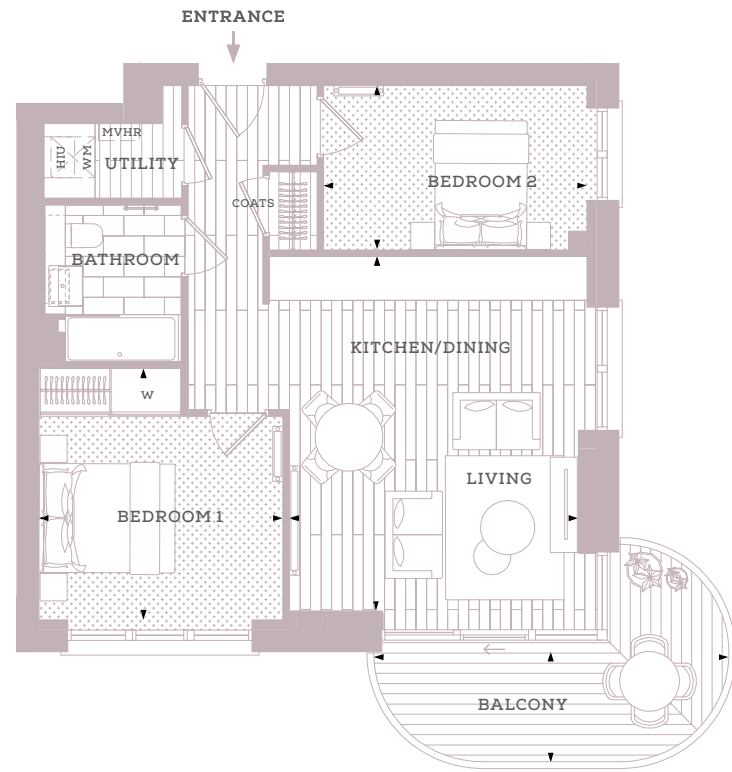


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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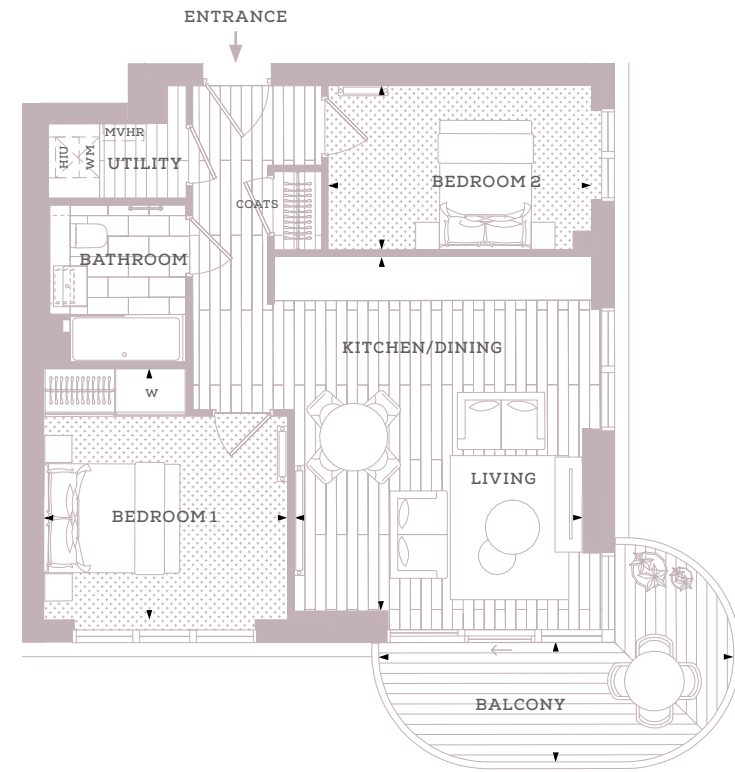
# WATERLILY COURT 2 BEDROOM APARTMENT

...



# WATERLILY COURT 2 BEDROOM APARTMENT

...



## APARTMENT NUMBER

...

E1.01.04	E4.01.03	E1.01.07*	E4.01.06*
E1.02.04	E4.02.03	E1.02.07*	E4.02.06*
E1.03.04	E4.03.03	E1.03.07*	E4.03.06*
E1.04.04	E4.04.03	E1.04.07*	E4.04.06*
E1.05.04	E4.05.03	E1.05.07*	E4.05.06*
E1.06.04	E4.06.03	E1.06.07*	E4.06.06*
E1.07.04	E4.07.03	E1.07.07*	E4.07.06*
E1.08.04	E4.08.03	E1.08.07*	E4.08.06*
E1.09.04		E1.09.07*	
E1.10.03		E1.10.06*	

## ROOM DIMENSIONS

...

Bedroom 1	12'1" x 11'9"	3.69m x 3.59m
Bedroom 2	12'8" x 7'11"	3.87m x 2.41m
Living/Kitchen/Dining	17'1" x 13'11"	5.21m x 4.25m
Balcony	17'2" x 5'4"	5.22m x 1.63m
<b>Total (exc. patio/balcony)</b>	<b>666 sq ft</b>	<b>61.9 sq m</b>

\* Handed plot

◆ Measurements    WM Provision for washing machine  
 W Fitted Wardrobe    HIU Heat Interface Unit  
 MVHR Mechanical Ventilation with Heat Recovery    ◯ Radiators

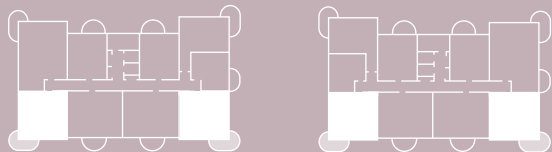
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## LOCATOR

...

Block - E1

Block - E4



## APARTMENT NUMBER

...

E1.11.03	E4.09.03
E1.11.06*	E4.09.06*

## ROOM DIMENSIONS

...

Bedroom 1	12'1" x 11'9"	3.69m x 3.59m
Bedroom 2	12'8" x 7'11"	3.87m x 2.41m
Living/Kitchen/Dining	17'1" x 13'11"	5.21m x 4.22m
Balcony	17'1" x 5'10"	5.22m x 1.77m
<b>Total (exc. patio/balcony)</b>	<b>666 sq ft</b>	<b>61.9 sq m</b>

\* Handed plot

◆ Measurements    WM Provision for washing machine  
 W Fitted Wardrobe    HIU Heat Interface Unit  
 MVHR Mechanical Ventilation with Heat Recovery    ◯ Radiators

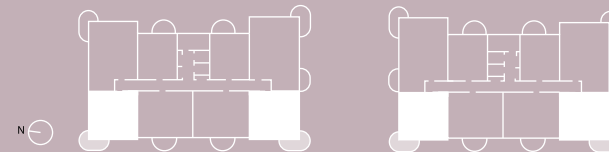
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## LOCATOR

...

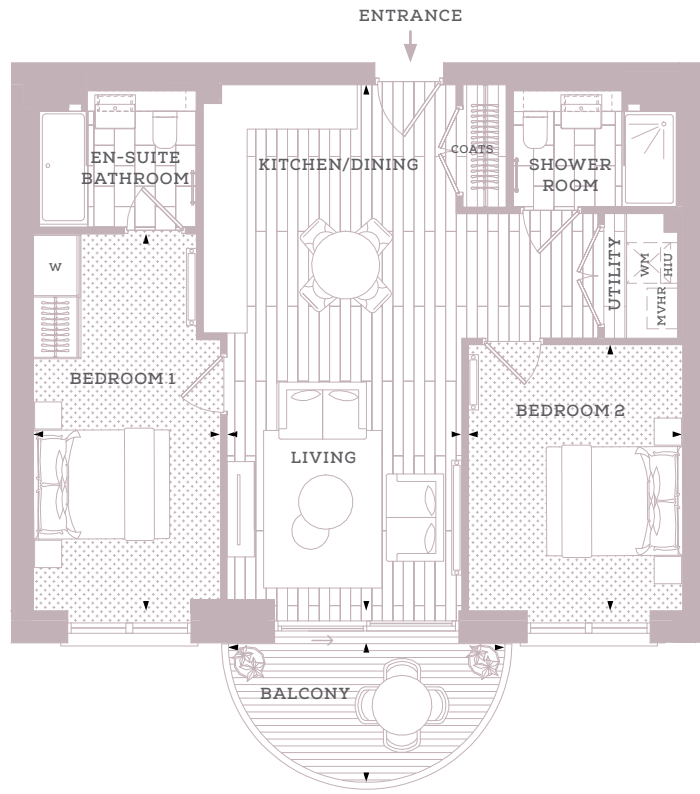
Block - E1

Block - E4



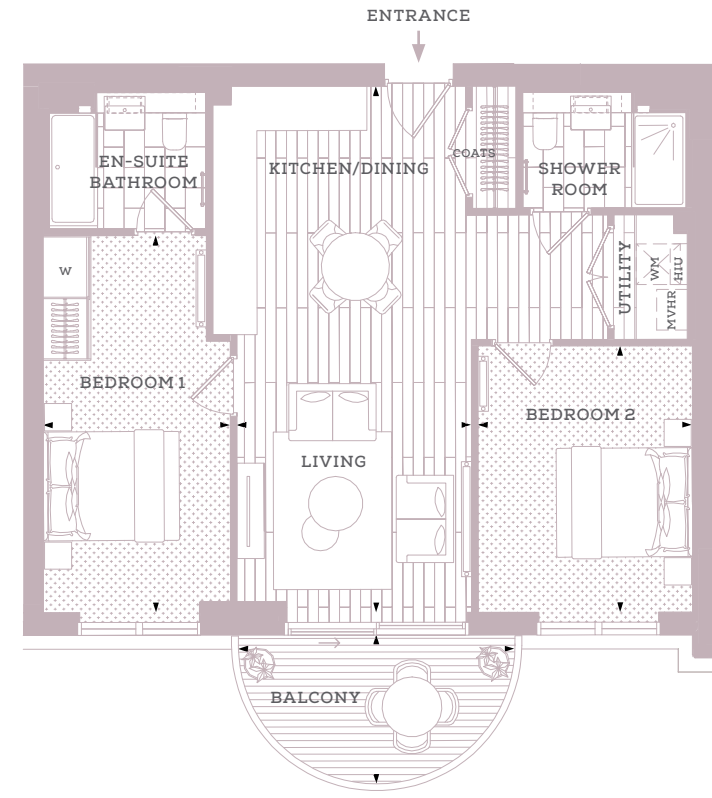
# WATERLILY COURT 2 BEDROOM APARTMENT

...



# WATERLILY COURT 2 BEDROOM APARTMENT

...



## APARTMENT NUMBER

E1.01.05	E4.01.04	E1.01.06*	E4.01.05*
E1.02.05	E4.02.04	E1.02.06*	E4.02.05*
E1.03.05	E4.03.04	E1.03.06*	E4.03.05*
E1.04.05	E4.04.04	E1.04.06*	E4.04.05*
E1.05.05	E4.05.04	E1.05.06*	E4.05.05*
E1.06.05	E4.06.04	E1.06.06*	E4.06.05*
E1.07.05	E4.07.04	E1.07.06*	E4.07.05*
E1.08.05	E4.08.04	E1.08.06*	E4.08.05*
E1.09.05		E1.09.06*	
E1.10.04		E1.10.05*	

## ROOM DIMENSIONS

Bedroom 1	18'2" x 9'0"	5.54m x 2.75m
Bedroom 2	12'10" x 10'4"	3.91m x 3.15m
Living/Kitchen/Dining	25'4" x 11'4"	7.73m x 3.45m
Balcony	13'4" x 6'9"	4.07m x 2.05m
<b>Total (exc. patio/balcony)</b>	<b>794 sq ft</b>	<b>73.8 sq m</b>

\* Handed plot

- ◆ Measurements
- WM Provision for washing machine
- W Fitted Wardrobe
- HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery
- Radiators

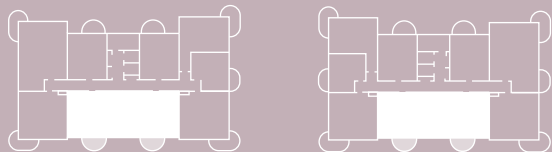
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## LOCATOR

...

Block - E1

Block - E4



## APARTMENT NUMBER

E1.11.04	E4.09.04
E1.11.05*	E4.09.05*

## ROOM DIMENSIONS

Bedroom 1	18'2" x 9'0"	5.54m x 2.75m
Bedroom 2	12'10" x 10'4"	3.91m x 3.15m
Living/Kitchen/Dining	25'4" x 11'4"	7.73m x 3.45m
Balcony	13'4" x 7'2"	4.07m x 2.20m
<b>Total (exc. patio/balcony)</b>	<b>794 sq ft</b>	<b>73.8 sq m</b>

\* Handed plot

- ◆ Measurements
- WM Provision for washing machine
- W Fitted Wardrobe
- HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery
- Radiators

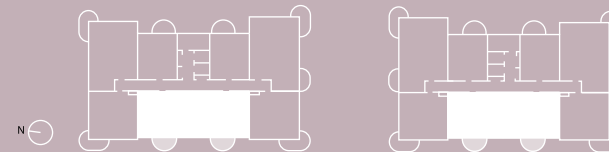
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## LOCATOR

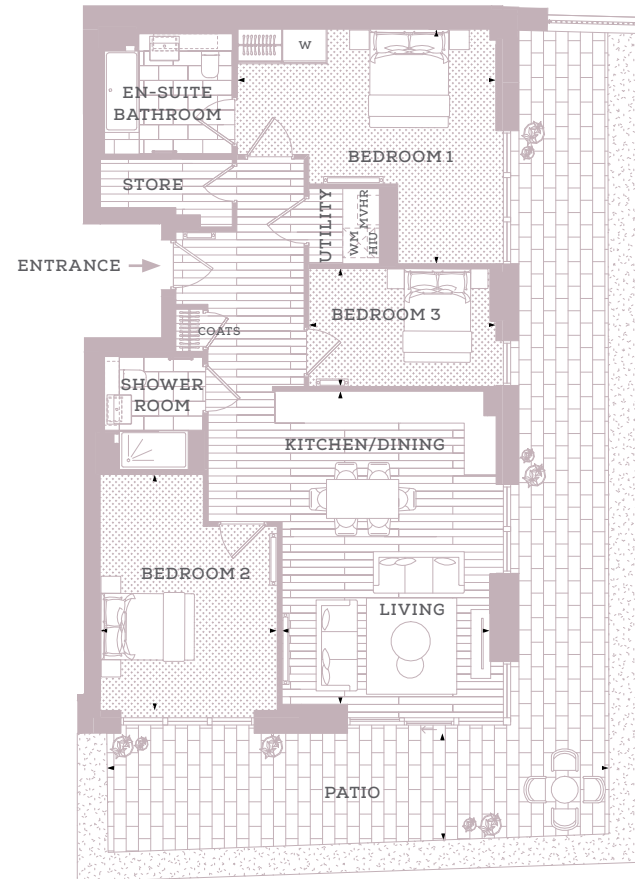
...

Block - E1

Block - E4



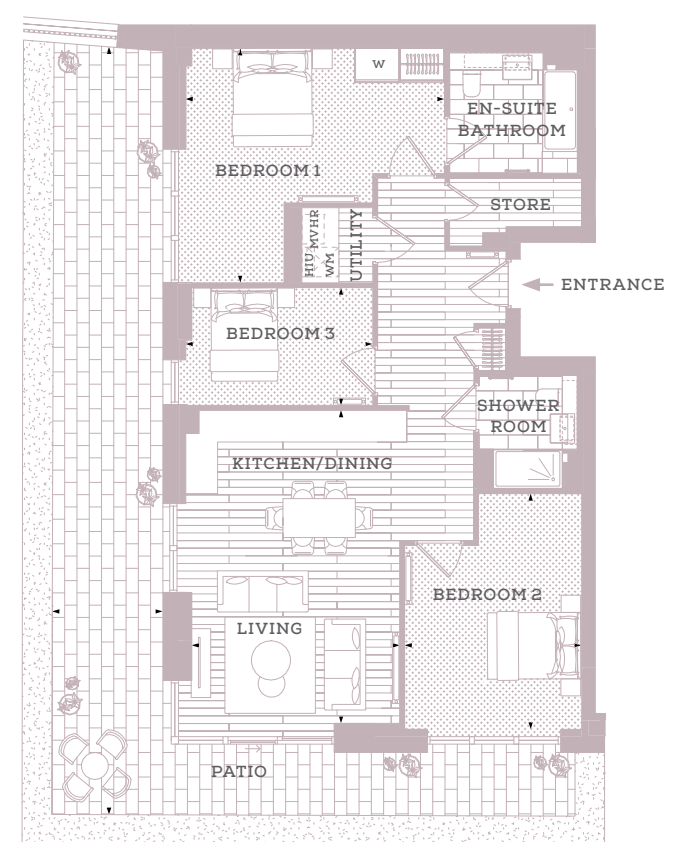
# WATERLILY COURT 3 BEDROOM APARTMENT



Views towards South Cator Park

Views towards South Cator Park

# WATERLILY COURT 3 BEDROOM APARTMENT



Views towards South Cator Park

Views towards South Cator Park

## APARTMENT NUMBER

E1.00.01

## ROOM DIMENSIONS

Bedroom 1	17'3" x 15'8"	5.26m x 4.77m
Bedroom 2	15'9" x 11'10"	4.80m x 3.60m
Bedroom 3	12'6" x 7'10"	3.81m x 2.40m
Living/Kitchen/Dining	20'11" x 13'11"	6.37m x 4.24m
Patio	33'6" x 7'2"	10.21m x 2.18m
<b>Total (exc. patio/balcony)</b>	<b>1146 sq ft</b>	<b>106.5 sq m</b>

## APARTMENT NUMBER

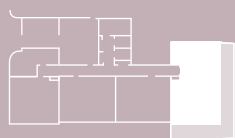
E4.00.04

## ROOM DIMENSIONS

Bedroom 1	17'3" x 15'8"	5.26m x 4.77m
Bedroom 2	15'9" x 11'10"	4.80m x 3.60m
Bedroom 3	12'6" x 7'10"	3.81m x 2.40m
Living/Kitchen/Dining	20'11" x 13'11"	6.37m x 4.24m
Patio	51'3" x 7'5"	15.62m x 2.25m
<b>Total (exc. patio/balcony)</b>	<b>1146 sq ft</b>	<b>106.5 sq m</b>

## LOCATOR

Block - E1

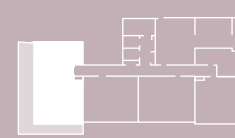


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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## LOCATOR

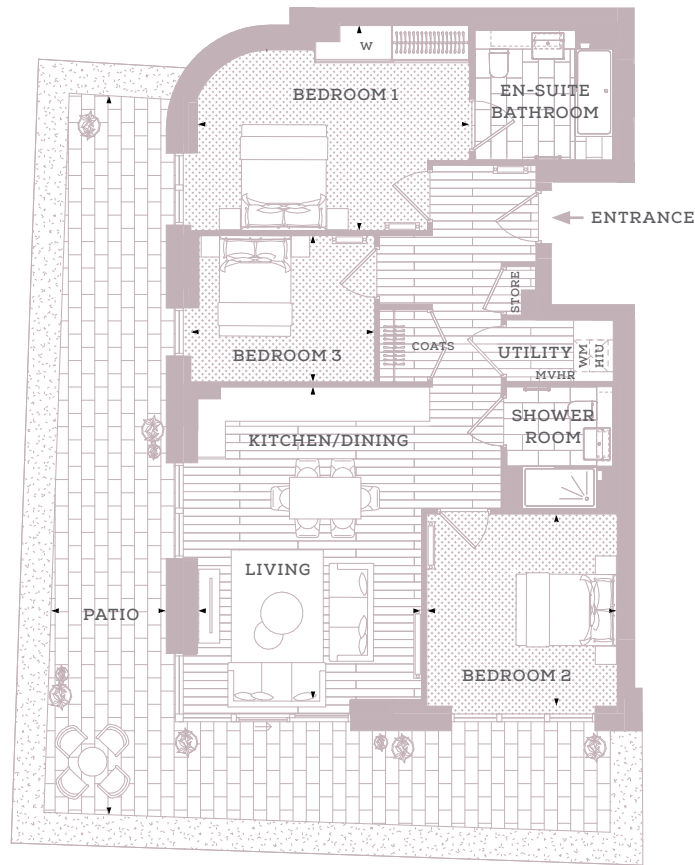
Block - E4



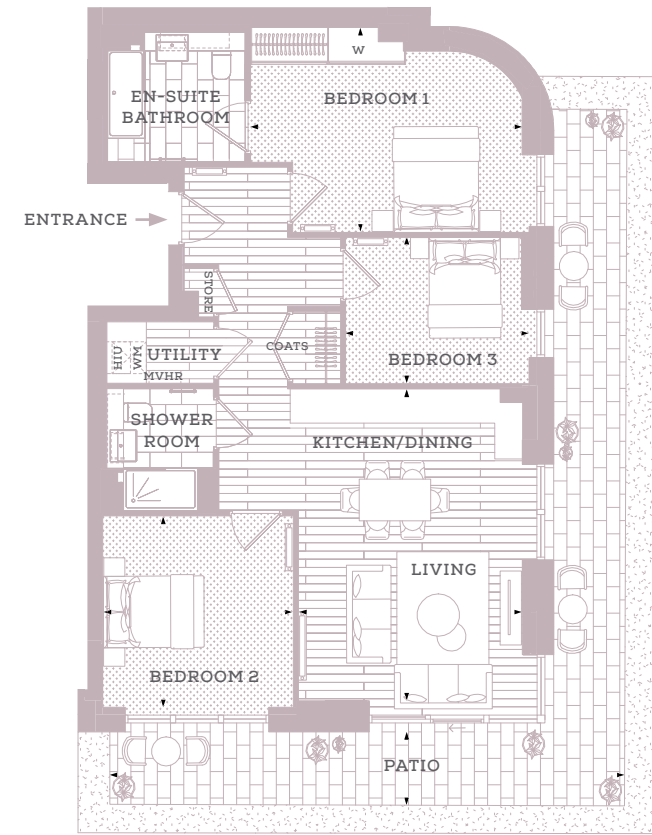
◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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# WATERLILY COURT 3 BEDROOM APARTMENT



# WATERLILY COURT 3 BEDROOM APARTMENT



## APARTMENT NUMBER

E1.00.04

## ROOM DIMENSIONS

Bedroom 1	16'10" x 12'9"	5.14m x 3.87m
Bedroom 2	11'11" x 11'10"	3.63m x 3.60m
Bedroom 3	11'5" x 9'1"	3.47m x 2.76m
Living/Kitchen/Dining	19'4" x 13'11"	5.90m x 4.23m
Patio	44'7" x 7'2"	13.59m x 2.18m
<b>Total (exc. patio/balcony)</b>	<b>1039 sq ft</b>	<b>96.6 sq m</b>

## APARTMENT NUMBER

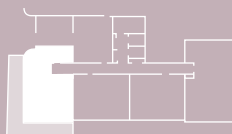
E4.00.01

## ROOM DIMENSIONS

Bedroom 1	16'10" x 12'9"	5.14m x 3.87m
Bedroom 2	11'11" x 11'10"	3.63m x 3.60m
Bedroom 3	11'5" x 9'1"	3.47m x 2.76m
Living/Kitchen/Dining	19'4" x 13'11"	5.90m x 4.23m
Patio	31'11" x 4'6"	9.73m x 1.38m
<b>Total (exc. patio/balcony)</b>	<b>1039 sq ft</b>	<b>96.6 sq m</b>

## LOCATOR

Block - E1

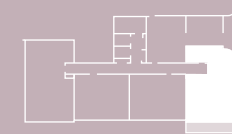


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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## LOCATOR

Block - E4

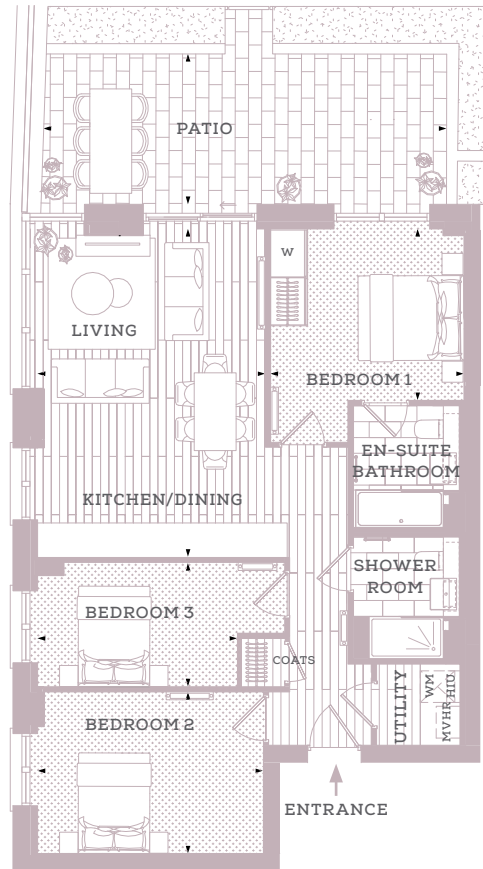


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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# WATERLILY COURT 3 BEDROOM APARTMENT

Views towards landscaped gardens

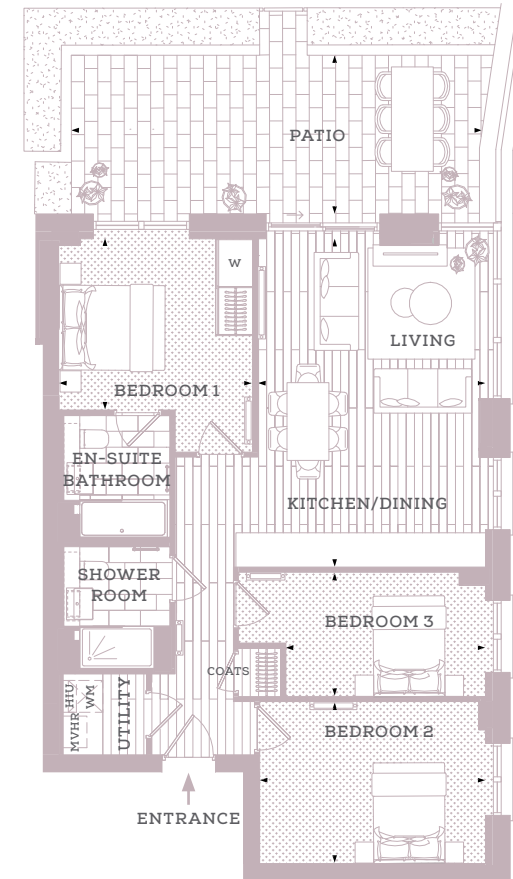


Views towards South Cator Park



# WATERLILY COURT 3 BEDROOM APARTMENT

Views towards landscaped gardens



Views towards South Cator Park



## APARTMENT NUMBER

E1.01.08

## ROOM DIMENSIONS

Bedroom 1	12'0" x 10'7"	3.65m x 3.24m
Bedroom 2	14'0" x 10'0"	4.27m x 3.06m
Bedroom 3	12'4" x 7'9"	3.77m x 2.35m
Living/Kitchen/Dining	20'4" x 14'2"	6.21m x 4.31m
Patio	25'0" x 9'4"	7.61m x 2.84m
<b>Total (exc. patio/balcony)</b>	<b>939 sq ft</b>	<b>87.3 sq m</b>

## APARTMENT NUMBER

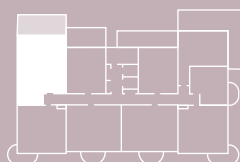
E4.01.02

## ROOM DIMENSIONS

Bedroom 1	12'0" x 10'7"	3.65m x 3.24m
Bedroom 2	14'0" x 10'0"	4.27m x 3.06m
Bedroom 3	12'4" x 7'9"	3.77m x 2.35m
Living/Kitchen/Dining	20'4" x 14'2"	6.21m x 4.31m
Patio	25'2" x 9'10"	7.67m x 3.00m
<b>Total (exc. patio/balcony)</b>	<b>939 sq ft</b>	<b>87.3 sq m</b>

## LOCATOR

Block - E1

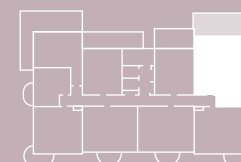


◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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## LOCATOR

Block - E4



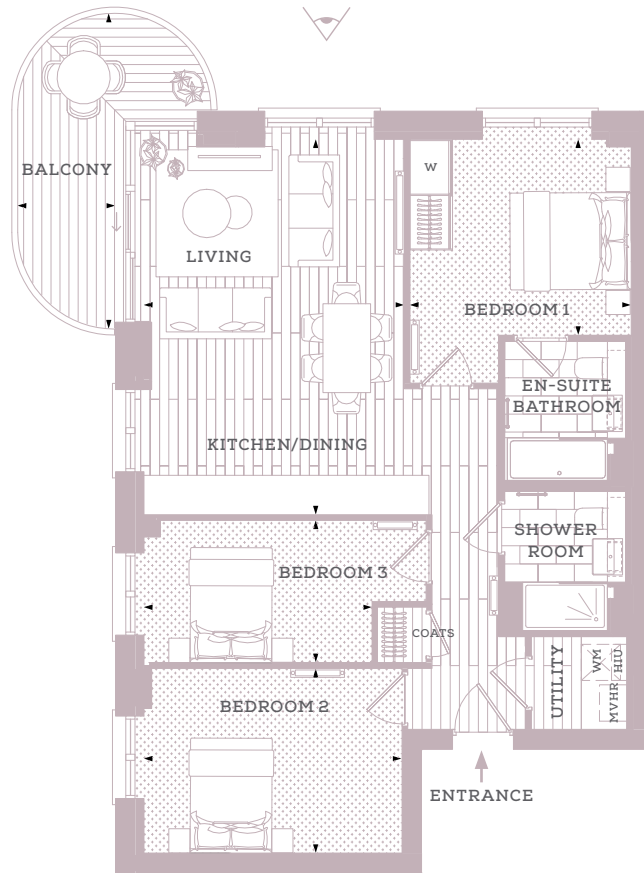
◆ Measurements WM Provision for washing machine  
W Fitted Wardrobe HIU Heat Interface Unit  
MVHR Mechanical Ventilation with Heat Recovery — Radiators

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# WATERLILY COURT 3 BEDROOM APARTMENT

...

Views towards landscaped gardens



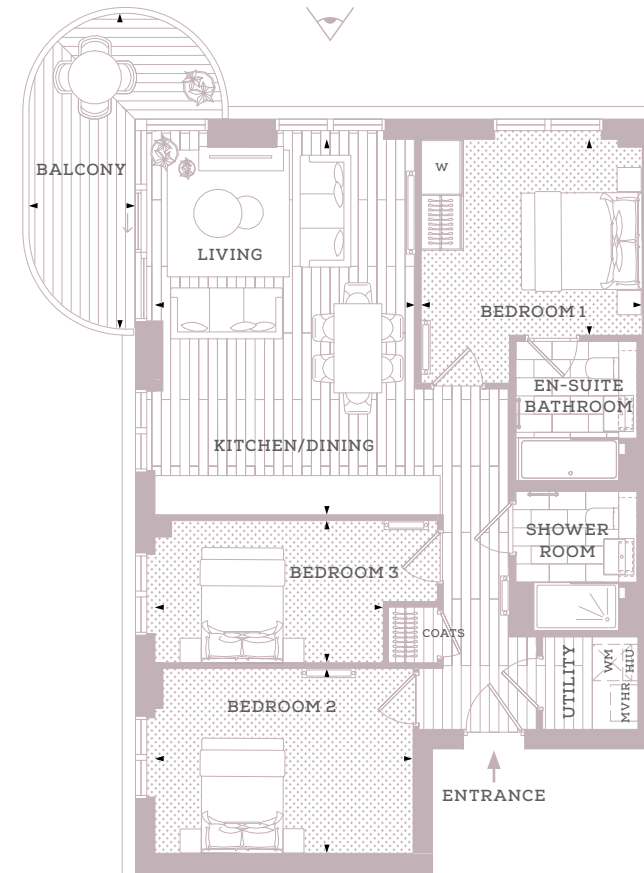
Views towards South Cator Park



# WATERLILY COURT 3 BEDROOM APARTMENT

...

Views towards landscaped gardens



Views towards South Cator Park



## APARTMENT NUMBER

...

E1.02.08	E1.07.08	E4.02.02*	E4.07.02*
E1.03.08	E1.08.08	E4.03.02*	E4.08.02*
E1.04.08	E1.09.08	E4.04.02*	
E1.05.08	E1.10.07	E4.05.02*	
E1.06.08		E4.06.02*	

## ROOM DIMENSIONS

...

Bedroom 1	12'0" x 10'7"	3.65m x 3.24m
Bedroom 2	14'0" x 10'0"	4.27m x 3.06m
Bedroom 3	12'4" x 7'9"	3.77m x 2.35m
Living/Kitchen/Dining	20'4" x 14'2"	6.21m x 4.31m
Balcony	17'1" x 5'4"	5.21m x 1.62m
<b>Total (exc. patio/balcony)</b>	<b>939 sq ft</b>	<b>87.3 sq m</b>

\* Handed plot

- ◆ Measurements
- WM Provision for washing machine
- W Fitted Wardrobe
- HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery
- Radiators

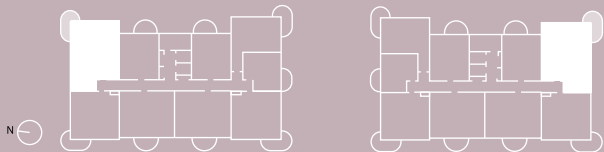
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## LOCATOR

...

Block - E1

Block - E4



## APARTMENT NUMBER

...

E1.11.07	E4.09.02*
----------	-----------

## ROOM DIMENSIONS

...

Bedroom 1	12'0" x 10'7"	3.65m x 3.24m
Bedroom 2	14'0" x 10'0"	4.27m x 3.06m
Bedroom 3	12'4" x 7'9"	3.77m x 2.35m
Living/Kitchen/Dining	20'4" x 14'2"	6.21m x 4.31m
Balcony	17'1" x 5'9"	5.21m x 1.76m
<b>Total (exc. patio/balcony)</b>	<b>939 sq ft</b>	<b>87.3 sq m</b>

\* Handed plot

- ◆ Measurements
- WM Provision for washing machine
- W Fitted Wardrobe
- HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery
- Radiators

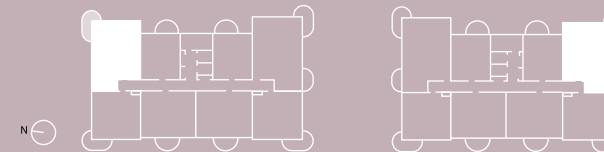
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## LOCATOR

...

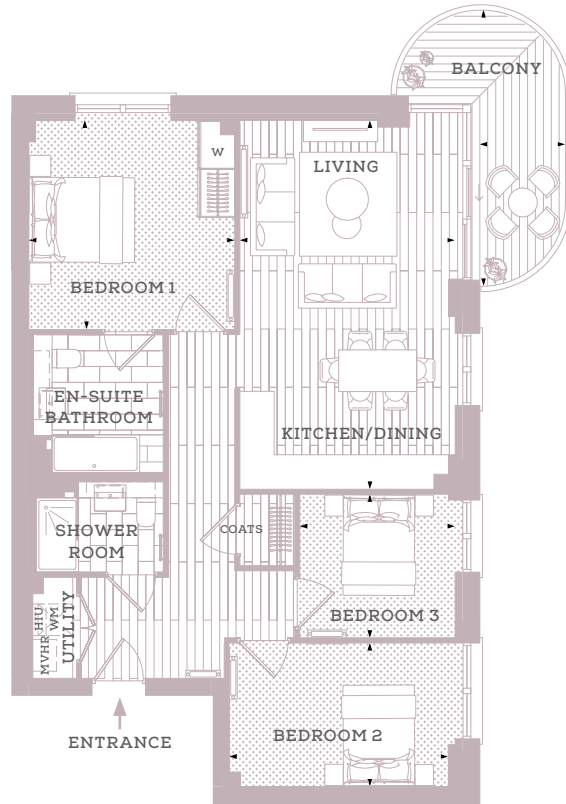
Block - E1

Block - E4



# WATERLILY COURT 3 BEDROOM APARTMENT

Views towards  
landscaped gardens

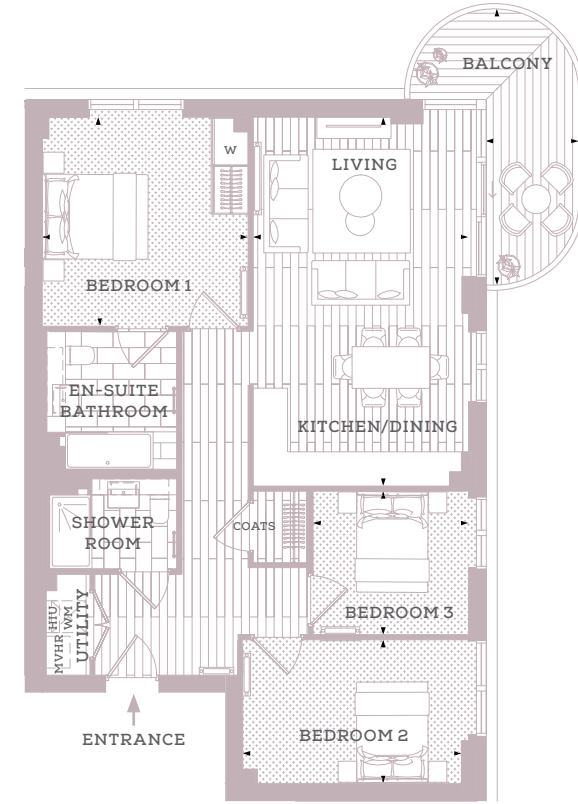


Views towards  
South  
Cator Park



# WATERLILY COURT 3 BEDROOM APARTMENT

Views towards  
landscaped gardens



Views towards  
South  
Cator Park



## APARTMENT NUMBER

E1.10.02 E4.08.07\*

## ROOM DIMENSIONS

Bedroom 1	12'11" x 12'9"	3.95m x 3.89m
Bedroom 2	13'7" x 8'11"	4.14m x 2.72m
Bedroom 3	9'8" x 8'11"	2.94m x 2.71m
Living/Kitchen/Dining	23'1" x 13'4"	7.04m x 4.07m
Balcony	17'1" x 5'1"	5.22m x 1.55m
<b>Total (exc. patio/balcony)</b>	<b>1007 sq ft</b>	<b>93.6 sq m</b>

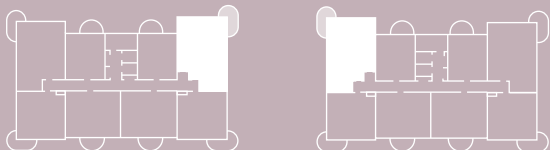
\* Handed plot

- ◆ Measurements WM Provision for washing machine
- W Fitted Wardrobe HIU Heat Interface Unit
- MVHR Mechanical Ventilation with Heat Recovery — Radiators

## LOCATOR

Block - E1

Block - E4



## APARTMENT NUMBER

E1.11.02 E4.09.07\*

## ROOM DIMENSIONS

Bedroom 1	12'11" x 12'9"	3.95m x 3.89m
Bedroom 2	13'7" x 8'11"	4.14m x 2.72m
Bedroom 3	9'8" x 8'11"	2.94m x 2.71m
Living/Kitchen/Dining	23'1" x 13'4"	7.04m x 4.07m
Balcony	17'1" x 5'9"	5.22m x 1.76m
<b>Total (exc. patio/balcony)</b>	<b>1007 sq ft</b>	<b>93.6 sq m</b>

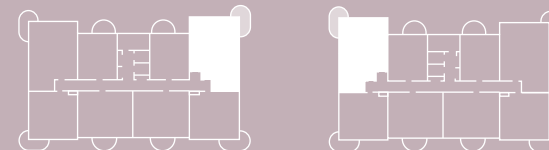
\* Handed plot

- ◆ Measurements WM Provision for washing machine
- W Fitted Wardrobe HIU Heat Interface Unit
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## LOCATOR

Block - E1

Block - E4



Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements 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 in accordance 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 sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

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Photography of Birch House and The Village Centre, Kidbrooke Village

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**CONTACT**

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