



PARK QUADRANT
RESIDENCES

BY AMBASSADOR

THE MISSING PIECE IN GLASGOW'S HISTORY



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THE *MISSING PIECE* IN GLASGOW'S HISTORY

Park Quadrant Residences presents a rare opportunity to become part of an exciting and dramatic development of high-end residential living in an area renowned for its quality of historical architecture and townscape.

In 1851, architect Charles Wilson developed proposals for a public park, which was to become Kelvingrove Park, along with a masterplan for a concentric pattern of streets at Woodland Hill. In 1854, this plan was changed to include the inner ring of terraces, Park Circus, along with the outer ring of Park Terrace and Park Quadrant.

In Peter Reed's book 'Glasgow: The Forming of the City' which traces the city's architectural history from its merchant origins, there is an analogy of Park Circus as having two distinct characters; "An introverted inner ring, Park Circus, with a subtle, quiet, but grand, elevation treatment, with no dominant hierarchy or expressed roofscape, and a flamboyant, extravert outer ring, Park Terrace and Park Quadrant, with an exciting variety, richness of features, and strong hierarchy through extruded townhouses, bay window positioning, and a dramatic roofscape enriched with expressed French style attic roofs. This outer personality is what has driven our approach to skyline and roofscape, completing the 'crown' of Park District from all directions."

However, construction of the concentric ringed Park Circus area halted in the mid 1850s and the final quadrant lay undeveloped, until now. This legacy has resulted in Park Quadrant Residences taking its place as 'the missing piece' of the historic Park Circus area. Architects, Holmes Miller have created a subtle re-interpretation of the original masterplan designs with stunning, contemporary detailing.

"Construction halted in the mid 1850s and the final quadrant lay undeveloped, until now."



2
AN
UNRIVALLED
CITY LOCATION

“With leafy parks and gardens, yet a short walk to the city centre, the area offers the best of both worlds.”

Glasgow is Scotland's largest city, renowned for its culture, vibrancy and friendliness. The city offers an excellent mix of internationally acclaimed museums and galleries, spectacular architecture, vibrant nightlife, fantastic shopping and a diverse array of restaurants and bars.

Situated in the heart of the prestigious West End of Glasgow, Park Quadrant Residences boasts a unique location with leafy parks and gardens, artisan eateries, specialist delis, bustling bars and a wealth of independent shops right on its doorstep.

It's no surprise then that the area was recently voted 'Best Neighbourhood in UK & Ireland' by the Academy of Urbanism.

The area offers the best of both worlds, with excellent connectivity to the rest of the city and further afield. Find yourself in the city centre after a short 10 minute walk or reach the nearest rail and subway stations within 15 minutes. The main motorway, providing links to the rest of Scotland and the UK, is only a two-minute drive away, whilst Glasgow International Airport is located just 15 minutes' drive from the development.



Glasgow University from Kelvingrove Park



S Subway Station
 10 minute walk from PQ
 20 minute walk from PQ
 20+ minute walk from PQ



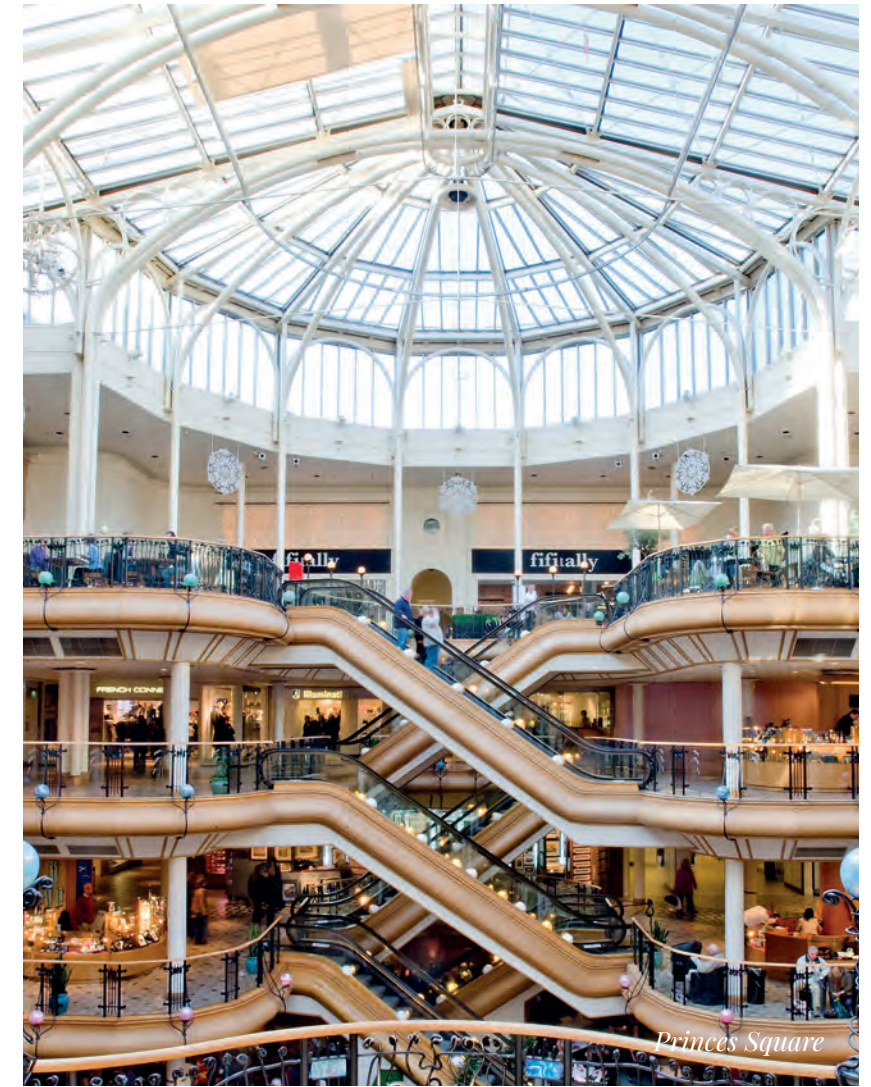
Merchant Square



Kelvingrove Museum



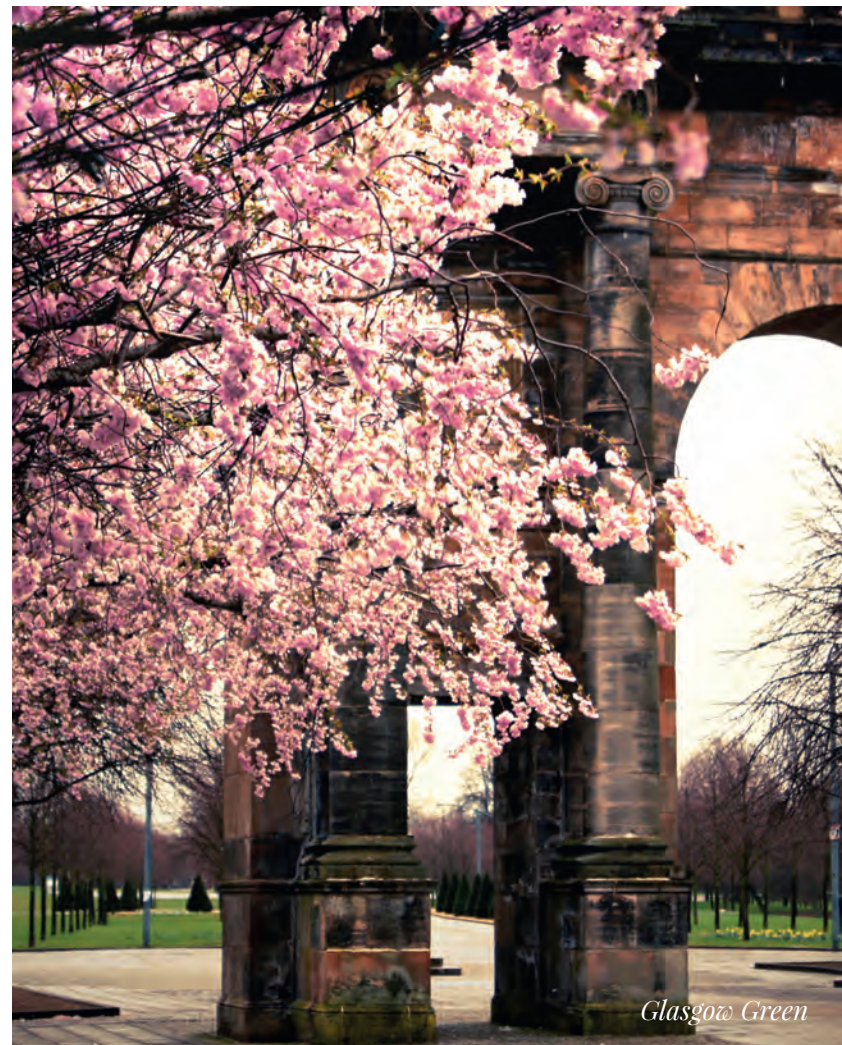
Glasgow Botanic Gardens



Princes Square



Pollock Square



Glasgow Green



Riverside Museum



Gallery of Modern Art

3 LUXURY LIVING

This exquisite collection of one, two, three and four bedroom apartments, duplexes and penthouses will be some of the most luxurious in the country, combining classic and contemporary design with meticulous attention to detail throughout.

All apartments boast an exceptional 2.9m ceiling height in kitchen and living areas, 2.4m full height windows, oversized internal doors and generously proportioned room sizes, mirroring the historical grandeur of the Park Circus area. The en-suites, balconies, dressing rooms, utility rooms and studies featured in most of the apartments provide everything you need for luxury 21st century city living.

The duplex apartments offer private gardens and rear terraces, providing luxury living over two floors. A full-floor master bedroom with en-suite and dressing room is linked to the lower level via a feature staircase.

The warm welcome to your new home starts as soon as you enter the building, with access through a stunning, uniquely designed entrance hall, showcasing original artwork and bespoke finishes. All upper floors can be accessed by oversized lift cars.

A secure internal resident's car park provides private parking spaces.

Specification Highlights

- Apartments boast 2.9m ceiling heights to living rooms and kitchens
- Full height windows with frameless glass balustrades
- Balconies to most master bedrooms
- Bay windows to all apartments
- Kitchen by Leicht with Gaggenau and Siemens appliances
- Solid surface worktops
- Bathrooms exclusively by Kohler
- Oversized internal doors with bespoke designed skirtings and architraves
- Selection of floor finishes included
- Oversized lift cars
- Secure internal resident's parking

Additional Duplex Apartment Highlights

- Full floor master bedroom suites, including en-suite and dressing room
- Feature staircase linking floors
- Private front gardens and rear decked terraces

Please note that all photography and computer generated imagery (CGI) used in this brochure is indicative and does not form part of any contract.

Bathrooms

Each and every bathroom features premium Kohler sanitaryware and brassware exclusive to Park Quadrant Residences. Living is simplified with oversized low-profile shower trays, luxury basins with integrated vanity units and wall hung toilets, to create a beautiful contemporary aesthetic.



Kitchens

A range of stunning Leicht kitchen furniture is provided by Kitchens International, bringing elegant and harmonious design to your luxury apartment. Gaggenau ovens and induction hobs provide the very best appliances for culinary pursuits, whilst integrated Siemens fridge-freezers and dishwashers offer superior functionality.



4

ELEGANT INTERIORS

Working with square footage usually more associated with period and traditional properties, our interior design team has created Park Quadrant Residences' interiors to showcase the perfect blend of traditional elegance and contemporary styling. Incorporating high-quality finishes and materials of timber, marble and ceramics, the design solutions portray a well-recognised array of Scottish designs and a timeless ethos.

The scale and window detailing, as well as the internal finish of each apartment, allows for a range of textures, colours and form

to enhance the surroundings of the residences as well as the geographical area itself.

From the cool blues and dusky greys of our ever-changing Scottish skies, to the warmth of natural highland finishes and simplistic bleached coastal woods, each apartment incorporates the flexibility and beauty of open plan living with an emphasis on quality and detailed finishes. The fusion of comfort, style and city dwelling allows for an enviable and desirable series of interiors worthy of this impressive development.



5

PENTHOUSE

COLLECTION

Our exclusive range of penthouses has been designed with your every requirement, and more, in mind. Spanning the entire floor of each block, you will find generous proportions with vaulted ceilings of 5m in the living area and 4m in the master bedroom. Full width roof terraces on both sides offer extensive outdoor living space and views of the city.

Building upon the quality of finishes throughout Park Quadrant Residences, penthouse living offers his and hers sinks and freestanding bathtubs in the master bedroom en-suites. The additional luxury also extends to the kitchens with convenient boiling water taps, Corian sinks, handleless furniture, flip-up sockets and integrated wine coolers.



Specification Highlights

- Each penthouse occupies the entire top floor of each block
- Vaulted ceilings to living room (5m+) and master bedroom (4m+)
- Full width roof terrace from living room and master bedroom facing Park Quadrant
- Further roof terraces from the kitchen and rear facing bedrooms
- Full height windows with frameless glass balustrades
- Double sinks and freestanding baths to master bedroom en-suites
- Kitchens by Leicht with Gaggenau and Siemens appliances
- Bathrooms exclusively by Kohler
- Boiling water taps, Corian sinks and worktop, handleless furniture, flip-up sockets and integrated wine cooler to kitchens
- Oversized internal doors with bespoke designed skirtings and architraves
- Oversized lift cars
- Internal resident's parking
- Sonos home entertainment system
- Electric curtains and blinds package



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SITE PLAN

Spanning six floors and consisting of one, two, three and four bedroom, duplex and penthouse apartments, all with lift access and internal resident's parking, this development offers a range of luxury accommodation.

The apartments are housed across eleven cores, each with its own uniquely designed entrance hall named after a renowned local architect.



Fifth floor	Q(98)		P(89)		P(80)		P(71)		P(62)		P(53)		P(44)		P(35)		P(27)		P(18)		Q(09)												
Fourth floor	B(97)	D(96)	G(88)	E(87)	F(79)	F(78)	H(70)	C(69)	F(61)	F(60)	G(52)	E(51)	F(43)	F(42)	H(34)	C(33)	F(26)	F(25)	G(17)	E(16)	A(08)	D(07)											
Third floor	B(95)	D(94)	G(86)	E(85)	F(77)	F(76)	H(68)	C(67)	F(59)	F(58)	G(50)	E(49)	F(41)	F(40)	H(32)	C(31)	F(24)	F(23)	G(15)	E(14)	A(06)	D(05)											
Second floor	B(93)	D(92)	G(84)	E(83)	F(75)	F(74)	H(66)	C(65)	F(57)	F(56)	G(48)	E(47)	F(39)	F(38)	H(30)	C(29)	F(22)	F(21)	G(13)	E(12)	A(04)	D(03)											
First floor																																	
Ground floor	N(91)	EH	M(90)	L(82)	EH	J(81)	K(73)	EH	K(72)	L(64)	EH	J(63)	K(55)	EH	K(54)	L(46)	EH	J(45)	K(37)	EH	K(36)	L(28)	EH	Car Park	K(20)	EH	K(19)	L(11)	EH	J(10)	N(02)	EH	M(01)
	Holmes		MacKintosh		Leitch		Keppie		Miller		Sellars		Leiper		Anderson		Thomson		Burnet		Wilson												

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FLOOR PLANS

APARTMENT COLLECTION

These luxurious two and three bedroomed apartments are housed across eleven cores, each with its own uniquely designed entrance hall named after a renowned local architect. The accommodation boasts exceptional attention to detail such as lift access, underfloor heating, undercroft parking and a permanent residence manager. High-quality fixtures include premium Leicht kitchen furniture with integrated Gaggenau and Siemens appliances and exquisite Kohler bathrooms designed exclusively for the development.

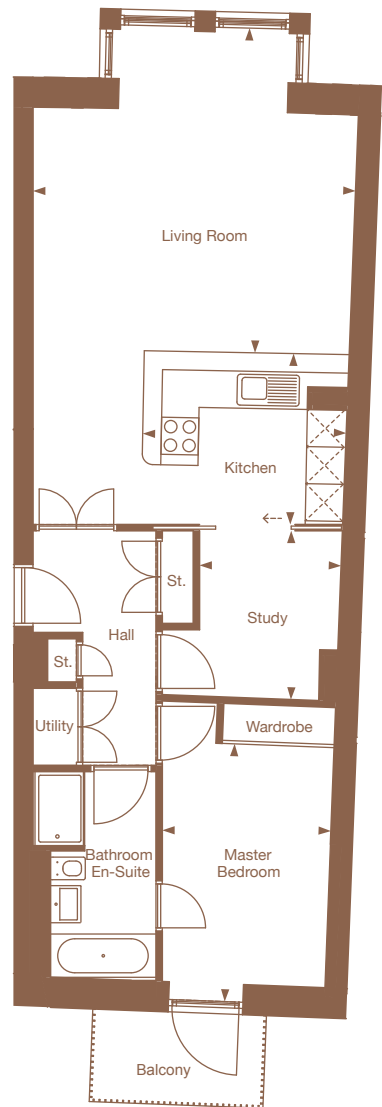
Apartments boast exceptional 2.9m ceiling heights, 2.4m full height windows, oversized internal doors and generously proportioned room sizes, mirroring the historical grandeur of the Park Circus area. The en-suites, balconies, utility rooms and studies featured in most of the apartments provide everything you need for luxury 21st century city living.



Apartment type A

One bed apartment plus study

Located in plots 04, 06, 08



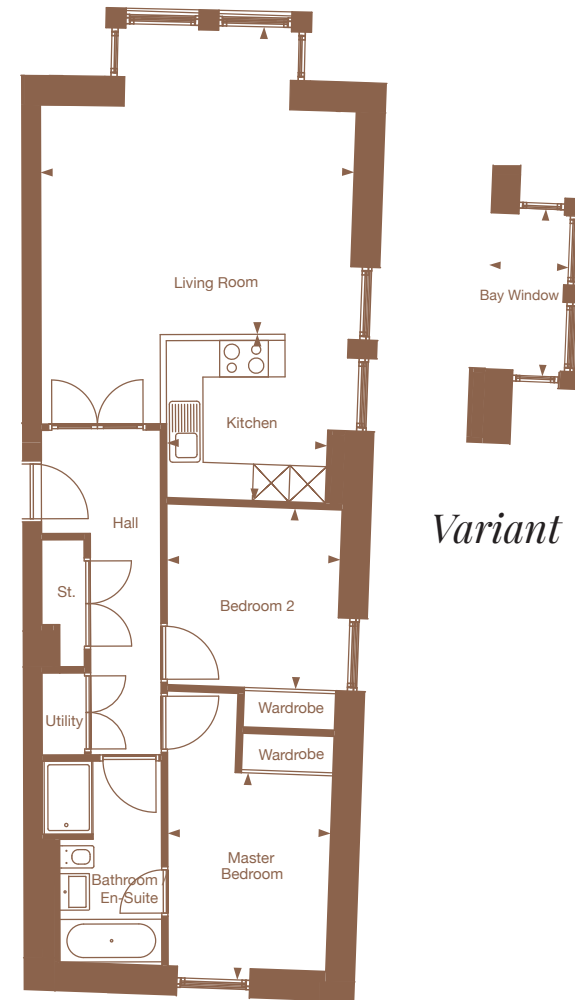
Space	Metres	Feet
Living room	5.2m x 5.2m	17.2ft x 17.2ft
Kitchen	3.3m x 2.8m	10.8ft x 9.2ft
Study	2.3m x 2.7m	7.5ft x 9.0ft
Master bedroom	2.7m x 4.1m	9.0ft x 13.6ft
Total	74.5 sq m	802 sq ft
Balcony	1.5m x 2.8m	4.9ft x 9.2ft

All dimensions are taken from the widest part of the room.

Apartment type B

Two bed apartment

Located in plot 97
Variant located in plots 93, 95



Space	Metres	Feet
Living room	5.1m x 5.1m	17.0ft x 16.7ft
Kitchen	3.1m x 2.7m	10.3ft x 9.1ft
Master bedroom	2.7m x 3.4m	8.9ft x 11.1ft
Bedroom 2	3.0m x 2.9m	9.8ft x 9.7ft
Total	74.5sq m ²	802 sqft
Variant		
Living room	6.4m x 5.1m	21.0ft x 16.7ft
Kitchen	3.1m x 2.7m	10.3ft x 9.1ft
Master bedroom	2.7m x 3.4m	8.9ft x 11.1ft
Bedroom 2	3.0m x 2.9m	9.8ft x 9.7ft
Total	77.8 sq m	837 sq ft

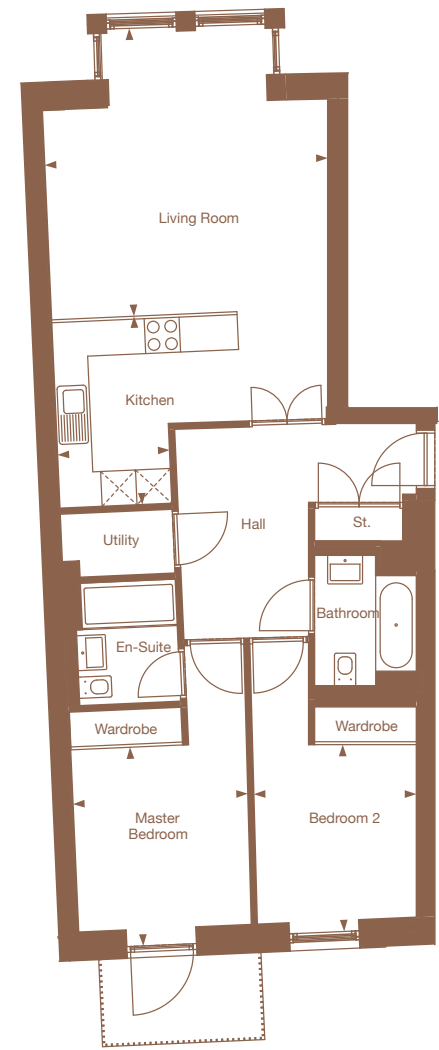
All dimensions are taken from the widest part of the room.

C

Apartment type C

Two bed apartment

Located in plots 29, 31, 33, 65, 67, 69



Space	Metres	Feet
Living room	4.9m x 4.9m	16.0ft x 16.2ft
Kitchen	1.9m x 3.2m	6.3ft x 10.6ft
Master bedroom	3.0m x 3.4m	9.9ft x 11.2ft
Bedroom 2	2.8m x 3.2m	9.2ft x 10.6ft
Total	82.3 sq m	886 sq ft
Balcony	1.5m x 2.8m	4.9ft x 9.2ft

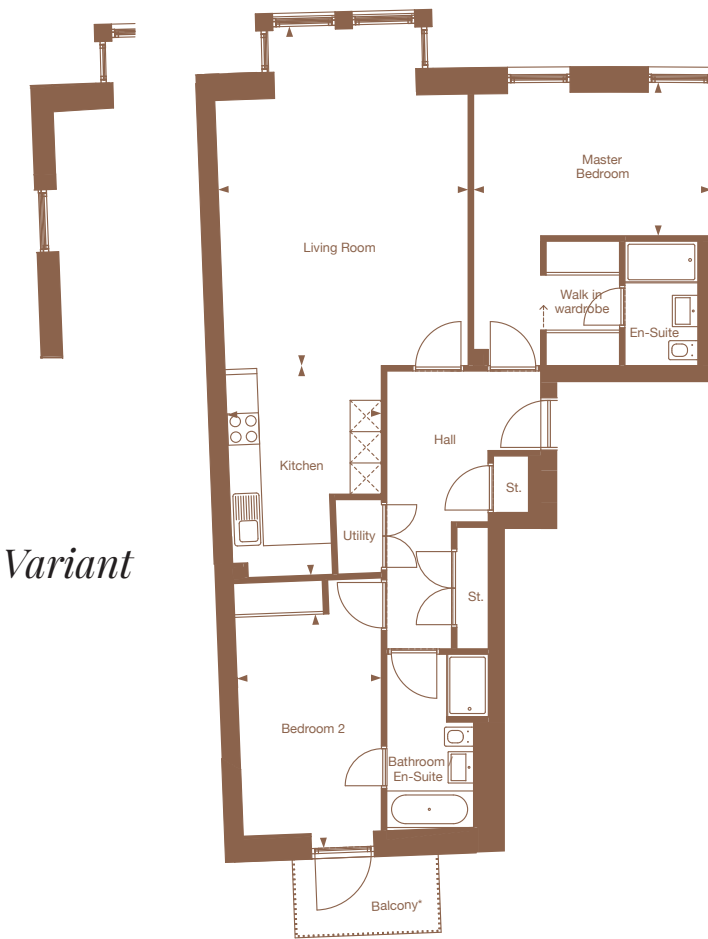
All dimensions are taken from the widest part of the room.

D

Apartment type D

Two bed apartment

Located in plots 92, 94, 96
Variant located in plots 03, 05, 07 (No balcony)



Space	Metres	Feet
Living room	4.8m x 6.5m	15.9ft x 21.5ft
Kitchen	2.9m x 4.0m	9.8ft x 13.1ft
Master bedroom	4.5m x 2.9m	14.9ft x 9.6ft
Bedroom 2	2.8m x 4.4m	9.2ft x 14.7ft
Total	100.3 sq m	1080 sq ft
Balcony	1.5m x 2.8m	4.9ft x 9.2ft

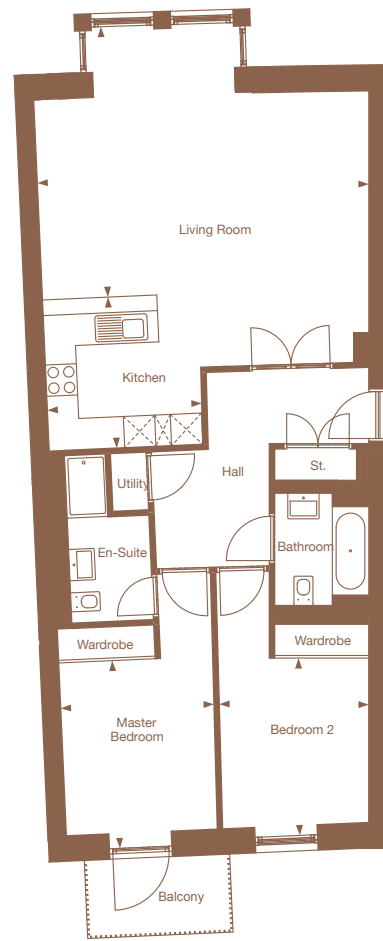
All dimensions are taken from the widest part of the room.

Apartment type E

Two bed apartment

Located in plots

12, 14, 16, 47, 49, 51, 83, 85, 87



Space	Metres	Feet
Living room	6.4m x 5.1m	21.0ft x 16.9ft
Kitchen	3.0m x 2.9m	9.8ft x 9.5ft
Master bedroom	2.9m x 3.6m	9.7ft x 11.8ft
Bedroom 2	2.8m x 3.4m	9.4ft x 11.2ft
Total	90.8 sq m	977 sq ft
Balcony	1.5m x 2.8m	4.9ft x 9.2ft

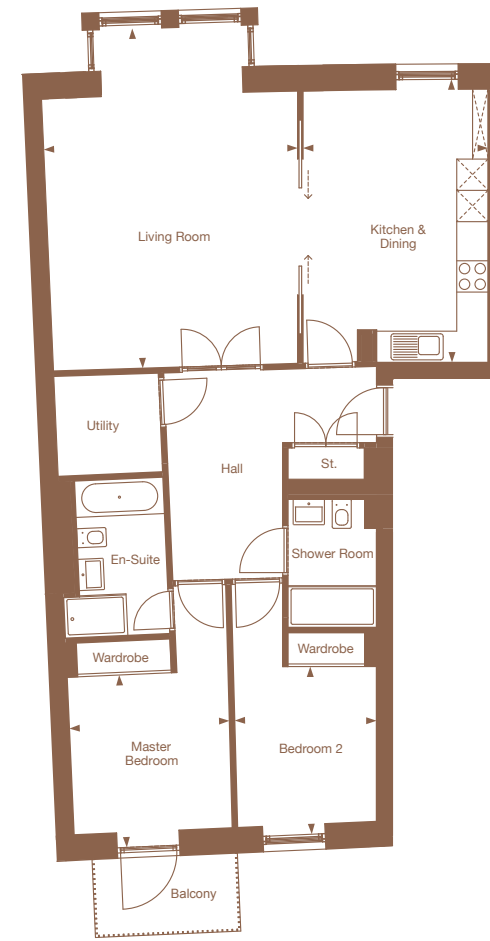
All dimensions are taken from the widest part of the room.

Apartment type F

Two bed apartment

Located in plots

21, 22, 23, 24, 25, 26, 38, 39, 40, 41, 42, 43, 56, 57, 58, 59, 60, 61, 74, 75, 76, 77, 78, 79



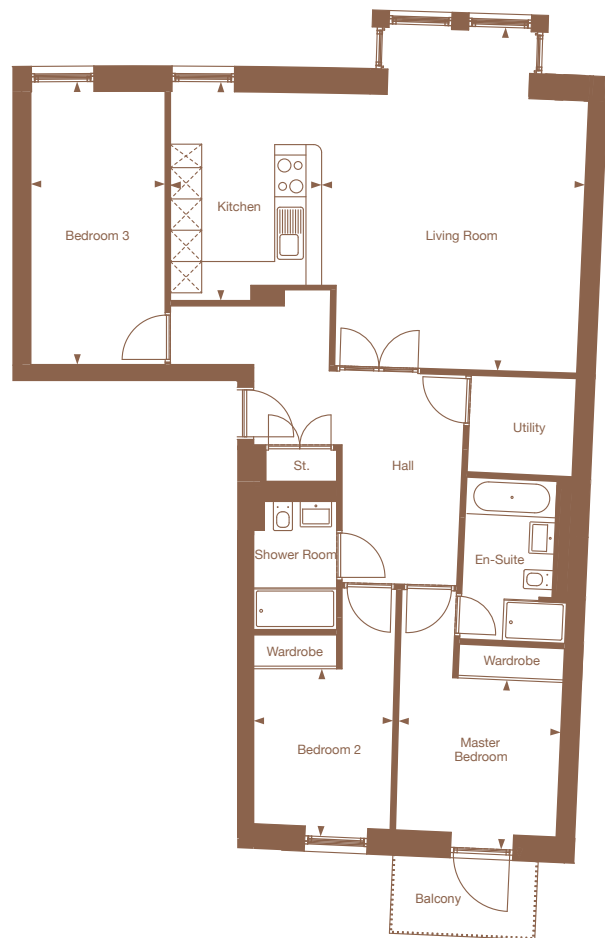
Space	Metres	Feet
Living room	4.9m x 6.5m	16.1ft x 21.6ft
Kitchen/Dining	3.5m x 5.4m	11.6ft x 17.8ft
Master bedroom	3.0m x 3.3m	10.1ft x 10.8ft
Bedroom 2	2.7m x 3.3m	9.0ft x 10.6ft
Total	102.2 sq m	1100 sq ft
Balcony	1.5m x 2.8m	4.9ft x 9.2ft

All dimensions are taken from the widest part of the room.

G Apartment type G

Three bed apartment

Located in plots 13, 15, 17, 48, 50, 52, 84, 86, 88



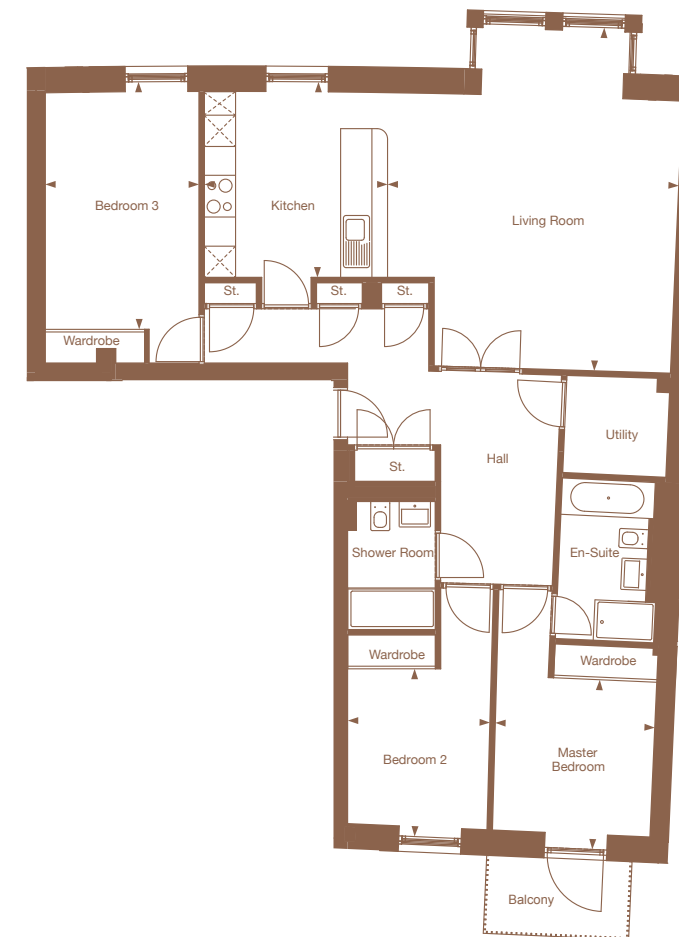
Space	Metres	Feet
Living room	5.1m x 6.5m	16.8ft x 21.6ft
Kitchen	2.9m x 4.2m	9.5ft x 13.7ft
Master bedroom	3.1m x 3.2m	10.2ft x 10.6ft
Bedroom 2	2.7m x 3.2m	8.8ft x 10.6ft
Bedroom 3	2.5m x 5.4m	8.4ft x 17.8ft
Total	113.6 sq m	1223 sq ft
Balcony	1.5m x 2.8m	4.9ft x 9.2ft

All dimensions are taken from the widest part of the room.

H Apartment type H

Three bed apartment

Located in plots 30, 32, 34, 66, 68, 70



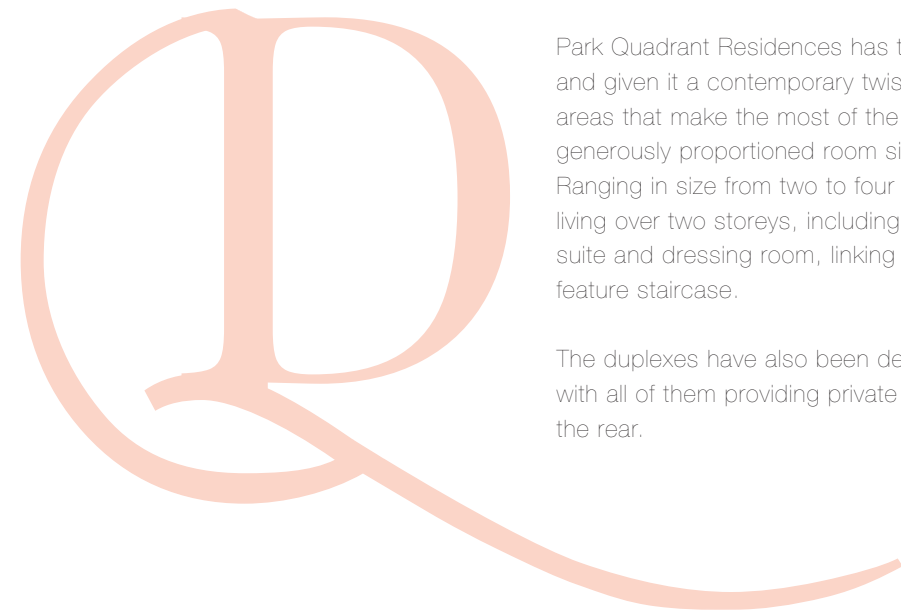
Space	Metres	Feet
Living room	5.6m x 6.5m	18.5ft x 21.6ft
Kitchen	3.5m x 3.7m	11.5ft x 12.3ft
Master bedroom	3.0m x 3.2m	10.1ft x 10.6ft
Bedroom 2	3.2m x 2.7m	9.0ft x 10.6ft
Bedroom 3	2.9m x 4.7m	9.6ft x 15.5ft
Total	121.6 sq m	1309 sq ft
Balcony	1.5m x 2.8m	4.9ft x 9.2ft

All dimensions are taken from the widest part of the room.

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FLOOR PLANS

DUPLEX COLLECTION



Park Quadrant Residences has taken the traditional glamour of the duplex and given it a contemporary twist, with open plan living, dining and kitchen areas that make the most of the high ceilings, tall bay windows and generously proportioned room sizes that are a signature of the development. Ranging in size from two to four bedrooms, the duplexes provide spacious living over two storeys, including a full floor master bedroom suite with en-suite and dressing room, linking to the first floor via a contemporary internal feature staircase.

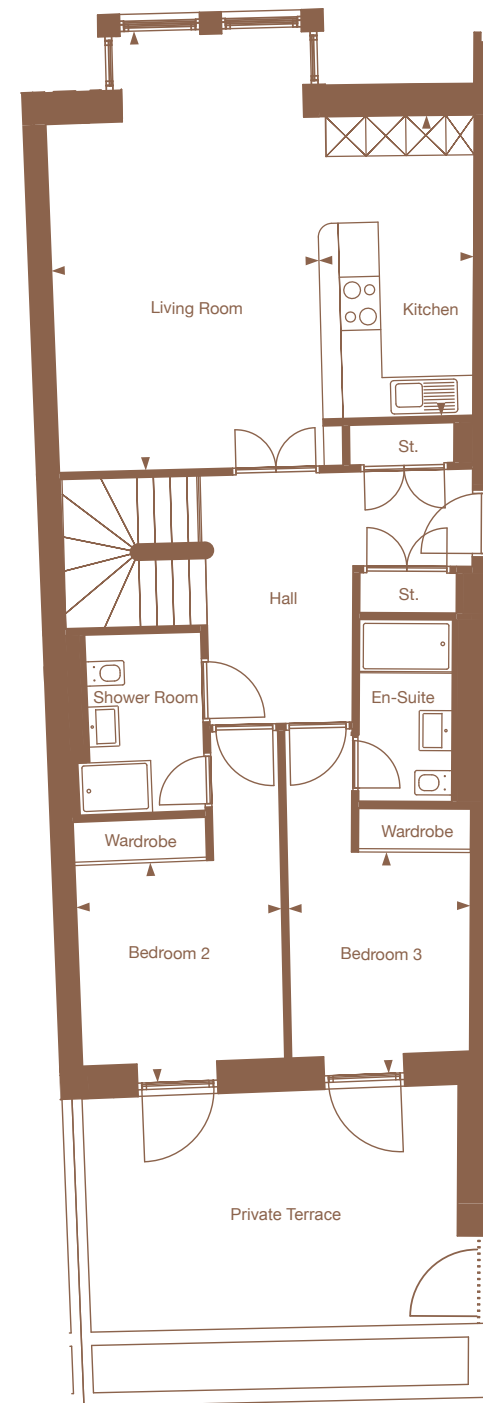
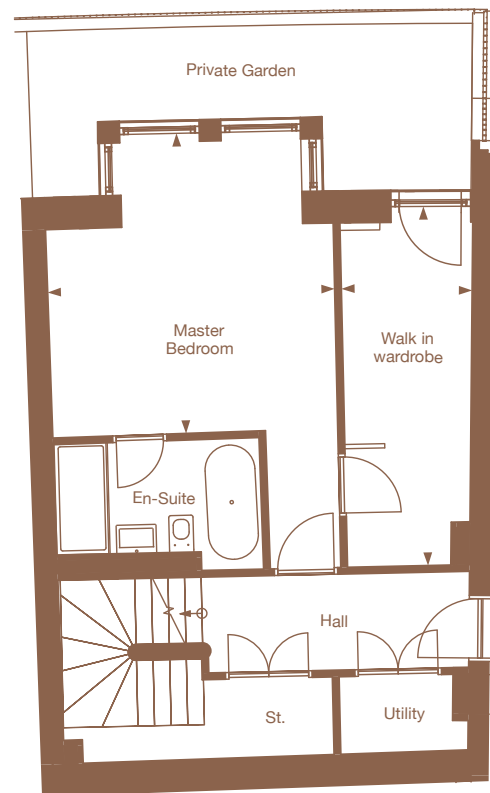
The duplexes have also been designed to satisfy a desire for outside space, with all of them providing private gardens to the front and private terraces to the rear.



Duplex type 7

Three bed duplex

Located in plots 10, 45, 63, 81



Lower floor

Space	Metres	Feet
Master bedroom	4.3m x 4.5m	14.2ft x 14.9ft
Walk in wardrobe	2.0m x 5.4m	6.5ft x 17.8ft

Upper floor

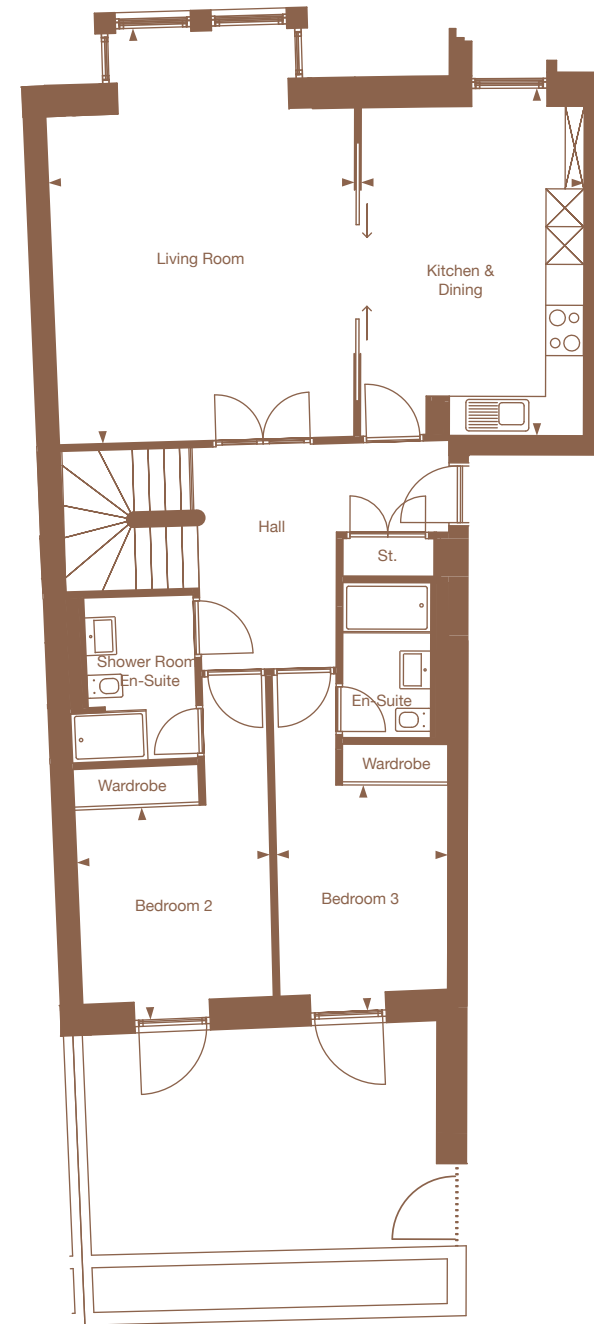
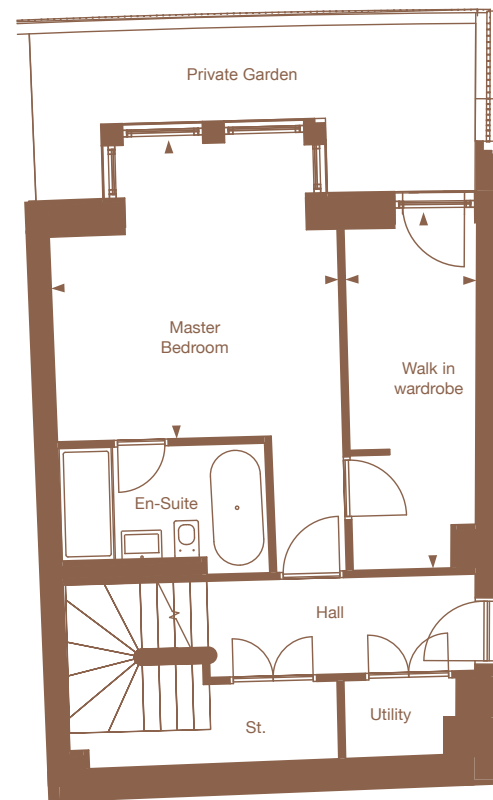
Space	Metres	Feet
Living room	4.0m x 6.5m	13.4ft x 21.6ft
Kitchen	2.3m x 4.5m	7.6ft x 14.7ft
Bedroom 2	3.0m x 3.2m	10.1ft x 10.8ft
Bedroom 3	2.7m x 3.3m	9.0ft x 11.0ft
Total	145.8 sq m	1569 sq ft
Front Garden	6.7m x 2.5m	22ft x 8.3ft
Terrace	5.6m x 3.5m	18.5ft x 11.5ft

All dimensions are taken from the widest part of the room.

K Duplex type K

Three bed duplex

Located in plots 19, 20, 36, 37, 54, 55, 72, 73



Lower floor

Space	Metres	Feet
Master bedroom	4.3m x 4.5m	14.2ft x 15.0ft
Walk in wardrobe	2.0m x 5.4m	6.5ft x 17.8ft

Upper floor

Space	Metres	Feet
Living room	4.9m x 6.5m	16.1ft x 21.6ft
Kitchen/Dining	3.5m x 5.5m	11.6ft x 18.1ft
Bedroom 2	3.0m x 3.3m	10.1ft x 11.0ft
Bedroom 3	2.7m x 3.6m	9.0ft x 11.9ft
Total	157.3 sq m	1693 sq ft

Front Garden	6.7m x 2.5m	22ft x 8.3ft
Terrace	5.6m x 3.5m	18.5ft x 11.5ft

All dimensions are taken from the widest part of the room.

Duplex type L

Four bed duplex

Located in plots 11, 28, 46, 64, 82



Lower floor

Space	Metres	Feet
Master bedroom	3.9m x 4.5m	13.0ft x 15.0ft
Walk in wardrobe	2.3m x 5.4m	7.6ft x 17.8ft

Upper floor

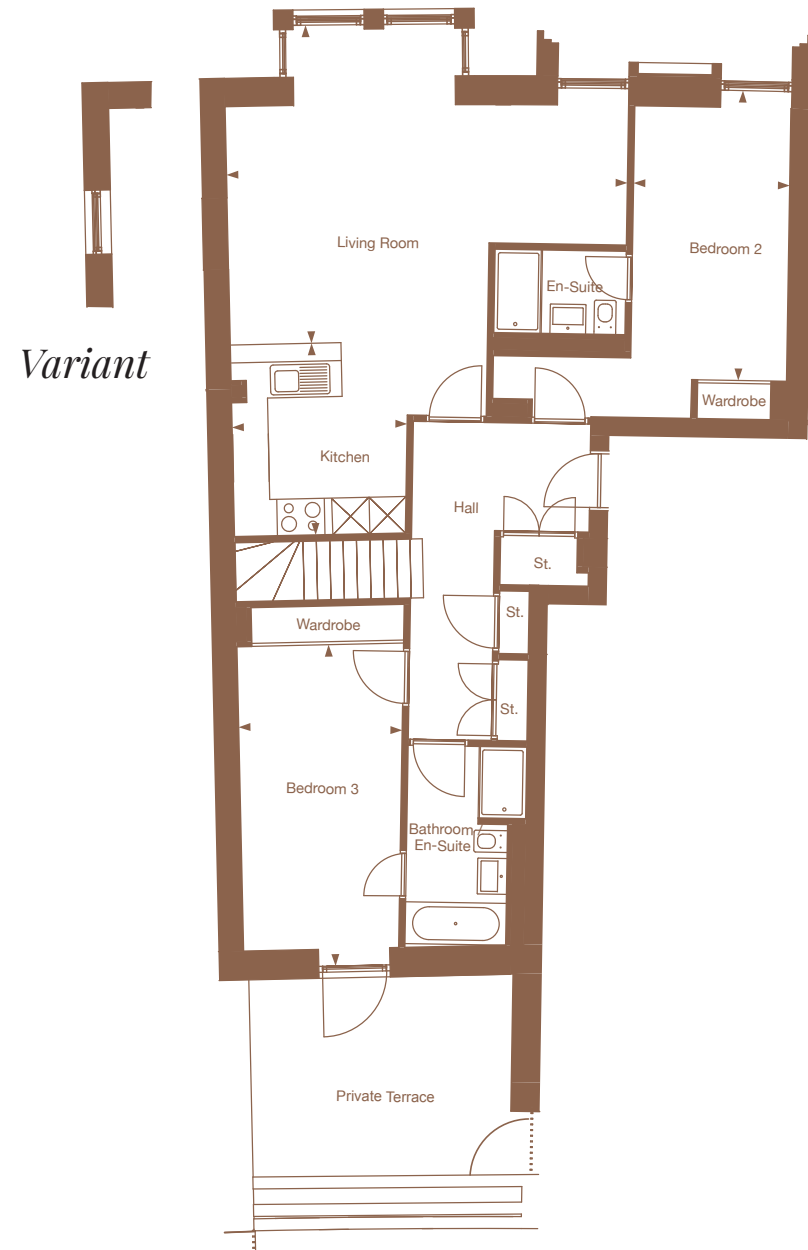
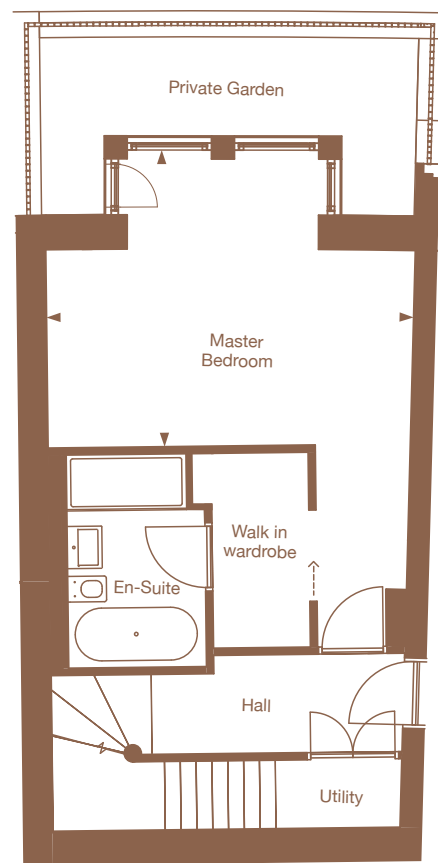
Space	Metres	Feet
Living room	5.1m x 6.5m	16.7ft x 21.6ft
Kitchen	2.9m x 4.3m	9.5ft x 14.1ft
Bedroom 2	2.7m x 3.4m	8.8ft x 11.3ft
Bedroom 3	3.1m x 3.4m	10.3ft x 11.3ft
Bedroom 4	2.5m x 5.5m	8.5ft x 18.1ft
Total	168.5 sq m	1814 sq ft
Front Garden	6.7m x 2.5m	22ft x 8.3ft
Terrace	5.6m x 3.5m	18.5ft x 11.5ft

All dimensions are taken from the widest part of the room.

M Duplex type M

Three bed duplex

Located in plot 90
Variant located in plot 01



Lower floor

Space	Metres	Feet
Master bedroom	5.2m x 4.2m	17.2ft x 13.8ft

Upper floor

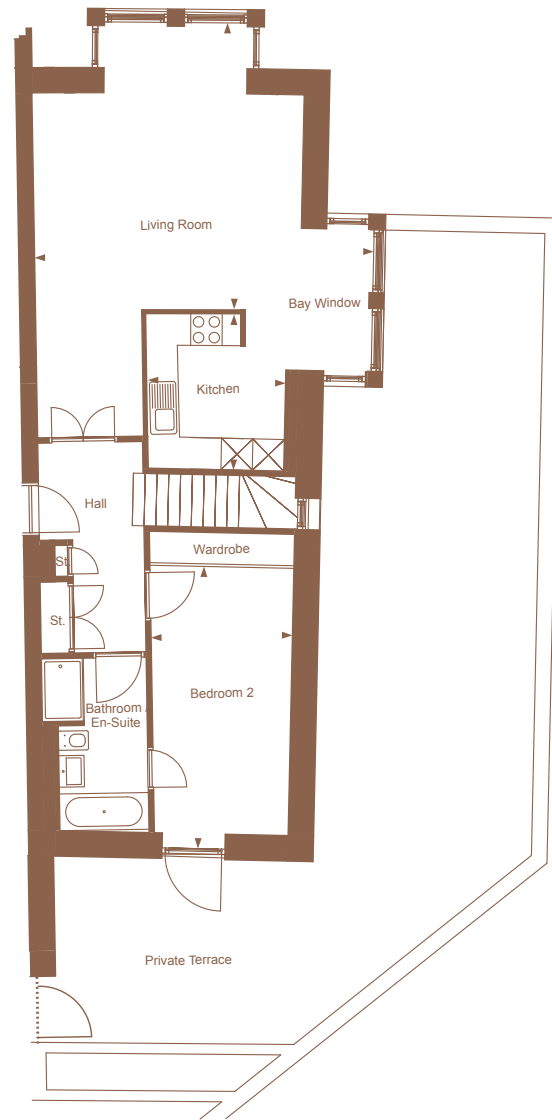
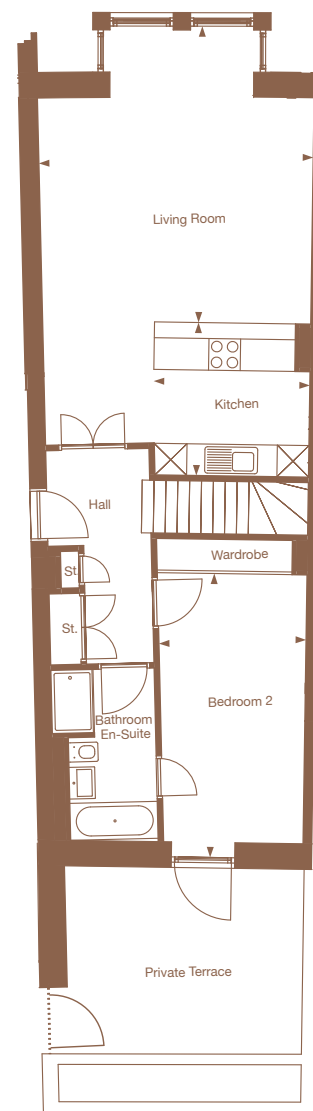
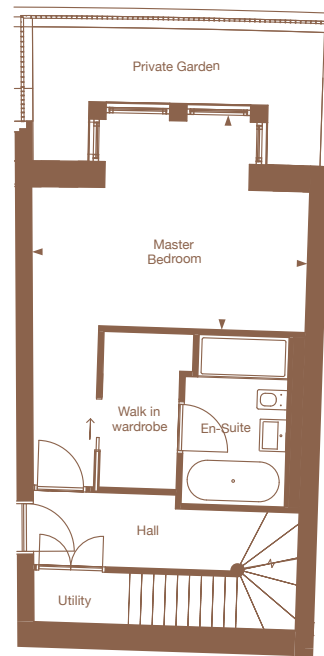
Space	Metres	Feet
Living room	6.7m x 5.6m	22.3ft x 17.3ft
Kitchen	2.9m x 2.9m	9.7ft x 10.5ft
Bedroom 2	2.6m x 4.8m	8.6ft x 15.9ft
Bedroom 3	2.7m x 5.3m	9.2ft x 17.6ft
Total	146.9 sq m	1581 sq ft
Front Garden	5.4m x 2.5m	17.7ft x 8.3ft
Terrace	4.5m x 3.3m	14.6ft x 10.8ft

All dimensions are taken from the widest part of the room.

Duplex type N

Two bed duplex

Located in plot 02
Variant located in plot 91



Variant



Lower floor

Space	Metres	Feet
Master bedroom	5.2m x 4.0m	17.2ft x 13.3ft

Upper floor

Space	Metres	Feet
Living room	5.2m x 5.6m	17.2ft x 18.4ft
Kitchen	2.9m x 2.9m	9.5ft x 9.7ft
Bedroom 2	2.8m x 5.3m	9.0ft x 17.6ft
Total	120.7 sq m ²	1299 sqft

Variant Upper floor

Space	Metres	Feet
Living room	6.4m x 5.6m	21.2ft x 18.3ft
Kitchen	2.9m x 2.8m	9.4ft x 9.5ft
Bedroom 2	2.7m x 5.3m	9.0ft x 17.6ft
Total	123.5 sq m	1329 sq ft

Front Garden	5.5m x 2.5m	18ft x 8.3ft
Terrace	4.5m x 3.5m	14.9ft x 11.5ft

Front Garden	5.5m x 2.5m	18ft x 8.3ft
Terrace	4.1m x 11.8m	13.7ft x 38.9ft

All dimensions are taken from the widest part of the room.

9

FLOOR PLANS

PENTHOUSE COLLECTION



The exclusive range of penthouses has been designed with your every requirement, and more, in mind. Spanning the entire floor of each block, they boast breath-taking views, with full width roof terraces offering extensive outdoor living space and views of the city.

The penthouses benefit from an upgraded specification, with underfloor heating, exceptional ceiling height, full height windows, oversized internal doors and generously proportioned room sizes, mirroring the grandeur of the Park Circus area. The first-class specification includes deluxe Kohler bathrooms designed exclusively for the development, as well as premium Leicht kitchen furniture with integrated Gaggenau and Siemens appliances. The accommodation benefits further from exclusive lift access to the penthouse level, an allocated parking space, intruder alarm and video entry.

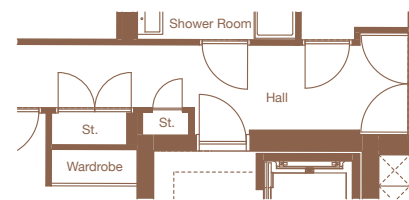
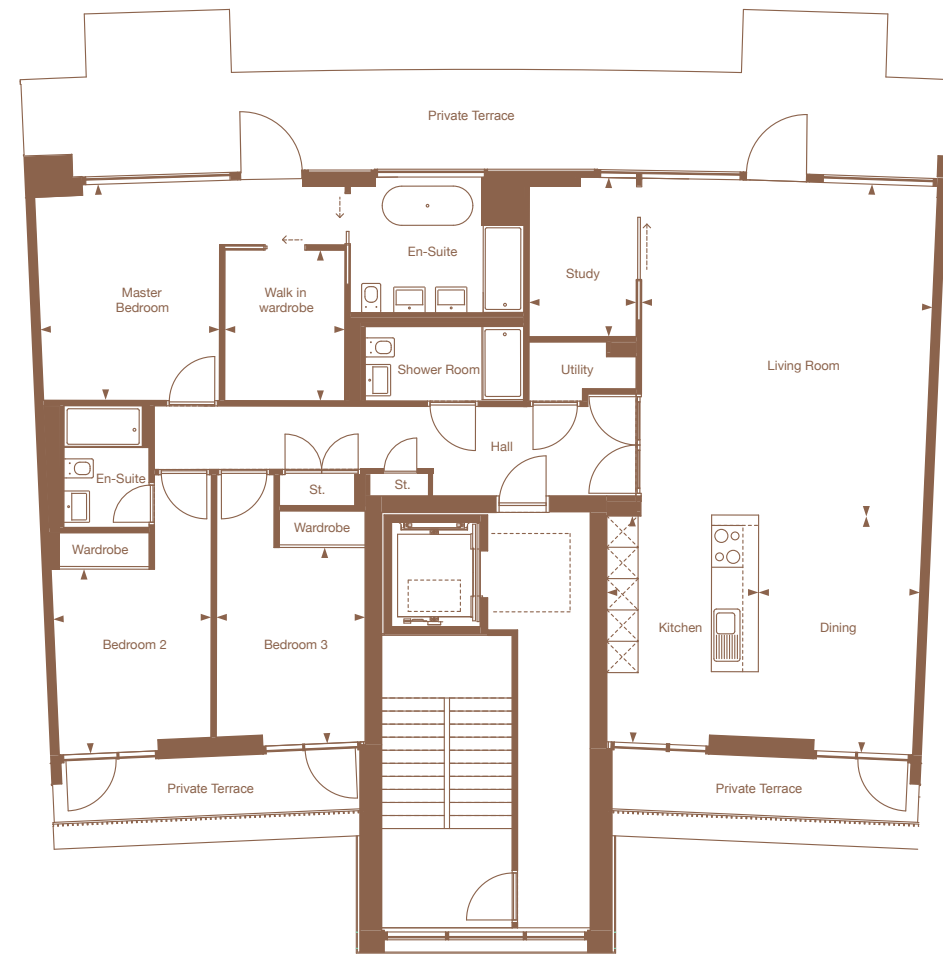


Penthouse type P

Three bed penthouse

Located in plots 27, 44, 62, 80

Variant 2 located in plots 35, 53, 71, 89



Variant 2



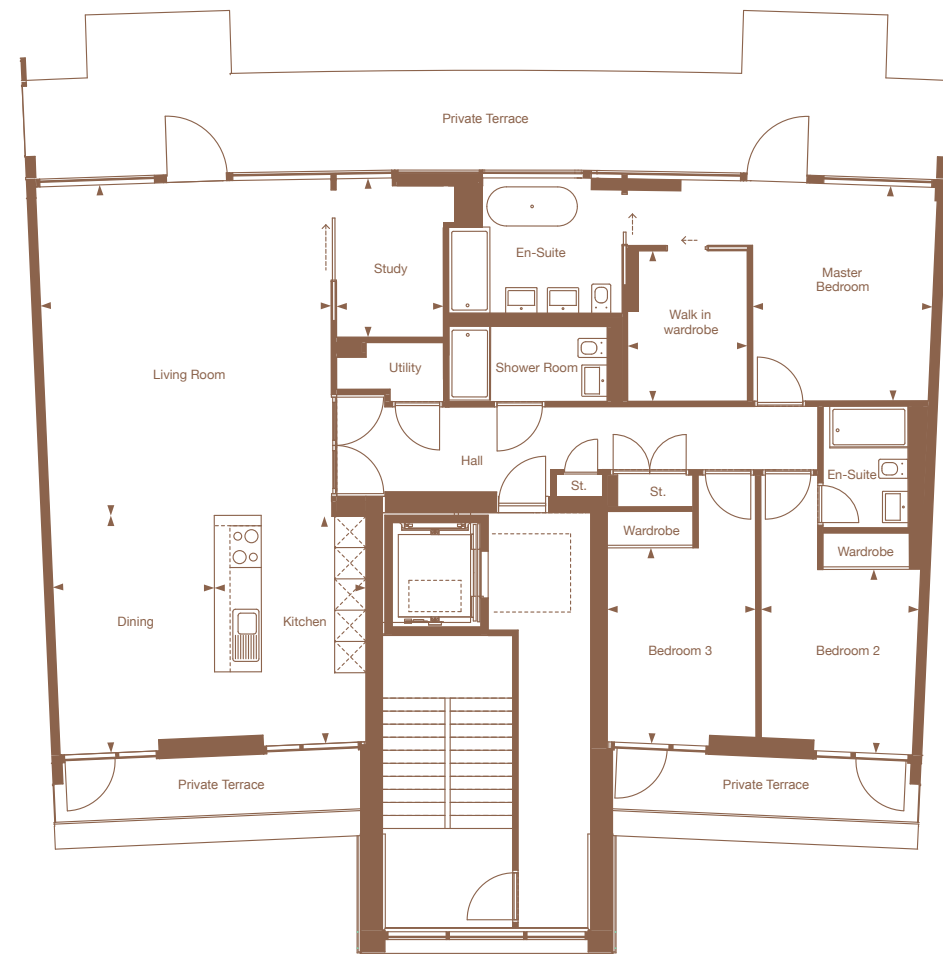
Space	Metres	Feet	Space	Metres	Feet
Living room	6.4m x 5.6m	18.6ft x 21.2ft	Park Quadrant Terrace	17.8m x 3.1m	58.3ft x 10.1ft
Kitchen	2.9m x 4.4m	9.5ft x 14.4ft	Dining Terrace	6m x 1.1m	19.2ft x 3.7ft
Dining	3.1m x 4.5m	10.3ft x 14.9ft	Bedroom 2 & 3 Terrace	6m x 1.1m	19.2ft x 3.7ft
Master bedroom	3.4m x 4.1m	11.5ft x 13.8ft			
Walk in wardrobe	2.8m x 2.3m	7.5ft x 9.4ft			
Bedroom 2	3.0m x 3.5m	10.0ft x 11.6ft			
Bedroom 3	2.8m x 3.8m	9.3ft x 12.4ft			
Study	2.0m x 3.0m	6.7ft x 10.0ft			
Total	174.0 sq m	1873 sq ft			

All dimensions are taken from the widest part of the room.

Penthouse type P Variant 1

Three bed penthouse

Located in plot 18



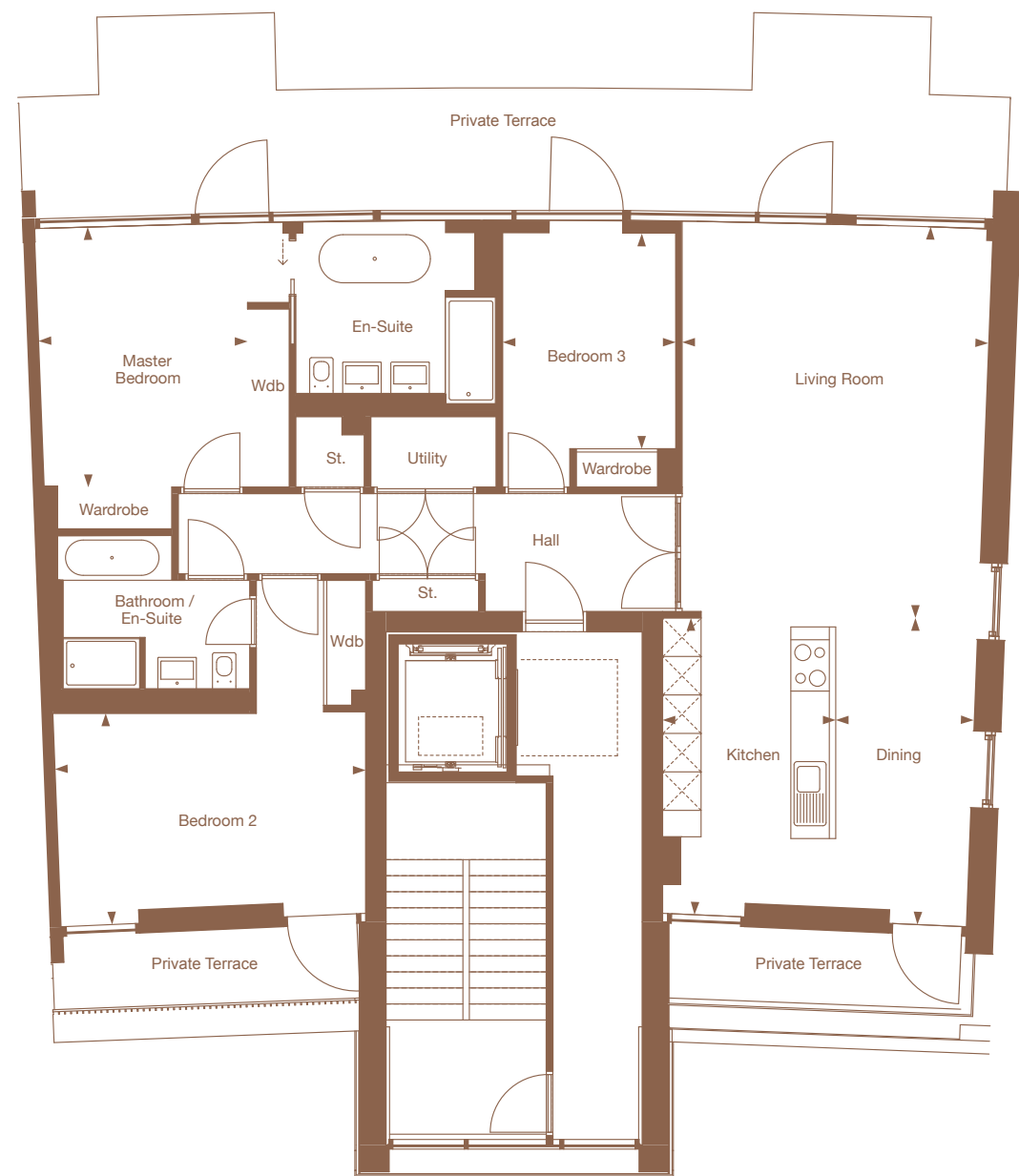
Space	Metres	Feet	Space	Metres	Feet
Living room	6.4m x 5.6m	18.6ft x 21.2ft	Park Quadrant Terrace	17.8m x 3.1m	58.3ft x 10.1ft
Kitchen	2.9m x 4.4m	9.5ft x 14.4ft	Dining Terrace	6m x 1.1m	19.2ft x 3.7ft
Dining	3.1m x 4.5m	10.3ft x 14.9ft	Bedroom 2 & 3 Terrace	6m x 1.1m	19.2ft x 3.7ft
Master bedroom	3.4m x 4.1m	11.5ft x 13.8ft			
Walk in wardrobe	2.8m x 2.3m	7.5ft x 9.4ft			
Bedroom 2	3.0m x 3.5m	10.0ft x 11.6ft			
Bedroom 3	2.8m x 3.8m	9.3ft x 12.4ft			
Study	2.0m x 3.0m	6.7ft x 10.0ft			
Total	174.0 sq m	1873 sq ft			

All dimensions are taken from the widest part of the room.

Penthouse type 2

Three bed penthouse

Located in plot 98



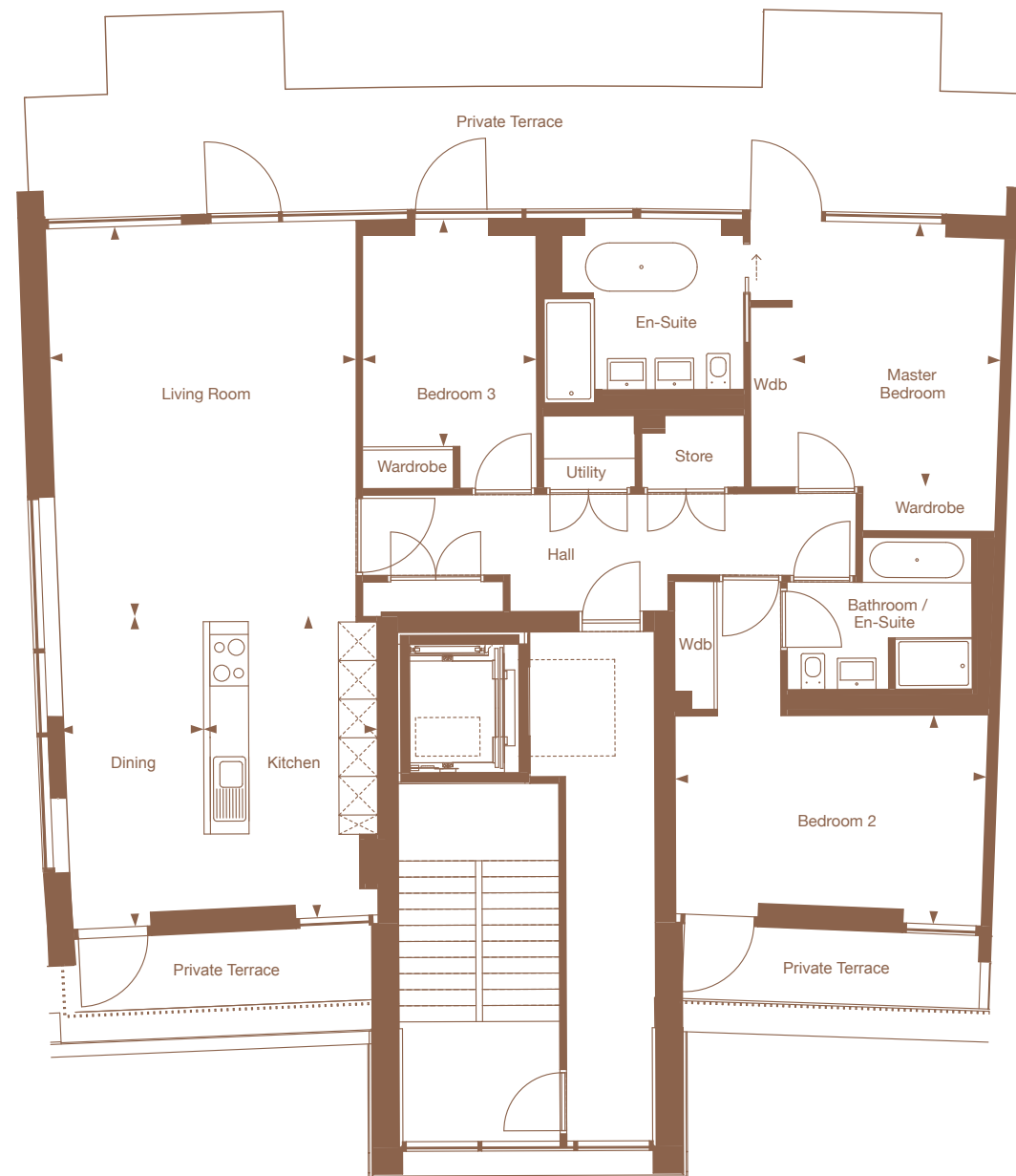
Space	Metres	Feet	Space	Metres	Feet
Living room	4.8m x 6.1m	15.8ft x 20.0ft	Park Quadrant Terrace	15.4m x 3.1m	50.7ft x 10.1ft
Kitchen	2.7m x 4.6m	8.8ft x 15.3ft	Dining Terrace	4.7m x 1.1m	15.5ft x 3.7ft
Dining	2.2m x 4.8m	7.5ft x 15.8ft	Bedroom 2 & 3 Terrace	4.7m x 1.1m	15.5ft x 3.7ft
Master bedroom	3.2m x 4.1m	10.8ft x 13.5ft			
Bedroom 2	4.8m x 3.2m	16.0ft x 10.7ft			
Bedroom 3	2.7m x 3.3m	8.8ft x 10.8ft			
Total	149.9 sq m	1614 sq ft			

All dimensions are taken from the widest part of the room.

Penthouse type 2 Variant

Three bed penthouse

Located in plot 09



Space	Metres	Feet	Space	Metres	Feet
Living room	4.8m x 6.1m	15.8ft x 20.0ft	Park Quadrant Terrace	15.1m x 3.1m	49.6ft x 10.1ft
Kitchen	2.7m x 4.6m	8.8ft x 15.3ft	Dining Terrace	4.7m x 1.1m	15.5ft x 3.7ft
Dining	2.3m x 4.7m	7.6ft x 15.5ft	Bedroom 2 & 3 Terrace	4.7m x 1.1m	15.5ft x 3.7ft
Master bedroom	3.2m x 4.1m	10.8ft x 13.5ft			
Bedroom 2	4.8m x 3.2m	16.0ft x 10.7ft			
Bedroom 3	2.7m x 3.3m	8.8ft x 10.8ft			
Total	149.9 sq m	1614 sq ft			

All dimensions are taken from the widest part of the room.

Apartment & Duplex Specification

Kitchens

- A selection of Leicht kitchen units, handles and Silestone worktops from Kitchens International with feature adjustable colour temperature LED lighting under wall units, Leicht matt timber effect laminate back panel, glass drawer box sides, and pull out bin
- Gaggenau single oven, flex induction cooktop, combi microwave oven, integrated canopy extractor or integrated ventilation system
- Siemens integrated fridge freezer, dishwasher
- Siemens washing machine, tumble dryer or washer/dryer (located within utility room)

Bathrooms

- Kohler sanitaryware with vanity sink and base unit
- Integrated anti-fog mirrored cabinet with integrated lighting and shaver socket to master en-suite or main bathroom
- Kohler square rainhead shower and hand shower within glass shower enclosure
- Kohler DTV digital shower interface outwith and within enclosure
- Kohler drop-in bath or freestanding oval bath (to duplexes) with hand shower
- A selection of large format porcelain or ceramic floor and wall tiling – full height to all walls
- Featured recessed shelf with concealed LED strip lighting, Kohler toilet roll holder and robe hook

Heating

- Myson Multi Zone wet underfloor heating system with zone/time programmer and WiFi programmable room thermostats.
- Gas fired central heating system via wall mounted valliant Ecotec Plus System boiler.

Electrical

- Intruder alarm
- Wall mounted video entry system
- Mains operated smoke detectors with battery backup
- Battery operated carbon monoxide detectors
- USB sockets to selected rooms
- Pendant light fittings to living rooms, bedrooms and study with dimmable lighting feature to living room
- Recessed LED light fittings to kitchens and hallways
- CAT 5E points to all living rooms, bedrooms and studies

- Outlet points supporting Sky Q to all living rooms, bedrooms and studies
- Integrated audio system, home entertainment package and bluetooth low energy advanced lighting control system available as an upgrade
- Electrical car charging points and optional storage lockers with every allocated car space

Internal Finishes and Decoration

- Flush black elm veneer pass doors with feature glass door to living room
- Solid grade brushed stainless steel lever handles
- Sliding flush black elm veneer wardrobe doors with brushed stainless steel bar handles. Interior timber veneer lining and interior furniture pack available as an upgrade
- Double glazed windows finished in white internally with dark grey aluminium externally
- Integrated frameless glass balustrades to all openable windows
- A range of flooring finishes to living area, kitchens and hallways. Carpets to bedrooms, floor tiling to bathrooms
- White emulsion finish to walls, ceilings and white satin finish to skirtings, architraves and other joinery
- High bespoke primed and white painted skirting with feature shadow groove
- Curtain and blinds package available as an upgrade

Communal Areas

- Internal resident's car parking
- Lift access
- Interior designed communal entrance hallways with boutique style furnishings

Private Balconies & Terraces

- Balconies finished with metal railings and timber decking
- Wall mounted light fittings to duplex apartments only
- Decorative gravel and a mix of shrub planters to front gardens

Penthouse Specification

Kitchens

- A selection of Leicht handleless kitchen units and Corian worktops from Kitchens International with feature LED strip lighting, glass drawer box sides, and pull out bin
- Gaggenau single oven, flex induction cooktop with integrated ventilation system, combi microwave oven, warming drawer and Quooker square chrome tap and wine cooler
- Siemens integrated fridge freezer, dishwasher
- Siemens washing machine, tumble dryer or washer/dryer (located within utility room)

Bathrooms

- Kohler sanitaryware with vanity sink and base unit
- Integrated anti-fog mirrored cabinet with integrated lighting and shaver socket to master en-suite or main bathroom
- Kohler square rainhead shower and hand shower within glass shower enclosure
- Kohler DTV digital shower interface outwith and within enclosure
- Kohler drop-in bath or freestanding oval bath (where applicable) with hand shower
- A selection of large format porcelain or ceramic floor and wall tiling – full height to all walls
- Featured recessed shelf with concealed LED strip lighting, Kohler toilet roll holder and robe hook
- Wall mounted heated towel rail
- Integrated wall mounted TV to master en-suite

Heating

- Myson Multi Zone wet underfloor heating system with zone/time programmer and WiFi programmable room thermostats
- Gas fired central heating system via wall mounted valliant Ecotec Plus System boiler.

Electrical

- Intruder alarm
- Wall mounted video entry system with handset
- Mains operated smoke detectors with battery backup
- Battery operated carbon monoxide detectors
- USB sockets to selected rooms
- Pendant light fittings to living rooms, bedrooms and study with dimmable lighting feature to living room

- Recessed LED light fittings to kitchens and hallways
- CAT 5E points to all living rooms, bedrooms and studies
- Outlet points supporting Sky Q to all living rooms, bedrooms and studies
- Sonos home entertainment package including integrated audio system and wall mounted TVs to kitchen, living room, master bedroom, master en-suite
- Bluetooth low energy advanced lighting control system available as an upgrade
- Electrical car charging points and optional storage lockers with every allocated car space

Internal Finishes and Decoration

- Flush black elm veneer pass doors with feature glass door to living room
- Solid grade brushed stainless steel lever handles
- Sliding flush black elm veneer wardrobe doors with brushed stainless steel bar handles. Interior timber veneer lining and interior furniture pack
- Double glazed windows finished in white internally with dark grey aluminium externally
- Integrated frameless glass balustrades to all openable windows
- A range of engineered timber flooring throughout
- Integrated Matwell
- White emulsion finish to walls, ceilings and white satin finish to skirtings, architraves and other joinery
- Electric blinds and curtain package

Communal Areas

- Internal resident's car parking
- Exclusive lift access to penthouse level
- Interior designed communal entrance hallways with boutique style furnishings
- Video entry system

Private Terraces

- Concrete paving to private penthouse terraces with laminated glass divider panels and white interlayer between adjoining terraces
- External light fittings

CONTACT

For sales enquiries



pq@savills.com



07855 288 137

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www.pqresidences.com



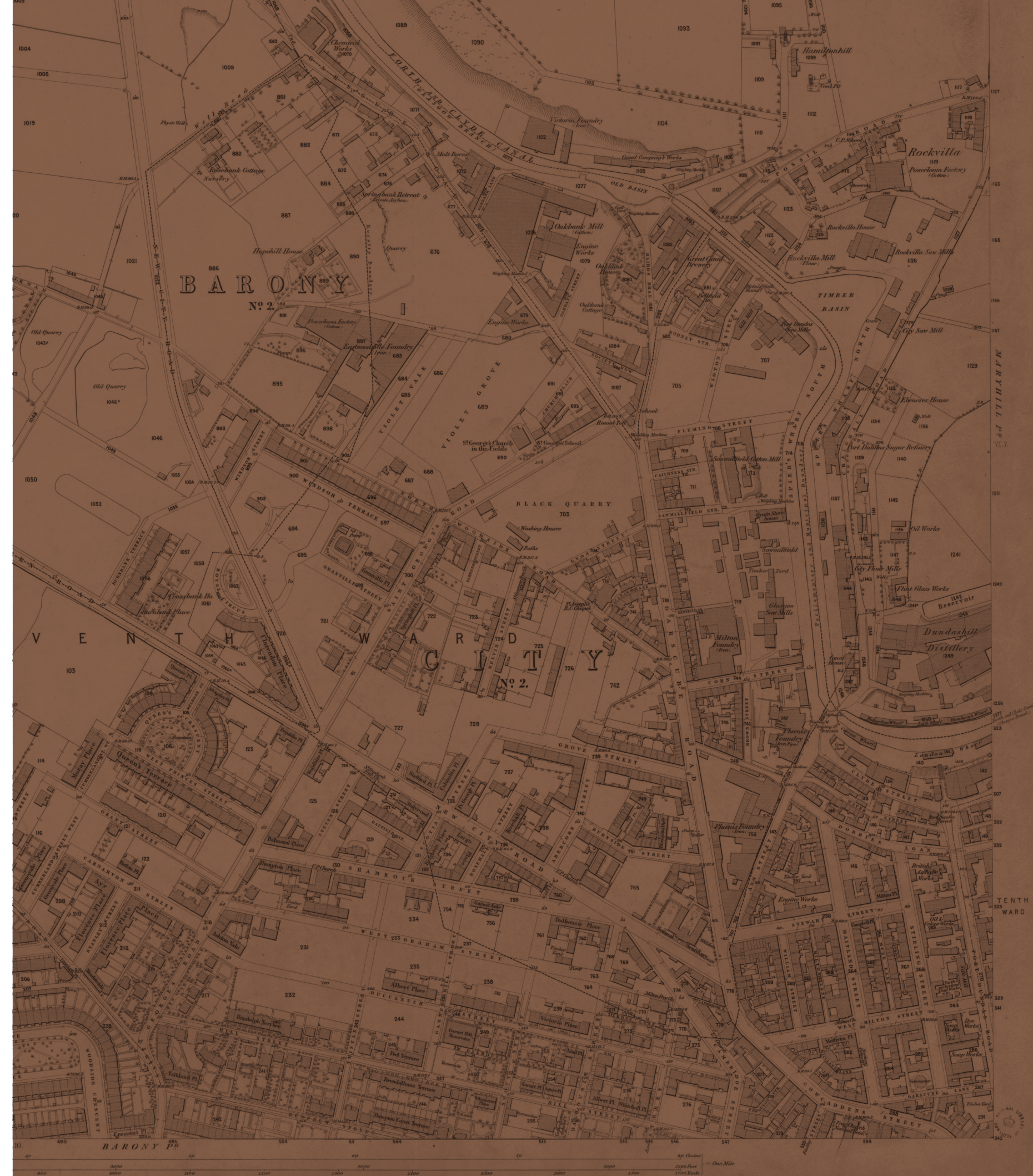
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