

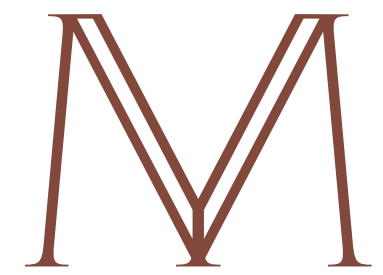


MERCHANT'S YARD

NORTH STREET  
ROMFORD  
RM1 4QA

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[WWW.MERCHANTS-YARD.CO.UK](http://WWW.MERCHANTS-YARD.CO.UK)



# MERCHANT'S YARD

NORTH STREET  
ROMFORD  
RM1 4QA

[WWW.MERCHANTS-YARD.CO.UK](http://WWW.MERCHANTS-YARD.CO.UK)



A COLLECTION  
OF APARTMENTS,  
DUPLEX APARTMENTS,  
PENTHOUSES AND  
A SINGLE HOUSE.



CGIs are illustrative and may be subject to changes.





EACH HOME HAS ITS OWN PRIVATE TERRACE, AS WELL AS ACCESS TO A COMMUNAL GARDEN. THERE IS ALSO A RESIDENT'S GYM ON SITE.



CCIs are illustrative and may be subject to changes.







CGIs are illustrative and may be subject to changes.





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METICULOUS DESIGN PAIRED  
WITH STYLISH FITTINGS MADE  
FOR MODERN LIVING.









# TRAVEL

Romford is well-connected to the rest of London, with fast and frequent trains to Liverpool Street and easy access by car to main roads. The arrival of the Elizabeth Line in 2022 has further improved connectivity, making Romford an even more convenient place to live.

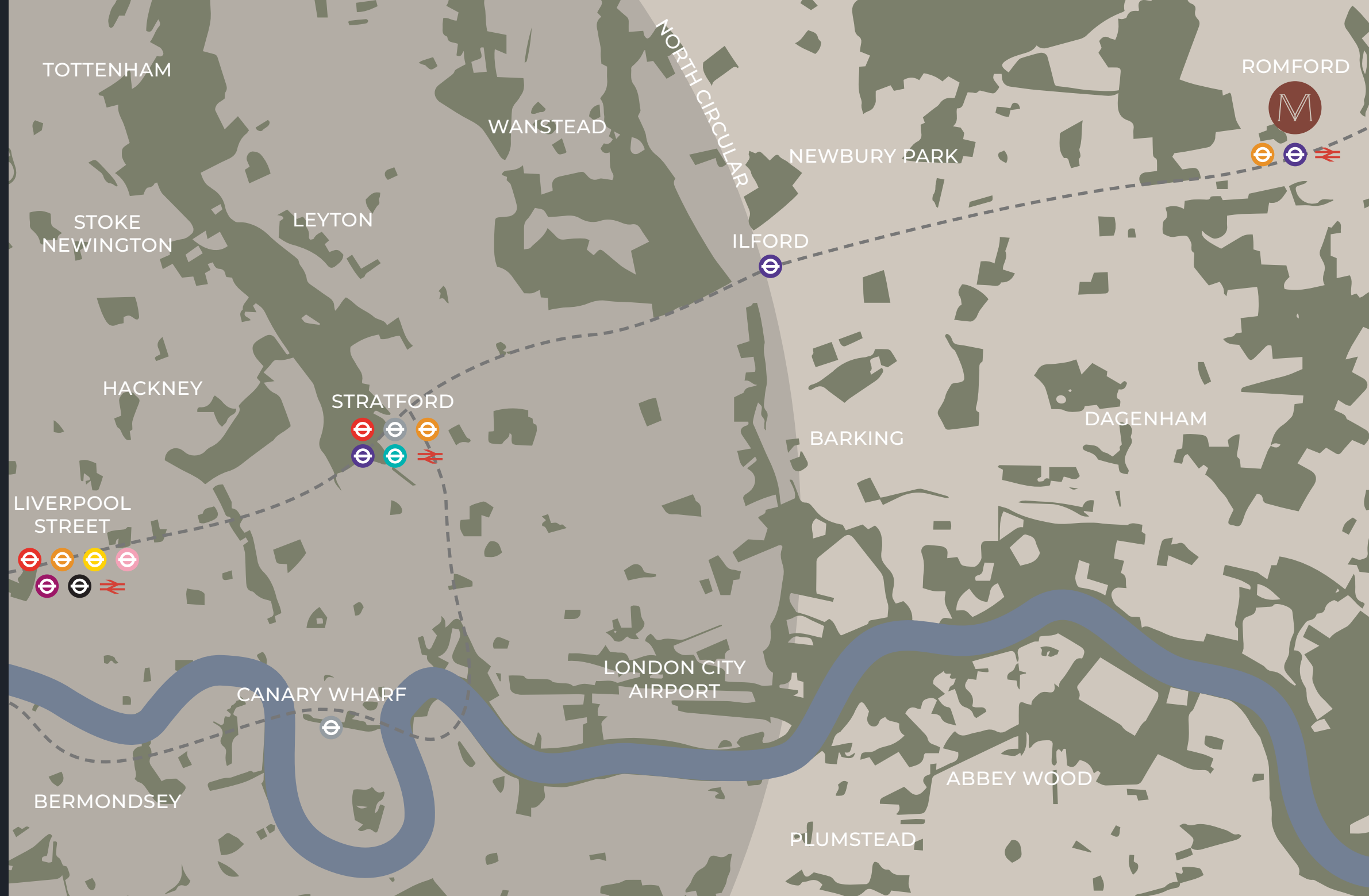
Romford Station is serviced by the Elizabeth Line, the Overground, and National Rail Services, allowing quick access to central London, as well as key parts of Essex.

Using the Elizabeth Line, residents in Romford are now able to reach central London in around 33 minutes without changing trains.

For commuters, areas such as Canary Wharf, Liverpool Street, and Stratford are reachable within 20 to 45 minutes. Romford Station is a 0.8 mile walk from Merchant's Yard, or less than a ten-minute bus ride.

If you prefer to travel by car, the A12, A13, A127, and M25 are all nearby, allowing simple travel through and around London.

Time calculated from development to destination using Google Maps.



- CENTRAL
- OVERGROUND
- CIRCLE
- HAMMERSMITH & CITY
- METROPOLITAN
- NORTHERN
- ELIZABETH
- JUBILEE
- DLR
- NATIONAL RAIL



# AREA MAP

## SUPERMARKETS

1. Dash Food & Wine
2. Sainsbury's Local
3. Mixas Grocery Store
4. ALDI
5. Tesco Express
6. Sainsbury's
7. Asda Romford
8. Romford Food
9. Budgen's London Road

## SHOPPING

10. Post Office
11. Mim Pharmacy
12. Matalan
13. Dunelm
14. Currys
15. Home Bargains
16. Marks & Spencer
17. Romford Market
18. The Liberty Shopping Centre
19. The Brewery

## RESTAURANTS

20. Blue Orchid
21. Robbins Pie and Mash
22. Turtle Bay
23. Wagamama
24. Nando's
25. Mangal Meze Restaurant
26. CREM Kitchen

## PUBS & BARS

27. The Golden Lion
28. The Lamb Romford
29. The Mawney Arm
30. Slug and Lettuce
31. Yates

## CAFÉS

32. North Street Cafe
33. The Park Cafe
34. Dream Cafe

## GYMS

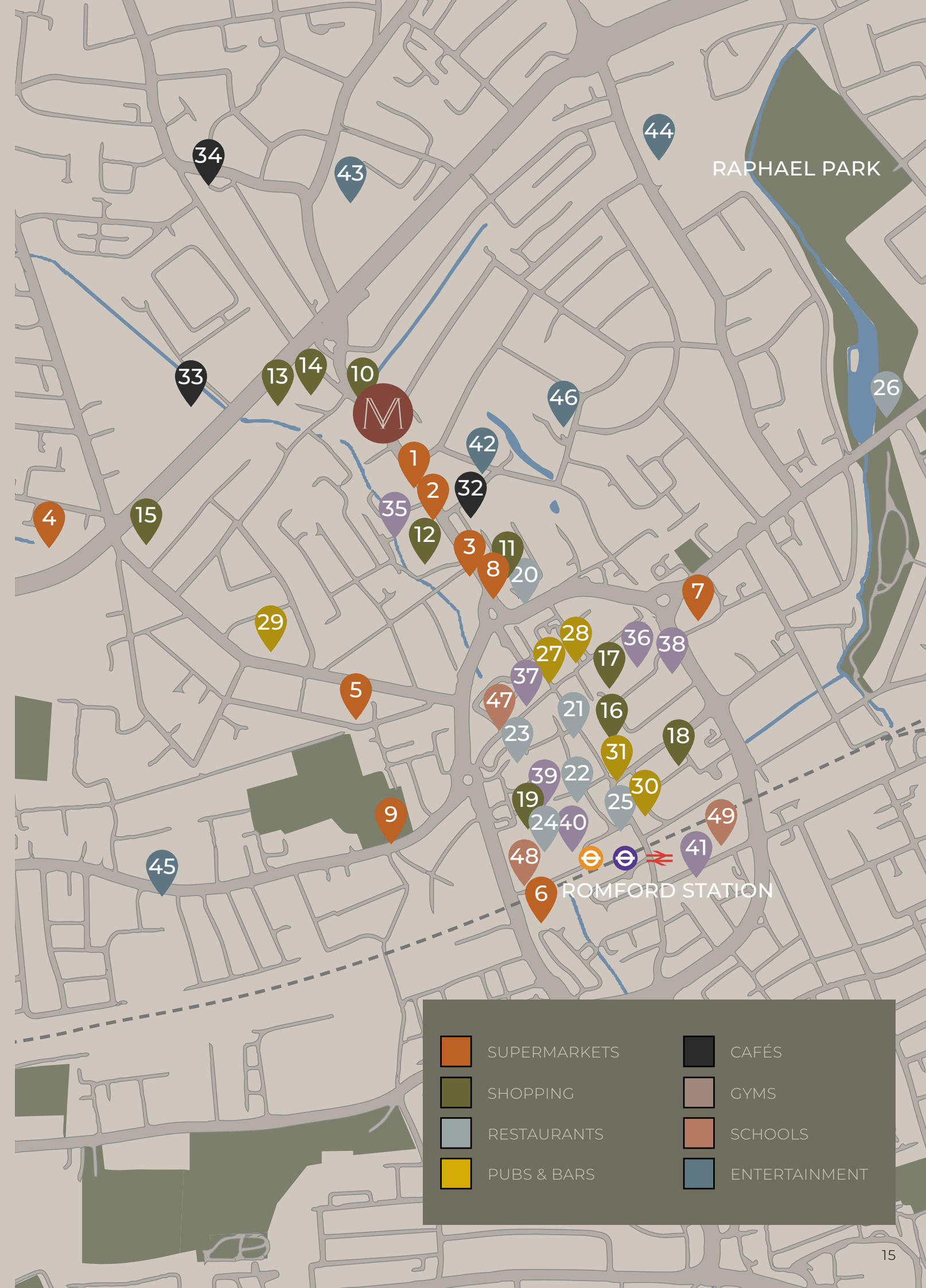
35. Romford Rock & Boulder
36. Better Gym
37. The MMA Clinic
38. Ultimate Fitness
39. Puregym Romford
40. Nuffield Health
41. Hustle House
42. St Peter's

## SCHOOLS

43. Parklands
44. Marshall's Park Academy
45. Crowlands
46. St Edward's

## ENTERTAINMENT

47. Havering Museum
48. Vue Cinema Romford
49. The Brookside Theatre



<span style="color: orange;">■</span>	SUPERMARKETS	<span style="color: darkgrey;">■</span>	CAFÉS
<span style="color: olive;">■</span>	SHOPPING	<span style="color: lightgrey;">■</span>	GYMS
<span style="color: lightblue;">■</span>	RESTAURANTS	<span style="color: red;">■</span>	SCHOOLS
<span style="color: yellow;">■</span>	PUBS & BARS	<span style="color: darkblue;">■</span>	ENTERTAINMENT



## SUPERMARKETS

Dash Food & Wine  
7 yards

Sainsbury's Local  
0.2 miles

Mixas Grocery Store  
0.3 miles

Romford Food  
0.3 miles

ALDI  
0.6 miles

Tesco Express  
0.6 miles

Budgen's London Road  
0.7 miles

Asda Romford  
0.8 miles

Sainsbury's  
0.9 miles

## SHOPPING

Post Office  
233ft

Mim Pharmacy  
0.3 miles

Matalan  
0.3 miles

Dunelm  
0.3 miles

Currys  
0.3 miles

Home Bargains  
0.5 miles

Marks & Spencer  
0.6 miles

Romford Market  
0.6 miles

The Liberty Shopping Centre  
0.6 miles

The Brewery  
0.8 miles

ROMFORD MARKET  
TAKES PLACE EVERY  
WEDNESDAY, FRIDAY  
& SATURDAY, AND HAS  
BEEN RUNNING FOR  
NEARLY 800 YEARS.

Romford has a thriving town centre, with a range of shops, restaurants, and entertainment options. The Mercury Mall offers a modern shopping experience, while the town centre has a range of independent shops and high street chains. The area also boasts several parks and green spaces, providing residents with opportunities to enjoy the outdoors.







## RESTAURANTS

Blue Orchid  
0.4 miles

Robbins Pie and Mash  
0.6 miles

Turtle Bay  
0.7 miles

Wagamama  
0.7 miles

Nando's  
0.7 miles

Mangal Meze Restaurant  
0.8 miles

CREM Kitchen  
1.1 miles



FROM STRONG  
COFFEES TO  
REFRESHING  
PINTS ROMFORD  
HAS SOMETHING  
FOR EVERYONE.

## PUBS & BARS

Golden Lion  
0.5 miles

The Lamb Romford  
0.5 miles

The Mawney Arm  
0.6 miles

Slug and Lettuce  
0.7 miles

Yates  
0.7 miles



## CAFÉS

North Street Cafe  
0.2 miles

The Park Cafe  
0.4 miles

Dream Cafe  
0.5 miles







## GREEN SPACES

Cottons Park  
0.7 miles

Raphael Park  
1 mile

Lodge Farm Park  
1.1 miles

Bedfords Park  
2.1 miles

## SPORTS & LEISURE

Powerleague Romford 5-a-side  
0.4 miles

Sapphire Ice & Leisure  
0.8 miles

Romford Golf Club  
1.4 miles

Top Tracer Driving Range  
1.6 miles

Romford and Gidea Park RFC  
1.8 miles

David Lloyd Leisure Centre  
2.3 miles

## GYMS

Romford Rock & Boulder  
0.3 miles

Better Gym Romford  
0.6 miles

The MMA Clinic  
0.6 miles

Ultimate Fitness PT  
0.6 miles

PureGym Romford  
0.7 miles

Nuffield Health Romford  
Fitness & Gym  
0.8 miles

Hustle House UK  
0.9 miles

RAPHAEL PARK IS HOME TO A LAKE, SEVERAL SPORTING FACILITIES AND A LARGE PLAYGROUND, AS WELL AS BEING THE SITE OF AN ANNUAL OPEN-AIR THEATRE.





# SCHOOLS

- St Peter's Catholic Primary School  
0.3 miles
- Parklands Primary School  
0.4 miles
- Marshall's Park Academy  
0.6 miles
- Crowlands Primary School  
1.1 miles
- Gidea Park Primary School  
1.1 miles
- St Edward's Church of England Academy  
1.6 miles
- The Frances Bardsley Academy for Girls  
1.7 miles
- The Warren School  
1.9 miles
- The Royal Liberty School  
2.1 miles
- Chadwell Heath Academy  
3.1 miles
- Drapers' Academy  
4.3 miles

Romford has a range of high-quality schools, both primary and secondary, including The Royal Liberty School, which was recently rated "outstanding" by Ofsted.

# ENTERTAINMENT

- Havering Museum  
0.6 miles
- Vue Cinema Romford  
0.8 miles
- The Brookside Theatre  
0.9 miles
- Romford Dogs  
1.3 miles
- Rollerbowl Bowling  
2.2 miles

AWARD-WINNING  
BROOKSIDE  
THEATRE IS  
BASED WITHIN  
THE ROMFORD  
WAR MEMORIAL  
BUILDINGS.





# SPECIFICATION

## KITCHENS

Beige matt finish units  
Matt black pull handles on floor units  
Handless wall units with LED lighting underneath  
White quartz worktop and upstand  
White quartz splashback behind hob  
Bosch oven, hob and extractor fan  
Zanussi integrated fridge/freezer and dishwasher  
Zanussi freestanding washer/dryer in storage cupboard  
Stainless steel basin  
Matt black tap

## PENTHOUSES

Integrated microwave  
Matt black hot tap  
Ceiling speakers to living room

## BATHROOMS

Light grey marble effect matt wall and floor tiles  
Grey vanity unit with basin  
Matt black brass ware  
Bath with glazed bath screen  
Wall hung toilet  
Mirrored cabinet above basin with shaver socket  
Matt black heated towel rail

## ENSUITES

Dark grey marble effect matt wall and floor tiles  
Grey vanity unit with basin  
Matt black brass ware

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

Shower with glazed bath screen  
Wall hung toilet  
Wall hung mirror  
Shaver socket  
Matt black heated towel rail

## FLOOR FINISHES

Engineered wood flooring in living room/kitchen and hallway  
Carpets in bedrooms and on internal staircases

## GENERAL

Matt black switches and sockets  
Matt black ironmongery  
Underfloor heating throughout  
Air source heat pumps  
Gas combi boiler in the house  
LED downlighting in living room/kitchen/hallway and bathrooms  
Pendant light outlet in bedrooms  
Video door entry system  
Terrestrial TV connection  
Sky stream ready  
Superfast fibre connection

## BALCONIES

Tiled floor  
Wall light

## BUILDING STANDARD & WARRANTY

ICW 10 years home warranty

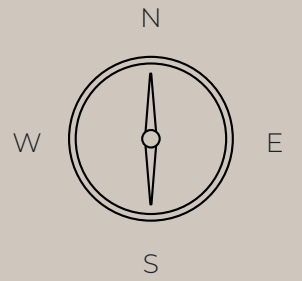


CGIs are illustrative and may be subject to changes.



# SITE PLAN

- COMMUNAL ENTRANCES
- BLOCK A ENTRANCES
- BLOCK B ENTRANCES
- HOUSE ENTRANCE
- LIFTS





M

# FLOOR PLANS

M

M

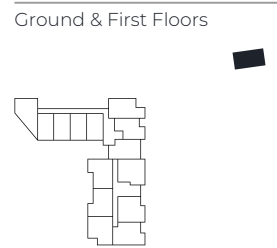
# THE HOUSE

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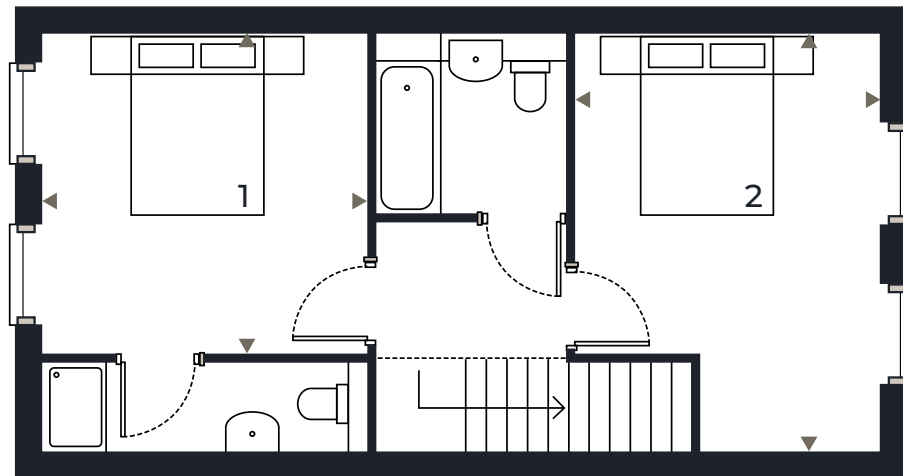


# HOUSE

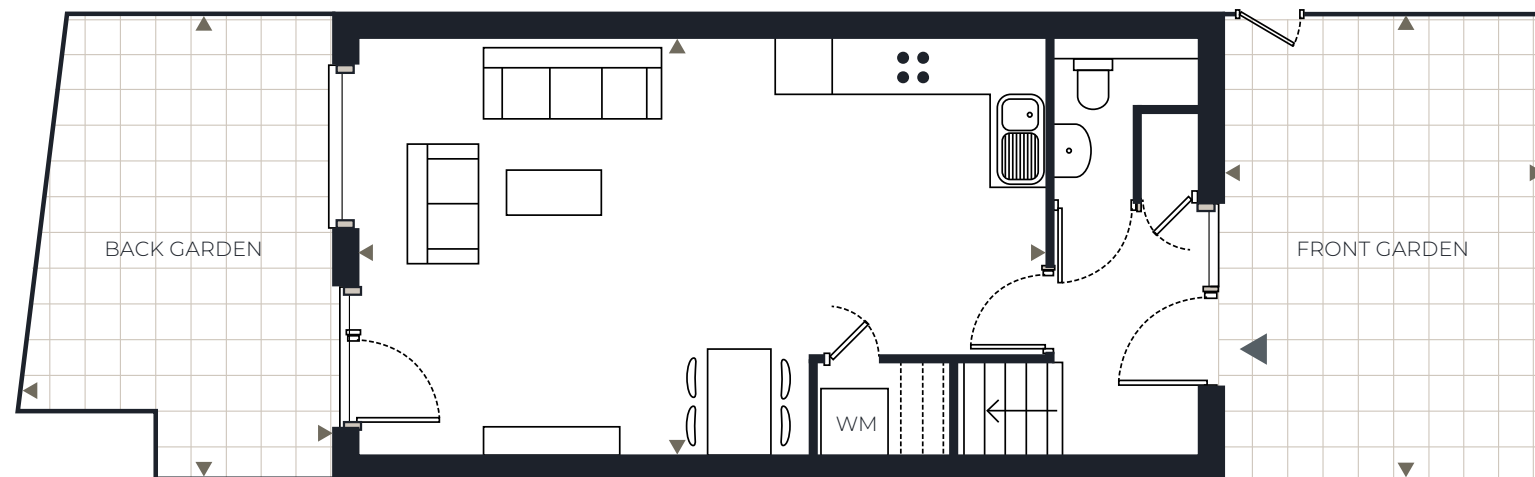
87.6 SQM / 943 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	7.7 x 4.6 m
Bedroom 1	3.5 x 3.6 m
Bedroom 2	4.6 x 3.4 m
Front Garden	20 sqm
Back Garden	14.5 sqm
Total	87.6 sqm
	943 sqft



FIRST FLOOR



GROUND FLOOR

# FIRST FLOOR





A1.1

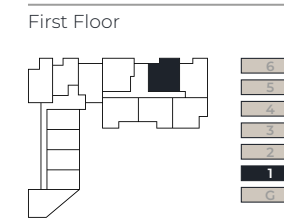
82.7 SQM / 890 SQFT  
2 Bedrooms  
2 Bathrooms



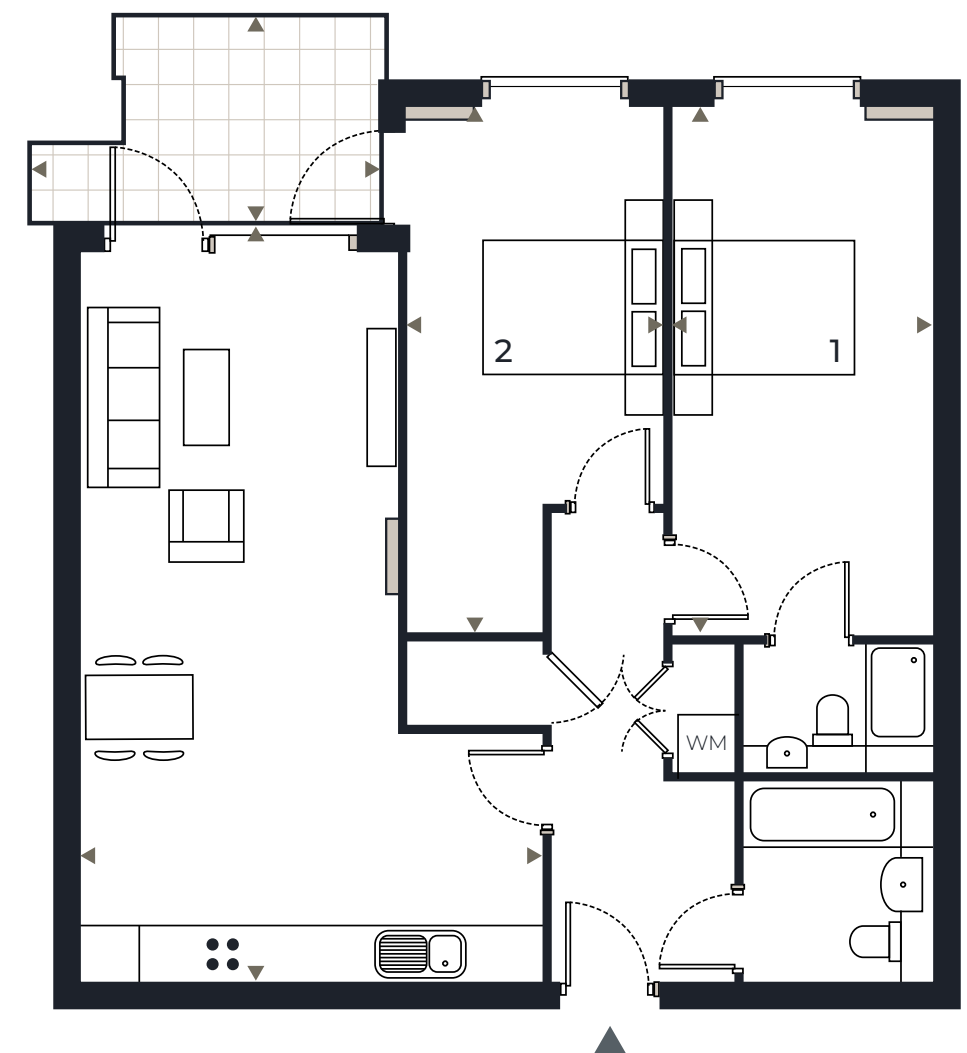
Lounge/Dining/Kitchen	3.5 x 9.3 m
Bedroom 1	7 x 3 m
Bedroom 2	4.9 x 2.7 m
Terrace	7.5 sqm
Total	82.7 sqm
	890 sqft

A1.2

78.8 SQM / 848 SQFT  
2 Bedrooms  
2 Bathrooms



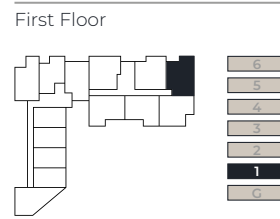
Lounge/Dining/Kitchen	4.9 x 7.9 m
Bedroom 1	5.5 x 2.7 m
Bedroom 2	2.6 x 5.4 m
Terrace	6.9 sqm
Total	78.8 sqm
	848 sqft





A1.3

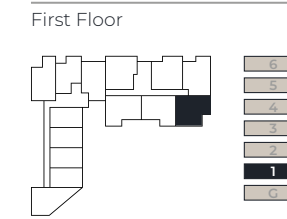
77.1 SQM / 830 SQFT  
2 Bedrooms  
2 Bathrooms



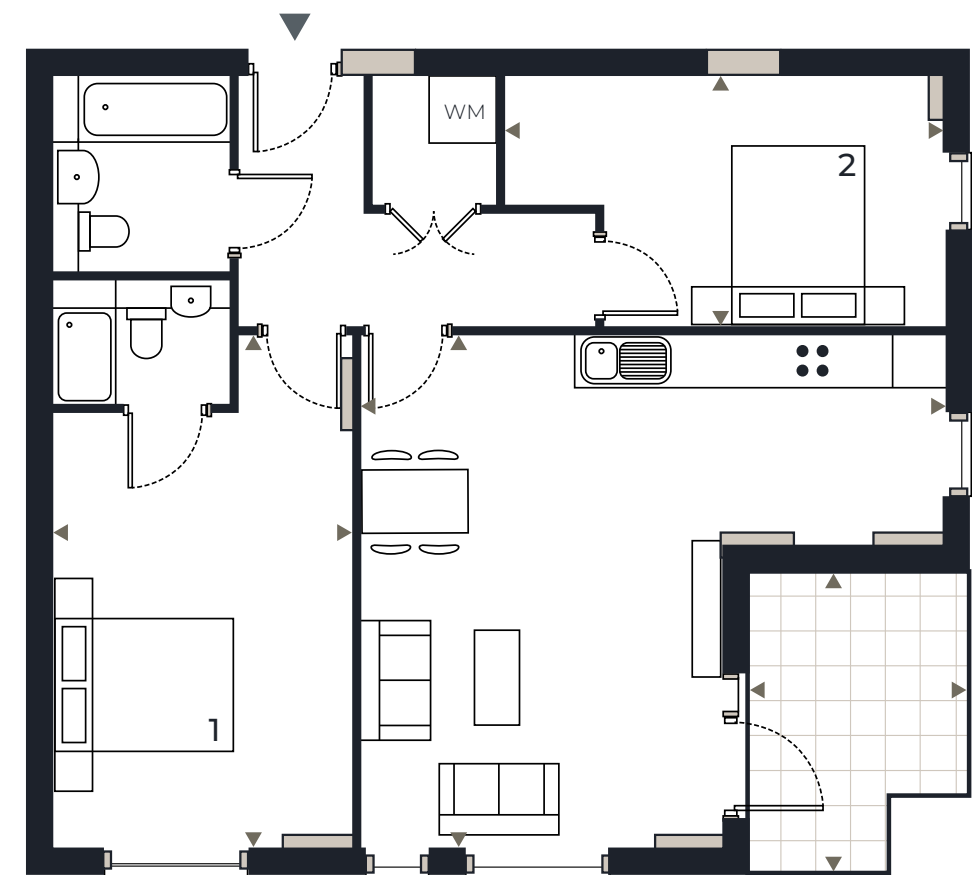
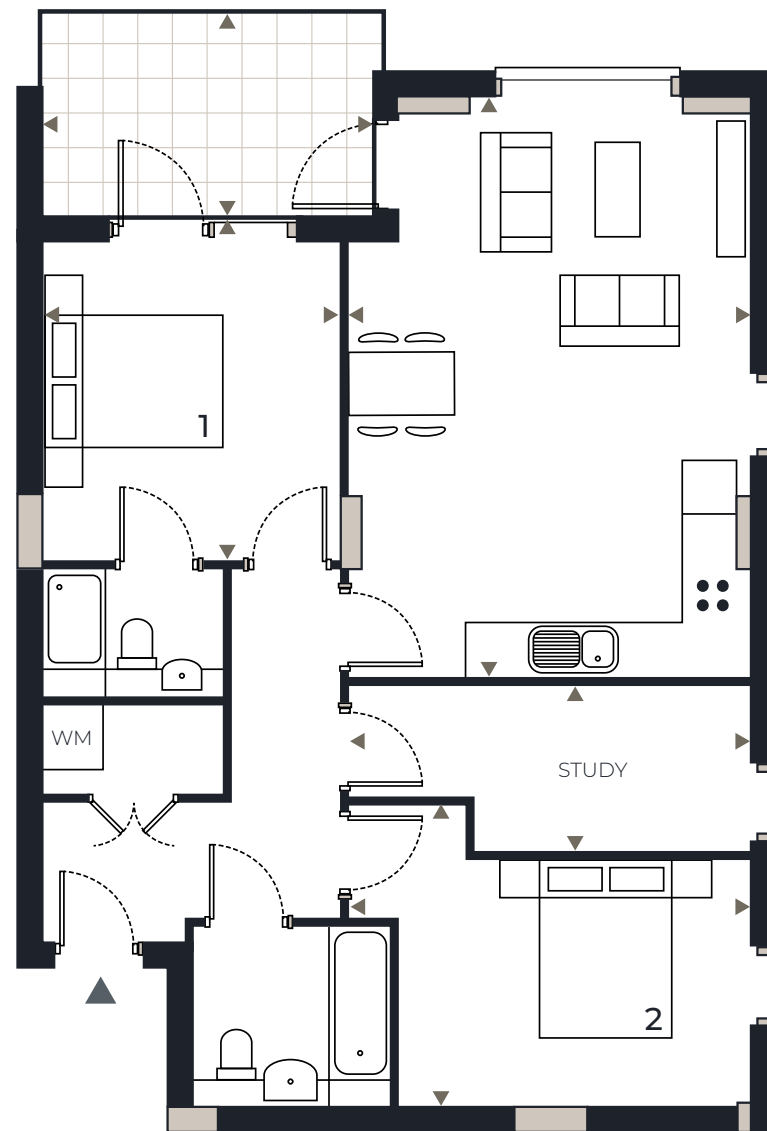
Lounge/Dining/Kitchen	6.3 x 4.4 m
Bedroom 1	3.2 x 3.4 m
Bedroom 2	4.4 x 3.3 m
Study	4.4 x 1.8 m
Terrace	8 sqm
Total	77.1 sqm
	830 sqft

A1.4

75.9 SQM / 817 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	5.6 x 6.4 m
Bedroom 1	5.6 x 3.3 m
Bedroom 2	3.3 x 4.8 m
Terrace	6.4 sqm
Total	75.9 sqm
	817 sqft



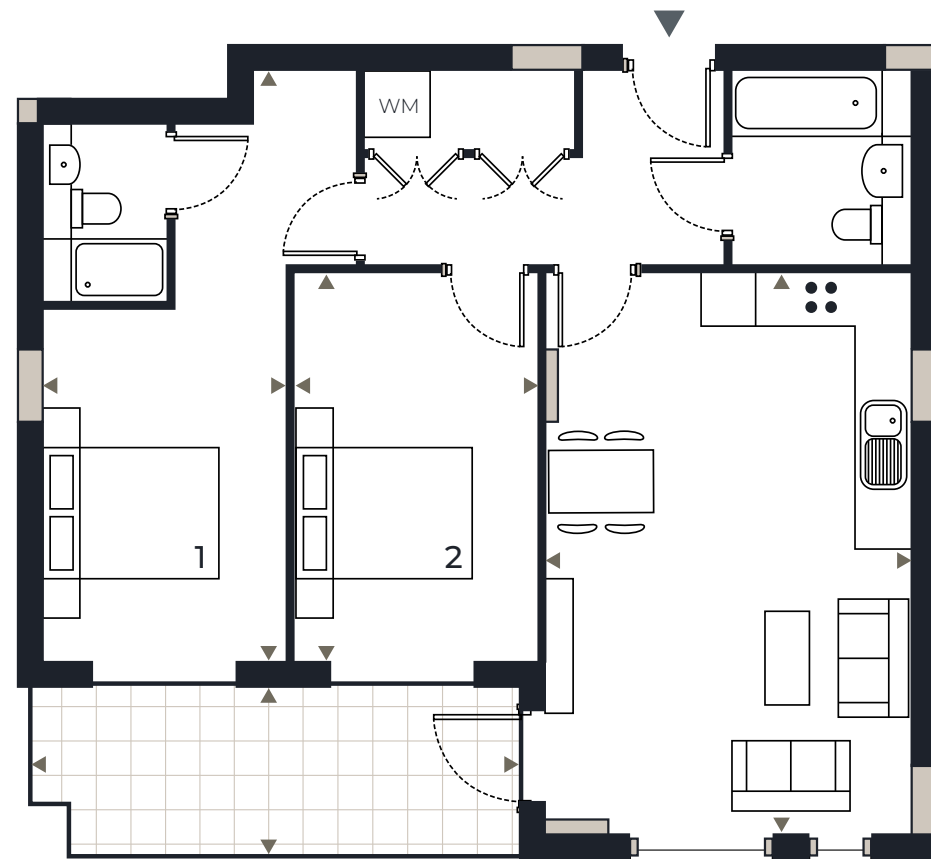


A1.5

71.9 SQM / 774 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	6.2 x 4.1 m
Bedroom 1	6.6 x 2.7 m
Bedroom 2	4.3 x 2.7 m
Terrace	8.3 sqm
Total	71.9 sqm
	774 sqft

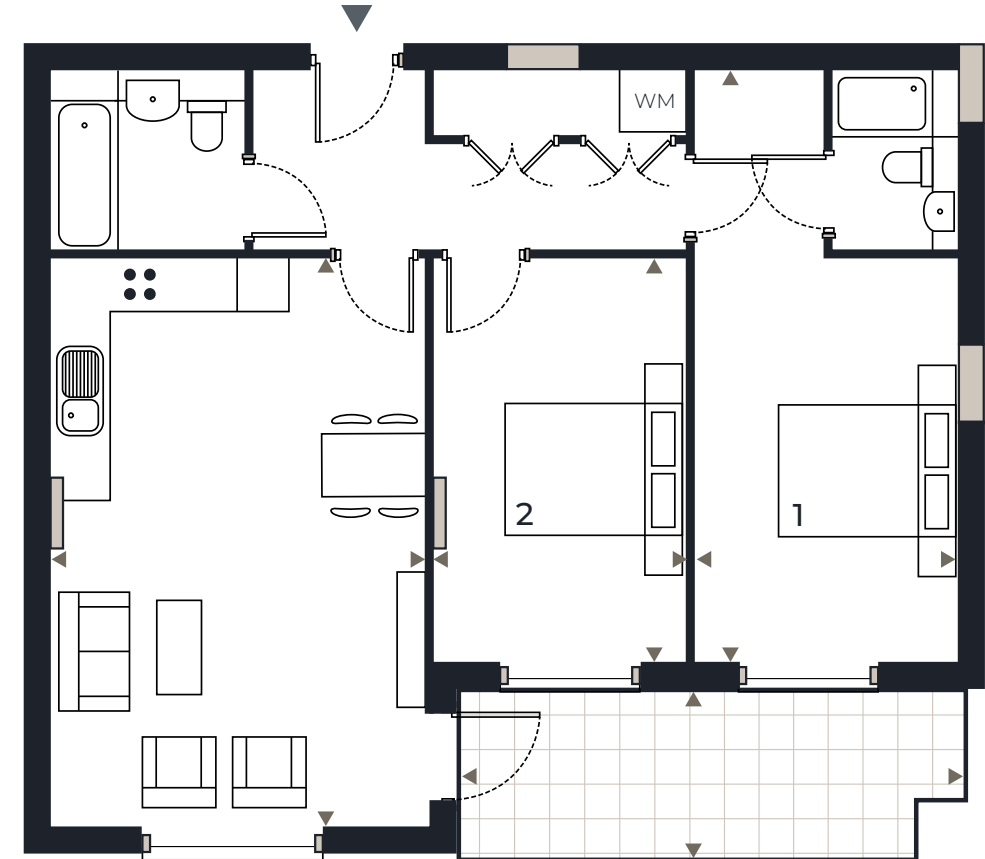


A1.6

75.4 SQM / 812 SQFT  
2 Bedrooms  
2 Bathrooms



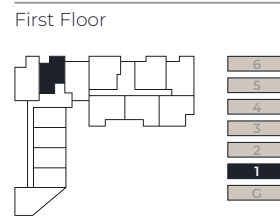
Lounge/Dining/Kitchen	4.1 x 6.4 m
Bedroom 1	6.6 x 3 m
Bedroom 2	2.8 x 4.5 m
Terrace	8.8 sqm
Total	75.4 sqm
	812 sqft



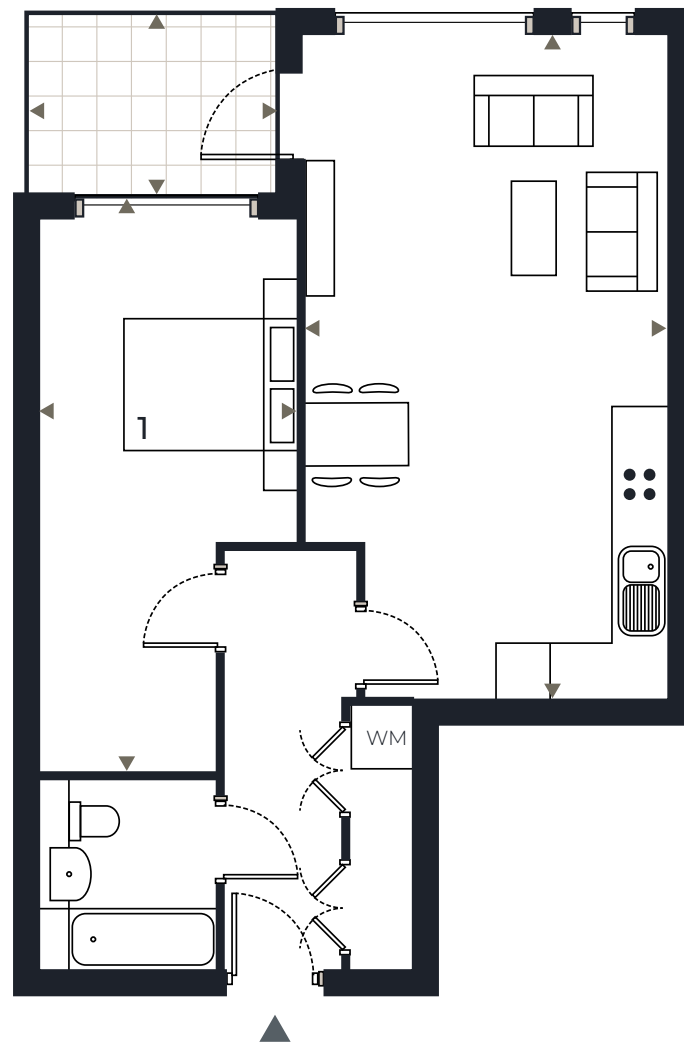


B1.1

59.7 SQM / 643 SQFT  
1 Bedroom  
1 Bathroom

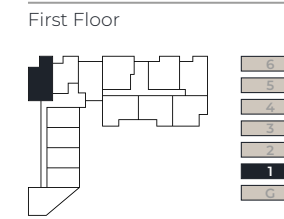


Lounge/Dining/Kitchen	7.4 x 4 m
Bedroom 1	2.9 x 6.2 m
Terrace	4.7 sqm
Total	59.7 sqm
	643 sqft

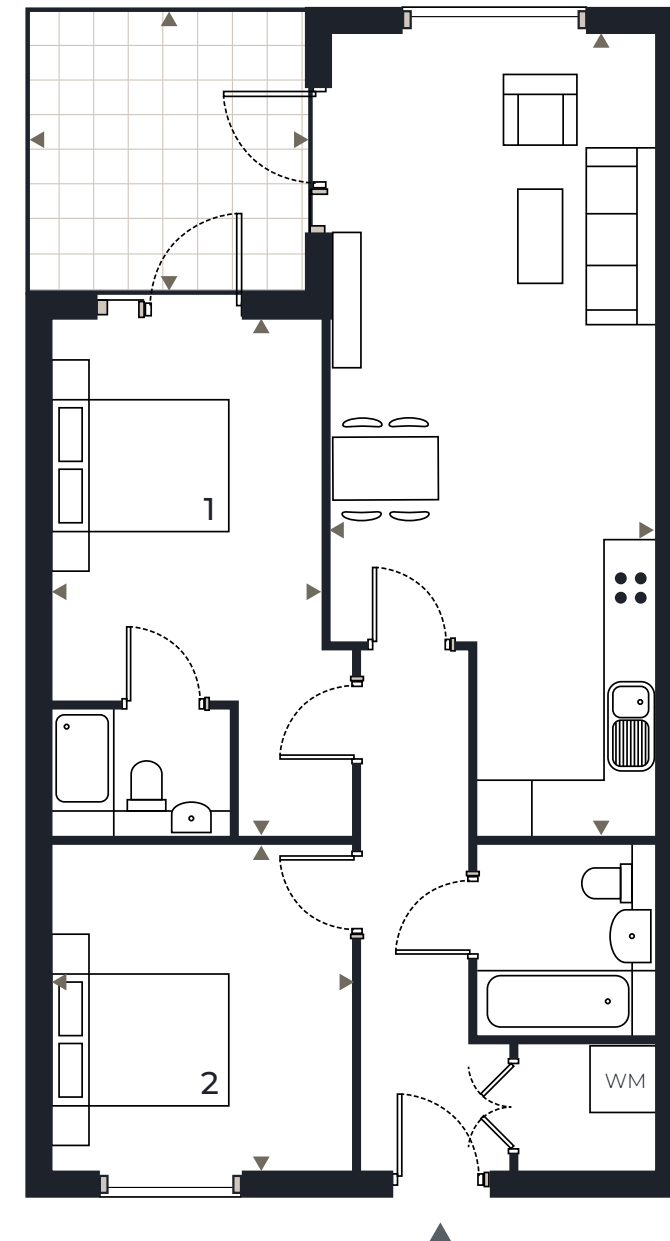


B1.2

75.6 SQM / 814 SQFT  
2 Bedrooms  
2 Bathrooms



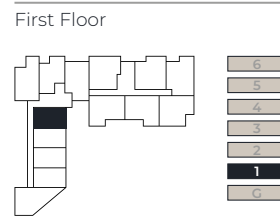
Lounge/Dining/Kitchen	8.1 x 3.6 m
Bedroom 1	5.7 x 3 m
Bedroom 2	3.3 x 3.6 m
Terrace	8 sqm
Total	75.6 sqm
	814 sqft





B1.3

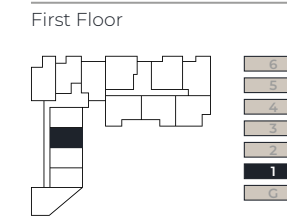
51.5 SQM / 554 SQFT  
1 Bedroom  
1 Bathroom



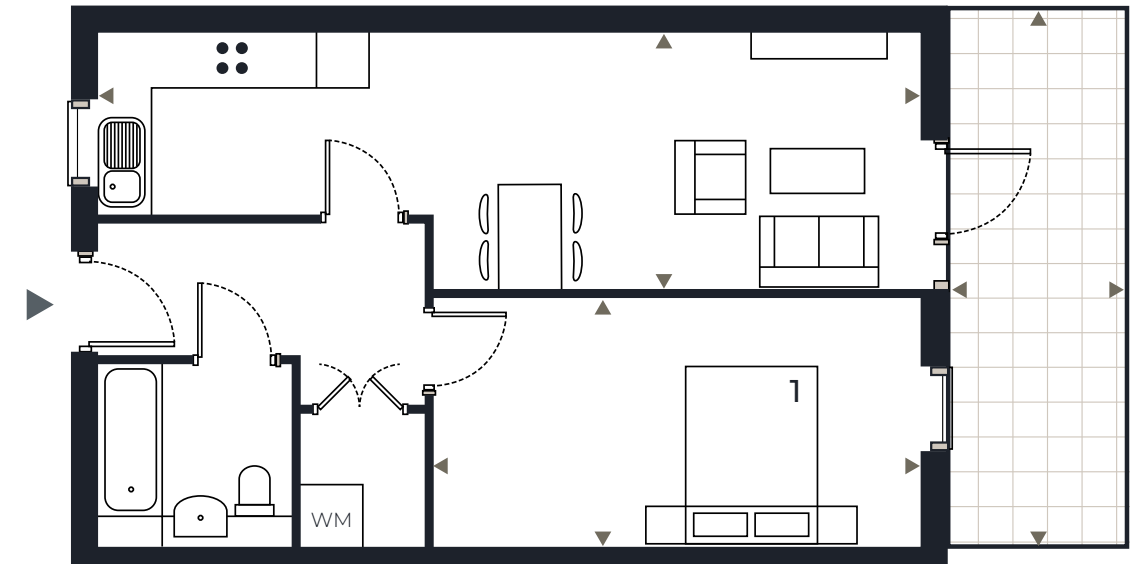
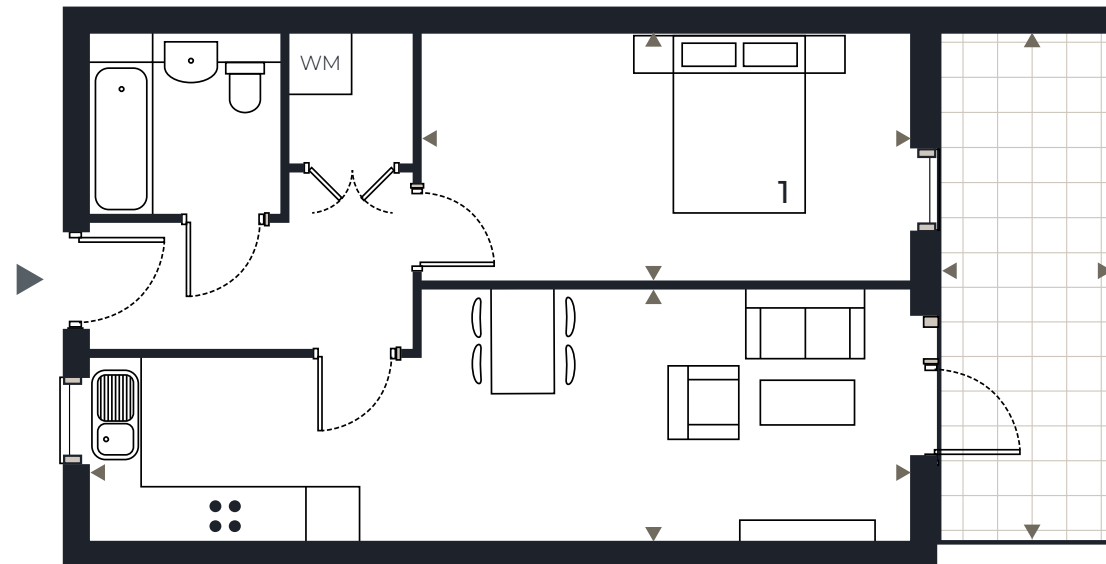
Lounge/Dining/Kitchen	9.1 x 2.8 m
Bedroom 1	5.4 x 2.7 m
Terrace	9.3 sqm
Total	51.5 sqm
	554 sqft

B1.4

51.5 SQM / 554 SQFT  
1 Bedroom  
1 Bathroom



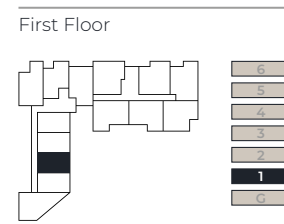
Lounge/Dining/Kitchen	9.1 x 2.8 m
Bedroom 1	5.4 x 2.7 m
Terrace	9.8 sqm
Total	51.5 sqm
	554 sqft





B1.5

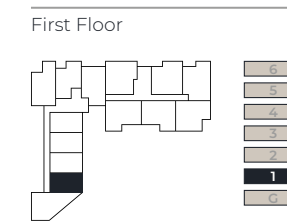
51.5 SQM / 554 SQFT  
1 Bedroom  
1 Bathroom



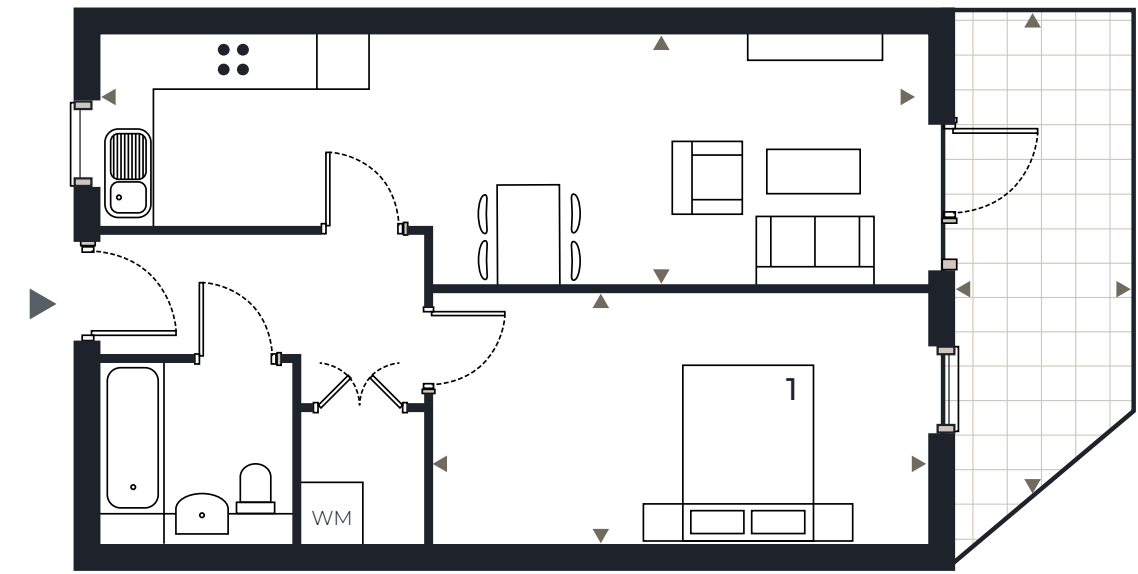
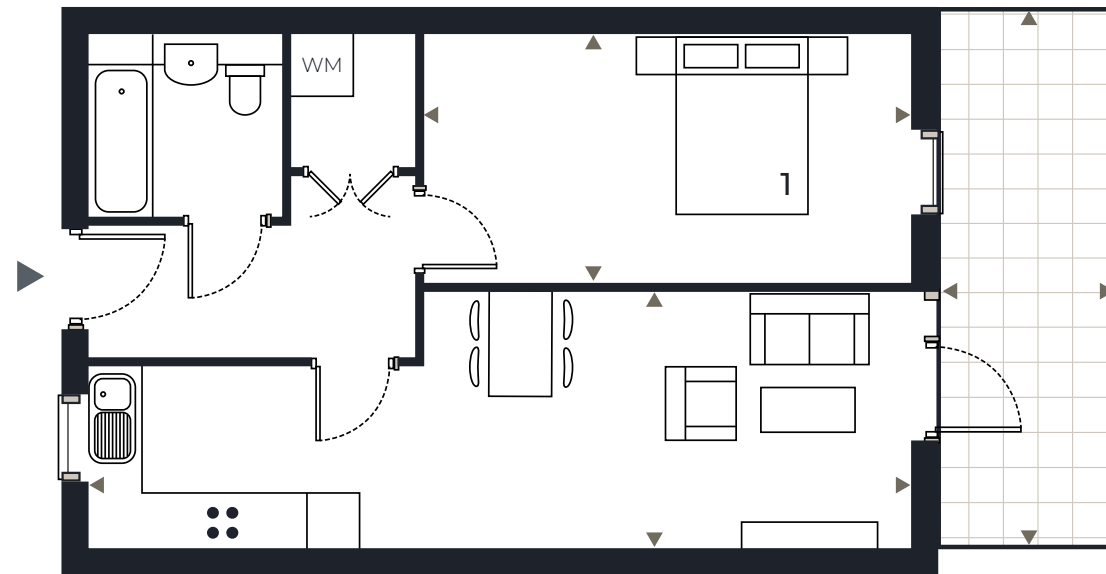
Lounge/Dining/Kitchen	9.1 x 2.8 m
Bedroom 1	5.4 x 2.7 m
Terrace	9.8 sqm
<hr/>	
Total	51.5 sqm
	554 sqft

B1.6

50.7 SQM / 546 SQFT  
1 Bedroom  
1 Bathroom



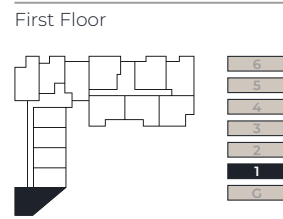
Lounge/Dining/Kitchen	9.1 x 2.8 m
Bedroom 1	2.7 x 5.4 m
Terrace	8.2 sqm
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Total	50.7 sqm
	546 sqft



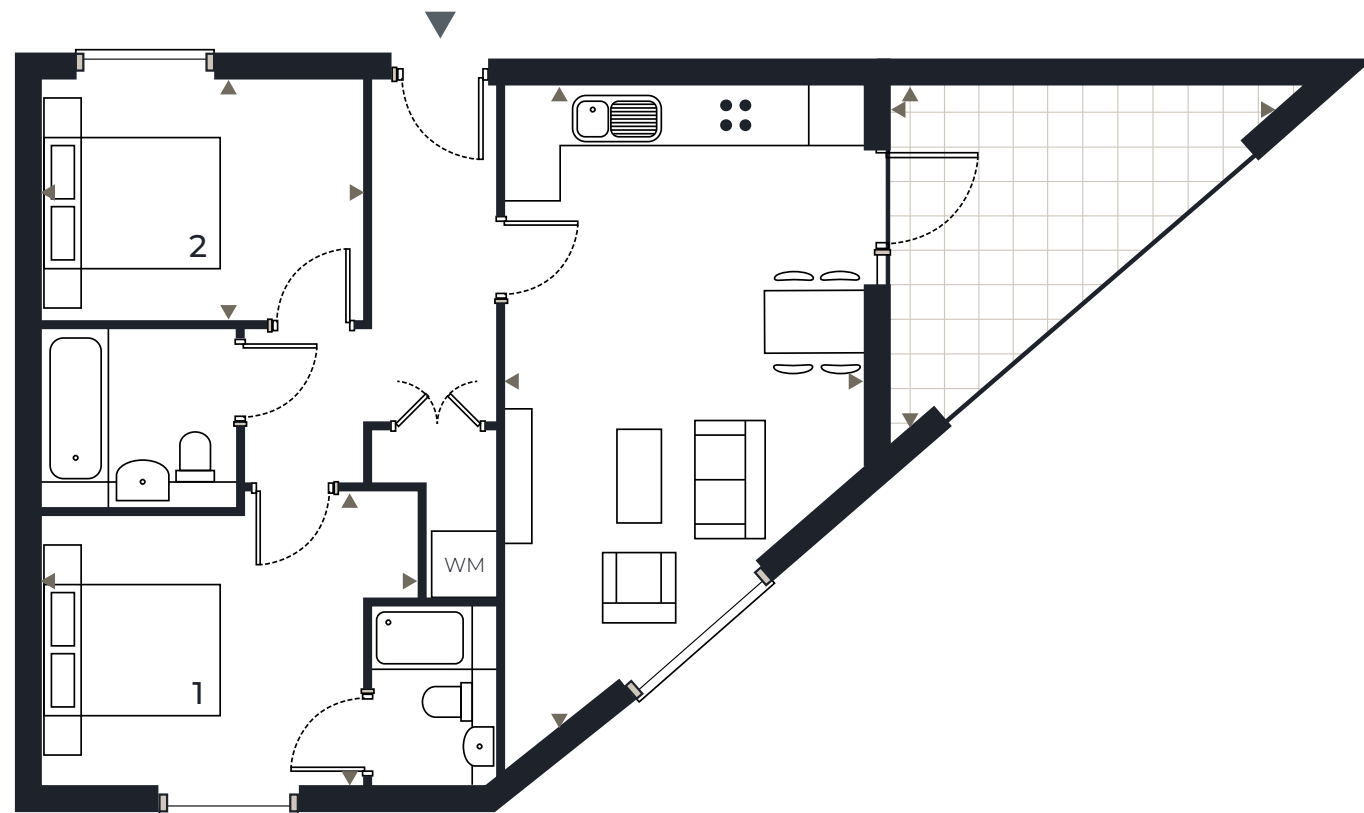


B1.7

65 SQM / 700 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	6.9 x 4 m
Bedroom 1	3.2 x 4 m
Bedroom 2	3.5 x 2.6 m
Terrace	8.9 sqm
Total	65 sqm
	700 sqft

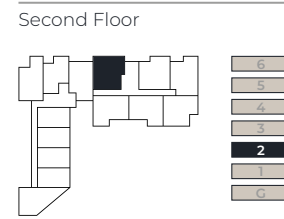


# SECOND FLOOR



A2.1

78.8 SQM / 848 SQFT  
2 Bedrooms  
2 Bathrooms



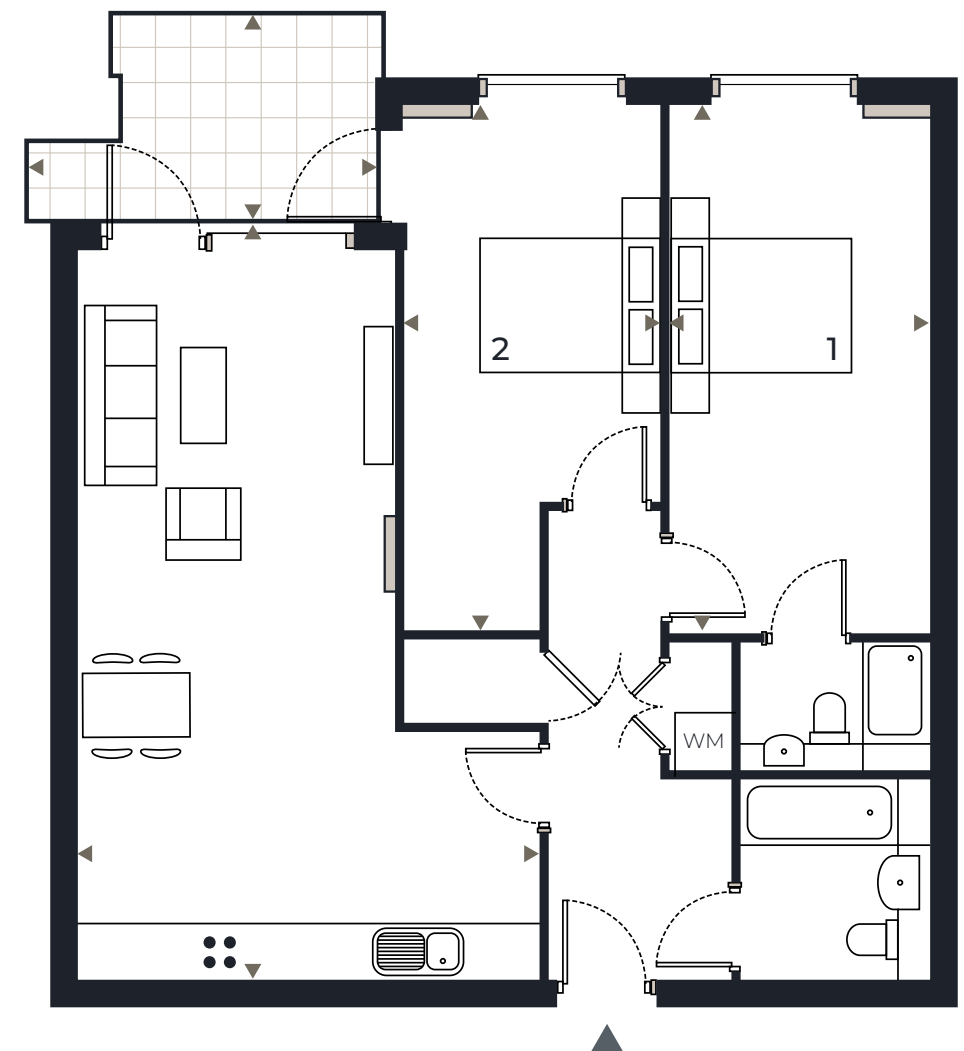
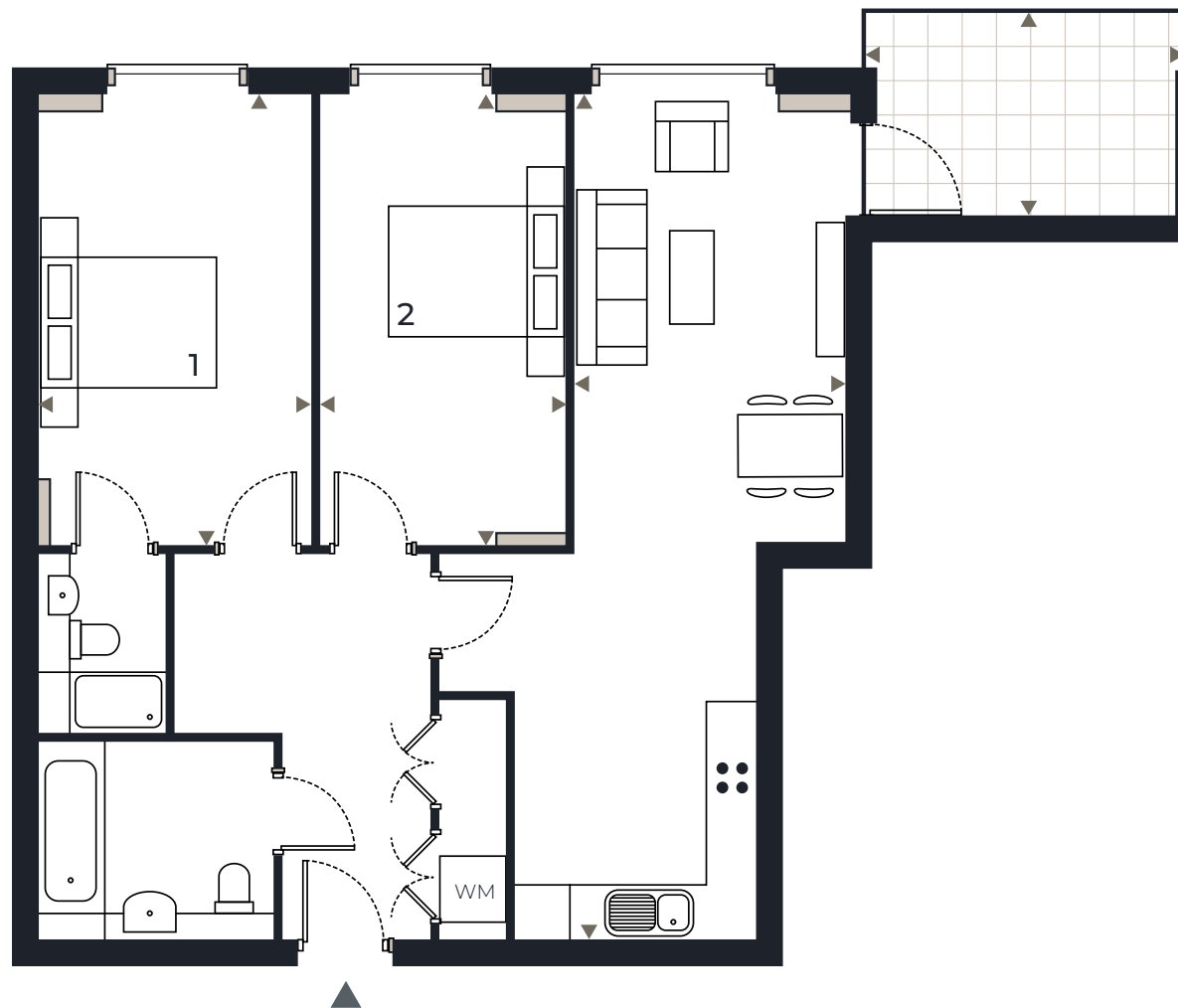
Lounge/Dining/Kitchen	9.3 x 2.9 m
Bedroom 1	4.9 x 3 m
Bedroom 2	4.9 x 2.7 m
Terrace	7.5 sqm
Total	78.8 sqm
	848 sqft

A2.2

78.8 SQM / 848 SQFT  
2 Bedrooms  
2 Bathrooms



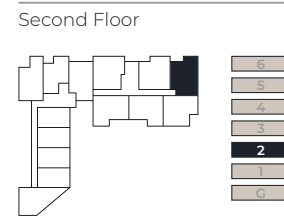
Lounge/Dining/Kitchen	7.7 x 4.9 m
Bedroom 1	5.5 x 2.7 m
Bedroom 2	5.5 x 2.6 m
Terrace	6.9 sqm
Total	78.8 sqm
	848 sqft



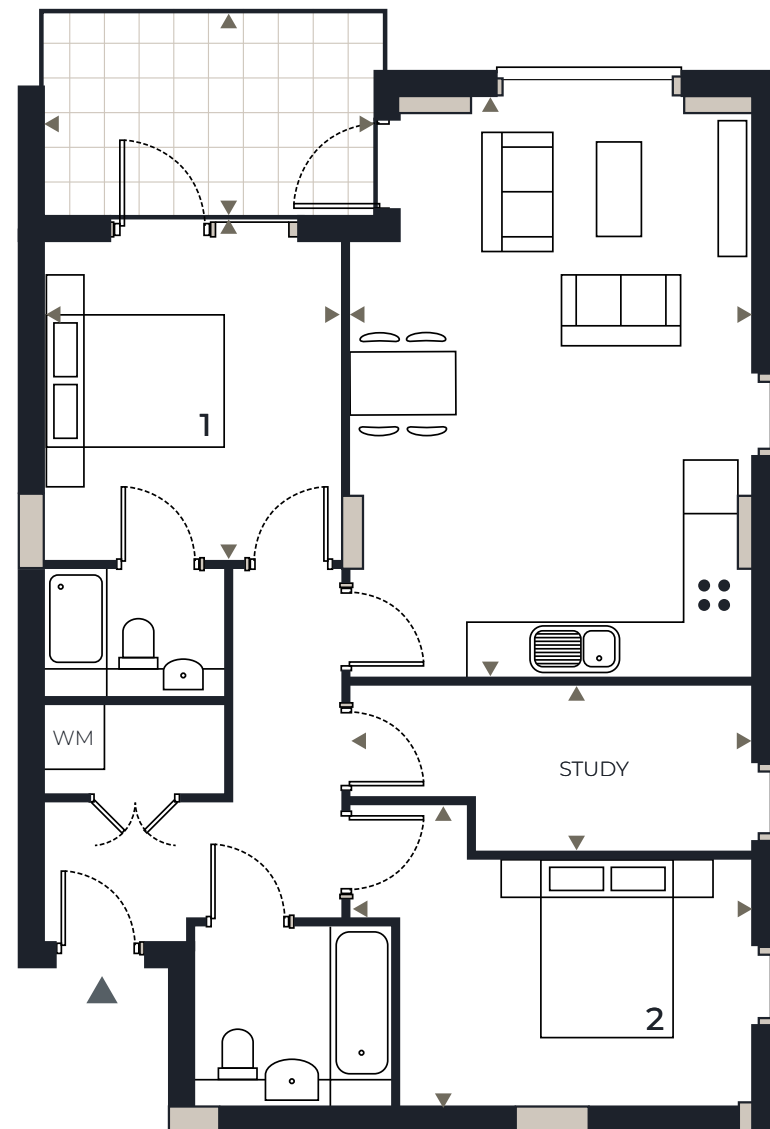


A2.3

77.1 SQM / 830 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	6.3 x 4.3 m
Bedroom 1	3.6 x 3.2 m
Bedroom 2	4.4 x 3.3 m
Study	1.8 x 4.4 m
Terrace	8 sqm
<hr/>	
Total	77.1 sqm
	830 sqft

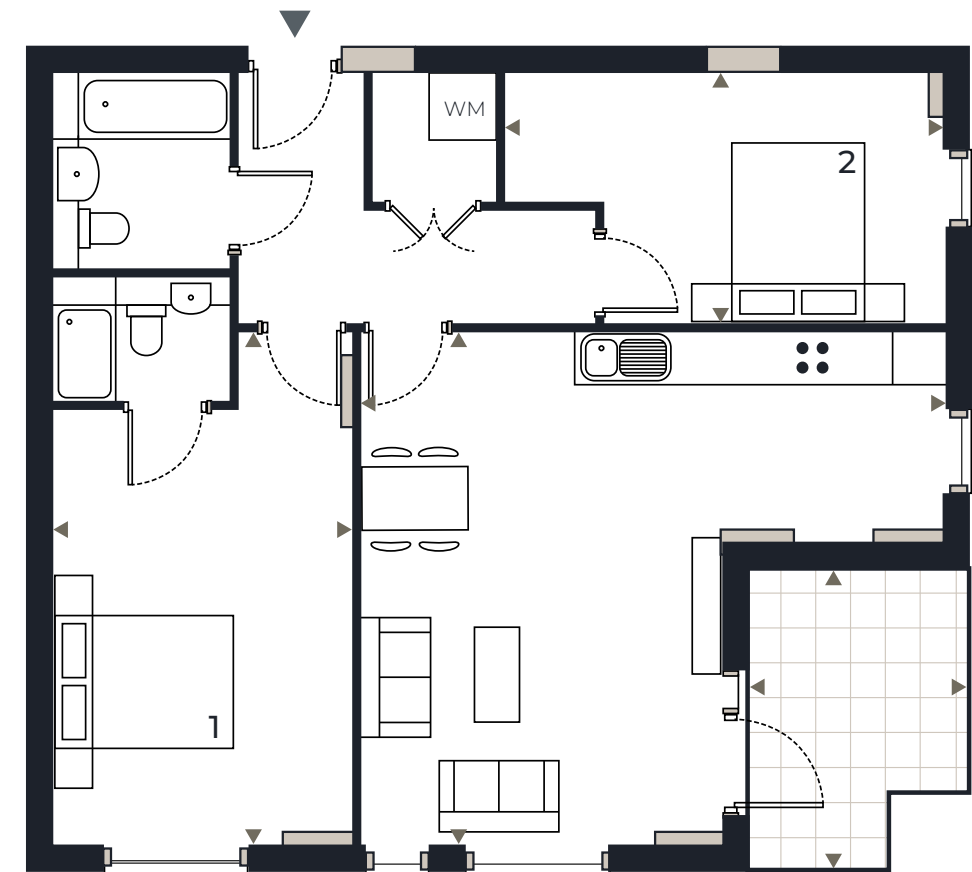


A2.4

75.9 SQM / 817 SQFT  
2 Bedrooms  
2 Bathrooms



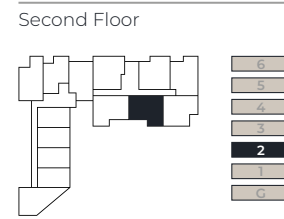
Lounge/Dining/Kitchen	3.9 x 5.6 m
Bedroom 1	5.6 x 3.3 m
Bedroom 2	4.8 x 2.7 m
Terrace	6.5 sqm
<hr/>	
Total	75.9 sqm
	817 sqft



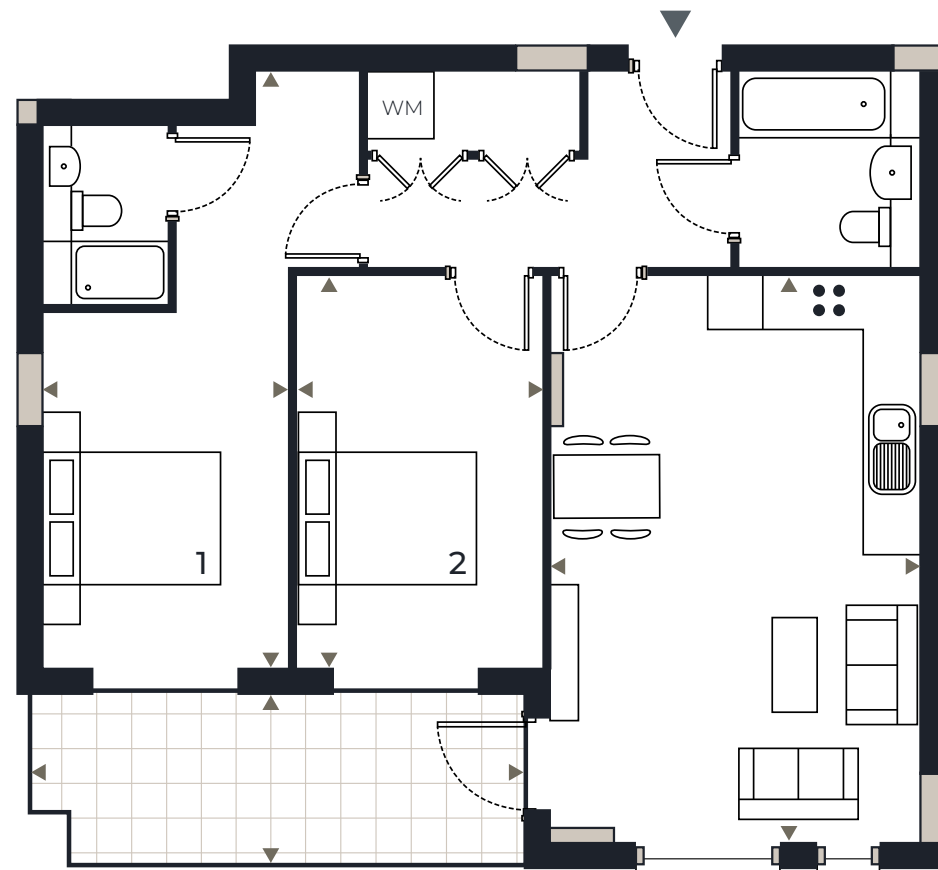


A2.5

71.4 SQM / 769 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	6.2 x 4.1 m
Bedroom 1	6 x 2.7 m
Bedroom 2	4.3 x 2.7 m
Terrace	8.6 sqm
Total	71.4 sqm
	769 sqft

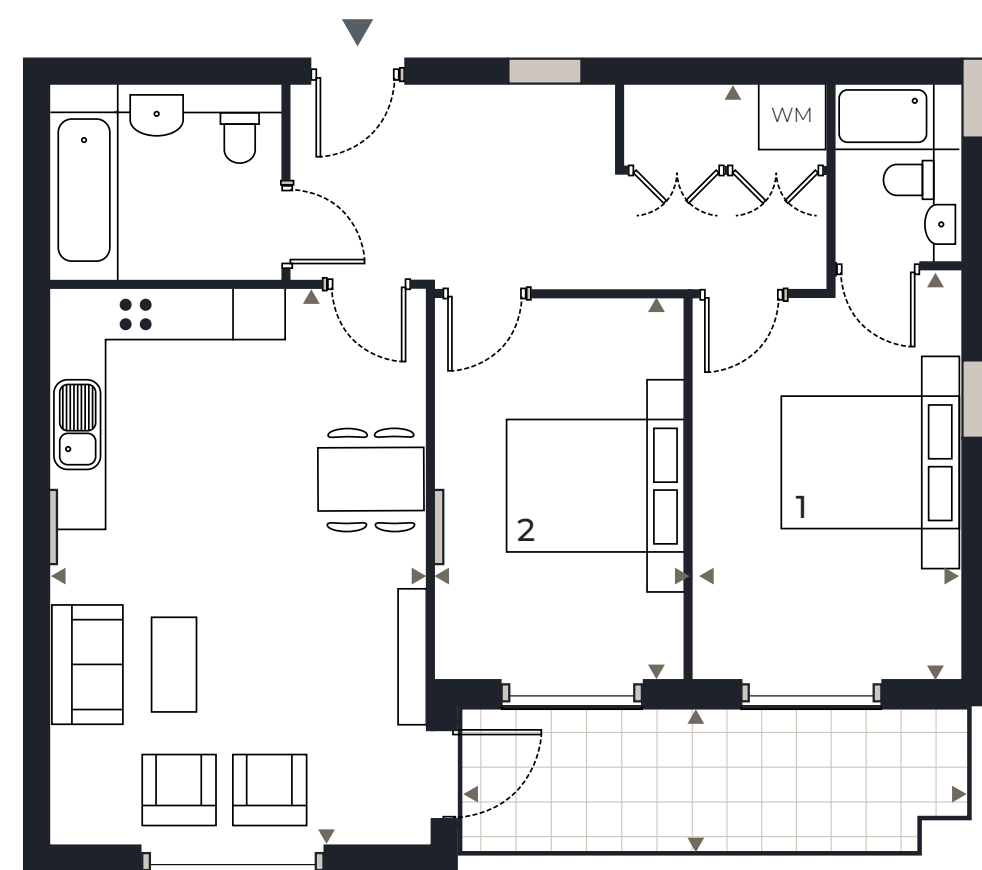


A2.6

75.4 SQM / 812 SQFT  
2 Bedrooms  
2 Bathrooms



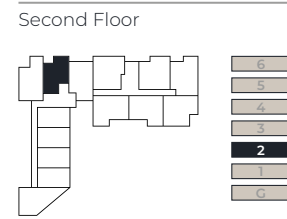
Lounge/Dining/Kitchen	4.1 x 6.2 m
Bedroom 1	4.5 x 3 m
Bedroom 2	4.2 x 2.8 m
Terrace	9.1 sqm
Total	75.4 sqm
	812 sqft



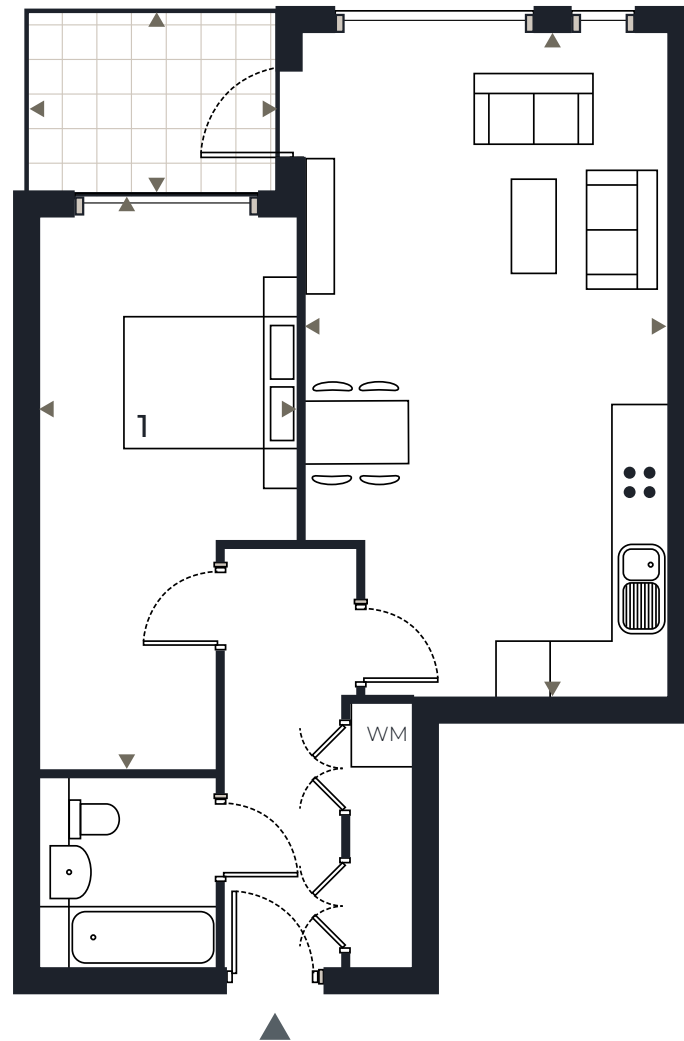


B2.1

59.6 SQM / 642 SQFT  
1 Bedroom  
1 Bathroom



Lounge/Dining/Kitchen	7.4 x 4 m
Bedroom 1	6.2 x 2.9 m
Terrace	4.9 sqm
<hr/>	
Total	59.6 sqm
	624 sqft

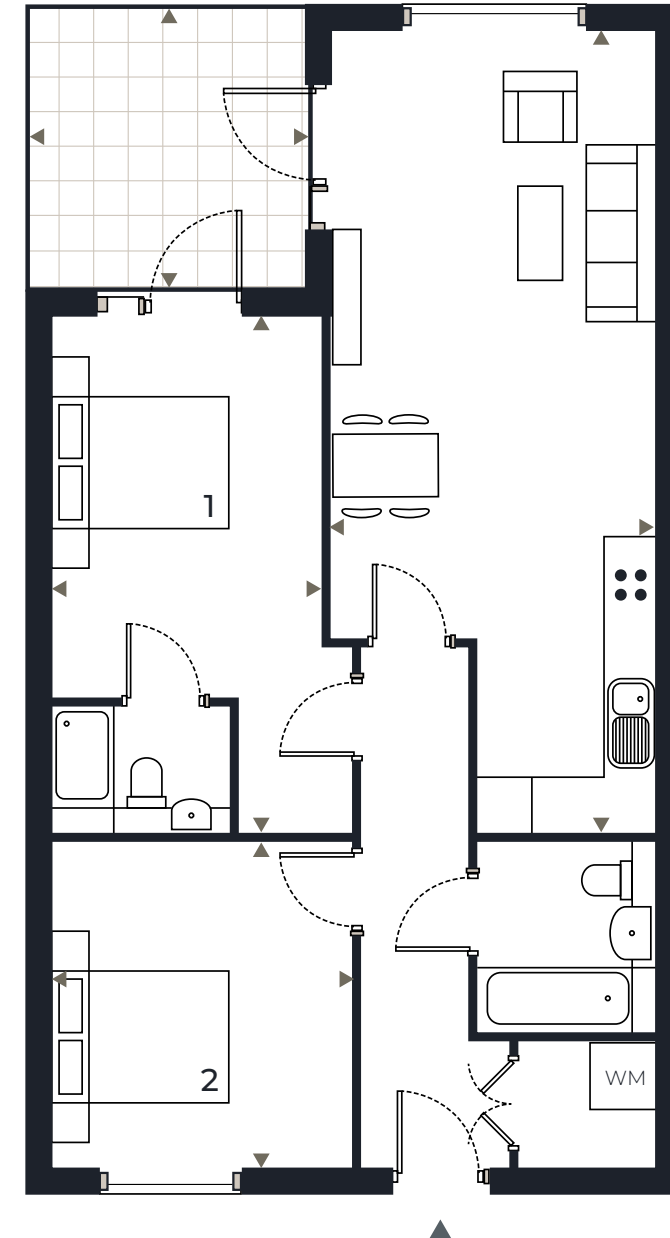


B2.2

75.6 SQM / 814 SQFT  
2 Bedrooms  
2 Bathrooms



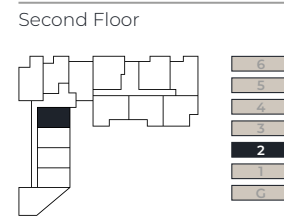
Lounge/Dining/Kitchen	3.6 x 8.8 m
Bedroom 1	3 x 5.7 m
Bedroom 2	3.3 x 3.6 m
Terrace	8.6 sqm
<hr/>	
Total	75.6 sqm
	814 sqft





B2.3

51.5 SQM / 554 SQFT  
1 Bedroom  
1 Bathroom



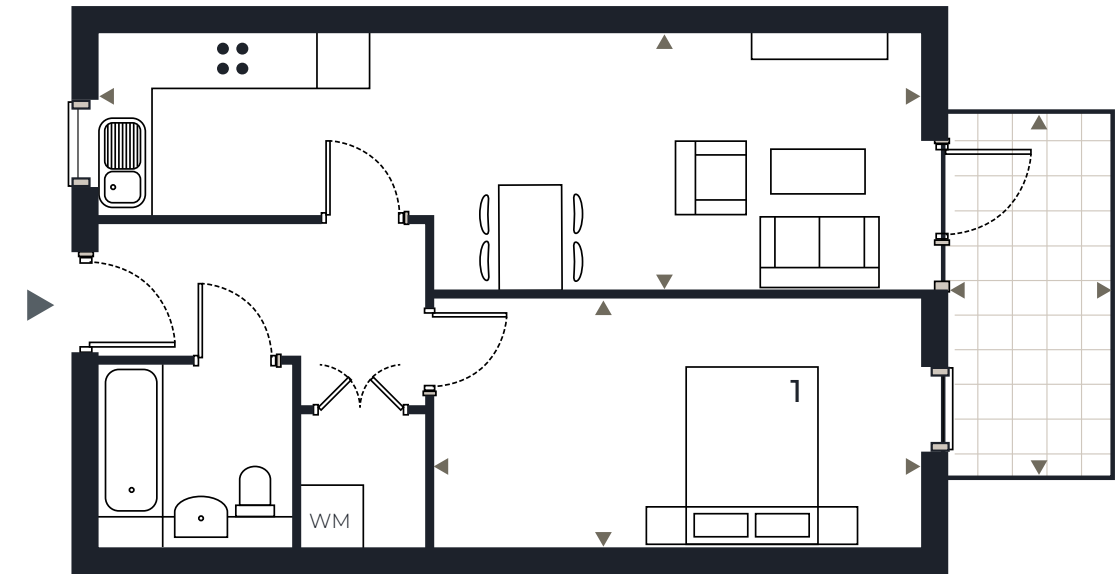
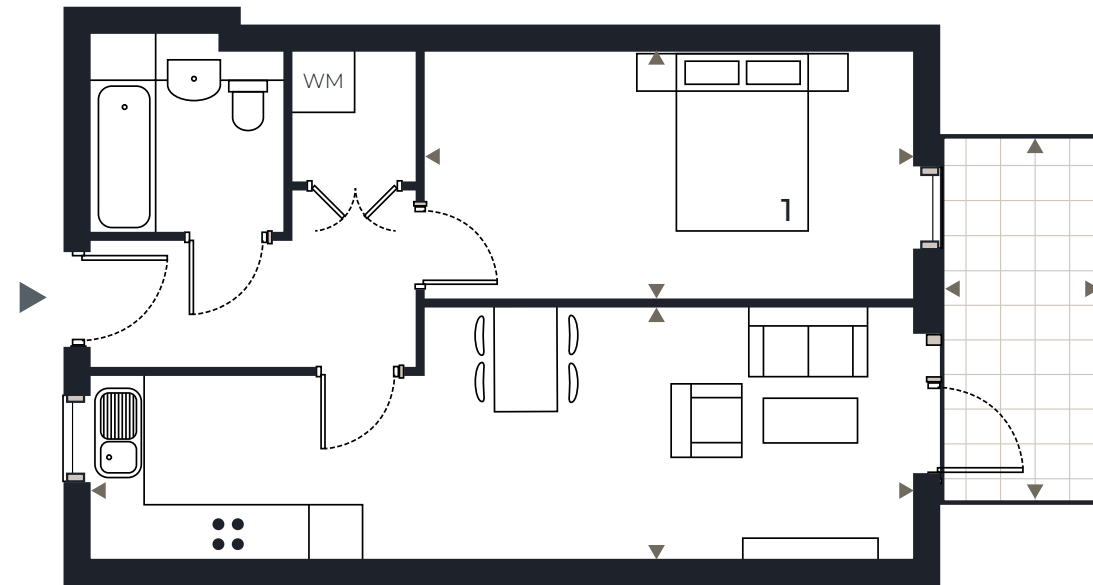
Lounge/Dining/Kitchen	9.1 x 2.8 m
Bedroom 1	5.4 x 2.7 m
Terrace	6.6 sqm
<hr/>	
Total	51.5 sqm
	554 sqft

B2.4

51.5 SQM / 554 SQFT  
1 Bedroom  
1 Bathroom

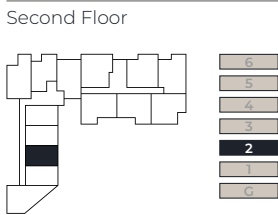


Lounge/Dining/Kitchen	9.1 x 2.8 m
Bedroom 1	5.4 x 2.7 m
Terrace	6.6 sqm
<hr/>	
Total	51.5 sqm
	554 sqft

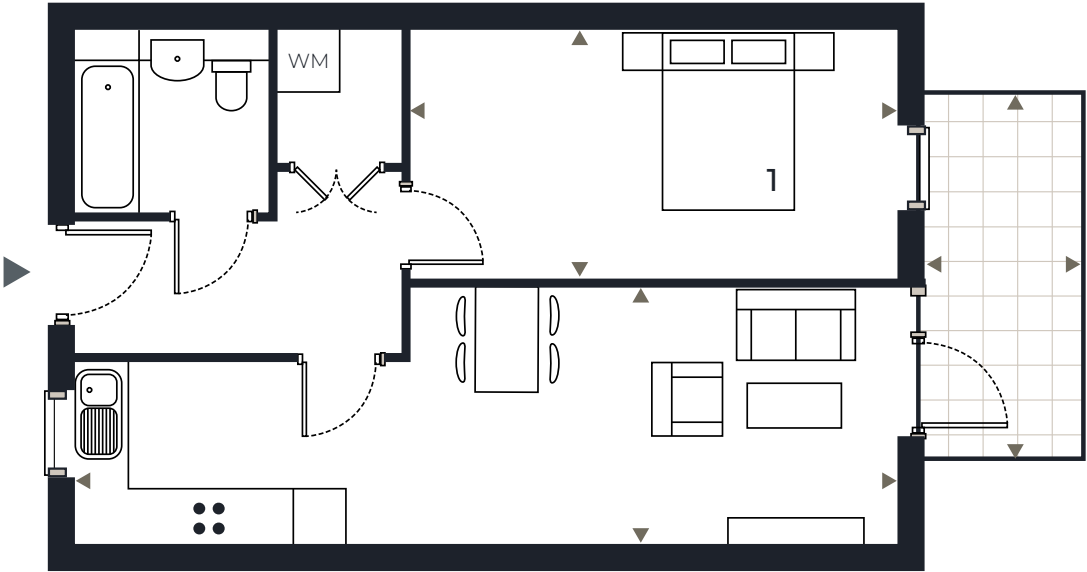




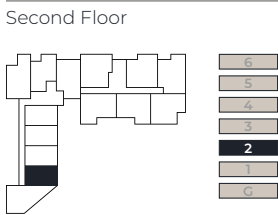
B2.5  
51.5 SQM / 554 SQFT  
1 Bedroom  
1 Bathroom



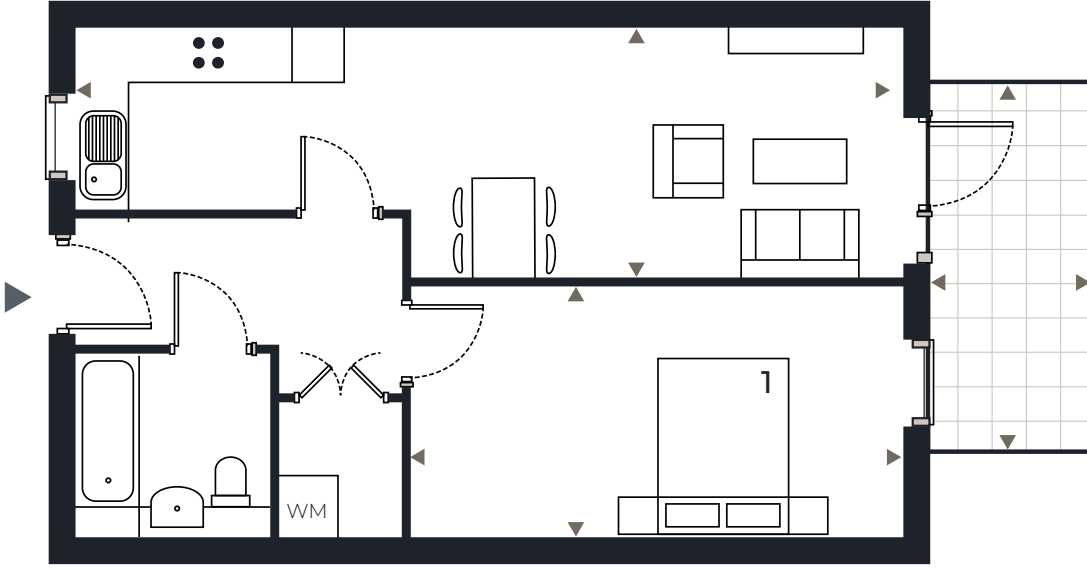
Lounge/Dining/Kitchen	9.1 x 2.8 m
Bedroom 1	5.4 x 2.7 m
Terrace	6.6 sqm
Total	51.5 sqm
	554 sqft



B2.6  
50.7 SQM / 546 SQFT  
1 Bedroom  
1 Bathroom



Lounge/Dining/Kitchen	9.1 x 2.8 m
Bedroom 1	5.4 x 2.7 m
Terrace	6.6 sqm
Total	50.7 sqm
	546 sqft

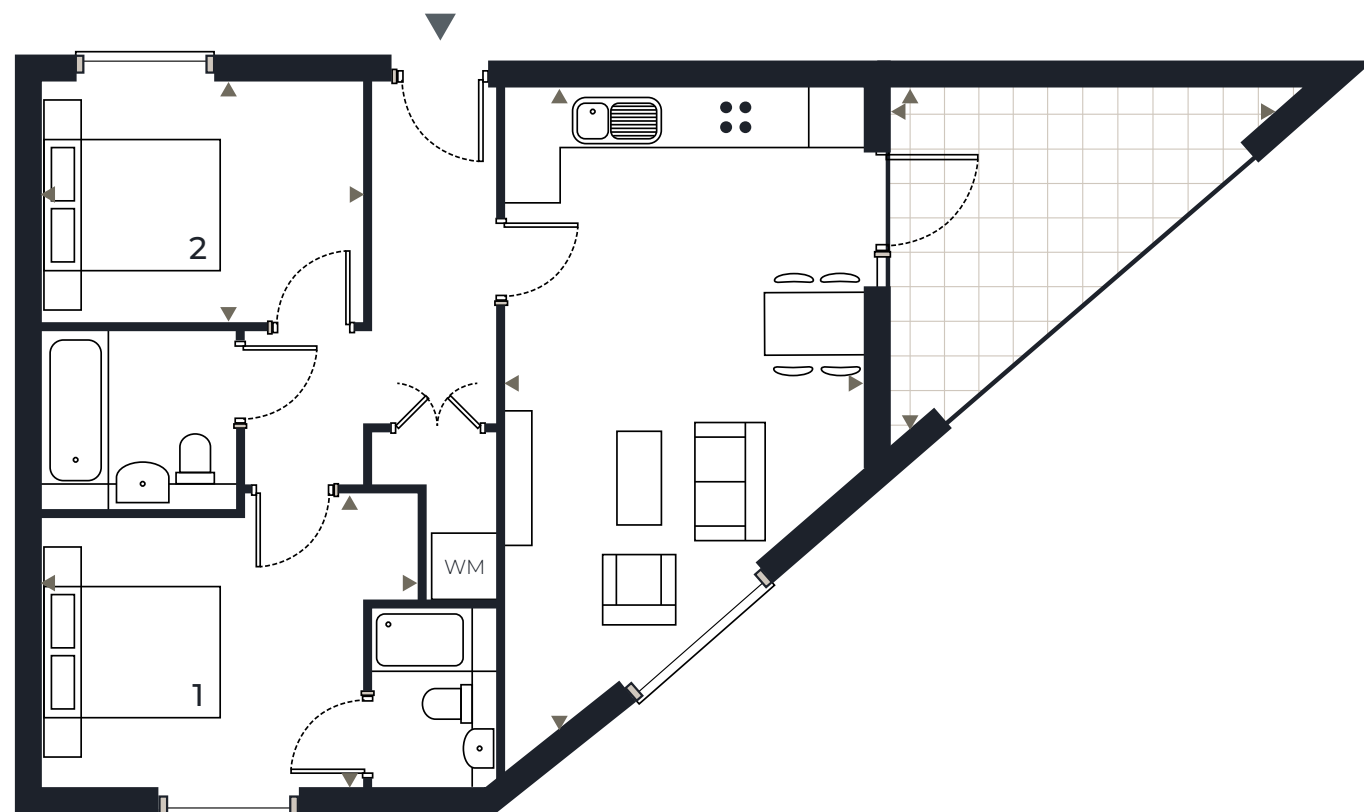


B2.7

65 SQM / 700 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	4 x 7.3 m
Bedroom 1	3.2 x 3.5 m
Bedroom 2	2.7 x 3.5 m
Terrace	9.3 sqm
Total	65 sqm
	700 sqft



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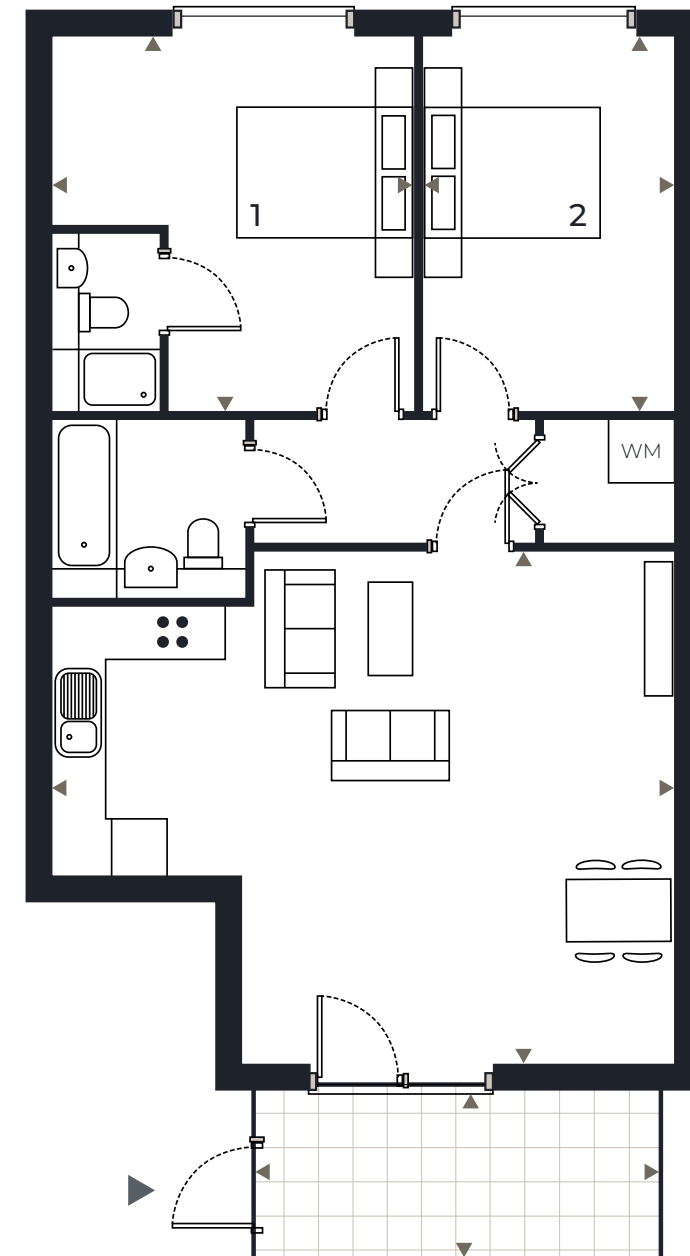
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

B2.8

75.4 SQM / 812 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	6.9 x 5.7 m
Bedroom 1	4 x 4.1 m
Bedroom 2	4.1 x 2.7 m
Terrace	8.3 sqm
Total	75.4 sqm
	812 sqft



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M

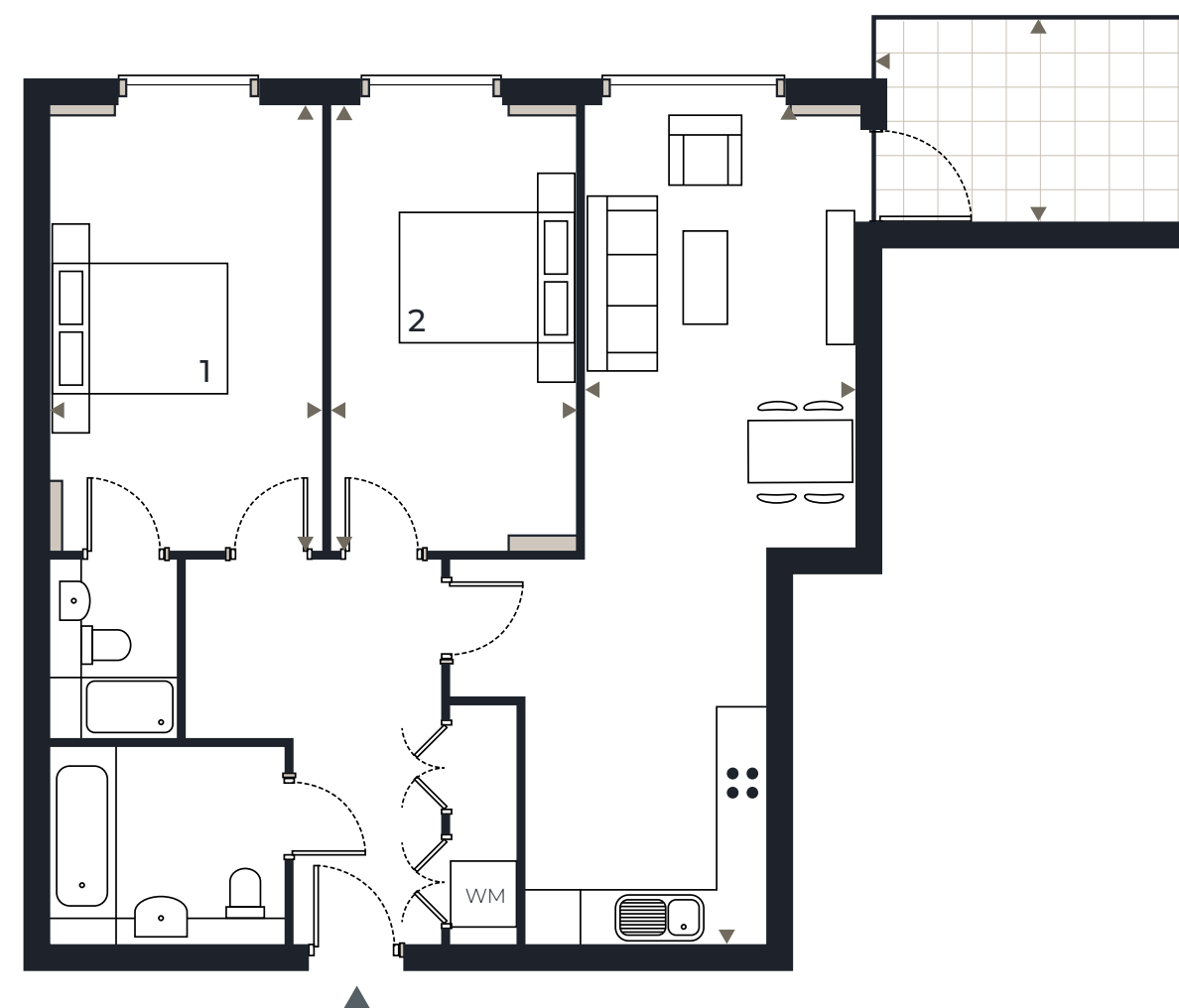
## FLOOR PLANS

A3.1

78.8 sqm / 848 sqft  
 2 Bedrooms  
 2 Bathrooms



Lounge/Dining/Kitchen	9.3 x 2.9 m
Bedroom 1	3 x 4.9 m
Bedroom 2	2.7 x 4.9 m
Terrace	7.5 sqm
<hr/>	
Total	78.8 sqm
	848 sqft



THIRD FLOOR

## THIRD FLOOR

M

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All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

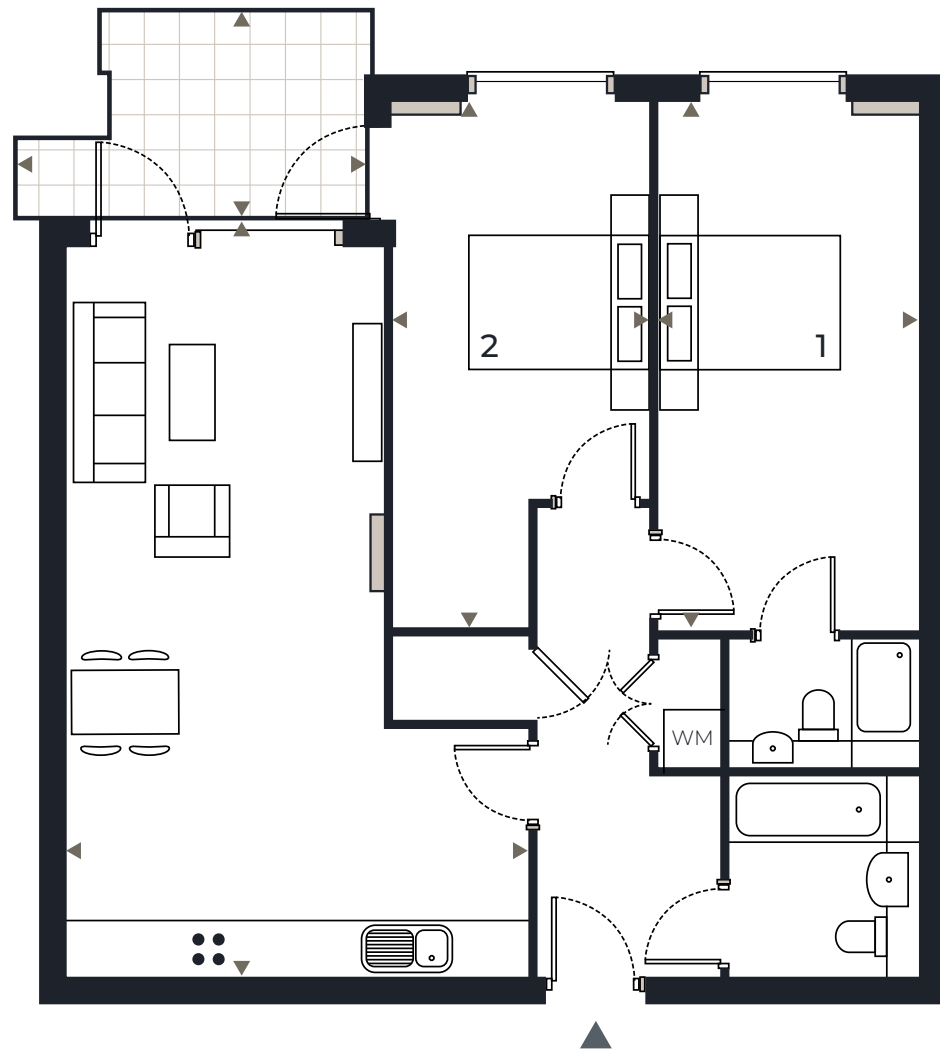
M

A3.2

78.8 SQM / 848 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	7.7 x 4.9 m
Bedroom 1	5.5 x 2.6 m
Bedroom 2	5.5 x 2.7 m
Terrace	6.9 sqm
Total	78.8 sqm
	848 sqft



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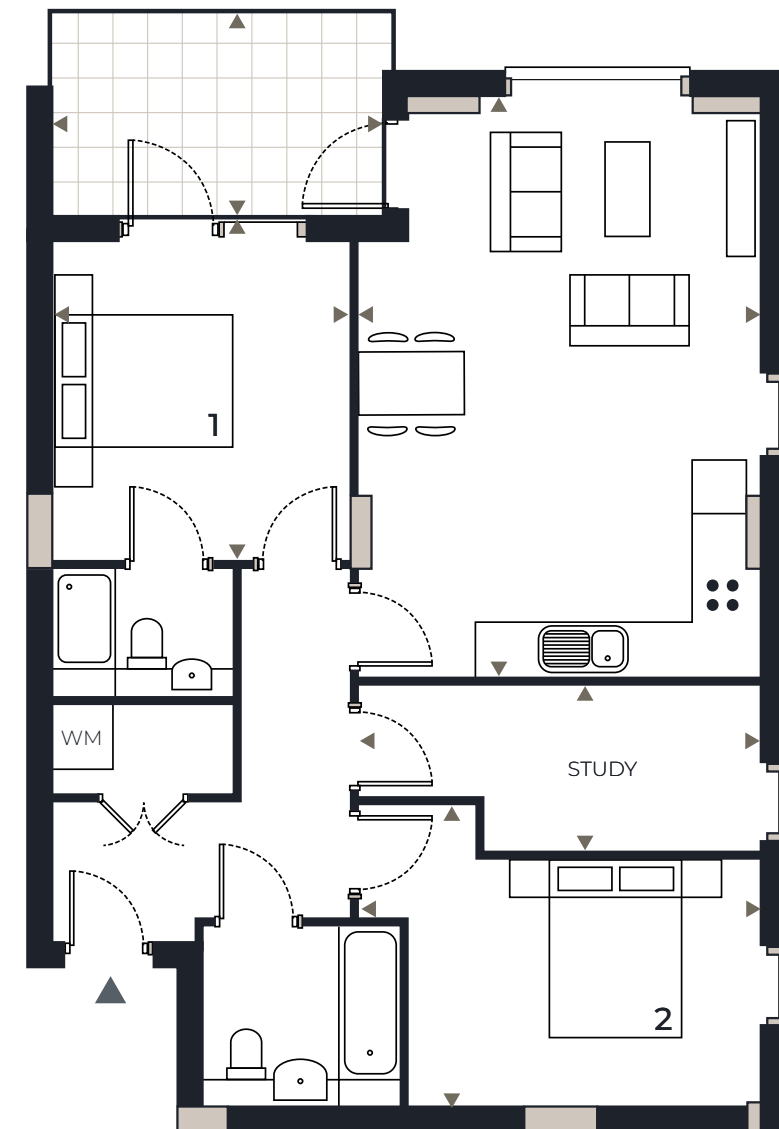
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A3.3

77.1 SQM / 830 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	4.3 x 6.3 m
Bedroom 1	3.5 x 3.2 m
Bedroom 2	3.8 x 2.7 m
Study	1.8 x 4.4
Terrace	8 sqm
Total	77.1 sqm
	830 sqft



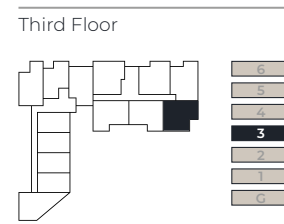
www.merchants-yard.co.uk

All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

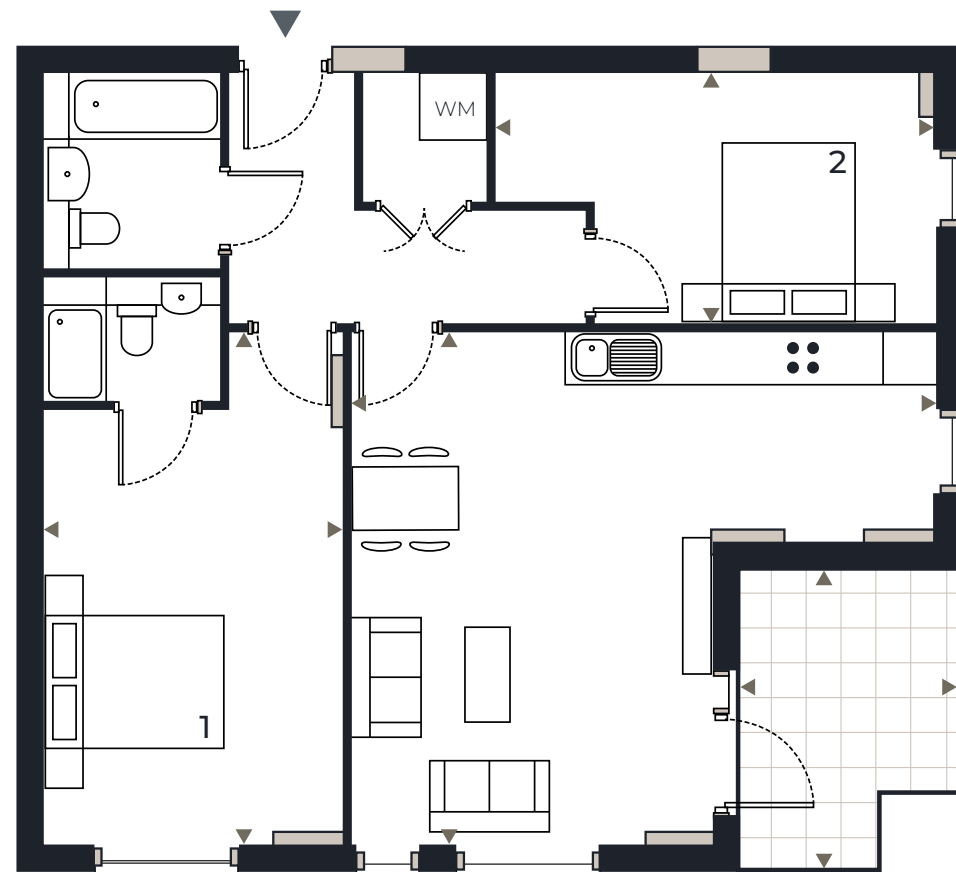


A3.4

75.9 SQM / 817 SQFT  
2 Bedrooms  
2 Bathrooms

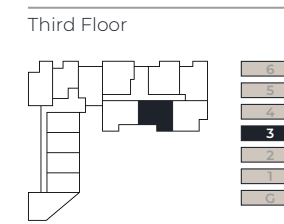


Lounge/Dining/Kitchen	5.6 x 3.9 m
Bedroom 1	5.6 x 3.3 m
Bedroom 2	4.8 x 2.7 m
Terrace	6.5 sqm
Total	75.9 sqm
	817 sqft

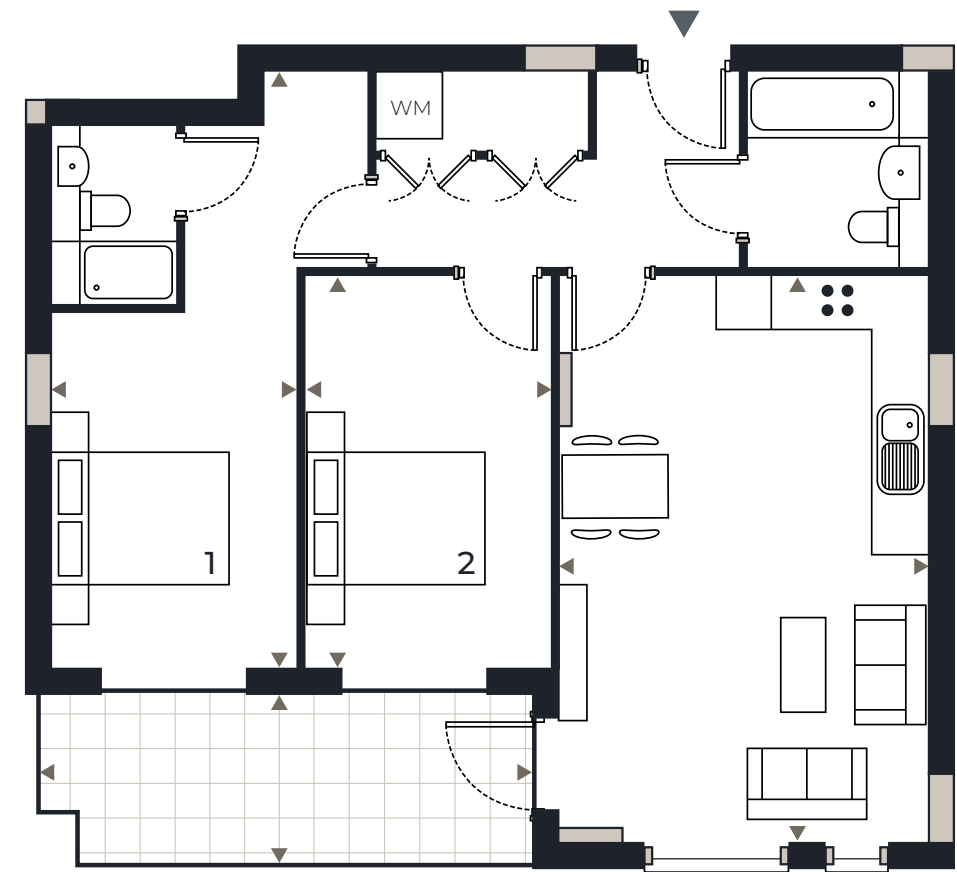


A3.5

71.4 SQM / 769 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	6.2 x 4.1 m
Bedroom 1	6 x 2.7 m
Bedroom 2	4.3 x 2.7 m
Terrace	8.6 sqm
Total	71.4 sqm
	769 sqft

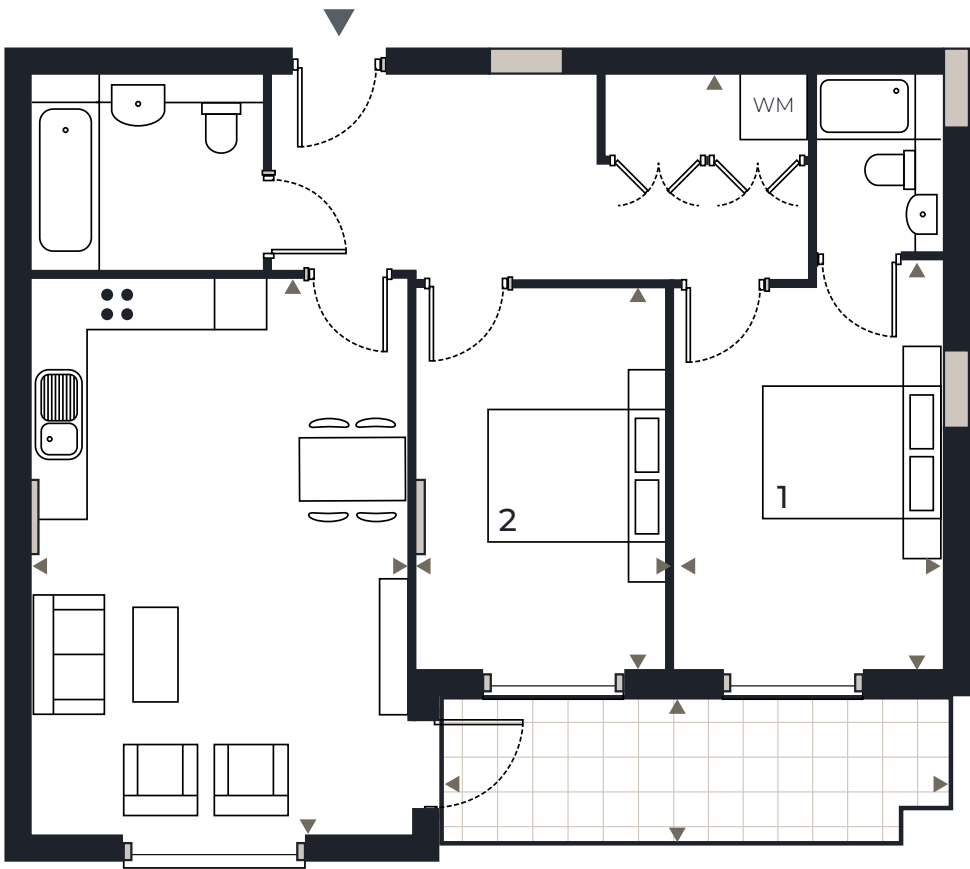


A3.6

75.4 SQM / 812 SQFT  
2 Bedrooms  
2 Bathrooms

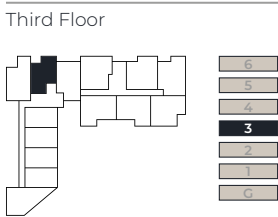


Lounge/Dining/Kitchen	6.2 x 4.1 m
Bedroom 1	4.4 x 3 m
Bedroom 2	4.2 x 2.8 m
Terrace	9.1 sqm
Total	75.4 sqm
	812 sqft

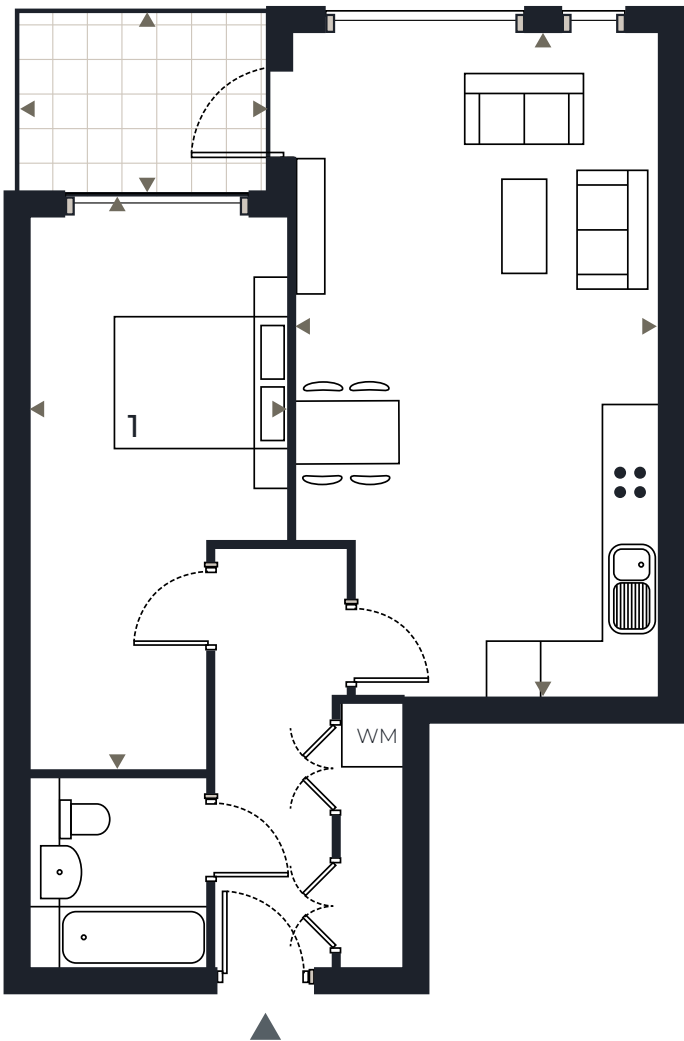


B3.1

59.6 SQM / 642 SQFT  
1 Bedroom  
1 Bathroom



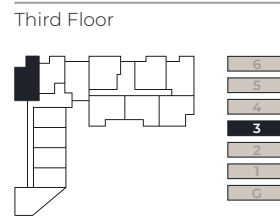
Lounge/Dining/Kitchen	7.4 x 4 m
Bedroom 1	6.2 x 2.9 m
Terrace	4.9 sqm
Total	59.6 sqm
	642 sqft





B3.2

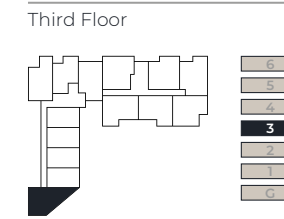
75.6 SQM / 814 SQFT  
2 Bedrooms  
2 Bathrooms



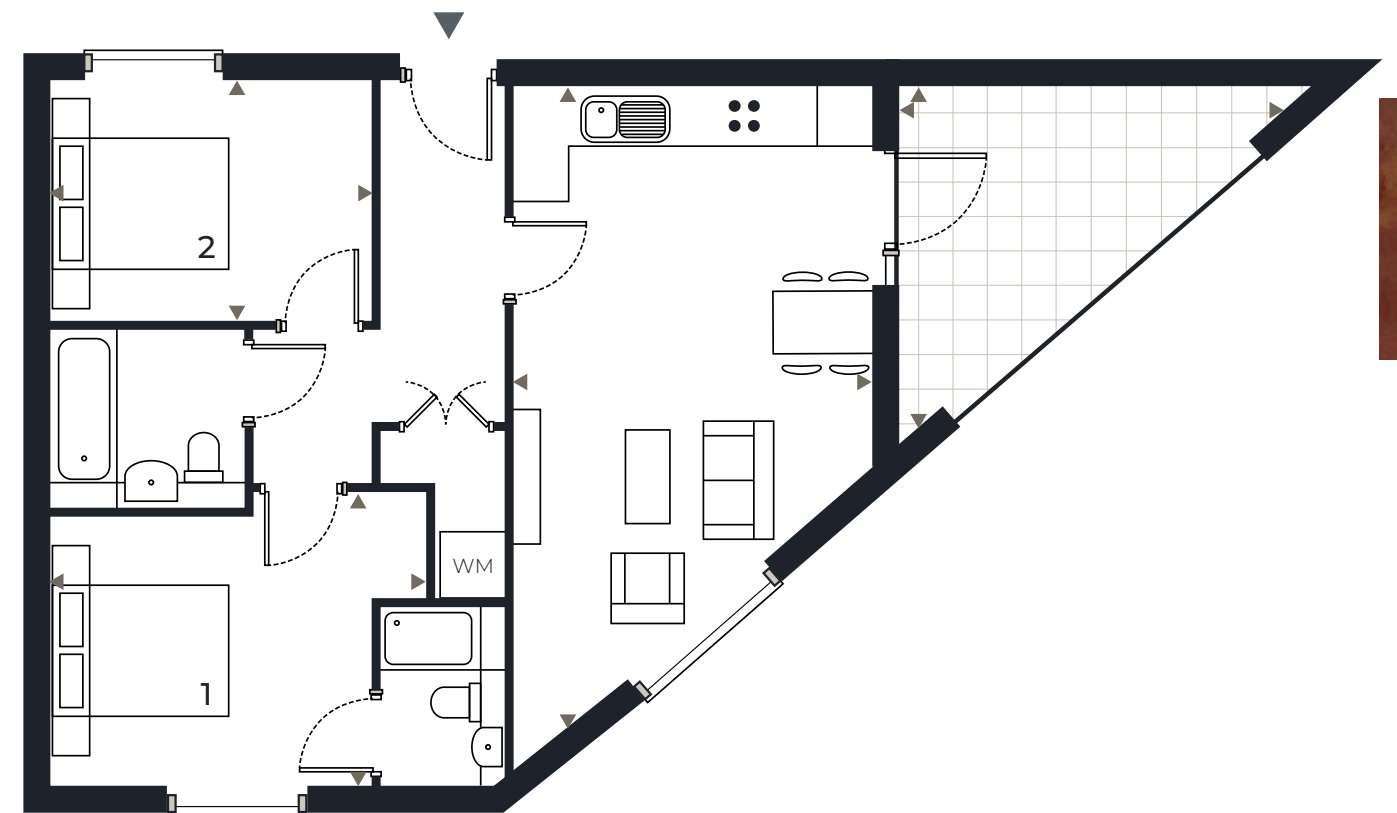
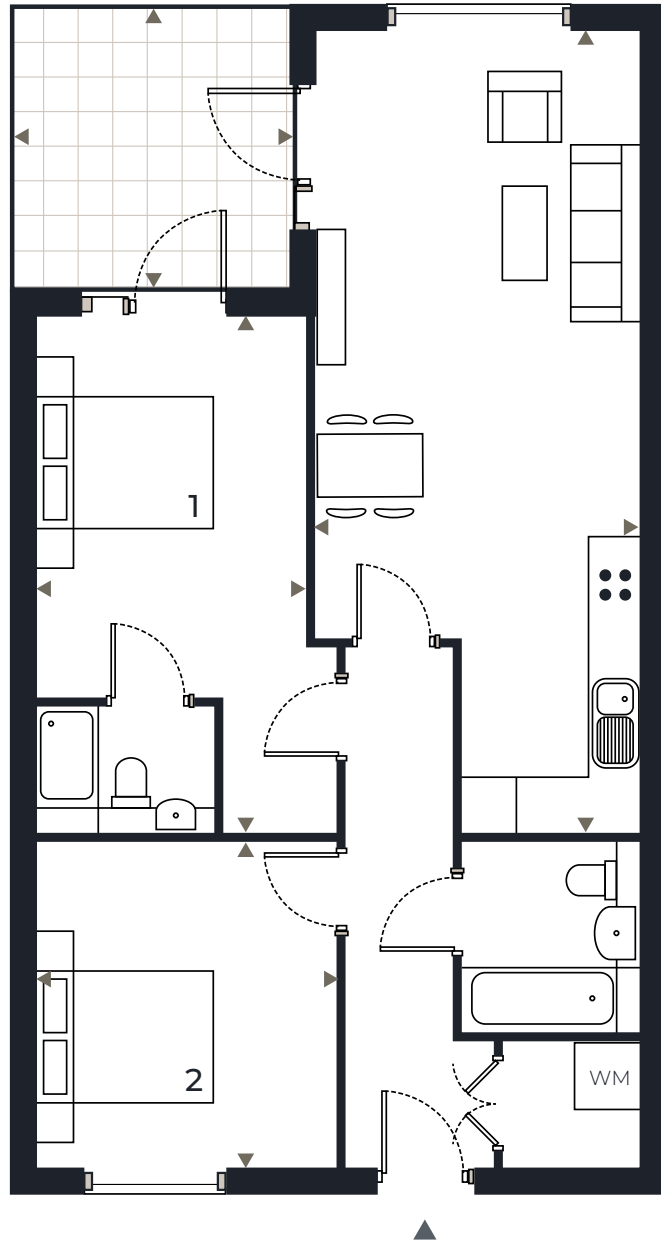
Lounge/Dining/Kitchen	8.8 x 3.6 m
Bedroom 1	5.7 x 3 m
Bedroom 2	3.3 x 2.6 m
Terrace	8.4 sqm
Total	75.6 sqm
	814 sqft

B3.7

65 SQM / 700 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	7.4 x 4 m
Bedroom 1	3.5 x 3 m
Bedroom 2	2.7 x 3.5 m
Terrace	9.3 sqm
Total	65 sqm
	700 sqft



THIRD FLOOR

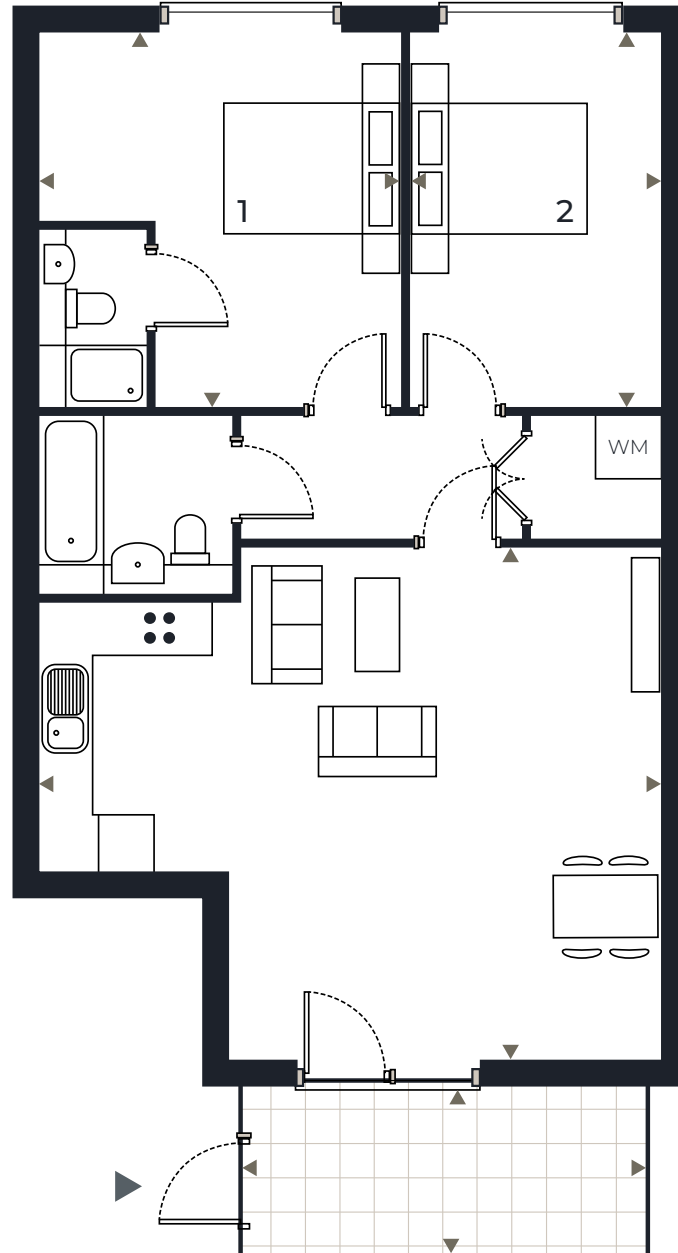


B3.8

75.4 SQM / 812 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	5.7 x 6.9 m
Bedroom 1	4.1 x 4 m
Bedroom 2	4.1 x 2.7 m
Terrace	8.3 sqm
<hr/>	
Total	75.4 sqm
	812 sqft



M

# THE DUPLEXES

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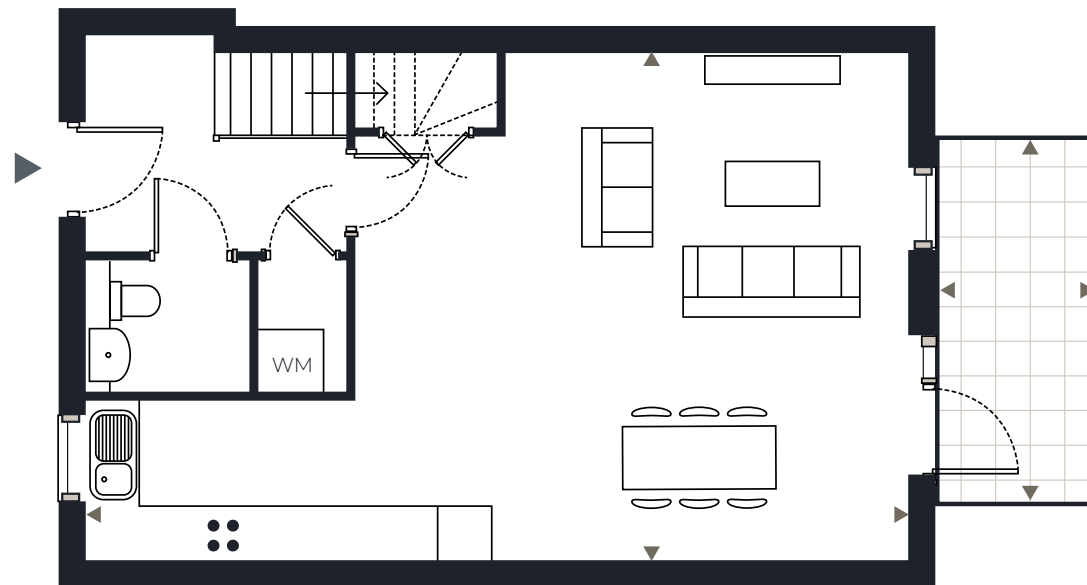
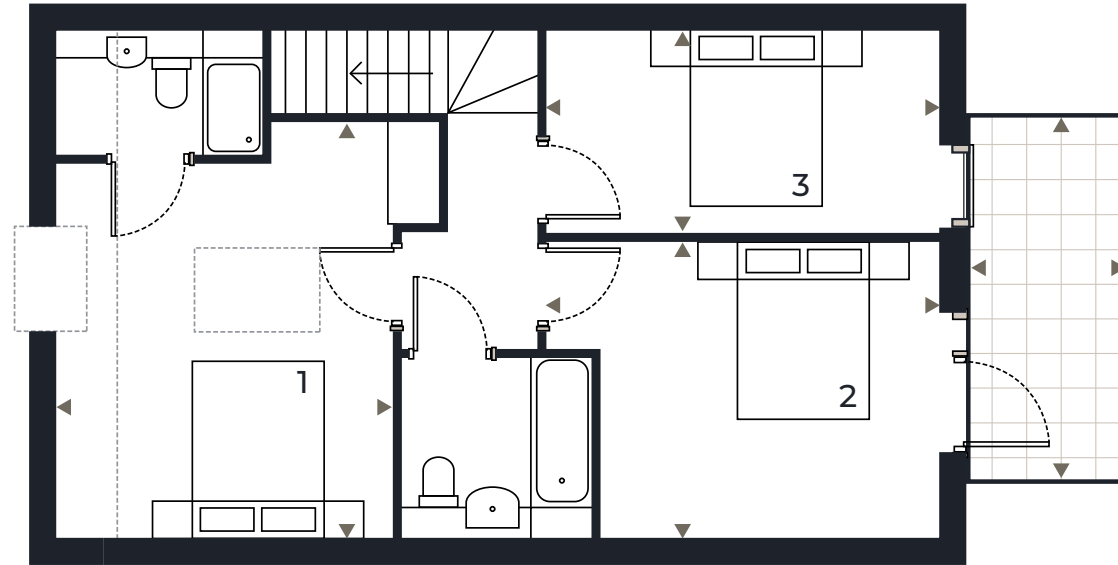


B3.3

103 SQM / 1109 SQFT  
3 Bedrooms  
2 Bathrooms  
1 WC



Lounge/Dining/Kitchen	9.1 x 5.6 m
Bedroom 1	3.8 x 4.5 m
Bedroom 2	3.3 x 4.4 m
Bedroom 3	4.4 x 2.2 m
Lower Terrace	6.6 sqm
Upper Terrace	6.6 sqm
<hr/>	
Total	103 sqm
	1109 sqft



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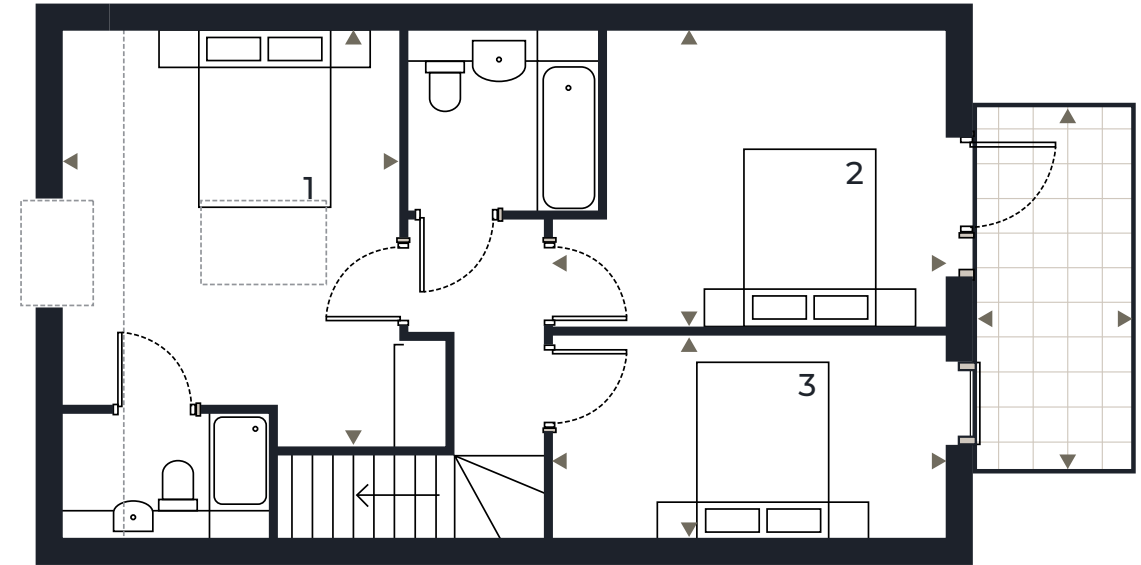
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B3.4

103 SQM / 1109 SQFT  
3 Bedrooms  
2 Bathrooms  
1 WC



Lounge/Dining/Kitchen	9.1 x 5.6 m
Bedroom 1	3.7 x 4.6 m
Bedroom 2	3.2 x 4.3 m
Bedroom 3	2.2 x 4.3 m
Lower Terrace	6.6 sqm
Upper Terrace	6.6 sqm
<hr/>	
Total	103 sqm
	1109 sqft



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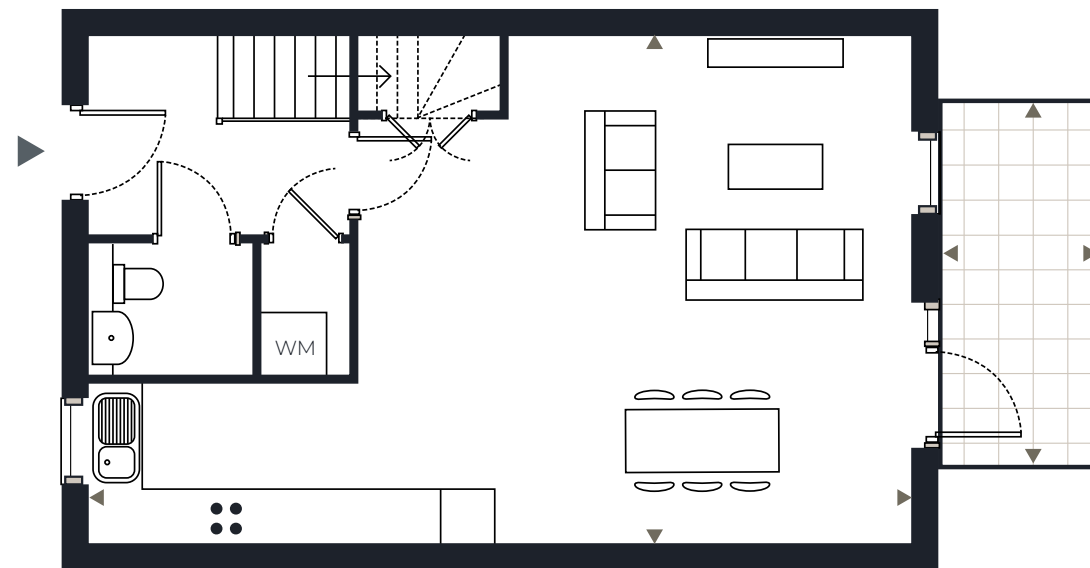
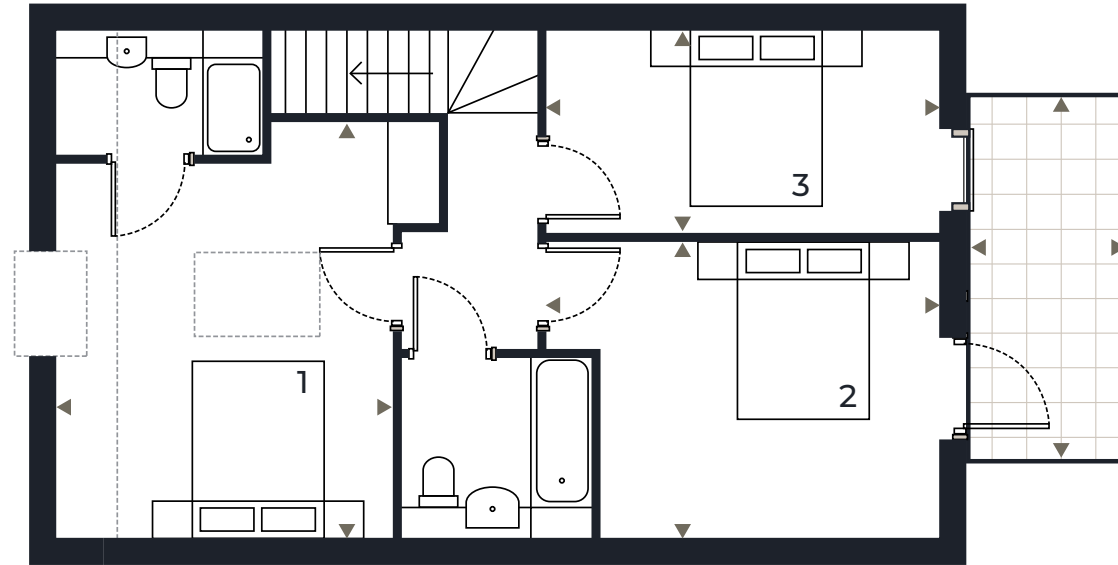
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B3.5

103 SQM / 1109 SQFT  
3 Bedrooms  
2 Bathrooms  
1 WC



Lounge/Dining/Kitchen	9.1 x 5.6 m
Bedroom 1	4.5 x 3.8 m
Bedroom 2	4.3 x 3.2 m
Bedroom 3	4.3 x 2.2 m
Lower Terrace	6.6 sqm
Upper Terrace	6.6 sqm
<hr/>	
Total	103 sqm
	1109 sqft



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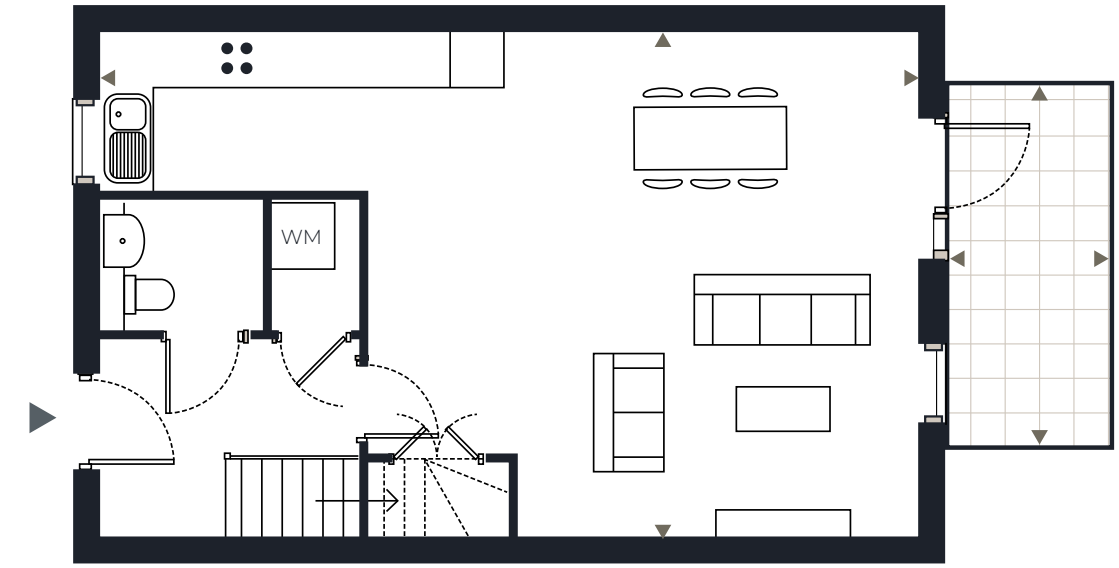
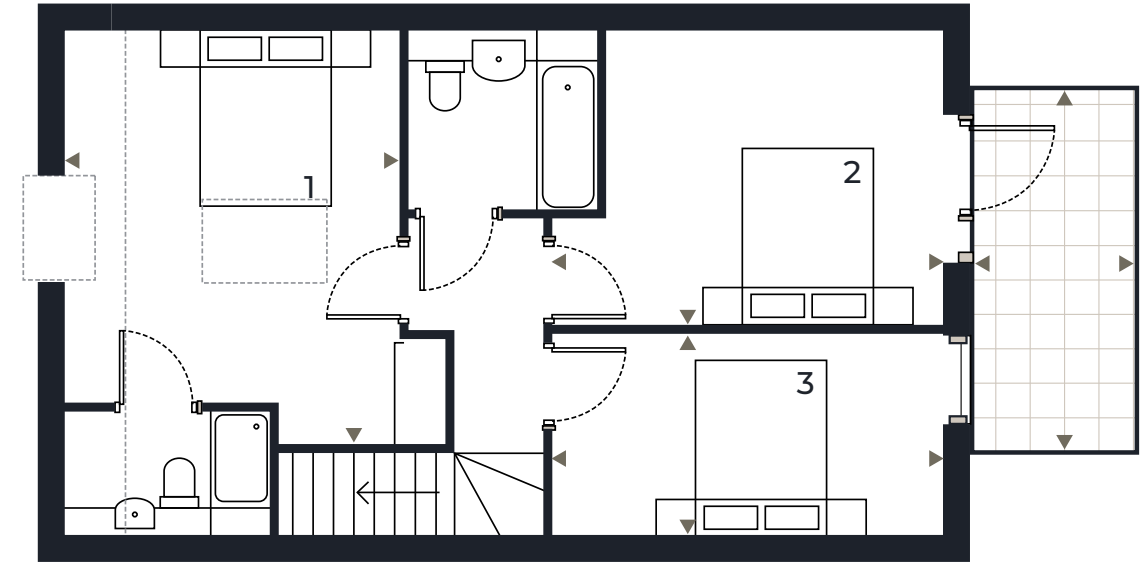
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B3.6

103 SQM / 1109 SQFT  
3 Bedrooms  
2 Bathrooms  
1 WC



Lounge/Dining/Kitchen	9.1 x 5.6 m
Bedroom 1	4.5 x 3.8 m
Bedroom 2	4.3 x 3.2 m
Bedroom 3	4.3 x 2.1 m
Lower Terrace	6.6 sqm
Upper Terrace	6.6 sqm
<hr/>	
Total	103 sqm
	1109 sqft



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M

# FOURTH FLOOR

M

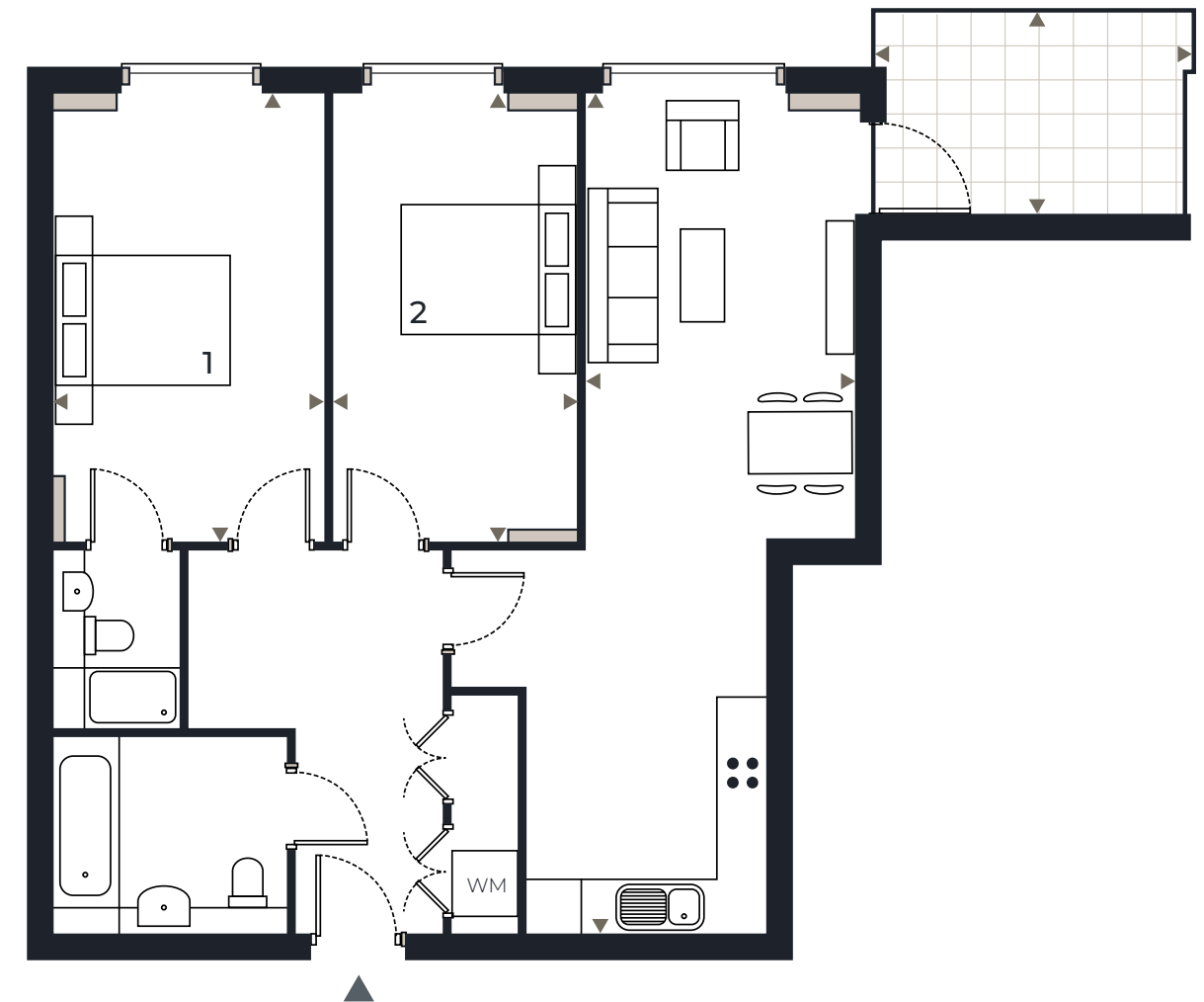
## FLOOR PLANS

A4.1

78.8 SQM / 848 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	9.3 x 3.5 m
Bedroom 1	3 x 4.9 m
Bedroom 2	2.7 x 4.9 m
Terrace	7.5 sqm
<hr/>	
Total	78.8 sqm
	848 sqft



M

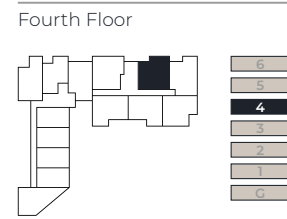
[www.merchants-yard.co.uk](http://www.merchants-yard.co.uk)

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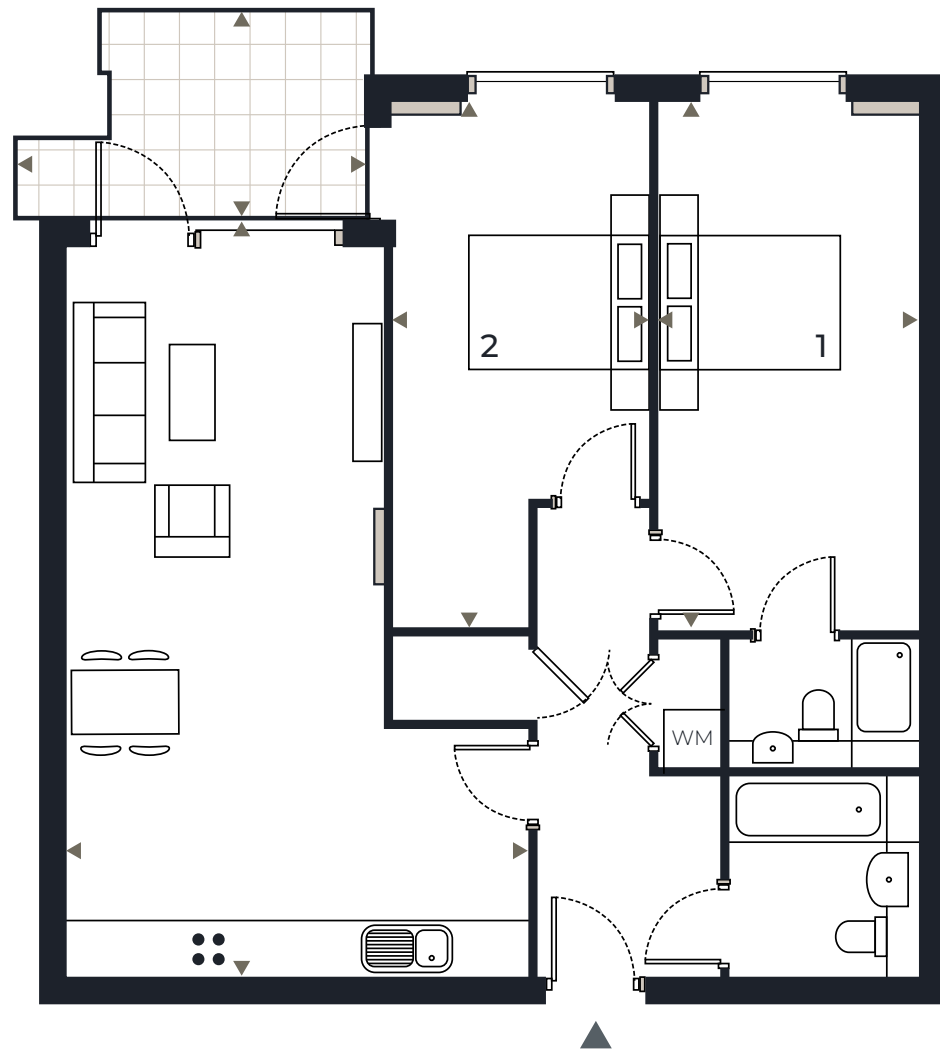
FOURTH FLOOR

A4.2

78.8 SQM / 848 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	7.7 x 4.9 m
Bedroom 1	5.5 x 2.6 m
Bedroom 2	5.5 x 2.7 m
Terrace	6.9 sqm
Total	78.8 sqm
	848 sqft



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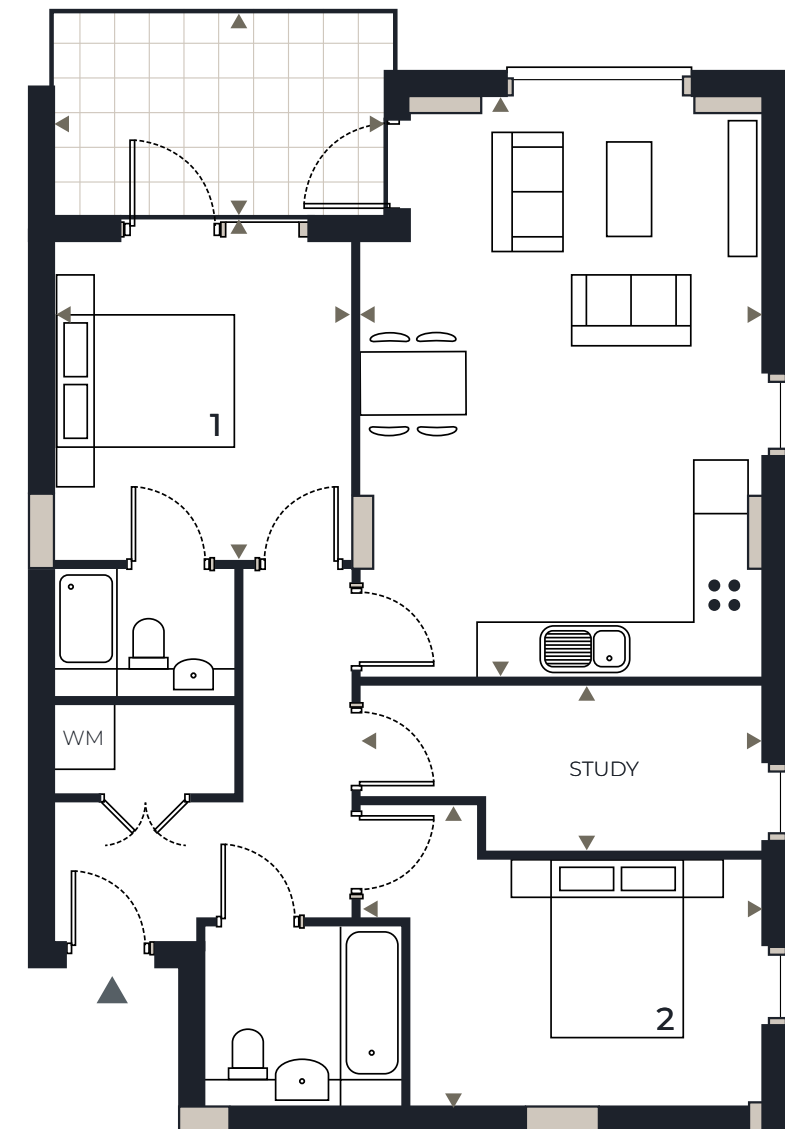
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

A4.3

77.1 SQM / 830 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	4.3 x 6.3 m
Bedroom 1	3.5 x 3.2 m
Bedroom 2	3.8 x 2.7 m
Study	1.8 x 4.4
Terrace	8 sqm
Total	77.1 sqm
	830 sqft



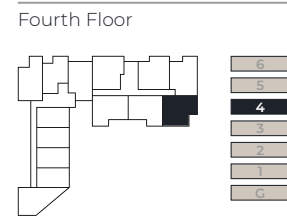
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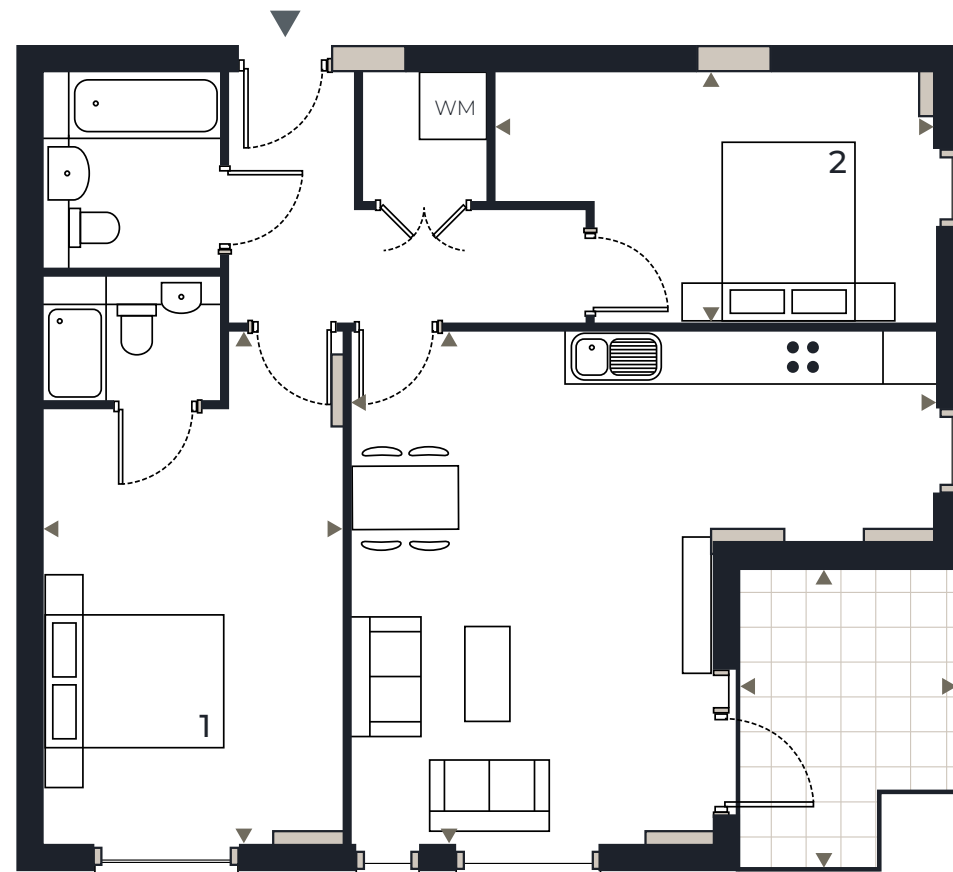


A4.4

75.9 SQM / 817 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	5.6 x 3.9 m
Bedroom 1	5.6 x 3.3 m
Bedroom 2	4.8 x 2.7 m
Terrace	6.5 sqm
Total	75.9 sqm
	817 sqft



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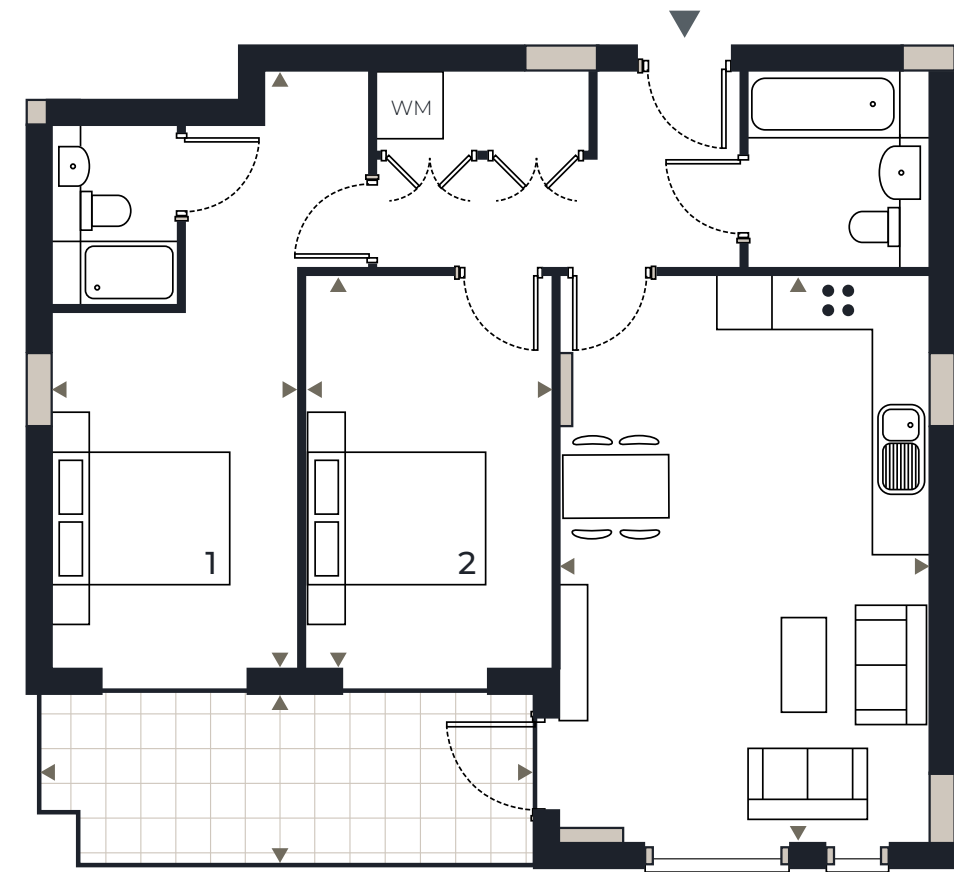
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A4.5

71.4 SQM / 769 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	6.2 x 4.1 m
Bedroom 1	6 x 2.7 m
Bedroom 2	4.3 x 2.7 m
Terrace	8.6 sqm
Total	71.4 sqm
	769 sqft

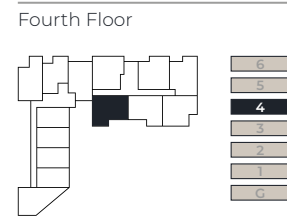


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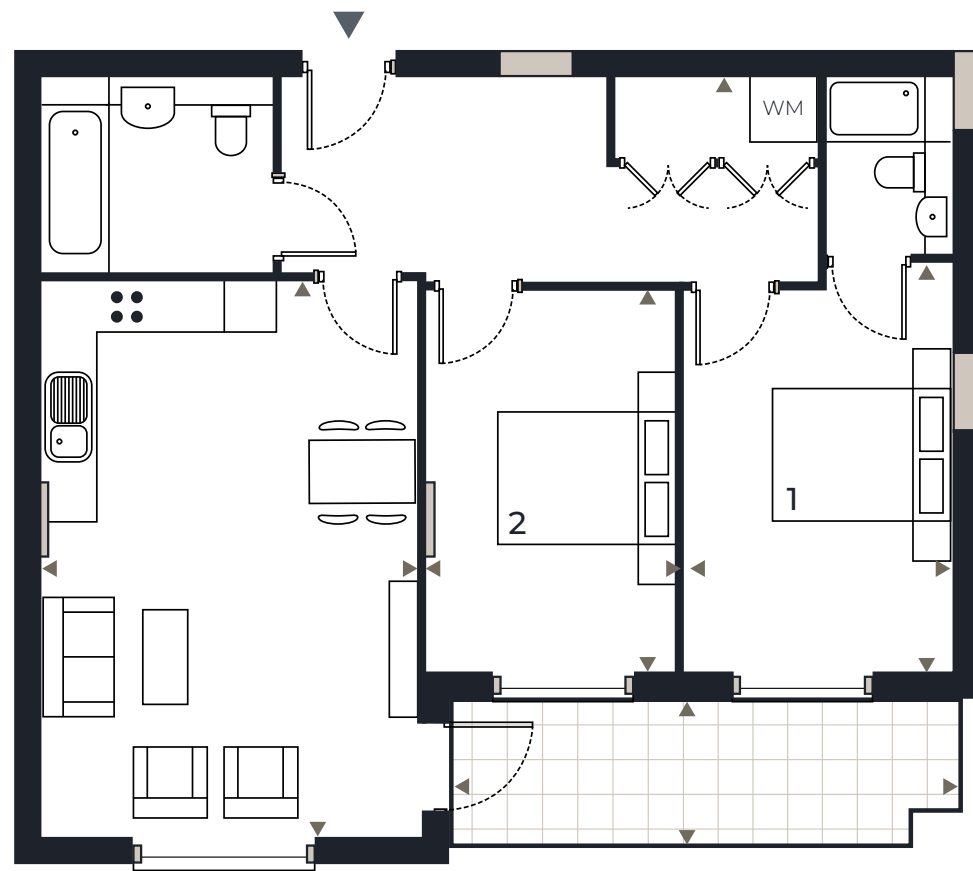
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A4.6

75.4 SQM / 812 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	6.2 x 4.1 m
Bedroom 1	4.4 x 3 m
Bedroom 2	4.2 x 2.8 m
Terrace	9.1 sqm
Total	75.4 sqm
	812 sqft



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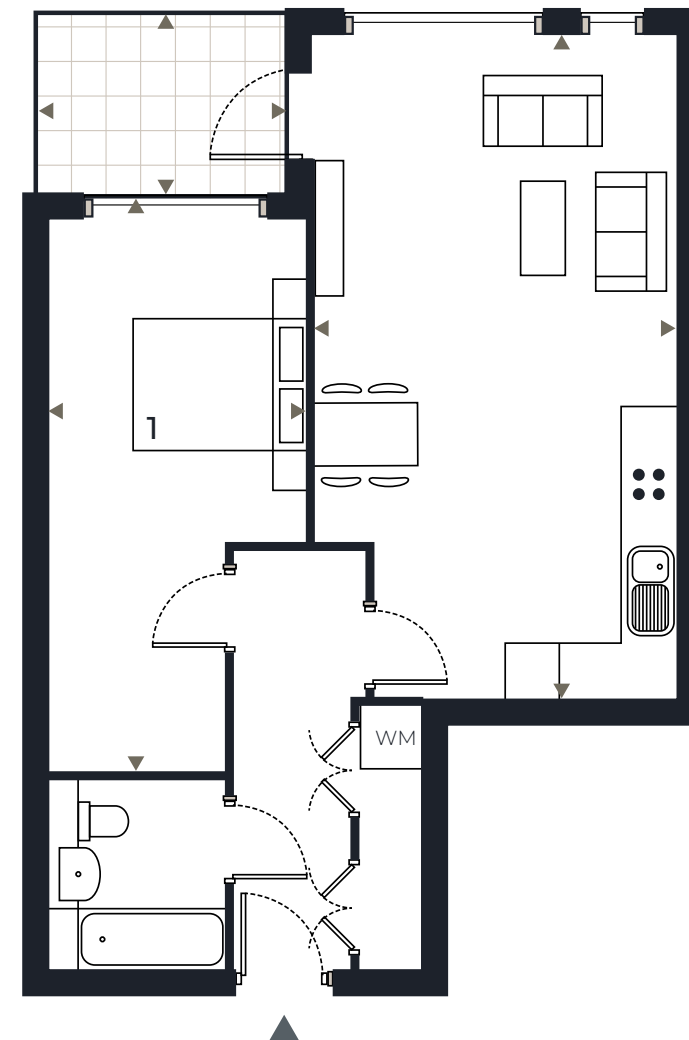
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

B4.1

59.6 SQM / 642 SQFT  
1 Bedroom  
1 Bathroom



Lounge/Dining/Kitchen	7.4 x 4 m
Bedroom 1	6.2 x 2.9 m
Terrace	4.9 sqm
Total	59.6 sqm
	642 sqft



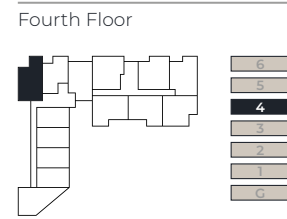
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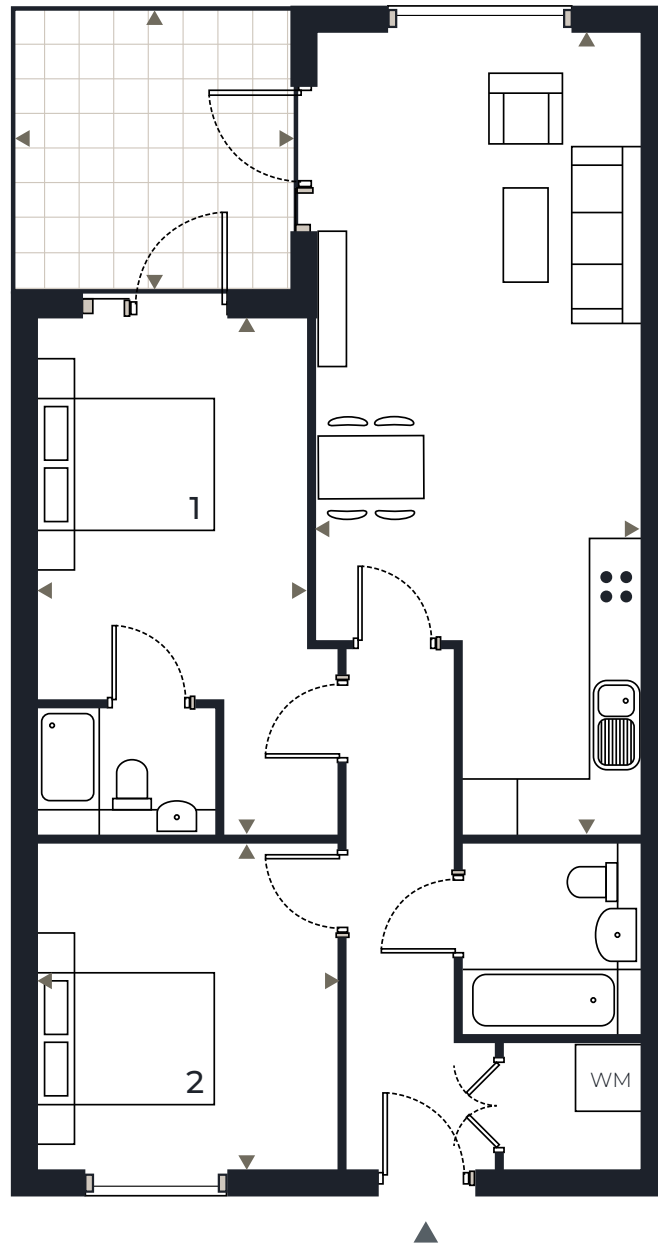


B4.2

75.6 SQM / 814 SQFT  
2 Bedrooms  
2 Bathrooms



Lounge/Dining/Kitchen	8.8 x 3.6 m
Bedroom 1	5.7 x 3 m
Bedroom 2	3.3 x 2.6 m
Terrace	8.4 sqm
Total	75.6 sqm
	814 sqft



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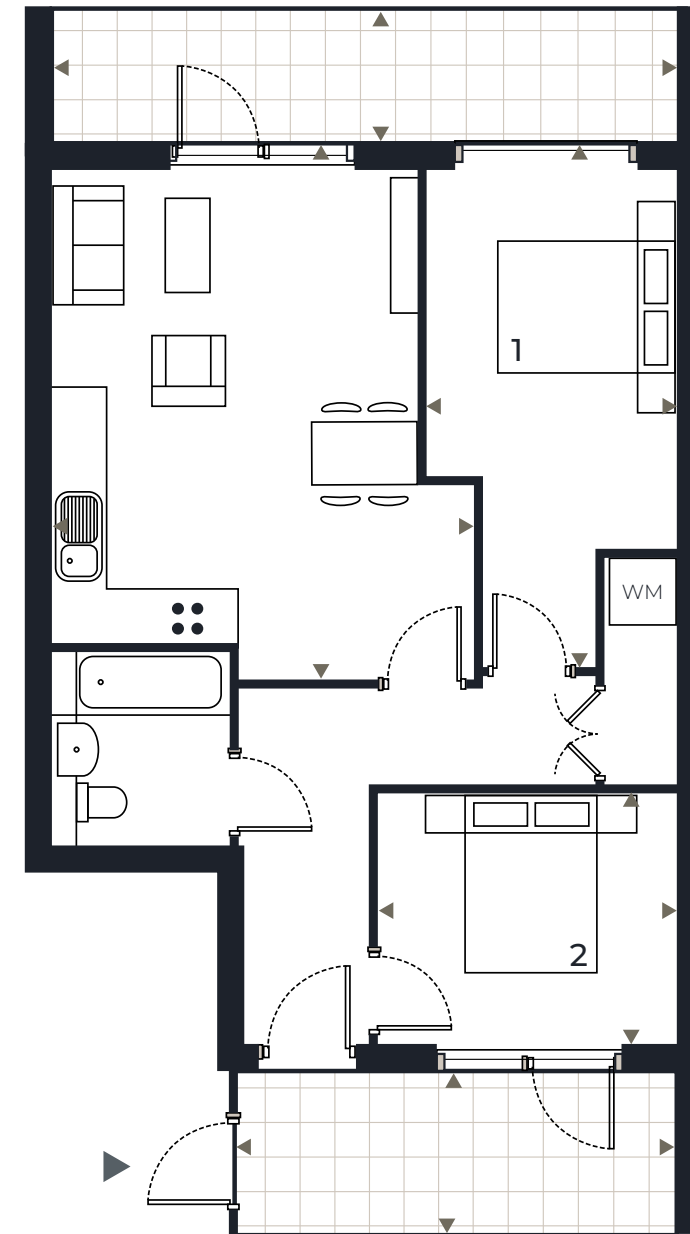
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B4.3

62.7 SQM / 675 SQFT  
2 Bedrooms  
1 Bathroom



Lounge/Dining/Kitchen	5.6 x 4 m
Bedroom 1	5.5 x 2.7 m
Bedroom 2	2.7 x 3.3 m
Terrace	10.5 sqm
Total	62.6 sqm
	675 sqft



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# THE TWO BED PENTHOUSES

## FIFTH FLOOR

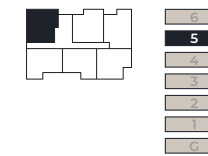
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### FLOOR PLANS

A5.1

82.7 sqm / 890 sqft  
2 Bedrooms  
2 Bathrooms

Fifth Floor



Lounge/Dining/Kitchen	9.3 x 3.5 m
Bedroom 1	7 x 3 m
Bedroom 2	4.9 x 2.7 m
Terrace	7.5 sqm
<hr/>	
Total	82.7 sqm
	890 sqft



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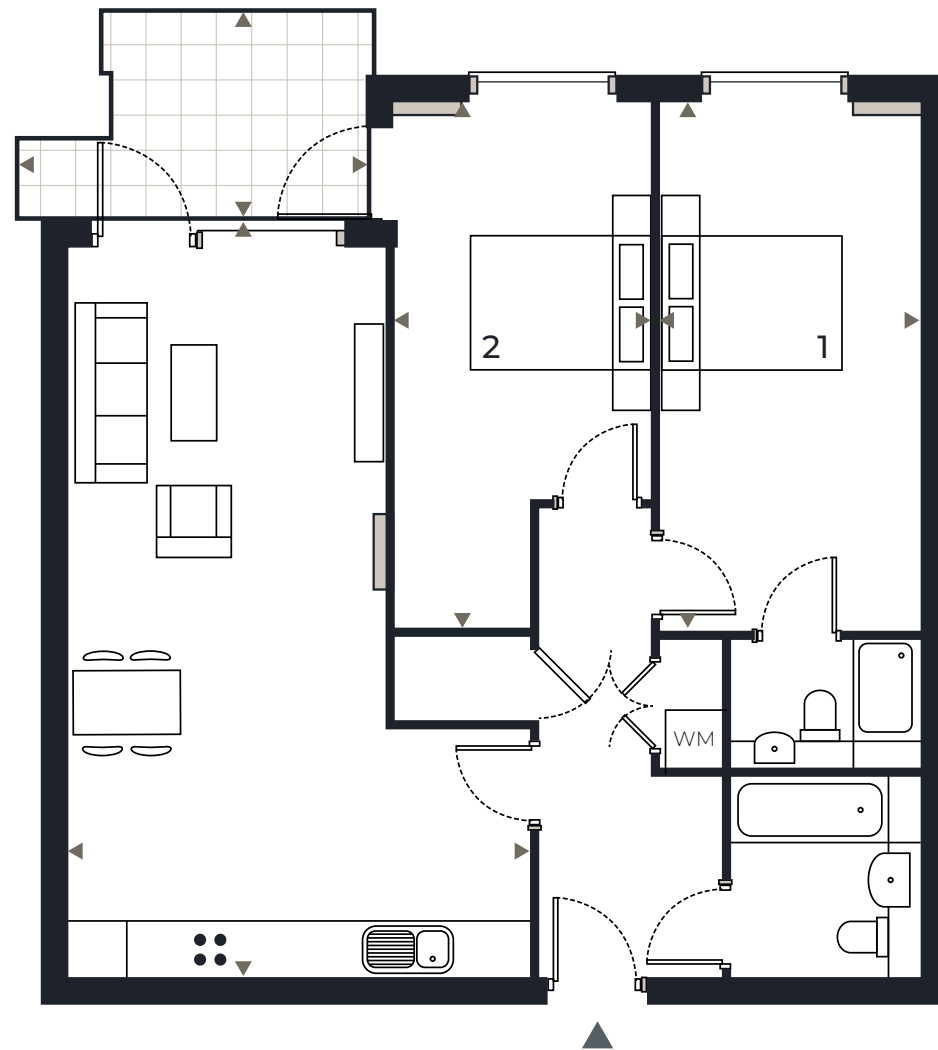
A5.2

78.8 SQM / 848 SQFT  
2 Bedrooms  
2 Bathrooms

Fifth Floor



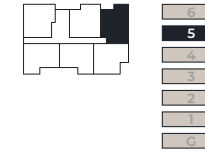
Lounge/Dining/Kitchen	7.7 x 4.9 m
Bedroom 1	5.5 x 2.7 m
Bedroom 2	2.6 x 5.5 m
Terrace	6.9 sqm
Total	78.8 sqm
	848 sqft



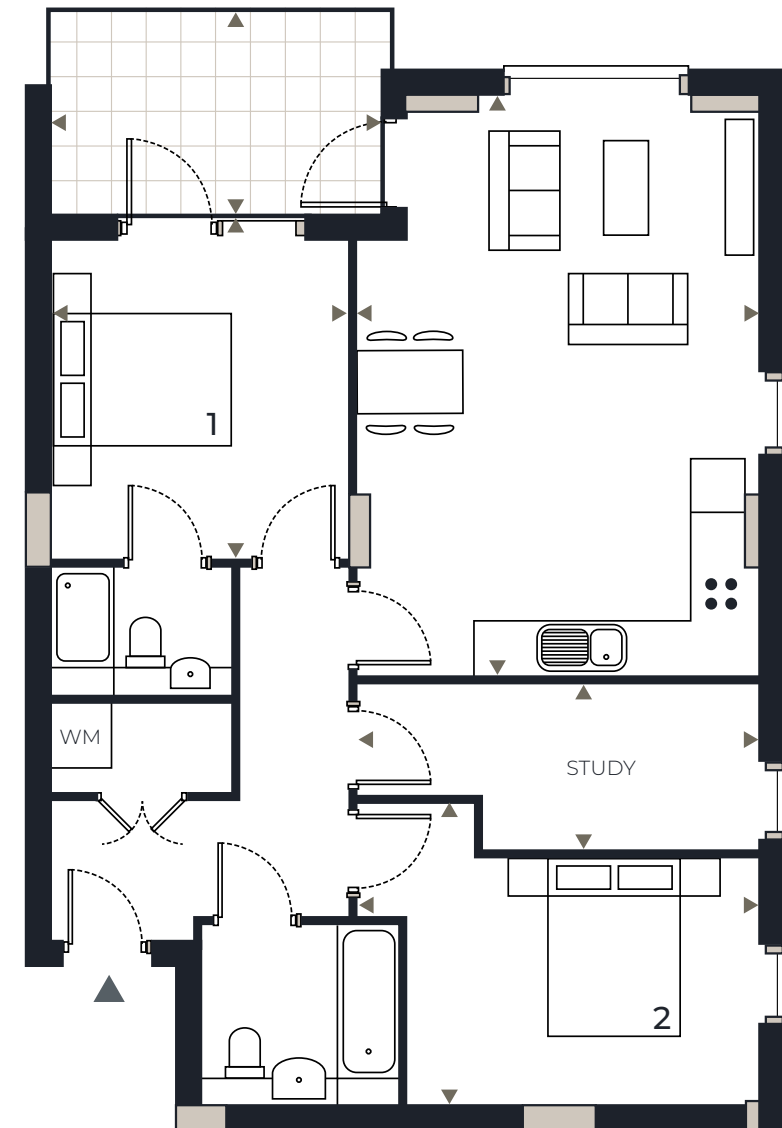
A5.3

77.1 SQM / 830 SQFT  
2 Bedrooms  
2 Bathrooms

Fifth Floor



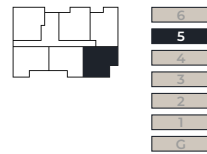
Lounge/Dining/Kitchen	4.4 x 6.3 m
Bedroom 1	3.4 x 3.2 m
Bedroom 2	4.4 x 2.7 m
Study	4.4 x 1.8 m
Terrace	8 sqm
Total	77.1 sqm
	830 sqft



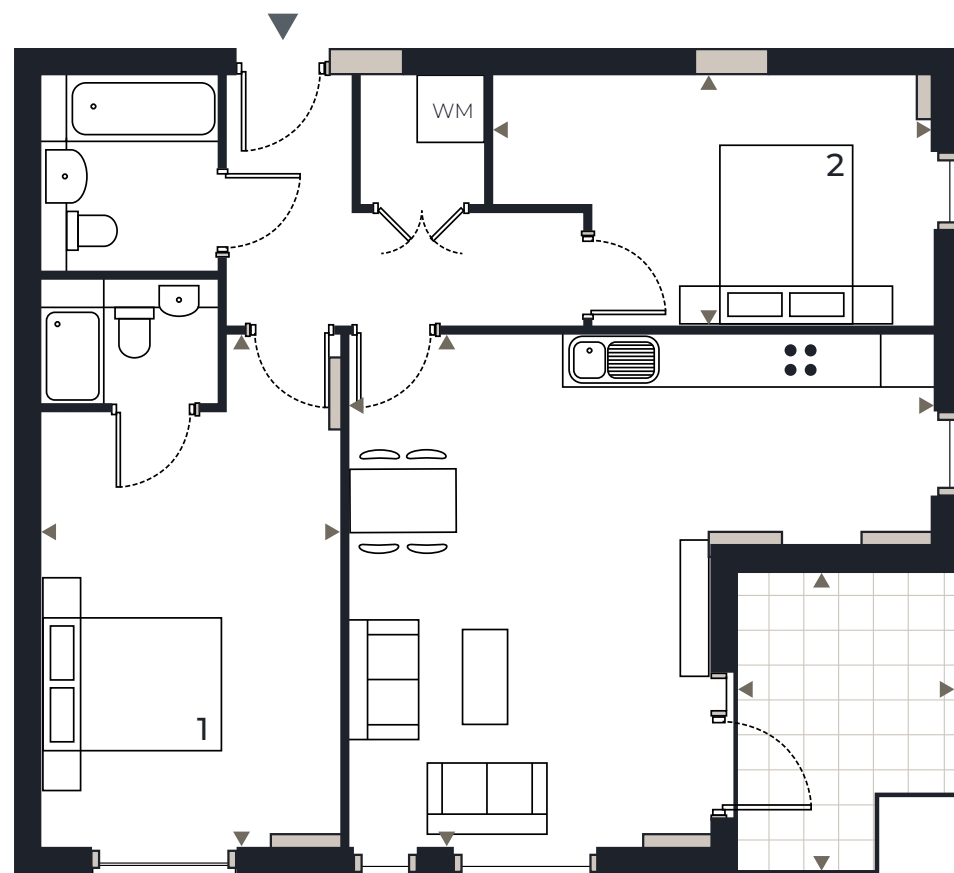
A5.4

75.9 SQM / 817 SQFT  
2 Bedrooms  
2 Bathrooms

Fifth Floor



Lounge/Dining/Kitchen	5.6 x 3.9 m
Bedroom 1	4.7 x 3.3 m
Bedroom 2	4.8 x 2.7 m
Terrace	6.5 sqm
<hr/>	
Total	75.9 sqm
	817 sqft



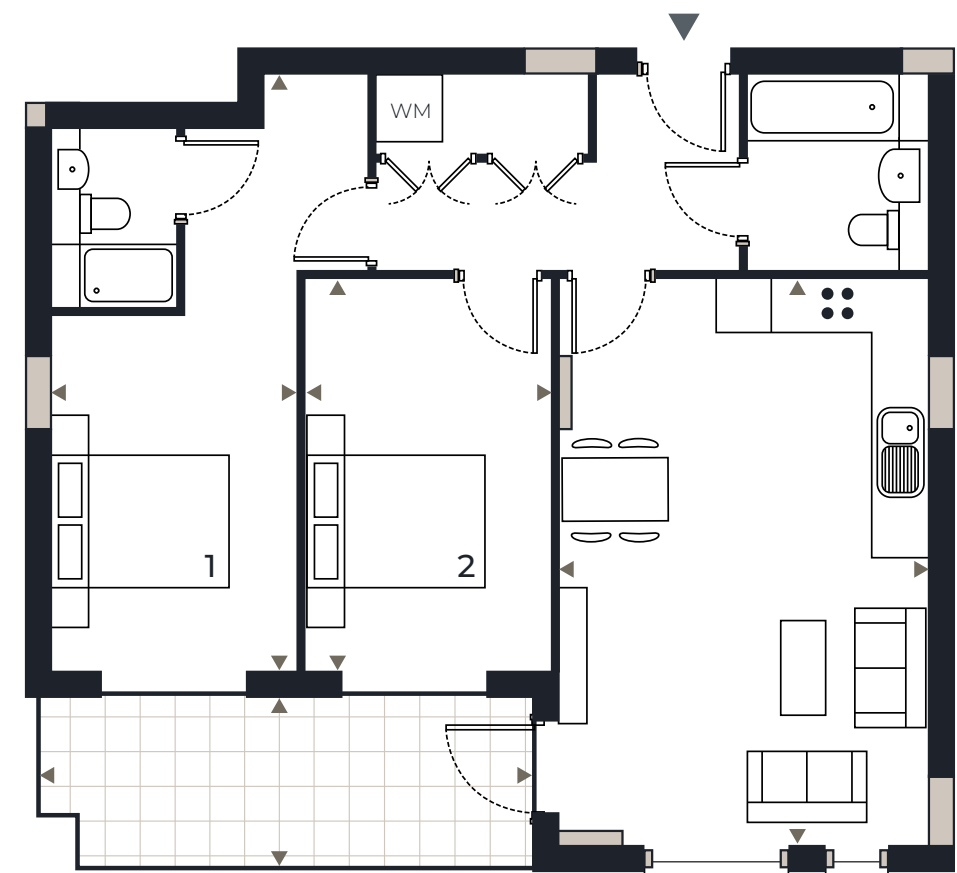
A5.5

71.4 SQM / 769 SQFT  
2 Bedrooms  
2 Bathrooms

Fifth Floor



Lounge/Dining/Kitchen	6.2 x 4.1 m
Bedroom 1	6 x 2.7 m
Bedroom 2	4.3 x 2.7 m
Terrace	8.6 sqm
<hr/>	
Total	71.4 sqm
	769 sqft



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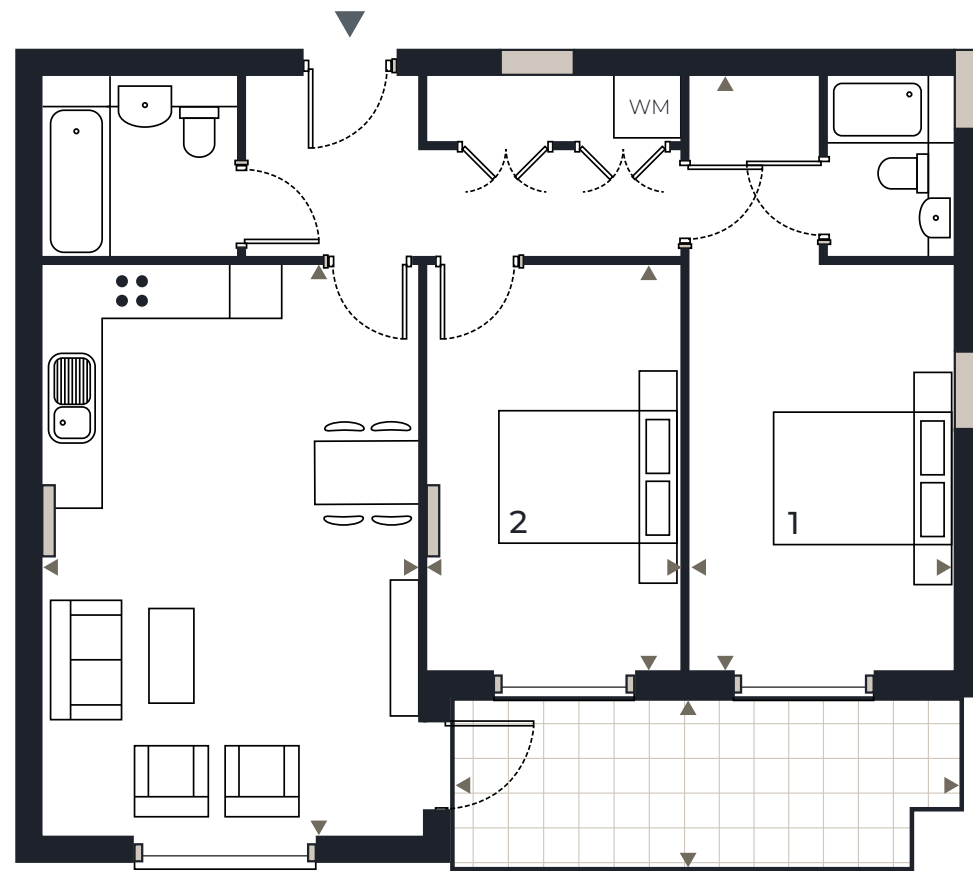
A5.6

75.4 SQM / 812 SQFT  
2 Bedrooms  
2 Bathrooms

Fifth Floor



Lounge/Dining/Kitchen	4.1 x 6.4 m
Bedroom 1	3 x 6.6 m
Bedroom 2	2.8 x 4.5 m
Terrace	9.1 sqm
<hr/>	
Total	75.4 sqm
	812 sqft



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# THE ONE BED PENTHOUSES

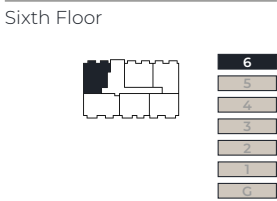
## SIXTH FLOOR

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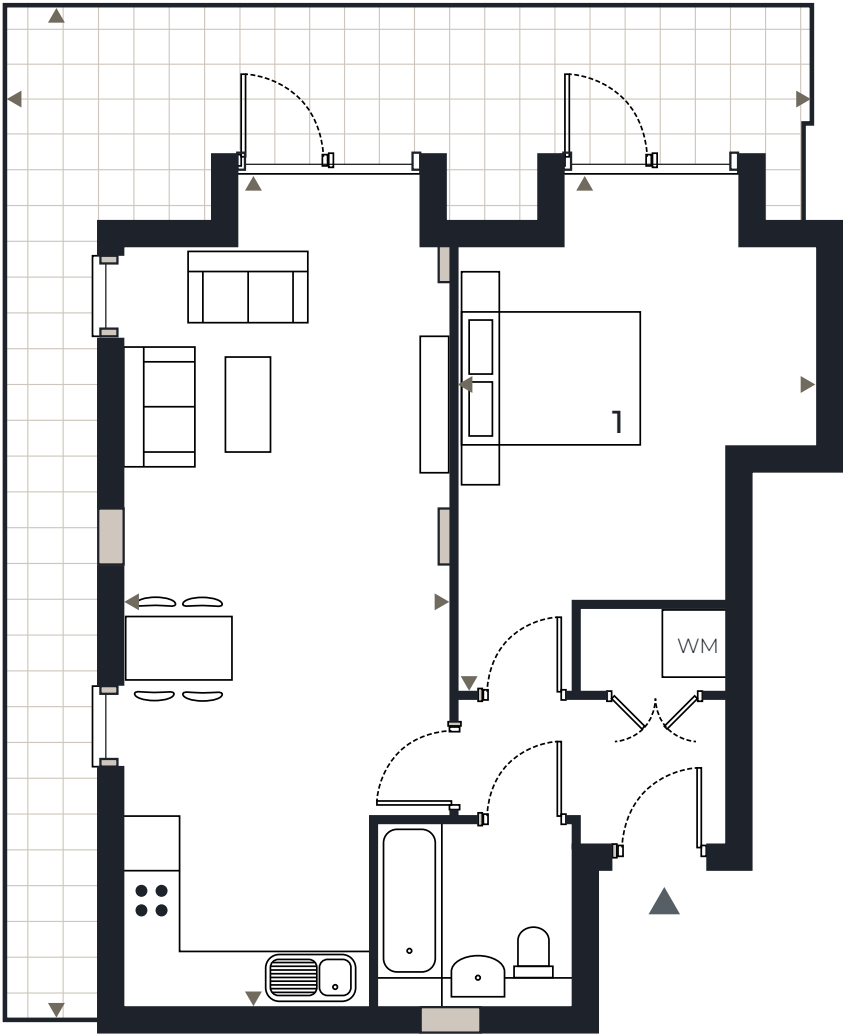


A6.1

58.5 SQM / 630 SQFT  
1 Bedroom  
1 Bathroom

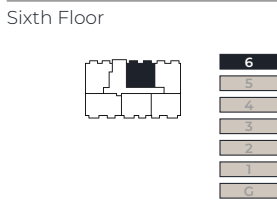


Lounge/Dining/Kitchen	9.1 x 3.6 m
Bedroom 1	5.6 x 3.8 m
Terrace	26.7 sqm
Total	58.5 sqm
	630 sqft

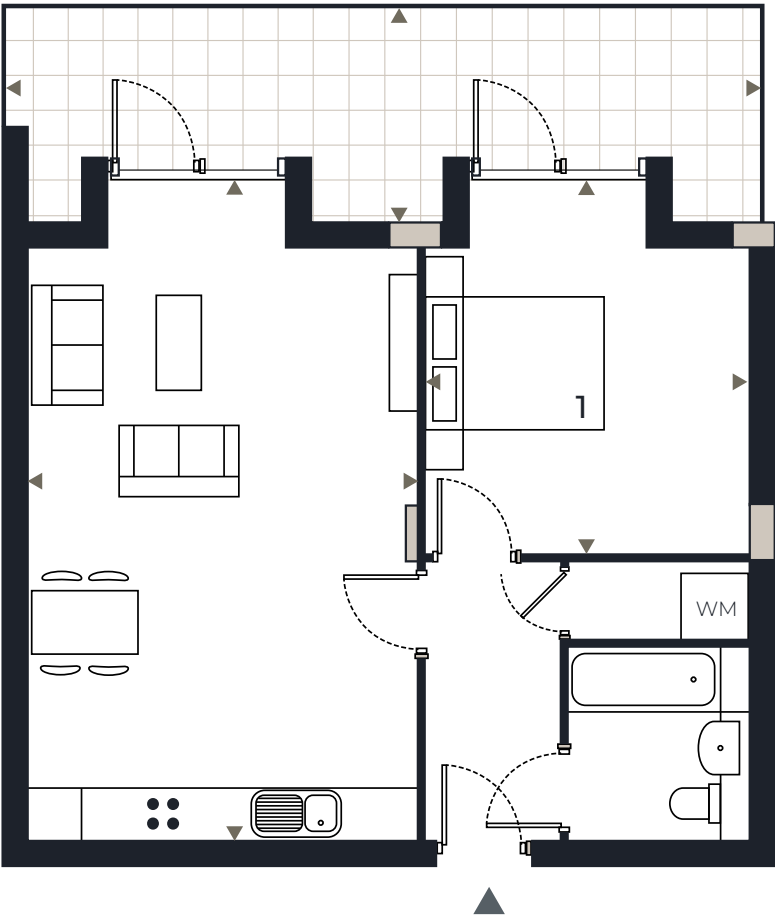


A6.2

56.4 SQM / 607 SQFT  
1 Bedroom  
1 Bathroom



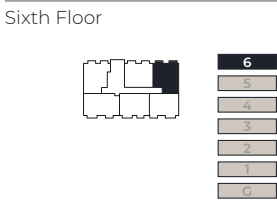
Lounge/Dining/Kitchen	7.3 x 4.3 m
Bedroom 1	3.5 x 3.4 m
Terrace	16.4 sqm
Total	56.4 sqm
	607 sqft



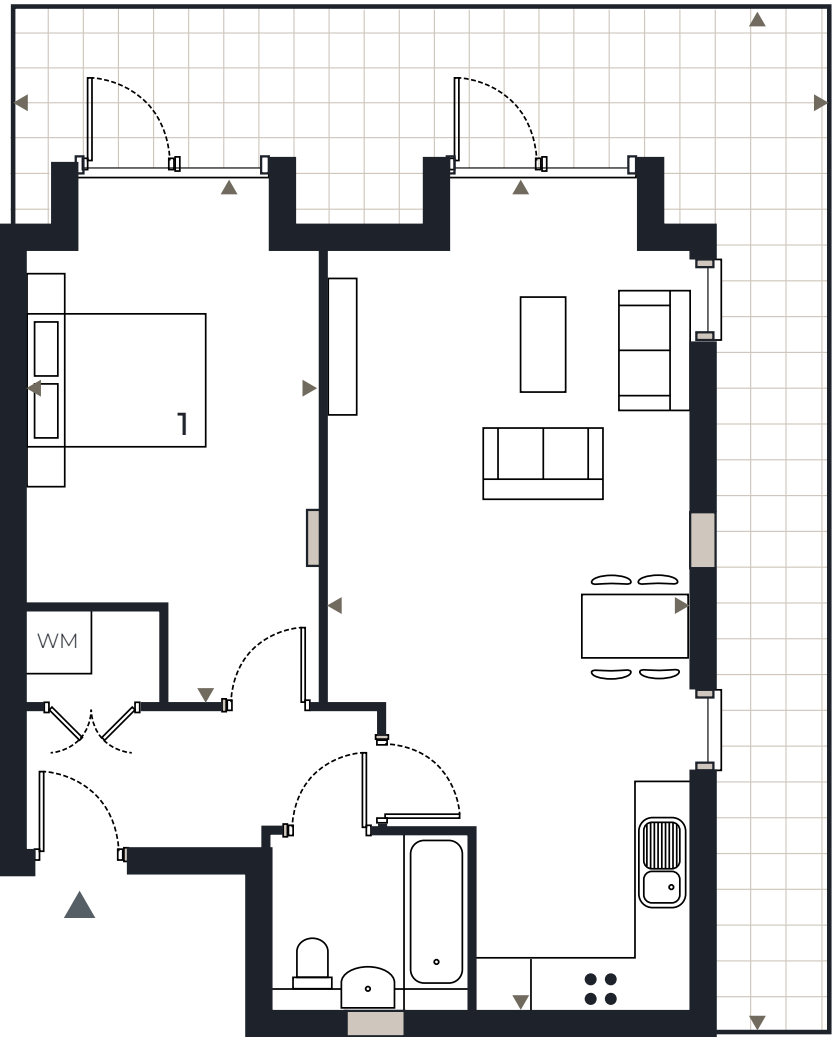


A6.3

59.8 SQM / 644 SQFT  
1 Bedroom  
1 Bathroom

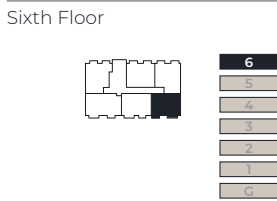


Lounge/Dining/Kitchen	9.2 x 3.9 m
Bedroom 1	5.7 x 3.1 m
Terrace	28.7 sqm
Total	59.8 sqm
	644 sqft

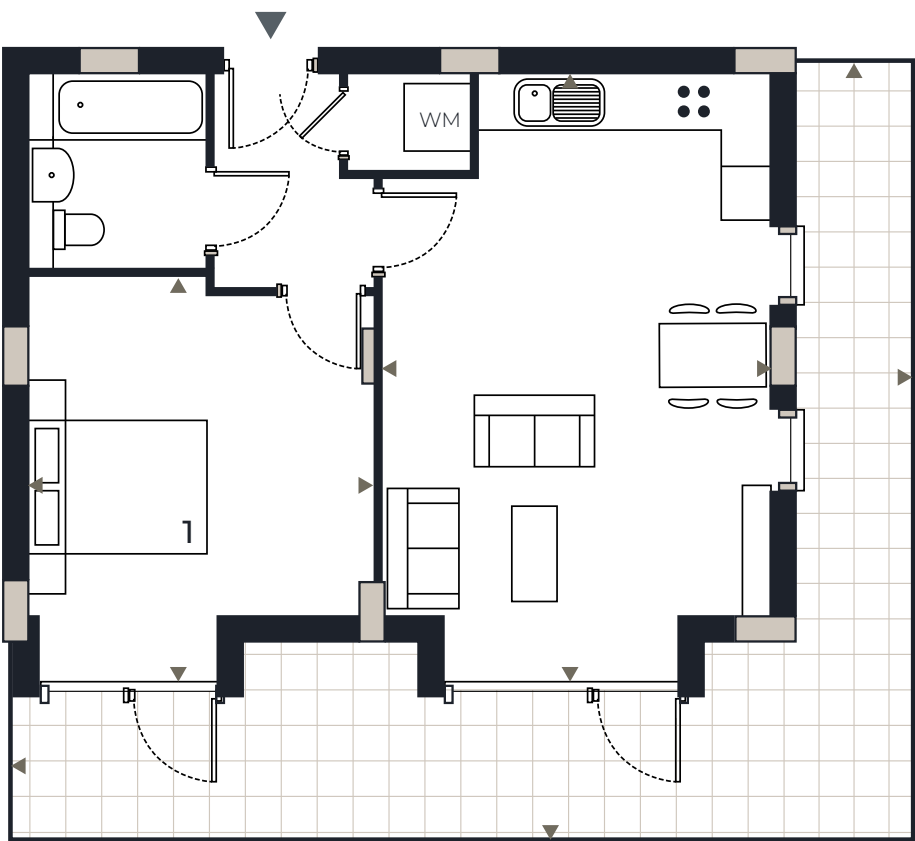


A6.4

54.5 SQM / 587 SQFT  
1 Bedroom  
1 Bathroom



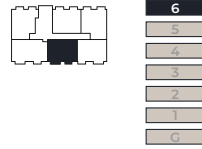
Lounge/Dining/Kitchen	4.3 x 6.8 m
Bedroom 1	3.8 x 4.5 m
Terrace	25.8 sqm
Total	54.5 sqm
	587 sqft



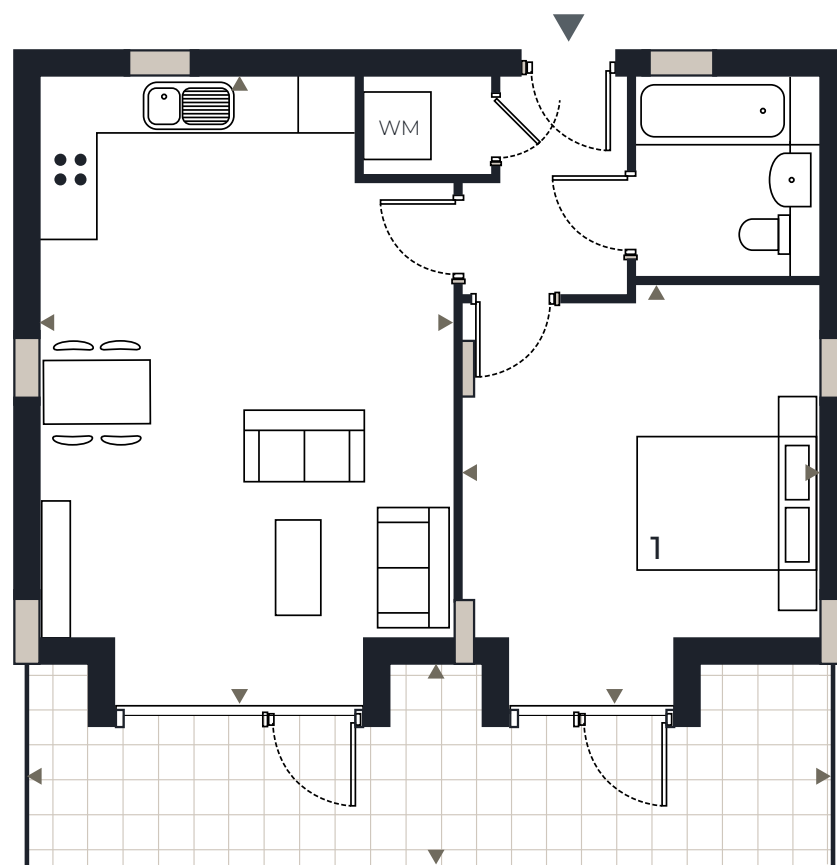
A6.5

54.6 SQM / 588 SQFT  
1 Bedroom  
1 Bathroom

Sixth Floor



Lounge/Dining/Kitchen	4.4 x 6.7 m
Bedroom 1	4.5 x 3.8 m
Terrace	15 sqm
Total	54.6 sqm
	588 sqft



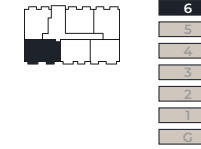
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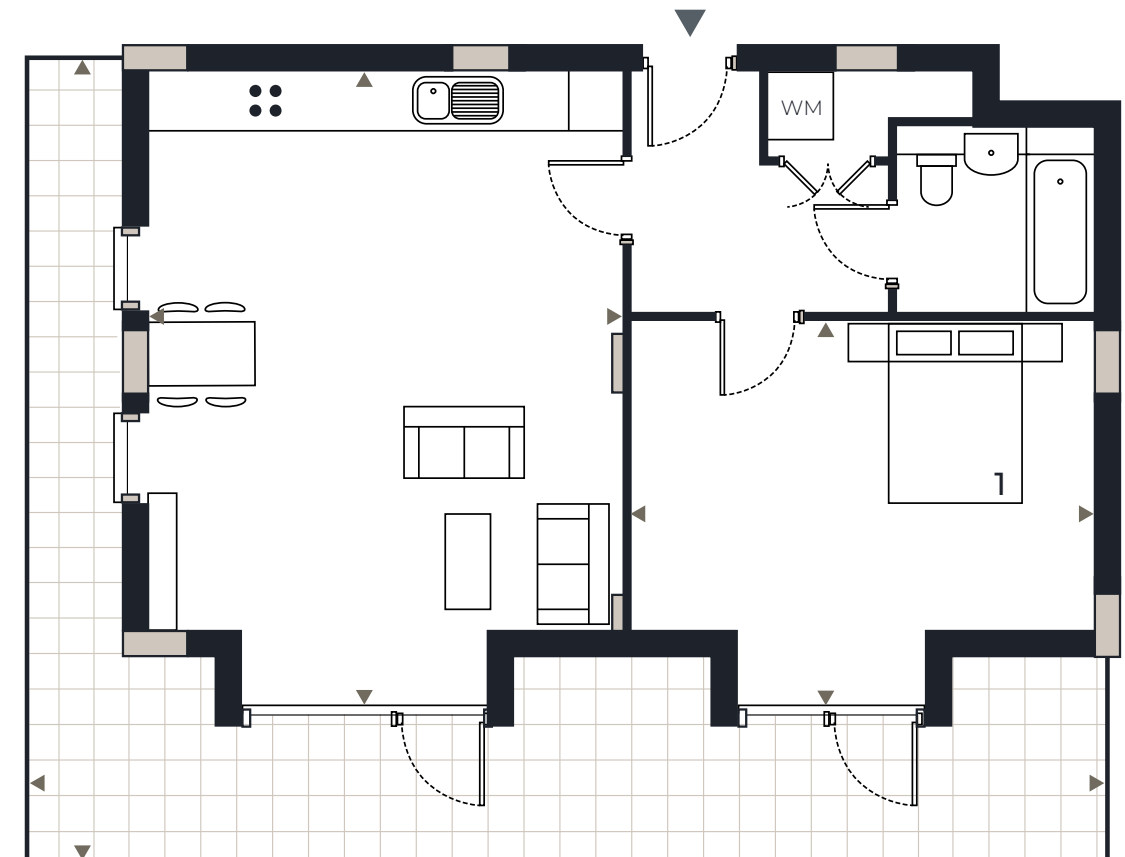
A6.6

65.3 SQM / 703 SQFT  
1 Bedroom  
1 Bathroom

Sixth Floor



Lounge/Dining/Kitchen	5.1 x 6.8 m
Bedroom 1	5 x 4.1 m
Terrace	28 sqm
Total	65.3 sqm
	703 sqft



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