



MADELEY ROAD



FLOOR PLANS



## SPECIFICATION

- Curated and designed by top interior designers Studio Iro
- Built in joinery including bespoke wardrobes, vanity units and TV units (to selected flats)
- Bespoke, fully integrated kitchens. Kitchens equipped with integrated appliances, Smeg sinks and taps with composite stone worktops and splashbacks
- Luxurious marble bathrooms fitted with designer sanitary ware, frameless glass shower screens, built in vanity units
- New double-glazed sash windows throughout
- Energy efficient Vaillant boilers and gas central heating
- Wiring for fibre Virgin broadband
- Wiring for Sky +
- Isolated acoustic structures for improved sound insulation between apartments
- Waterproofing membrane to all walls and floors to help protect against the risk of water damage between apartments

MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change.



MADELEY ROAD

**FLAT SEVEN**  
**FIRST & SECOND FLOOR**

**KITCHEN / DINING**  
4.09m x 2.57m/13'5" x 8'5"

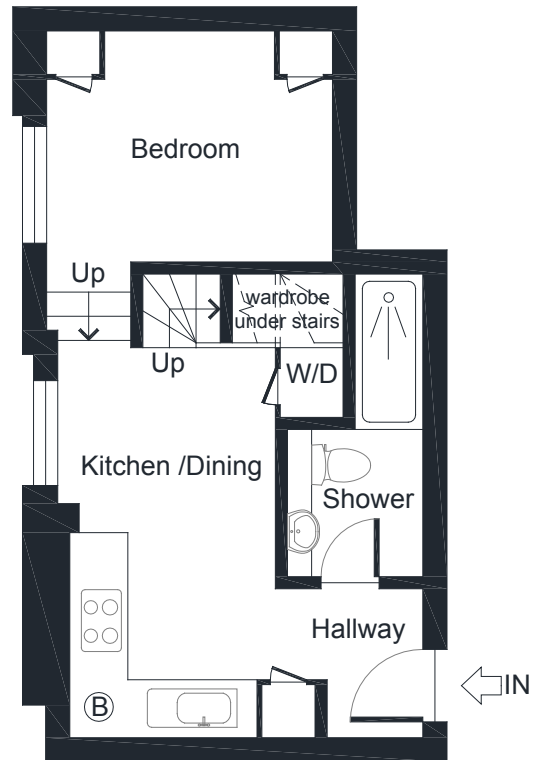
**LIVING**  
5.10m x 3.30m/16'9" x 10'7"

**BEDROOM**  
3.00m x 2.44m/9'10" x 8'0"

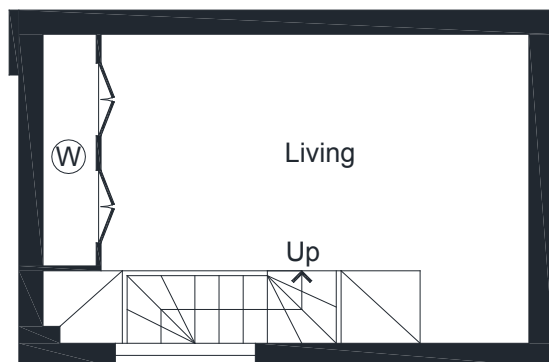
**SHOWER**  
3.18m x 1.42m/10'5" x 4'8"

**HALLWAY**  
1.55m x 1.52m/5'1" x 5'0"

**APPROX.**  
**GROSS INTERNAL**  
**FLOOR AREA**  
43 SQM / 460 SQ FT



**FIRST FLOOR**



**SECOND FLOOR**

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**FLAT EIGHT**  
**FIRST & SECOND FLOOR**

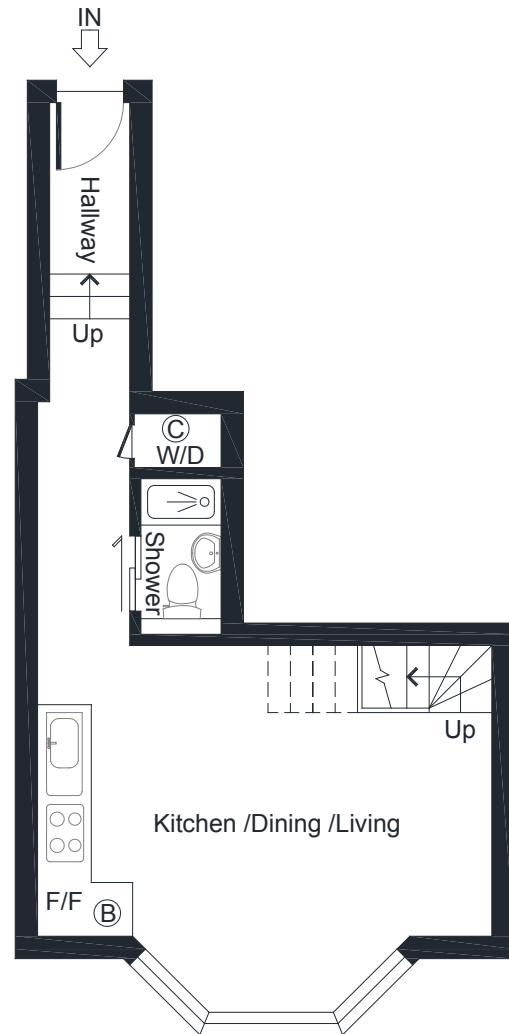
**KITCHEN / LIVING / DINING**  
5.16m x 3.3m/16'9" x 10'8"

**BEDROOM**  
5.16m x 3.3m/16'9" x 10'8"

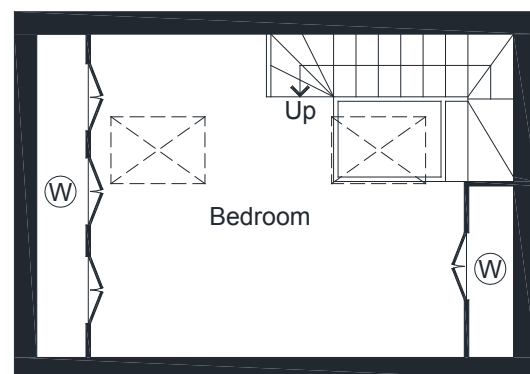
**SHOWER**  
1.78m x 0.91m/5'10" x 3'0"

**HALLWAY**  
6.17m x 1.04m/20'3" x 3'5"

**APPROX.**  
**GROSS INTERNAL**  
**FLOOR AREA**  
43 SQM / 462 SQ FT



**FIRST FLOOR**



**SECOND FLOOR**

**FLAT NINE**  
**FIRST FLOOR**

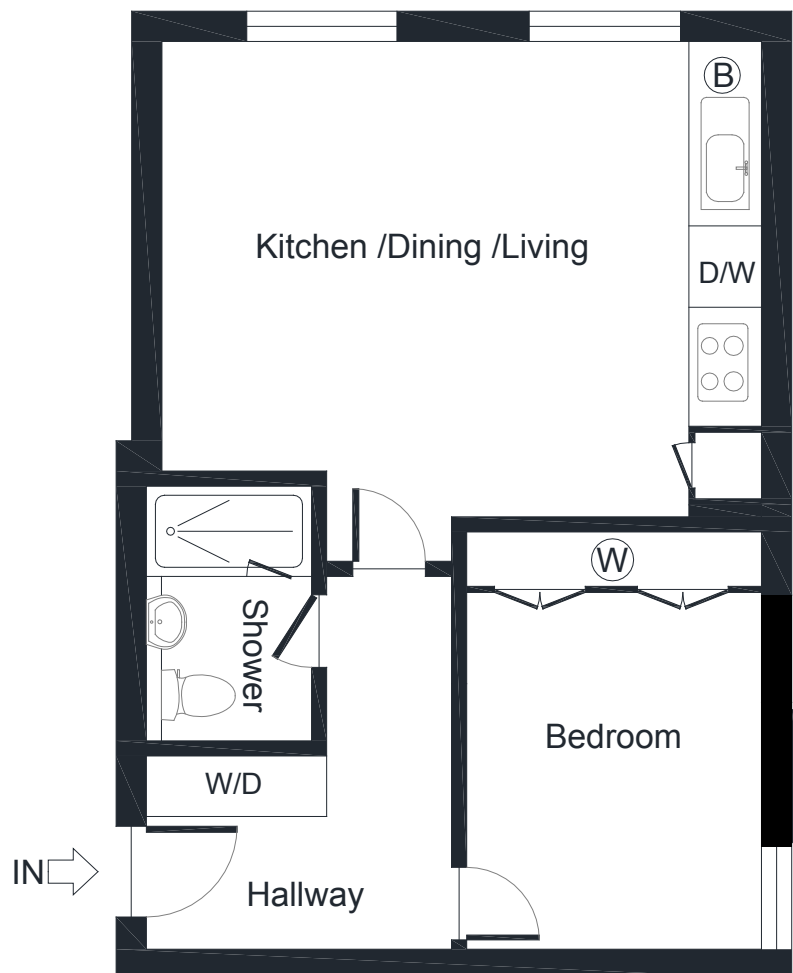
**KITCHEN / LIVING / DINING**  
5.03m x 3.99m/16'6" x 13'1"

**BEDROOM**  
3.51m x 2.46m/11'6" x 8'1"

**SHOWER**  
2.13m x 1.40m/7'0" x 4'7"

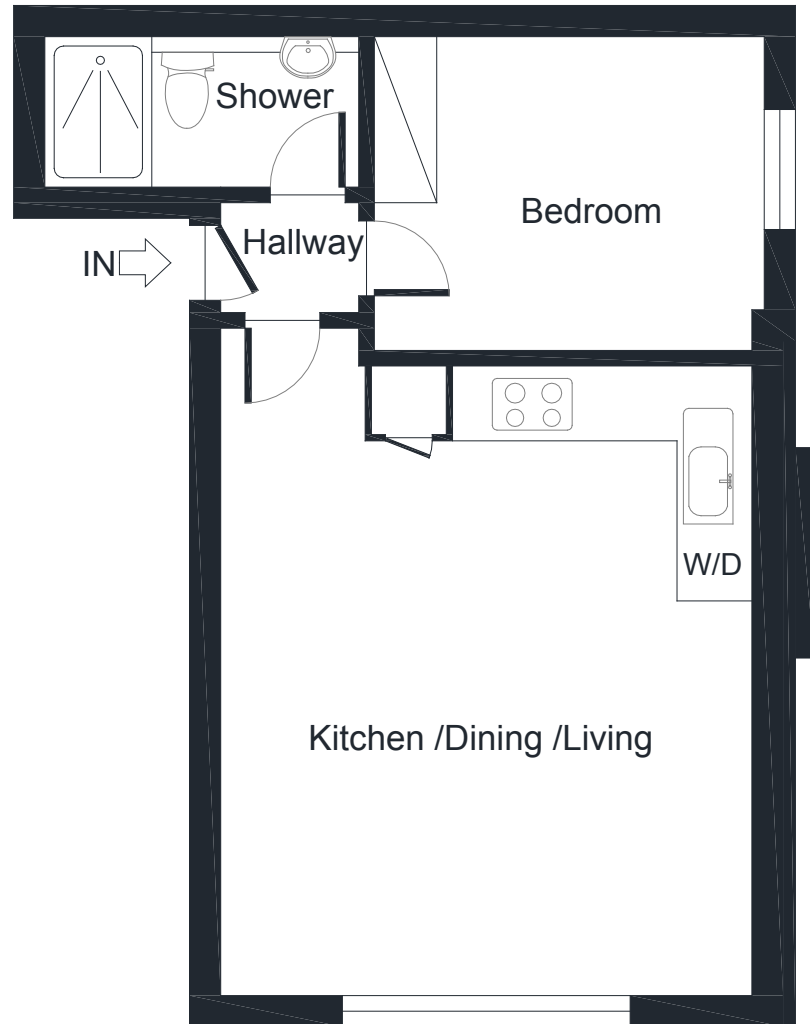
**HALLWAY**  
1.63m x 1.52m/5'4" x 5'0"

**APPROX.**  
**GROSS INTERNAL**  
**FLOOR AREA**  
**39 SQM / 419 SQ FT**





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**FLAT TEN**  
**FIRST FLOOR**

**KITCHEN / LIVING / DINING**  
5.44m x 4.32m/17'10" x 14'2"

**BEDROOM**  
3.18m x 2.57m/10'5" x 8'5"

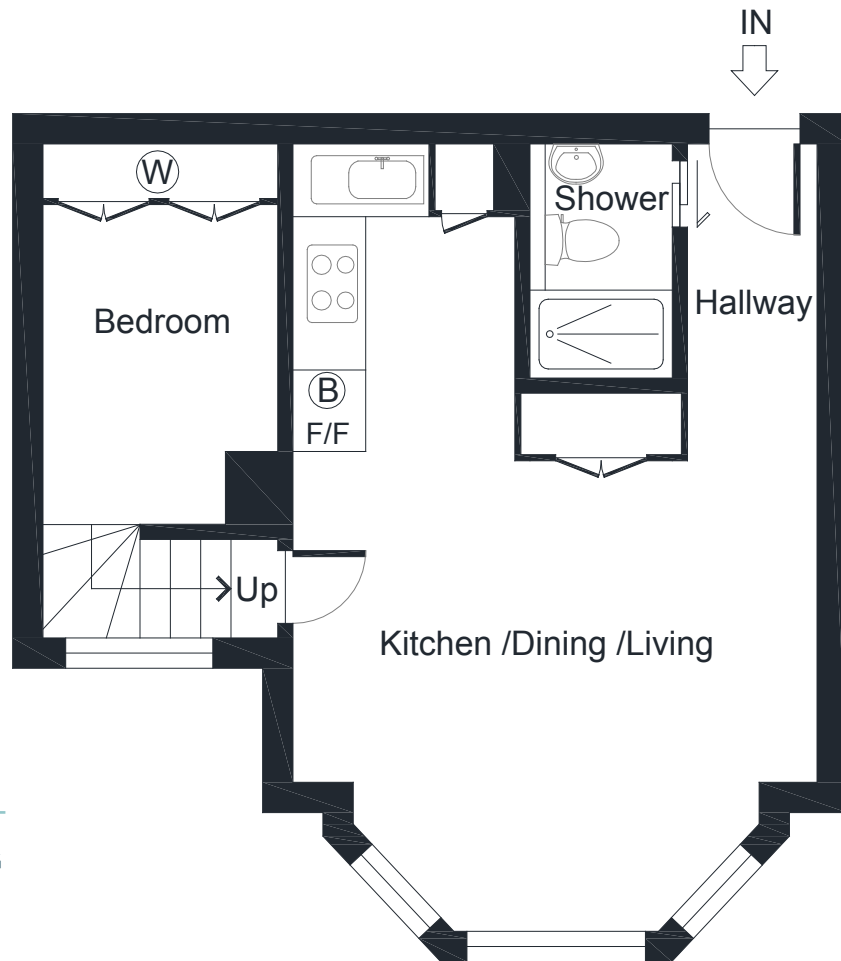
**SHOWER**  
2.57m x 1.22m/8'5" x 4'0"

**HALLWAY**  
1.12m x 0.89m/3'8" x 2'11"

**APPROX.**  
**GROSS INTERNAL**  
**FLOOR AREA**  
**36 SQM / 385 SQ FT**



MADELEY ROAD



**FLAT ELEVEN  
FIRST FLOOR**

**KITCHEN / LIVING / DINING**  
6.60m x 4.39m/21'8" x 14'5"

**BEDROOM**  
3.18m x 1.96m/10'5" x 6'5"

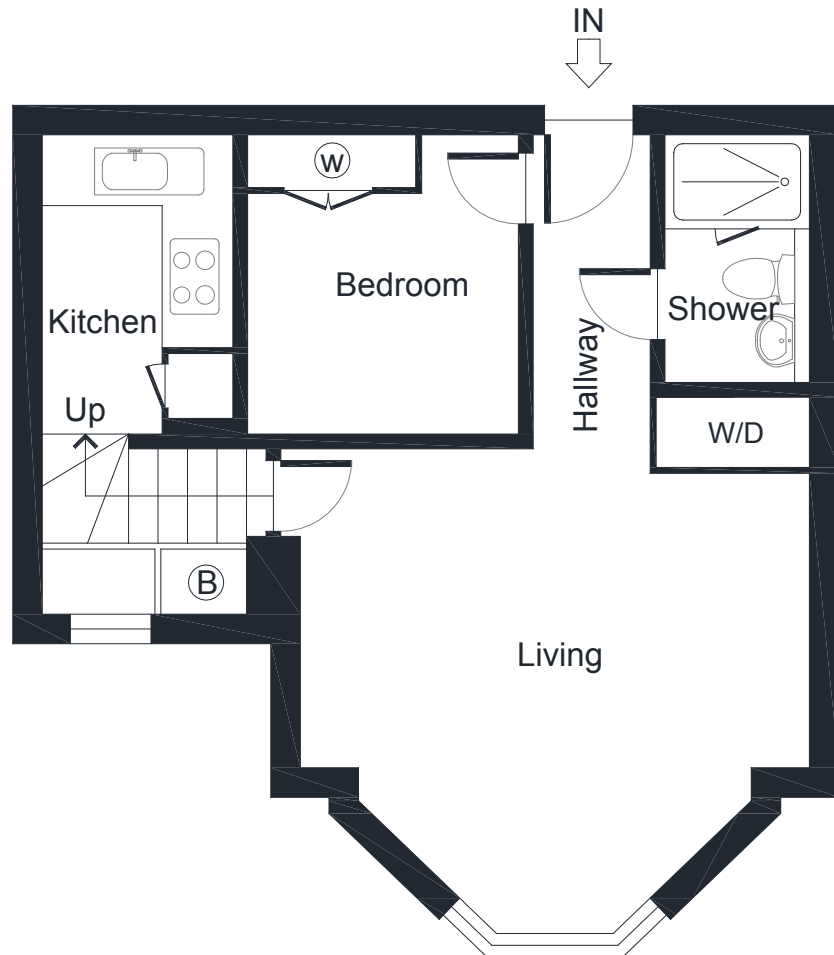
**SHOWER**  
1.96m x 1.19m/6'5" x 3'11"

**HALLWAY**  
2.67m x 1.09m/8'9" x 3'7"

**APPROX.  
GROSS INTERNAL  
FLOOR AREA**  
36 SQM / 384 SQ FT

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**FLAT TWELVE**  
**SECOND FLOOR**

**KITCHEN**  
2.57m x 1.65m/8'5" x 5'5"

**LIVING ROOM**  
4.39m x 3.86m/14'5" x 12'8"

**BEDROOM**  
2.57m x 2.34m/8'5" x 7'8"

**BATHROOM**  
2.13m x 1.24m/7'0" x 4'1"

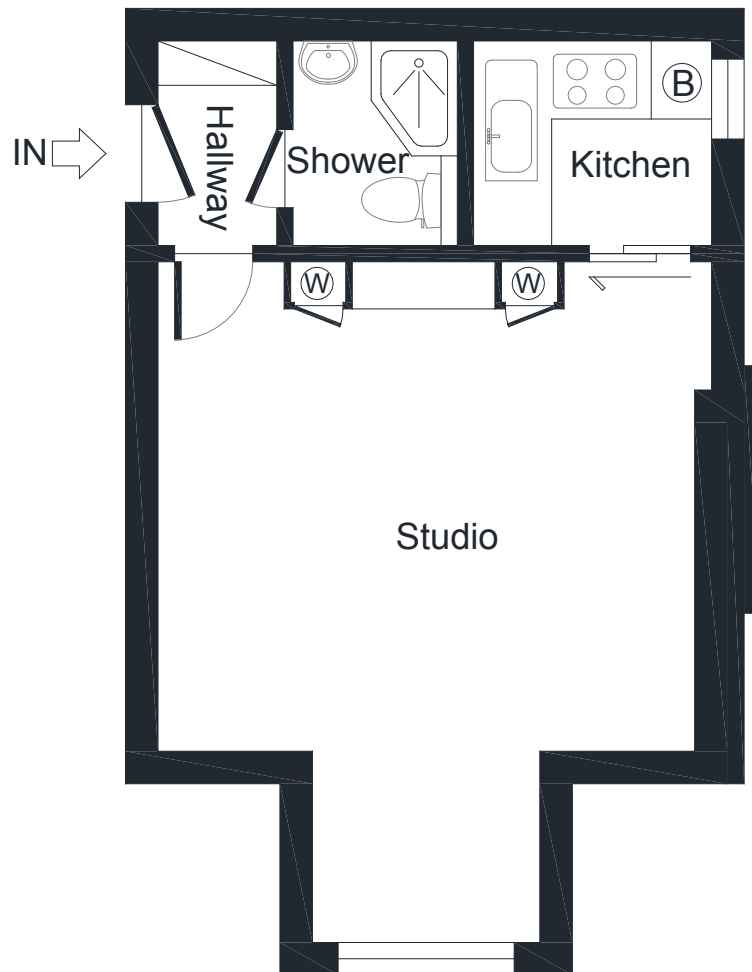
**HALLWAY**  
2.69m x 1.02m/8'10" x 3'4"

**APPROX.**  
**GROSS INTERNAL**  
**FLOOR AREA**  
**36 SQM / 389 SQ FT**





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**FLAT THIRTEEN  
SECOND FLOOR**

**STUDIO**  
5.31m x 4.32m/17'5" x 14'2"

**KITCHEN**  
1.85m x 1.60m/6'1" x 5'3"

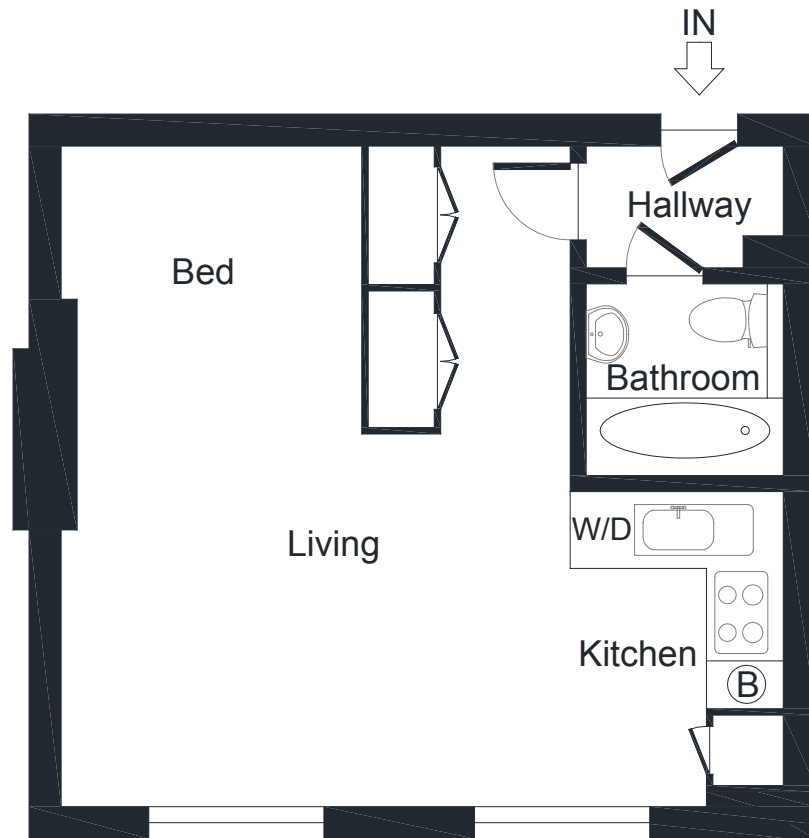
**SHOWER**  
1.60m x 1.27m/5'3" x 4'2"

**HALLWAY**  
1.60m x 0.91m/5'3" x 3'0"

**APPROX.  
GROSS INTERNAL  
FLOOR AREA**  
28 SQM / 301 SQ FT

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## FLAT FOURTEEN

### SECOND FLOOR

#### STUDIO

5.74m x 5.23m/18'10" x 17'2"

#### BATHROOM

1.57m x 1.52m/5'2" x 5'0"

#### HALLWAY

1.57m x 0.97m/5'2" x 3'2"

APPROX.  
GROSS INTERNAL  
FLOOR AREA  
30 SQM / 323 SQ FT



MADELEY ROAD



**FLAT FIFTEEN  
SECOND FLOOR**

**STUDIO**  
5.31m x 5.31m/17'5" x 17'5"

**SHOWER**  
2.46m x 0.99m/8'1" x 3'3"

**APPROX.  
GROSS INTERNAL  
FLOOR AREA**  
24 SQM / 262 SQ FT

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