Take the most exclusive apartments and penthouses to be created within a brand new towering spectacle rising 23 levels above The Royal Docks dynamic skyline.

Then define the location as the gateway to London’s third financial district alongside The City and Canary Wharf.
Pump Tower - the gateway
An iconic new all private landmark offering an exceptional choice of 1, 2 & 3 bed apartments designed to redefine London luxury living.
Location overview

- **30 seconds** walk from DLR network at Royal Victoria.
- **30 seconds** walk from Emirates Airline cable car linking to Greenwich Peninsula and the O2 Arena.
- **2 minutes** from Jubilee Line connections at Canning Town.
- **3 minutes** from new Crossrail interchange at Custom House.
- **7 minutes** from the forthcoming Asian Business Port.
- **7 minutes** from the heart of Canary Wharf’s global commerce.
- **15 minutes** from London City Airport.
Royal Docks overview

- Masterplan to become London’s third major financial district alongside Canary Wharf and The City.
- Masterplan to become London’s new business and leisure destination.
- £22 billion of investment potential identified in the district.
- £1 billion of investment to create the new Asian Business Port.
- Ready now: the most advanced transport infrastructure already in place.
- A landmark and a global magnet for investment.
Royal Docks investment

"...an arc of opportunity that has been identified as having £22 billion of investment potential"

Excerpt of foreword by Boris Johnson, Mayor of London and Sir Robin Wales, Mayor of Newham.

Landmark developments and investment schemes include:

1. Regeneration Masterplan £3.7 billion
   - The overall masterplan sees Canning Town transformed into one of the most dynamic and vibrant new areas of East London.

2. Rathbone Market £47.9 million
   - The phased regeneration is now at an advanced stage providing a mixed use scheme and new square for this historic market area.

3. Hallsville Quarter £60 million
   - A mixed use regeneration scheme set to act as a catalyst for the wider area covering five phases and extending over 190,000 sqm.

4. London City Island £70 million
   - Another major mixed use landmark scheme redwapping 14 acres of roadway on the Leamouth Peninsula.

5. Royal Gateway £100 million
   - A 2.2 acre mixed use scheme regenerating former warehouses complete with community workshops and pedestrianised market style street.

6. Siemens Pavilion £35 million
   - The visitor attraction is home to the world’s largest exhibition focused on urban sustainability and combines a world-class educational centre with offices, conference and exhibition facilities.

7. Emirates Airline £60 million
   - As part of the Transport for London infrastructure, the cable car service links two of the biggest entertainment and exhibition venues in Europe - ExCeL and the O2 Arena.

8. Royal Wharf £3.5 billion
   - A major new regeneration led development planned to provide a mixed use infrastructure for a population that is estimated to reach 30,000 by completion.

9. ExCeL £100 million
   - London’s largest single site exhibition centre, and an international showcase for private, public and corporate events.

10. Royal Docks £1 billion
    - The regeneration of the Royal Albert Dock into London’s next financial district - some 3.2 million sqft of new commercial and retail space calculated to be worth over £6 billion to London’s economy.

11. University of East London £150 million
    - The University is one of the UK’s most diverse and fastest growing, with over 28,000 students from 120 countries worldwide.

12. London City Airport £150 million
    - Handling some 3 million passengers a year, with a planned growth £1.5 billion masterplan to expand capacity up to 8 million by 2030.

13. Silvertown Quays £1.5 billion
    - The transformation will deliver a new innovation quarter and destination for global brands, create over 9,000 new permanent jobs and boost the UK economy by £0.5 billion when complete.

14. Greenwich Peninsula £5 billion
    - A masterplan to regenerate 190 acres of the peninsula into the largest new mixed use district in the UK, and employment for some 24,000 new permanent jobs.

15. Royal Wharf £3.5 billion
    - Another major mixed use landmark scheme redeveloping 14 acres of riverside on the Leamouth Peninsula.

16. Rathbone Market £47.9 million
    - The phased regeneration is now at an advanced stage providing a mixed use scheme and new square for this historic market area.

17. ExCeL £100 million
    - London’s largest single site exhibition centre, and an international showcase for private, public and corporate events.

Exhibit of forward foreword 'A Vision for the Royal Docks' by Boris Johnson, Mayor of London and Sir Robin Wales, Mayor of Newham.
ABP London has signed an agreement with the Mayor of London to transform the Royal Albert Dock. This £1 billion investment will create London’s next financial district, known as ‘Asian Business Port’.

- A 3.2 million sqft development to include 2.5 million sqft of prime office space.
- London’s third business district - in the heart of the Royal Docks.
- The creation of around 20,000 full time jobs - set to boost local employment by 30%.
- Projected to be worth £6 billion to London’s economy.
- A catalyst for further development in the district.
- The first phase is set to be ready for occupiers in 2017 with strong interest already from the Chinese business sector including some of China’s top banks.
With the entire focus of the Royal Docks as a spiralling district for investment, development and sustained growth, its transformation into London’s third major business and leisure destination has been accelerated by its key transport infrastructure and the routing of Crossrail with its forthcoming interchange at Custom House.

Pivotal Royal Dock landmarks now include:

1. University of East London
2. Asian Business Port enterprise zone
3. Aloft Excel London
4. Excel London
5. Custom House Crossrail interchange
6. High quality destination hotels
7. The DLR linking Canary Wharf and The City
8. The Crystal - Siemens Pavilion
9. Emirates Airline cable car
10. Silvertown Quays
11. London City Airport
The Royal Docks is already, and will continue to develop as a showcase location fuelled by cutting edge architecture - as major occupiers and brand name leisure providers relocate to, or create new, landmarks for business and commerce.

The fusion of such a contemporary skyline merging amidst the now Grade II listed Stothert and Pitt cranes that once traversed the length of the quaysides is testimony to a grand commercial legacy.

The status and importance of the district is now clearly underpinned by futuristic architecture - and home to entrepreneurial private sector businesses.
Luxury living with the Capital’s most advanced state of the art transport infrastructure and network literally on your doorstep.

Emirates Airline Cable Car
Carrying up to 2500 passengers an hour, the 5 minute hop links two of the biggest entertainment exhibition venues in Europe - ExCeL and the O2 Arena. The service is also a showcase for Transport for London, offering an exceptionally low emission form of public transport with its northern terminal immediately adjacent to the apartments at Pump Tower.

Docklands Light Railway
The ‘DLR’ is the Capital’s most advanced form of automated public transport, providing 40km (25 miles) of railway linking the Royal Docks to Canary Wharf, Stratford, Greenwich and the heart of the City. Carrying around 88 million passengers a year, the DLR has 45 stations with one - Royal Victoria being immediately opposite Pump Tower.

Crossrail
The new superfast highway across the Capital will have a major interchange, one stop or one minute from Royal Victoria outside Pump Tower. In reality, residents may choose to walk the little over 5 minute distance to pick up the Crossrail service, which when fully operational in 2018 will significantly cut journey times across the Capital.

London City Airport
With a masterplan to expand its passenger handling from 3 million to 8 million by 2030, City Airport remains the backbone of domestic and international travel for London’s business sector, boosting 10 minute check-in times and an international service now extending to JFK New York. London City Airport is 15 minutes on the DLR, door to door from Pump Tower.

Thames Clippers
Residents of Pump Tower will be able to board London’s river bus service at the QEII Pier on North Greenwich peninsula – a 5 minute journey time on the Emirates cable car. The state of the art river bus clipper operates both commuter and tourist services upstream to Embankment and numerous piers en-route.

A world class travel hub

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Given such impressive journey times and accessibility to traverse the metropolis, residents at Pump Tower can enjoy anything from the UNESCO World Heritage landmarks at Greenwich to Central London’s Royal parkland, South Bank arts, London Bridge Quarter and the seat of government - the Houses of Parliament. The Capital is truly on their doorstep.
Residents at Pump Tower will be around 20 minutes from Bond Street - the most expensive retail location in Europe and perhaps the flagship of London's world class shopping streets. With equal prestige stand the Capital's most sought after universities, with a student population in excess of 400,000.

Pump Tower will provide London living in a class of its own.

Typical journey times from Royal Victoria to the nearest tube or DLR station for London's principal universities include:

<table>
<thead>
<tr>
<th>University</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>University of East London</td>
<td>7 mins</td>
</tr>
<tr>
<td>King's College London (Guy's)</td>
<td>13 mins</td>
</tr>
<tr>
<td>Queen Mary University of London</td>
<td>15 mins</td>
</tr>
<tr>
<td>King's College London (Vauxhall)</td>
<td>16 mins</td>
</tr>
<tr>
<td>London Business School</td>
<td>24 mins</td>
</tr>
<tr>
<td>London School of Economics</td>
<td>28 mins</td>
</tr>
<tr>
<td>University of Westminster</td>
<td>30 mins</td>
</tr>
<tr>
<td>University College London</td>
<td>36 mins</td>
</tr>
</tbody>
</table>
The Capital on your doorstep
• Stunning choice of apartment and penthouse styles
• 24 hour hotel style concierge
• Interior designed entrance foyer
• All with balcony, terrace or feature sun lounge
• Communal landscaped gardens
• 2 lifts serving all levels and basement parking
• Majority with panoramic skyline views
• Apartment net interiors from 644 sq.ft. to over 1400 sq.ft.
• Feature planters to selected apartment terraces
• Winter garden style sun lounges up to 100 sq.ft.

Pump Tower
THE DEVELOPMENT
Inspirational space

EXCLUSIVITY REDEFINED, EXCELLENCE AT EVERY LEVEL
The combination of exclusive specifications, breathtaking views, stunningly spacious and curvacious interiors will together provide a collection of 1, 2 & 3 bedroom apartments created for the most discerning UK and overseas owner/occupiers and investors.

Each apartment will feature a balcony, terrace or winter garden style ‘sun lounge’ furthering the exceptional living space. In addition, feature planters will follow the gentle curve of selected terraces forming a natural composition to the Tower’s striking facade.

A new benchmark for luxury living
Authentic apartment views
### 3 Bed Apartment

**101**
- Living/dining: 6.7 x 4.5 m (22'0" x 14'8")
- Bedroom 1: 7.6 x 2.7 m (24'10" x 8'10")
- Bedroom 2: 4.6 x 3.3 m (15'0" x 10'9")
- Bedroom 3: 4.3 x 2.7 m (14'0" x 8'10")
- Sun Lounge: 4.2 x 2.8 m (13'8" x 9'2")
- Internal area: 131.3 sq m (1413 sq ft)

**103**
- Living/dining: 6.5 x 3.9 m (21'5" x 12'9")
- Bedroom 1: 5.3 x 3.5 m (17'4" x 11'6")
- Internal area: 93.5 sq m (1008 sq ft)

**104**
- Living/dining: 5.6 x 3.9 m (18'3" x 12'9")
- Internal area: 80.8 sq m (869 sq ft)

### 2 Bed Apartment

**105**
- Living/dining: 5.9 x 5.6 m (19'6" x 18'4")
- Bedroom 1: 5.7 x 2.7 m (18'8" x 8'10")
- Bedroom 2: 4.2 x 2.7 m (13'8" x 8'10")
- Sun Lounge: 4.3 x 2.8 m (14'1" x 9'2")
- Internal area: 85.0 sq m (913 sq ft)

**106**
- Living/dining: 5.9 x 5.5 m (19'6" x 18'0")
- Bedroom 1: 5.7 x 2.7 m (18'8" x 8'10")
- Bedroom 2: 4.3 x 2.7 m (14'1" x 8'10")
- Sun Lounge: 4.2 x 2.2 m (13'8" x 7'2")
- Internal area: 85.1 sq m (916 sq ft)

**107**
- Living/dining: 10.2 x 6.7 m (33'4" x 22'0")
- Bedroom 1: 7.6 x 2.7 m (24'10" x 8'10")
- Bedroom 2: 4.6 x 3.3 m (15'0" x 10'9")
- Bedroom 3: 4.3 x 2.7 m (14'0" x 8'10")
- Sun Lounge: 4.2 x 2.8 m (13'8" x 9'2")
- Internal area: 131.3 sq m (1413 sq ft)

### 1 Bed Apartment

**102**
- Living/dining: 5.4 x 3.7 m (17'7" x 12'2")
- Internal area: 53.8 sq m (579 sq ft)

**108**
- Living/dining: 5.0 x 3.9 m (16'4" x 12'10")
- Bedroom 1: 5.0 x 2.7 m (16'4" x 8'10")
- Sun Lounge: 3.7 x 2.2 m (12'2" x 7'3")
- Internal area: 65.1 sq m (700 sq ft)

**109**
- Living/dining: 4.5 x 3.7 m (14'8" x 12'2")
- Internal area: 44.3 sq m (474 sq ft)

### Notes
- All room dimensions are approximate and include wardrobe and balcony area. For representative of the apartment type only. Actual dimensions may vary.
- All areas shown are depictions of four bed only.
2ND

3 Bed Apartment
Living/dining 8.7 x 7.1 m  28’5” x 23’3”
Kitchen area 3.0 x 2.8 m  9’9” x 9’2”
Bedroom 1 6.0 x 3.2 m  19’8” x 10’5”
Bedroom 2 5.6 x 3.1 m  18’4” x 10’1”
Bedroom 3 4.6 x 3.3 m  15’0” x 10’9”
Balcony area 16.5 sq m  177 sq ft.
Internal area 128.1 sq m  1379 sq ft.

3RD

2 Bed Apartment
Living/dining 7.5 x 5.9 m  24’6” x 19’4”
Kitchen area 2.6 x 1.8 m  8’6” x 5’10”
Bedroom 1 6.0 x 4.0 m  19’8” x 13’0”
Bedroom 2 4.0 x 3.4 m  13’0” x 11’1”
Internal area 85.7 sq m  922 sq ft.

4TH

2 Bed Apartment
Living/dining 5.9 x 5.5 m  19’4” x 18’0”
Kitchen area 2.8 x 1.8 m  9’2” x 5’10”
Bedroom 1 5.0 x 2.7 m  16’4” x 8’10”
Bedroom 2 4.2 x 2.7 m  13’8” x 8’10”
Sun Lounge 4.1 x 2.2 m  13’4” x 7’2”
Internal area 81.0 sq m  872 sq ft.

5TH

2 Bed Apartment
Living/dining 5.9 x 5.5 m  19’4” x 18’0”
Kitchen area 2.8 x 1.8 m  9’2” x 5’10”
Bedroom 1 5.7 x 2.7 m  18’8” x 8’10”
Bedroom 2 4.6 x 2.7 m  15’0” x 8’10”
Sun Lounge 4.2 x 2.2 m  13’4” x 7’2”
Internal area 85.2 sq m  917 sq ft.

3 Bed Apartment
Living/dining inc kitchen 10.2 x 6.7 m  33’4” x 22’0”
Bedroom 1 7.6 x 2.7 m  24’10” x 8’10”
Bedroom 2 7.0 x 3.3 m  22’10” x 10’9”
Bedroom 3 5.8 x 2.7 m  19’0” x 8’10”
Sun Lounge 4.2 x 2.8 m  13’8” x 9’2”
Internal area 128.5 sq m  1383 sq ft.

All room dimensions are approximate and indicate maximum achievable or a representation of the principal living space in a given room. Wardrobe positioning is indicative and not included in room dimensions. Total areas are accurate to within 5%. All views shown are representative of floor level only.

At each dimension we are approximating the actual measurements and they are not to scale. Material and architectural elevations and/or treatments, etc., in the property are subject to variation and/or modification without notice, etc. for aesthetic and/or functional reasons.
### 1 Bed Apartment 001
- Living/dining: 5.2 x 4.0 m (17'1" x 13'1"")
- Kitchen area: 2.0 x 1.5 m (6'6" x 5'0"")
- Bedroom: 5.3 x 3.5 m (17'2" x 11'6"")
- Balcony area: 8.2 sq m (88 sq ft)
- Internal area: 55.8 sq m (602 sq ft)

### 2 Bed Apartment 002
- Living/dining: 7.0 x 5.0 m (22'10" x 16'5"")
- Kitchen area: 2.6 x 1.8 m (8'6" x 5'10"")
- Bedroom 1: 4.6 x 2.7 m (15'1" x 8'10"")
- Bedroom 2: 4.0 x 2.5 m (13'0" x 8'3"")
- Internal area: 85.5 sq m (921 sq ft)

### 3 Bed Apartment 003
- Living/dining: 6.8 x 4.0 m (22'3" x 13'0"")
- Kitchen area: 2.8 x 2.0 m (9'2" x 6'7"")
- Bedroom 1: 5.3 x 2.7 m (17'4" x 8'10"")
- Bedroom 2: 4.6 x 2.5 m (15'0" x 8'3"")
- Bedroom 3: 3.9 x 2.5 m (12'8" x 8'2"")
- Internal area: 105.1 sq m (1131 sq ft)

### 1 Bed Apartment 004
- Living/dining: 5.6 x 3.7 m (18'5" x 12'2"")
- Kitchen area: 2.6 x 1.5 m (8'6" x 5'0"")
- Bedroom: 5.3 x 2.8 m (17'4" x 9'2")
- Sun Lounge: 3.7 x 2.0 m (12'2" x 6'6")
- Internal area: 55.8 sq m (602 sq ft)

### 2 Bed Apartment 005
- Living/dining: 6.9 x 5.5 m (22'8" x 18'0"")
- Kitchen area: 3.0 x 2.0 m (9'10" x 6'7")
- Bedroom 1: 3.9 x 2.7 m (12'8" x 8'10")
- Bedroom 2: 4.2 x 2.7 m (13'8" x 8'10")
- Internal area: 81.0 sq m (873 sq ft)

### 2 Bed Apartment 006
- Living/dining: 5.9 x 5.5 m (19'4" x 18'0"")
- Kitchen area: 2.8 x 1.8 m (9'2" x 5'10")
- Bedroom 1: 5.7 x 2.7 m (18'8" x 8'10")
- Bedroom 2: 5.0 x 2.7 m (16'4" x 8'10")
- Sun Lounge: 4.2 x 2.2 m (13'8" x 7'2")
- Internal area: 86.4 sq m (935 sq ft)

### 2 Bed Apartment 007
- Living/dining: 5.9 x 5.5 m (19'4" x 18'0"")
- Kitchen area: 2.8 x 1.8 m (9'2" x 5'10")
- Bedroom 1: 5.5 x 2.7 m (18'1" x 8'10")
- Bedroom 2: 3.5 x 2.3 m (11'6" x 7'7")
- Sun Lounge: 4.1 x 1.7 m (13'5" x 5'6")
- Internal area: 81.0 sq m (873 sq ft)

All room dimensions are approximate and include maximum achievable or a representation of the principal living space in a given room. Wardrobe positioning is indicative and not included in room dimensions. Total areas are accurate to within 5%. All views shown are representative of floor level only.
<table>
<thead>
<tr>
<th>Level</th>
<th>Unit</th>
<th>Living/Dining</th>
<th>Kitchen</th>
<th>Bedroom 1</th>
<th>Bedroom 2</th>
<th>Sun Lounge</th>
<th>Internal Area</th>
<th>Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>11TH</td>
<td>1</td>
<td>5.4 x 3.7 m</td>
<td>2.5 x 1.8 m</td>
<td>5.3 x 3.2 m</td>
<td>4.4 x 3.2 m</td>
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<tr>
<td></td>
<td>2</td>
<td>5.9 x 5.5 m</td>
<td>2.8 x 1.8 m</td>
<td>5.0 x 2.7 m</td>
<td>4.6 x 2.7 m</td>
<td>4.1 x 2.2 m</td>
<td>85.7 sq m</td>
<td>922 sq ft</td>
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<td>12TH</td>
<td>1</td>
<td>6.0 x 4.0 m</td>
<td>2.5 x 1.8 m</td>
<td>6.7 x 4.5 m</td>
<td>4.4 x 2.9 m</td>
<td>3.8 x 2.0 m</td>
<td>69.7 sq m</td>
<td>762 sq ft</td>
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<tr>
<td></td>
<td>2</td>
<td>5.9 x 5.5 m</td>
<td>2.8 x 1.8 m</td>
<td>6.9 x 4.5 m</td>
<td>4.4 x 2.9 m</td>
<td>4.0 x 2.2 m</td>
<td>84.8 sq m</td>
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<td>1</td>
<td>6.7 x 4.5 m</td>
<td>4.4 x 2.9 m</td>
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<td>779 sq ft</td>
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<tr>
<td></td>
<td>2</td>
<td>6.4 x 5.6 m</td>
<td>2.8 x 1.8 m</td>
<td>6.7 x 4.5 m</td>
<td>4.4 x 2.9 m</td>
<td>4.1 x 2.2 m</td>
<td>85.6 sq m</td>
<td>921 sq ft</td>
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<td>14TH</td>
<td>1</td>
<td>5.7 x 2.7 m</td>
<td>3.7 x 2.0 m</td>
<td>3.7 x 2.5 m</td>
<td>3.7 x 2.5 m</td>
<td>3.8 x 2.0 m</td>
<td>57.1 sq m</td>
<td>636 sq ft</td>
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<tr>
<td></td>
<td>2</td>
<td>6.2 x 2.7 m</td>
<td>3.7 x 2.0 m</td>
<td>4.0 x 2.2 m</td>
<td>3.8 x 2.0 m</td>
<td>4.0 x 2.2 m</td>
<td>77.7 sq m</td>
<td>841 sq ft</td>
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</table>

*All room dimensions are approximate and include existing walls. Internal areas are a representation of the principal living space in a unit. Internal area is not inclusive of sun lounge and balcony. Total area does not include any representation of floor level only.*
1 Bed Apartment

- Living/dining 5.2 x 6.0 m 17'0" x 19'8"
- Kitchen area 2.5 x 6.0 m 17'0" x 19'8"
- Bedroom 1 5.3 x 4.5 m 17'4" x 14'8"
- Balcony area 8.2 sq m 88 sq.ft.
- Internal area 60.6 sq m 652 sq ft

2 Bed Apartment

- Living/dining inc kitchen 8.2 x 5.6 m 26'10" x 18'4"
- Bedroom 1 4.5 x 2.8 m 14'8" x 9'2"
- Bedroom 2 5.2 x 2.8 m 17'0" x 9'2"
- Sun Lounge 3.8 x 2.5 m 12'5" x 8'2"
- Area 85.6 sq m 921 sq ft

3 Bed Apartment

- Living/dining inc kitchen 6.4 x 5.6 m 21'0" x 18'4"
- Bedroom 1 6.7 x 4.5 m 22'0" x 14'8"
- Bedroom 2 4.4 x 2.9 m 14'4" x 9'6"
- Bedroom 3 4.1 x 2.8 m 13'4" x 9'2"
- Balcony area 32.7 sq m 352 sq ft.
- Internal area 95.8 sq m 1031 sq ft

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## 1 Bed Apartment

<table>
<thead>
<tr>
<th>Level</th>
<th>Living/dining</th>
<th>Kitchen</th>
<th>Bedroom 1</th>
<th>Balcony</th>
<th>Internal Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>5.2 x 3.6 m</td>
<td>1.7 x 1.8 m</td>
<td>57.4 sq m</td>
<td>8.7 sq m</td>
<td>66.1 sq ft</td>
</tr>
<tr>
<td>20</td>
<td>5.4 x 3.5 m</td>
<td>2.2 x 1.8 m</td>
<td>60.2 sq m</td>
<td>12.3 sq m</td>
<td>72.5 sq ft</td>
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<td>21</td>
<td>5.3 x 3.5 m</td>
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<td>60.8 sq m</td>
<td>9.3 sq m</td>
<td>70.1 sq ft</td>
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<tr>
<td>22</td>
<td>5.2 x 3.5 m</td>
<td>1.8 x 1.7 m</td>
<td>60.8 sq m</td>
<td>9.3 sq m</td>
<td>70.1 sq ft</td>
</tr>
</tbody>
</table>

## 2 Bed Apartment

<table>
<thead>
<tr>
<th>Level</th>
<th>Living/dining</th>
<th>Kitchen</th>
<th>Bedroom 1</th>
<th>Bedroom 2</th>
<th>Sun Lounge</th>
<th>Internal Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>7.4 x 5.1 m</td>
<td>1.7 x 1.8 m</td>
<td>66.5 sq m</td>
<td>12.4 sq m</td>
<td>78.9 sq m</td>
<td>86.9 sq ft</td>
</tr>
<tr>
<td>20</td>
<td>5.9 x 5.1 m</td>
<td>2.6 x 1.8 m</td>
<td>67.7 sq m</td>
<td>20.6 sq m</td>
<td>88.3 sq m</td>
<td>109 sq ft</td>
</tr>
<tr>
<td>21</td>
<td>6.0 x 4.4 m</td>
<td>2.2 x 1.7 m</td>
<td>68.2 sq m</td>
<td>13.7 sq m</td>
<td>81.9 sq m</td>
<td>95.9 sq ft</td>
</tr>
<tr>
<td>22</td>
<td>5.7 x 4.0 m</td>
<td>1.6 x 1.6 m</td>
<td>62.8 sq m</td>
<td>13.1 sq m</td>
<td>75.9 sq m</td>
<td>88.9 sq ft</td>
</tr>
</tbody>
</table>

## 3 Bed Apartment

<table>
<thead>
<tr>
<th>Level</th>
<th>Living/dining</th>
<th>Kitchen</th>
<th>Bedroom 1</th>
<th>Bedroom 2</th>
<th>Bedroom 3</th>
<th>Balcony</th>
<th>Internal Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>7.2 x 5.3 m</td>
<td>1.5 x 1.7 m</td>
<td>72.5 sq m</td>
<td>12.8 sq m</td>
<td>11.6 sq m</td>
<td>86.7 sq m</td>
<td>95.1 sq ft</td>
</tr>
<tr>
<td>20</td>
<td>5.9 x 4.6 m</td>
<td>1.6 x 1.6 m</td>
<td>69.7 sq m</td>
<td>19.1 sq m</td>
<td>10.1 sq m</td>
<td>89.9 sq m</td>
<td>100 sq ft</td>
</tr>
<tr>
<td>21</td>
<td>6.4 x 4.0 m</td>
<td>1.6 x 1.6 m</td>
<td>70.0 sq m</td>
<td>19.4 sq m</td>
<td>10.1 sq m</td>
<td>89.5 sq m</td>
<td>99.6 sq ft</td>
</tr>
<tr>
<td>22</td>
<td>5.7 x 3.8 m</td>
<td>1.6 x 1.6 m</td>
<td>67.9 sq m</td>
<td>19.1 sq m</td>
<td>10.1 sq m</td>
<td>87.1 sq m</td>
<td>97.1 sq ft</td>
</tr>
</tbody>
</table>

Note: All measurements are approximate and include maximum achievable or representative of the principal living space in a given room. Wardrobe positioning is indicative and not included in room dimensions. Total areas shown are representative of floor level only.
### 1 Bed Apartment 23.01
- **Living/dining, Kitchen Area**: 5.2 x 6.0 m (17'2" x 19'8")
- **Bedroom 1**: 5.3 x 4.5 m (17'3" x 14'8")
- **Balcony Area**: 8.2 sq m (88 sq ft)
- **Internal Area**: 60.6 sq m (652 sq ft)

### 2 Bed Apartment 23.02
- **Living/dining, Kitchen Area**: 7.5 x 5.9 m (24'6" x 19'4")
- **Bedroom 1**: 6.0 x 4.0 m (19'8" x 13'0")
- **Bedroom 2**: 4.0 x 3.4 m (13'0" x 11'1")
- **Sun Lounge**: 3.8 x 2.5 m (12'5" x 8'2")
- **Internal Area**: 85.7 sq m (922 sq ft)

### 2 Bed Apartment 23.05
- **Living/dining, Kitchen Area**: 5.9 x 5.5 m (19'4" x 18'0")
- **Bedroom 1**: 5.0 x 2.7 m (16'4" x 8'10")
- **Bedroom 2**: 4.2 x 2.7 m (13'8" x 8'10")
- **Sun Lounge**: 4.2 x 2.2 m (13'8" x 7'2")
- **Internal Area**: 81.6 sq m (878 sq ft)

### 2 Bed Apartment 23.06
- **Living/dining, Kitchen Area**: 5.8 x 5.5 m (19'4" x 18'0")
- **Bedroom 1**: 5.7 x 2.7 m (18'8" x 9'2")
- **Bedroom 2**: 4.5 x 2.7 m (14'8" x 9'2")
- **Sun Lounge**: 4.5 x 2.5 m (14'8" x 9'2")
- **Internal Area**: 80.5 sq m (867 sq ft)

### 2 Bed Apartment 23.07
- **Living/dining, Kitchen Area**: 6.2 x 5.5 m (20'4" x 18'0")
- **Bedroom 1**: 6.1 x 2.9 m (20'1" x 9'6")
- **Bedroom 2**: 4.6 x 2.8 m (15'0" x 9'2")
- **Sun Lounge**: 5.3 x 2.5 m (17'4" x 8'2")
- **Internal Area**: 95.8 sq m (1031 sq ft)

### 3 Bed Apartment 23.03
- **Living/dining, Kitchen Area**: 6.4 x 5.5 m (21'0" x 18'0")
- **Bedroom 1**: 6.7 x 4.5 m (22'0" x 14’8")
- **Bedroom 2**: 4.4 x 2.9 m (14'4" x 9'6")
- **Bedroom 3**: 4.1 x 2.8 m (13'4" x 9'2")
- **Balcony Area**: 32.7 sq m (352 sq ft)
- **Internal Area**: 95.8 sq m (1031 sq ft)

### 3 Bed Apartment 23.04
- **Living/dining, Kitchen Area**: 5.6 x 3.7 m (18'5" x 12’2")
- **Bedroom 1**: 5.3 x 3.2 m (17'3" x 10'5")
- **Sun Lounge**: 3.7 x 2.0 m (12’2" x 6’6")
- **Internal Area**: 59.8 sq m (643 sq ft)

All room dimensions are approximate and include maximum usable space. Wardrobe positioning is indicative and not included in room dimensions. Total areas are accurate to within 5%. All views shown are representative of floor level only.
GENERAL
- High quality solid core veneered flush front door
- Bespoke solid core internal doors with chrome furniture
- All with balcony, terrace or sun lounge
- Feature architrave and skirting
- Engineered oak flooring to living rooms and hallways
- Underfloor heating

KITCHENS
- Exclusive custom design and finishes
- Fully fitted with integrated appliances to include:
  - Oven with touch sensitive ceramic hood, extractor
  - Fridge/freezer, dishwasher and combination microwave
  - Integrated or freestanding (cupboard) washer/dryer
- Downlighting and feature lighting within high level units
- Engineered wood flooring

BATHROOMS
- Quality sanitaryware with chrome finishes
- Heated towel rail
- Ceramic floor tiling to bathrooms, en-suite and shower rooms
- Full height glass shower screens

Outline specifications

BEDROOMS
- Each with quality fully fitted carpet and wardrobe

ELECTRICAL
- Recessed chrome downlighting
- Scene setter dimmer control
- Brushed steel switch and socket plates
- Telephone and home network points to living room and bedrooms
- Sky plus HD satellite connections to principal living room and bedrooms (subject to subscription)
- External lighting to balcony and terrace areas

SECURITY
- Video entryphone security (Cost forms part of the service charge)
- CCTV security to car park, entrance lobby and grounds
- 24 hour concierge services
- Mains operated smoke detectors to apartment hallways and communal areas
These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter specifications without prior notice. All journey times are approximate. Interior and exterior images are computer generated and indicative only of the finished scheme. Pump Tower is a preferred marketing name only.