



HOLBORN  
The Michele Carby Practice

# BOOKBINDER POINT

ACTON W3



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# BOOKBINDER POINT



## THE LATEST CHAPTER IN ACTON'S REBIRTH

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Setting the bar for contemporary city living, Bookbinder Point is a stunning development of 98 immaculately designed one and two bedroom apartments.

Rising up 16 floors, it's been designed to cater to all the demands of modern life - boasting the best in interior design, spacious layouts, a daytime concierge and an elegant roof garden. It's also perfectly located to take advantage of all this leafy corner of London has to offer, as well as Acton's superb transport links, including Crossrail.



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## CROSSRAIL HAS TRANSFORMED LONDON'S PROPERTY LANDSCAPE

More connected to Central London than ever before, all eyes are on Acton's regeneration.

Sandwiched between the popular residential areas of Chiswick and Ealing, it's no surprise that Acton is fulfilling its untapped potential. Enjoying the same amount of greenery as its neighbours, it's now stepping out of their shadows and fast becoming one of London's most sought-after districts.

Crossrail is fuelling much of this change. Building on Acton's already superb rail and road connections, it's been the trigger for a wave of regeneration and investment that's transforming the area. Add to this, the value for money this sleeping giant offers and there's no question that west is best for anyone looking to buy or invest.



## THE START OF SOMETHING IMPRESSIVE

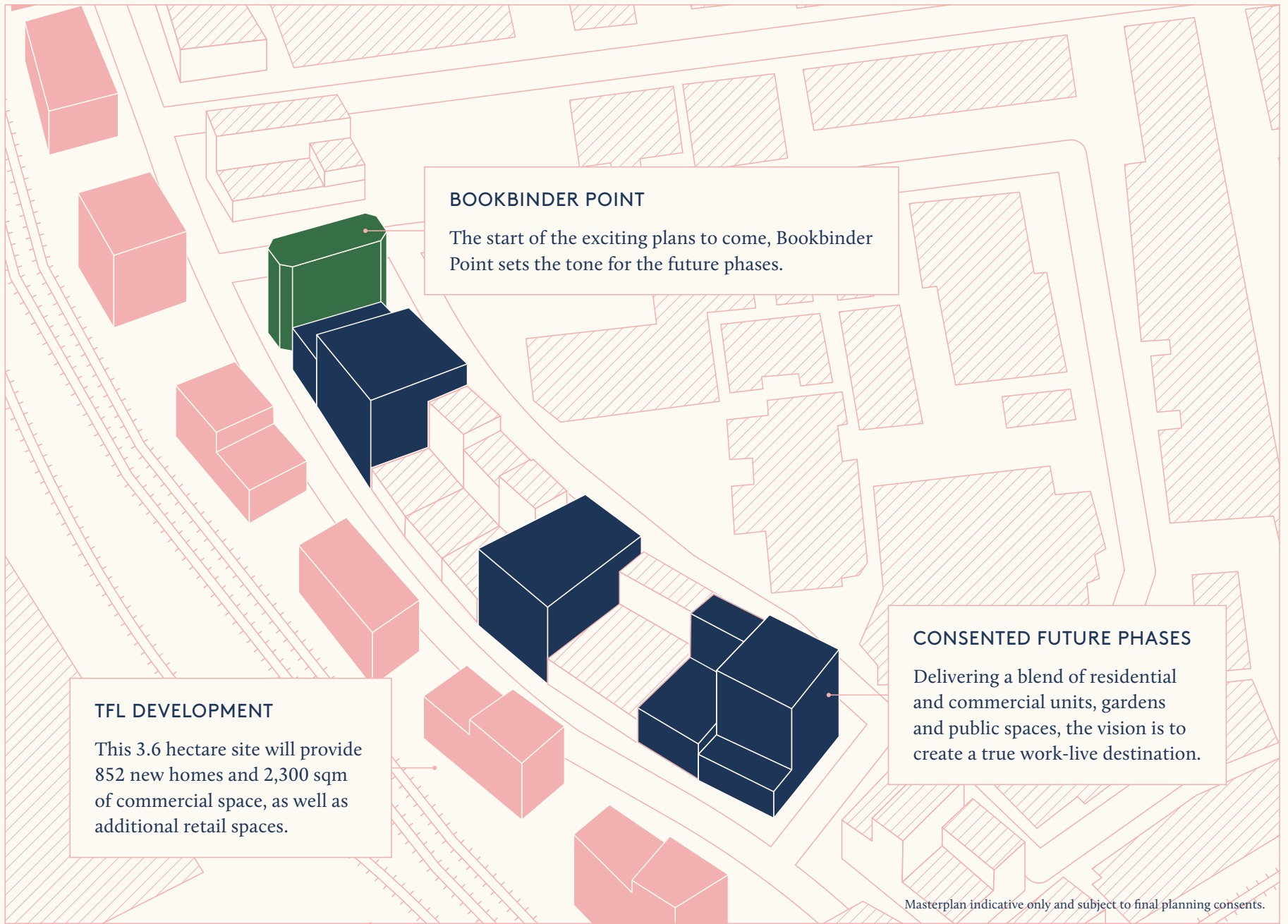
**Bookbinder Point is the first phase in the transformation of Bollo Lane.**

Acting as an elegant bookend, the subsequent phases will see a similar residential scheme at the other end of the block, with an array of mixed use spaces in between. Key to the vision is the creation of a true work-live environment, to ensure that the area is thriving and alive at all times of the day.

It's envisaged that the commercial occupants are likely to be more creatively focused businesses – design agencies, artists, ceramists and so on. Alongside these there'll be space for the capital's growing freelance community. For our residents, this means their commute could be as simple as a lift ride downstairs.



Example commercial usage



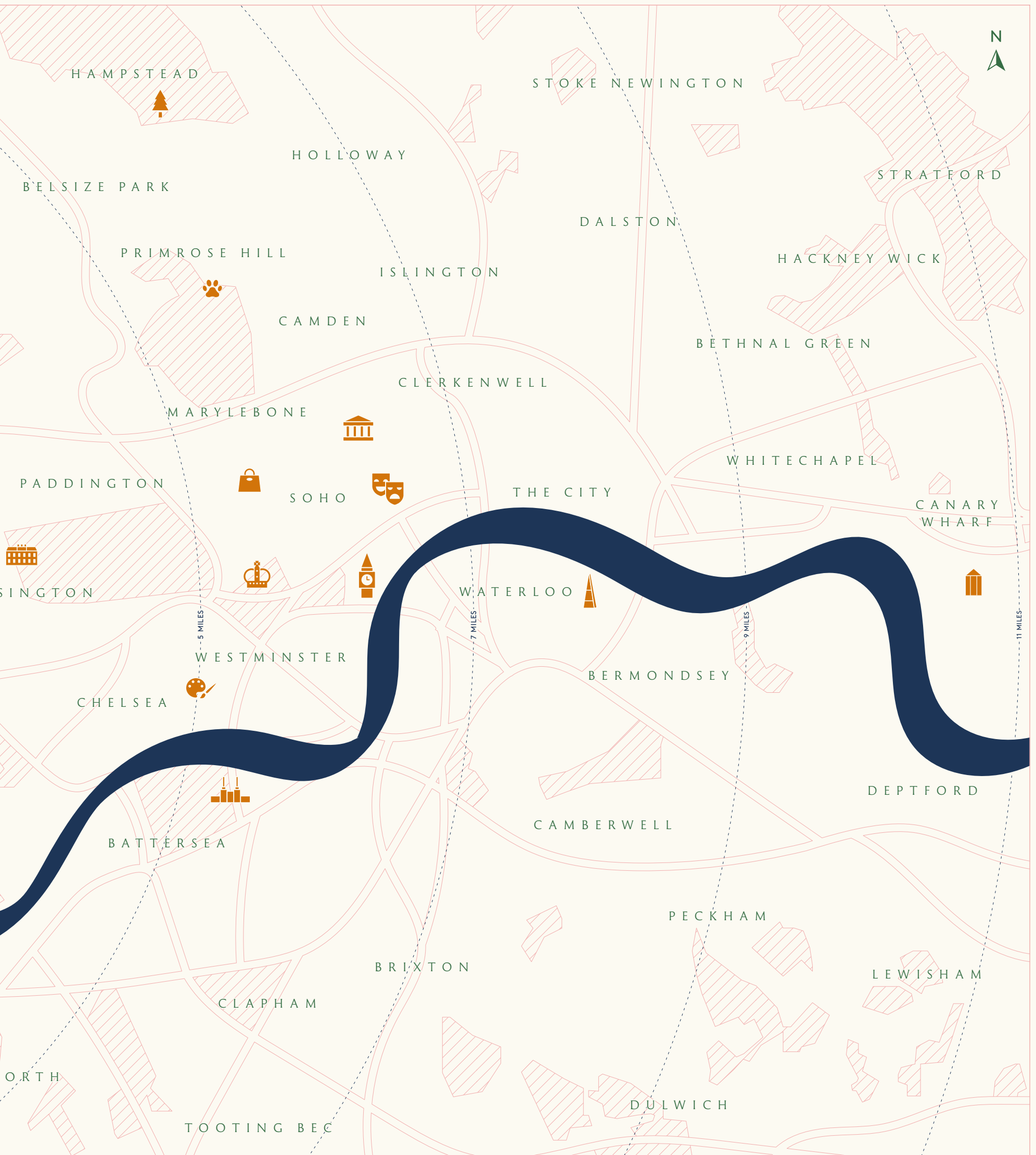
# IDEALLY LOCATED FOR WORK AND PLEASURE

An escape from Central London, that's conveniently just moments from it, Acton is rapidly establishing itself as one of London's property hotspots – taking its place alongside its coveted neighbours, Chiswick, Kew and Ealing.



Maps are illustrative only and not to scale.  
Distances are indicative only and measured as crow flies.







## THE PERFECT START TO ANY JOURNEY

Acton has always been well connected, the arrival of Crossrail is making it even more so.

Spanning the capital, Crossrail is transforming this green West London suburb into a residential hotspot, that's 9 minutes from Bond Street's boutiques and 16 minutes from Liverpool Street and The City's gleaming towers.

The nearest Crossrail station, Acton Main Line is just a 9 minute cycle from Bookbinder Point. Slightly nearer, at a 5 minute walk away is Acton Town, which puts the District and Piccadilly lines at your disposal. Or for London Overground services you can head to South Acton (9 minute walk).

In short, wherever you start your journey, with Bookbinder Point's connectivity, your destination is only moments away. Even if you're escaping the capital and heading to far-flung shores, you can get to Heathrow's terminals in as little as 19 minutes by taxi or 25 by tube.

 Acton Town – 5 min. walk\*

District Line

Chiswick Park 2 Mins	Hammersmith 7 Mins	Earl's Court 12 Mins	Paddington 15 Mins	High Street Kensington 16 Mins	Victoria 20 Mins	Embankment 27 Mins	Cannon Street 33 Mins
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Piccadilly Line

Hammersmith 7 Mins	Knightsbridge 18 Mins	Green Park 22 Mins	Piccadilly Circus 24 Mins	Leicester Square 25 Mins	Heathrow 25 Mins	Covent Garden 26 Mins	King's Cross St. Pancras 33 Mins
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 South Acton – 9 min. walk\*

London Overground

Kew Gardens 6 Mins	Richmond 13 Mins	West Hampstead 19 Mins	Hampstead Heath 20 Mins	Camden Road 33 Mins	Highbury & Islington 35 Mins	Dalston Kingsland 41 Mins	Hackney Central 43 Mins
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 Acton Main Line – 9 min. cycle\*

Crossrail

Ealing Broadway 2 Mins	Paddington 6 Mins	Bond Street 9 Mins	Farringdon 14 Mins	Liverpool Street 16 Mins	Heathrow T2/T3 18 Mins	Canary Wharf 23 Mins	Stratford 25 Mins
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# KEY

## Dining

- 01 The Aeronaut
- 02 The Station House
- 03 No.197 Chiswick Fire Station
- 04 The Bollo House
- 05 Rhythm & Brews
- 06 The Union Bar Chiswick
- 07 Le Vacherin
- 08 Ozwald Coplepot

## Entertainment

- 09 Cineworld
- 10 Putt In The Park Acton
- 11 Transport Museum Depot
- 12 Chiswick House

## Exercise

- 13 Arch Climbing Wall
- 14 Acton Centre
- 15 Virgin Active

## Retail & Essentials

- 16 Acton High St.
- 17 Chiswick High St.
- 18 Morrisons
- 19 Acton Market
- 20 Sainsbury's Local
- 21 Marks & Spencer
- 22 Chiswick Post Office
- 23 Waitrose Chiswick
- 24 Acton Lane Medical Centre

## Business

- 25 Vue Entertainment
- 26 Paramount Pictures
- 27 Danone UK
- 28 Pernod Ricard
- 29 Discovery
- 30 QVC UK



## ALL YOU NEED TO LIVE WELL

**Moments from Acton town centre, Bookbinder Point puts all your essentials on your doorstep.**

From supermarkets for your weekly shop and places to grab a drink or a bite to eat with friends, to leisure centres and gyms to keep in shape, it's all here waiting to be discovered. You're also close to the Thames and countless parks for when you just want to escape London life.



## THE NATURAL CHOICE FOR A HOME IN LONDON

West London's greenery is without question one of its finest attributes.

Boasting some of the capital's finest parks, many of which are the grounds of former stately homes, this corner of West London is greener than most. Once part of the private country estate of Princess Amelia, daughter of George II, Gunnersbury Park's Grade II\* listed parkland blends formal gardens and tranquil lakes with outstanding sports facilities.

The world-famous Kew Gardens are just across the Thames. Home to 50,000 living plants, this UNESCO World Heritage site is a marvel of nature. Or there's Syon Park, owned by the same family for over 400 years, the house is home to a wealth of art and antiquities, while the gardens offer a taste of the countryside without leaving London.

Kew Gardens



Gunnersbury Park



Left: Kew Gardens  
Right: Syon Park

## FORGET THE WEST END, YOU HAVE WESTFIELD

Dwarfing its Stratford namesake by over 50,000 sqft, Westfield London is the capital's true retail destination.

A short trip on the underground puts 289 shops, 90 restaurants and a 20 screen cinema at your fingertips. As well as a who's who of popular brands, The Village at Westfield London's sumptuous surroundings are home to more than 40 designer labels, ranging from Louis Vuitton and Prada, to Burberry and De Beers.



Closer to home, Acton has all your essentials covered, with a Sainsbury's Local just a 7 minute walk. Acton's high street and The Oak shopping centre are also less than a mile from Bookbinder Point.

Alternatively, for more relaxed and picturesque shopping, Chiswick and Richmond are the perfect destinations, with a host of cafes and restaurants complementing their array of boutiques.







## LONDON'S NEW COMMERCIAL CAPITAL

While Central London's business districts are easy to reach, West London is a commercial hub of its own.

The transformation of West London goes way beyond its transport and retail upgrades. Chiswick Park, just to the south of Bookbinder Point, is a lakeside business park that hosts 1.8 million sqft of Global, European and National headquarters – including the likes of Starbucks, Danone, Ericsson and Paramount.

The area's film and television credentials are continued with the BBC's Television Centre at White City and Sky's campus in Isleworth. A further supporting cast of entertainment related businesses are dotted throughout the area.

There are also an array of industry hubs for IT, pharmaceuticals, transport and logistics and financial services. While easy access to the Golden Mile's 450 businesses, including GlaxoSmithKline, JCDcaux and WorleyParsons, which employ some 24,000 people is another huge plus.





## A FIRST CLASS EDUCATION

Enjoy easy access to London's world-renowned universities.

Bookbinder Point's superb transport links mean that all of London's universities are readily accessible. You needn't go far to embrace the opportunities at the new 25-acre Imperial College London campus at White City though.

This state-of-the-art £3 billion complex, was created in partnership with China's Zhejiang University to enhance transnational entrepreneurship and is set to boost the Chinese student population by c.40-50%.



**UNIVERSITY OF WEST LONDON** - 1 min<sup>^</sup>  
*South Ealing station*

**IMPERIAL COLLEGE WHITE CITY** - 16 mins<sup>^</sup>  
*White City station*

**KING'S COLLEGE** - 24 mins<sup>^</sup>  
*Holborn station*

**LSE** - 24 mins<sup>^</sup>  
*Holborn station*

**UCL** - 26 mins<sup>^</sup>  
*Russell Square station*

<sup>^</sup> From Acton Town Underground station to station mentioned, source [tfl.gov.uk](http://tfl.gov.uk)



Computer Generated Image





Computer Generated Image







Computer Generated Image





Computer Generated Image



# DESIGNED FOR MODERN LIFE

With two colourways on offer across the building, Bookbinder Point provides you with the perfect starting point on which to make your mark.

Whichever style suits your tastes more, you can rest assured of the finest quality finish throughout. What's more, our attention to detail extends beyond the aesthetic to how your home works when you're living in it. Each detail of the layout has been carefully considered to ensure every moment is a pleasure.

## KITCHEN

- Designer fitted kitchen featuring handleless wall and base units in two finishes
- Quooker hot water tap
- Composite stone worktops and upstands
- Undermounted one and a half bowl stainless steel sink with chrome mixer tap
- Integrated refuse containers
- A-rated integrated appliances including:
  - Fridge/freezer
  - Ceramic hob with extractor and glass or stainless steel splashback
  - Under cabinet or chimney extractor (depending on layout)
  - Oven
  - Microwave
  - Dishwasher



Computer Generated Image

## BATHROOMS & ENSUITES

- Contemporary style bath with tiled bath panel and toughened glass screen to bathrooms
- Resin shower trays with toughened glass screen to ensuites
- Wall hung wash basin with chrome mixer tap and vanity unit
- Enclosed cistern WC with soft close seat and chrome flush plate
- Contemporary sanitaryware and chrome mixer taps
- Thermostatically controlled shower
- Rain shower head with separate handheld shower
- Large format porcelain wall and floor tiling
- Recessed mirror
- Polished chrome towel rail
- Screwless satin chrome shaver socket

## FLOORING & FINISHING TOUCHES

- Engineered wood flooring to hall, living dining and kitchen areas
- Carpet to bedrooms
- Porcelain floor tiling to bathrooms and ensuites
- Matt emulsion painted walls and ceilings
- Wood veneer horizontal grooved front door with Secure By Design lock and bronze ironmongery
- White horizontal grooved internal doors with satin chrome ironmongery
- Architraves and skirting finished in white

## MECHANICAL & ELECTRICAL FITTINGS

- Underfloor heating throughout
- Electronically programmed heating and hot water system
- Audio/visual entry phone system
- Telephone point to living areas
- Recessed LED downlights in white to halls, kitchens, living areas and bedrooms
- Screwless satin chrome sockets to kitchens
- Screwless white sockets with USB ports to living areas and bedrooms
- Screwless satin steel dimmer switches to kitchens, living areas and bedrooms
- Screwless satin steel light switches to bathrooms and ensuites
- Hyperoptic Cat 6 wiring to living areas and bedroom 1
- Freestanding washer dryer (in storage cupboard)

## EXTERNAL

- Balconies with tiled flooring and metal balustrades
- Communal landscaped roof garden

## GENERAL

- Daytime concierge
- Interior designed entrance lobby
- Secure bike storage
- Hot desk workspaces
- Individual lockable mailboxes

## WARRANTY

- 10-year warranty with Build Zone

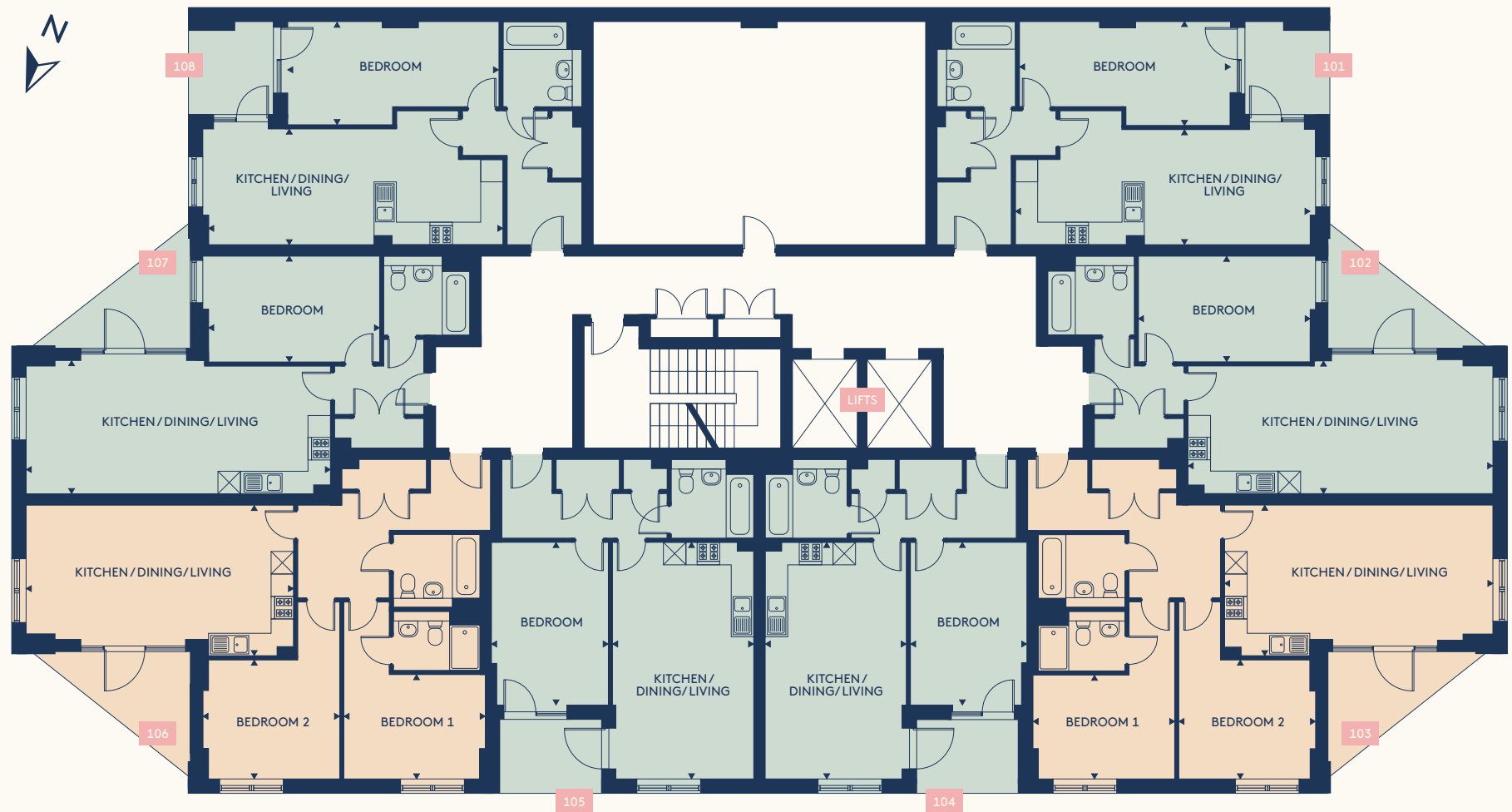
These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.



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# FLOORPLANS - 1F

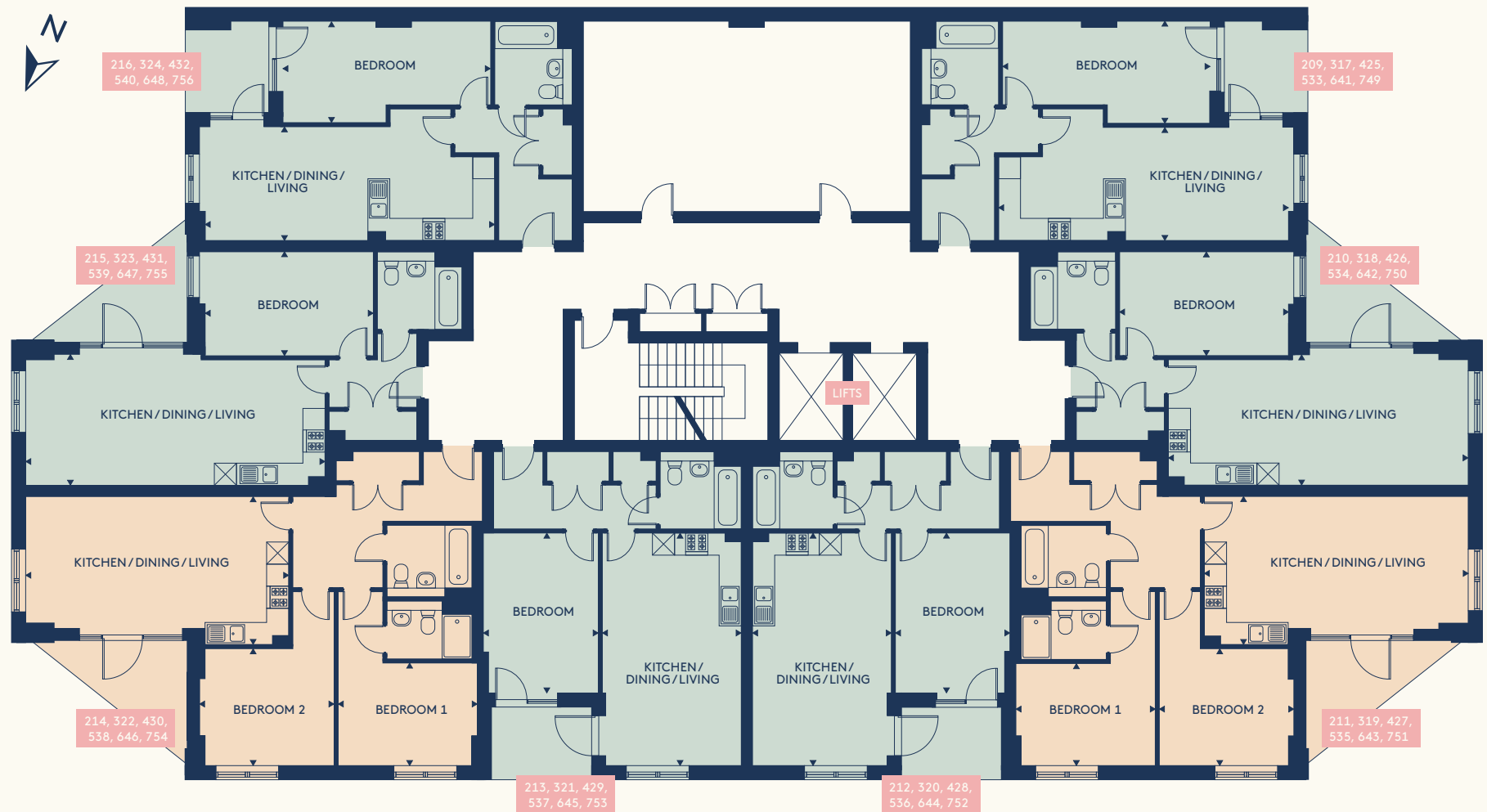


<p><b>APT 101</b></p> <p>KITCHEN/DINING/LIVING 7.9 x 3.1 m   25'9" x 10'1"</p> <p>BEDROOM 1 5.6 x 2.8 m   18'6" x 9'0"</p> <p>EXTERNAL AREA 5.0 sqm   53.8 sqft</p> <p>TOTAL INTERNAL AREA 53.9 sqm   580.2 sqft</p>	<p><b>APT 102</b></p> <p>KITCHEN/DINING/LIVING 8.1 x 3.6 m   26'8" x 11'8"</p> <p>BEDROOM 1 4.6 x 2.8 m   15'0" x 9'3"</p> <p>EXTERNAL AREA 7.1 sqm   76.4 sqft</p> <p>TOTAL INTERNAL AREA 53.9 sqm   580.2 sqft</p>	<p><b>APT 103</b></p> <p>KITCHEN/DINING/LIVING 7.2 x 4.0 m   23'5" x 13'2"</p> <p>BEDROOM 1 3.8 x 2.8 m   12'4" x 9'1"</p> <p>BEDROOM 2 3.7 x 3.2 m   12'0" x 10'4"</p> <p>EXTERNAL AREA 7.1 sqm   76.4 sqft</p> <p>TOTAL INTERNAL AREA 76.1 sqm   819.1 sqft</p>	<p><b>APT 104</b></p> <p>KITCHEN/DINING/LIVING 6.3 x 3.8 m   20'8" x 12'4"</p> <p>BEDROOM 1 4.4 x 3.1 m   14'3" x 10'2"</p> <p>EXTERNAL AREA 5.4 sqm   58.1 sqft</p> <p>TOTAL INTERNAL AREA 52.7 sqm   567.3 sqft</p>
<p><b>APT 105</b></p> <p>KITCHEN/DINING/LIVING 6.3 x 3.8 m   20'8" x 12'4"</p> <p>BEDROOM 1 4.4 x 3.1 m   14'3" x 10'2"</p> <p>EXTERNAL AREA 5.4 sqm   58.1 sqft</p> <p>TOTAL INTERNAL AREA 52.7 sqm   567.3 sqft</p>	<p><b>APT 106</b></p> <p>KITCHEN/DINING/LIVING 7.2 x 4.0 m   23'5" x 13'2"</p> <p>BEDROOM 1 3.8 x 2.8 m   12'4" x 9'1"</p> <p>BEDROOM 2 3.7 x 3.2 m   12'0" x 10'4"</p> <p>EXTERNAL AREA 7.1 sqm   76.4 sqft</p> <p>TOTAL INTERNAL AREA 76.1 sqm   819.1 sqft</p>	<p><b>APT 107</b></p> <p>KITCHEN/DINING/LIVING 8.1 x 3.6 m   26'8" x 11'8"</p> <p>BEDROOM 1 4.6 x 2.8 m   15'0" x 9'3"</p> <p>EXTERNAL AREA 7.1 sqm   76.4 sqft</p> <p>TOTAL INTERNAL AREA 53.9 sqm   580.2 sqft</p>	<p><b>APT 108</b></p> <p>KITCHEN/DINING/LIVING 7.9 x 3.1 m   25'9" x 10'1"</p> <p>BEDROOM 1 5.6 x 2.8 m   18'6" x 9'0"</p> <p>EXTERNAL AREA 5.0 sqm   53.8 sqft</p> <p>TOTAL INTERNAL AREA 53.9 sqm   580.2 sqft</p>

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

# FLOORPLANS - 2F/3F/4F/5F/6F/7F

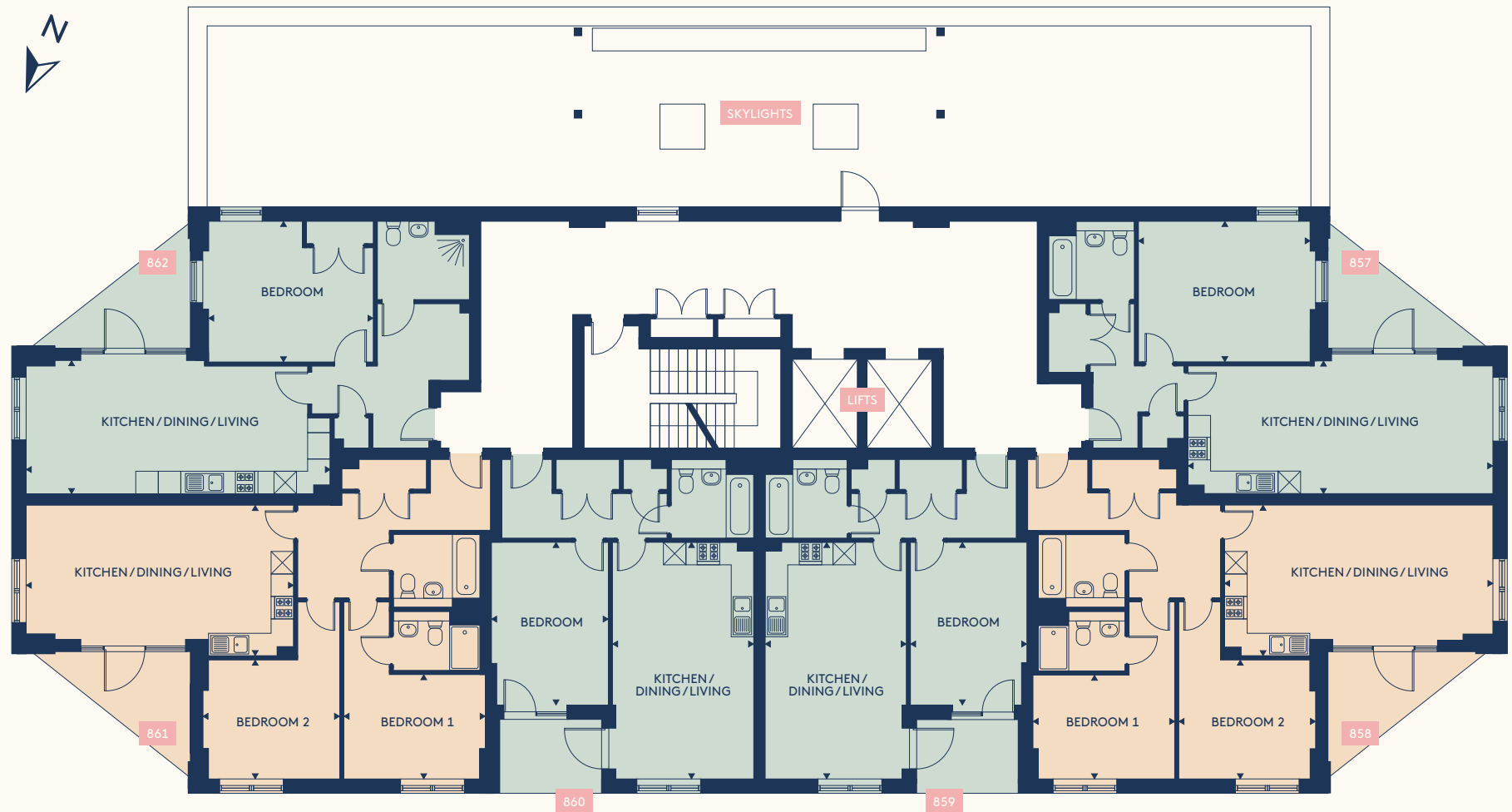


<b>APT 209</b>	KITCHEN/DINING/LIVING 7.9 x 3.1 m   25'9" x 10'1"	<b>APT 210</b>	KITCHEN/DINING/LIVING 8.1 x 3.6 m   26'8" x 11'8"	<b>APT 211</b>	KITCHEN/DINING/LIVING 7.2 x 4.0 m   23'5" x 13'2"	<b>APT 212</b>	KITCHEN/DINING/LIVING 6.3 x 3.8 m   20'8" x 12'4"
<b>APT 317</b>	BEDROOM 1 5.6 x 2.8 m   18'6" x 9'0"	<b>APT 318</b>	BEDROOM 1 4.6 x 2.8 m   15'0" x 9'3"	<b>APT 319</b>	BEDROOM 1 3.8 x 2.8 m   12'4" x 9'1"	<b>APT 320</b>	BEDROOM 1 4.4 x 3.1 m   14'3" x 10'2"
<b>APT 425</b>	EXTERNAL AREA 5.0 sqm   53.8 sqft	<b>APT 426</b>	EXTERNAL AREA 7.1 sqm   76.4 sqft	<b>APT 427</b>	BEDROOM 2 3.7 x 3.2 m   12'0" x 10'4"	<b>APT 428</b>	EXTERNAL AREA 5.4 sqm   58.1 sqft
<b>APT 533</b>	TOTAL INTERNAL AREA 53.9 sqm   580.2 sqft	<b>APT 534</b>	TOTAL INTERNAL AREA 53.9 sqm   580.2 sqft	<b>APT 535</b>	EXTERNAL AREA 7.1 sqm   76.4 sqft	<b>APT 536</b>	TOTAL INTERNAL AREA 52.7 sqm   567.3 sqft
<b>APT 641</b>		<b>APT 642</b>		<b>APT 536</b>	TOTAL INTERNAL AREA 76.1 sqm   819.1 sqft	<b>APT 644</b>	
<b>APT 749</b>		<b>APT 750</b>		<b>APT 751</b>		<b>APT 752</b>	
<b>APT 213</b>	KITCHEN/DINING/LIVING 6.3 x 3.8 m   20'8" x 12'4"	<b>APT 214</b>	KITCHEN/DINING/LIVING 7.2 x 4.0 m   23'5" x 13'2"	<b>APT 215</b>	KITCHEN/DINING/LIVING 8.1 x 3.6 m   26'8" x 11'8"	<b>APT 216</b>	KITCHEN/DINING/LIVING 7.9 x 3.1 m   25'9" x 10'1"
<b>APT 321</b>	BEDROOM 1 4.4 x 3.1 m   14'3" x 10'2"	<b>APT 322</b>	BEDROOM 1 3.8 x 2.8 m   12'4" x 9'1"	<b>APT 323</b>	BEDROOM 1 4.6 x 2.8 m   15'0" x 9'3"	<b>APT 324</b>	BEDROOM 1 5.6 x 2.8 m   18'6" x 9'0"
<b>APT 429</b>	EXTERNAL AREA 5.4 sqm   58.1 sqft	<b>APT 430</b>	BEDROOM 2 3.7 x 3.2 m   12'0" x 10'4"	<b>APT 431</b>	EXTERNAL AREA 7.1 sqm   76.4 sqft	<b>APT 432</b>	EXTERNAL AREA 5.0 sqm   53.8 sqft
<b>APT 537</b>	TOTAL INTERNAL AREA 52.7 sqm   567.3 sqft	<b>APT 538</b>	EXTERNAL AREA 7.1 sqm   76.4 sqft	<b>APT 539</b>	TOTAL INTERNAL AREA 53.9 sqm   580.2 sqft	<b>APT 540</b>	TOTAL INTERNAL AREA 53.9 sqm   580.2 sqft
<b>APT 645</b>		<b>APT 646</b>		<b>APT 647</b>		<b>APT 648</b>	
<b>APT 753</b>		<b>APT 754</b>		<b>APT 755</b>		<b>APT 756</b>	
			TOTAL INTERNAL AREA 76.1 sqm   819.1 sqft				

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

# FLOORPLANS - 8F



## APT 857

**KITCHEN/DINING/LIVING**  
8.1 x 3.6 m | 26'8" x 11'8"

**BEDROOM 1**  
4.6 x 3.8 m | 15'0" x 12'3"

**EXTERNAL AREA**  
7.1 sqm | 76.4 sqft

**TOTAL INTERNAL AREA**  
61.7 sqm | 664.1 sqft

## APT 858

**KITCHEN/DINING/LIVING**  
7.2 x 4.0 m | 23'5" x 13'2"

**BEDROOM 1**  
3.8 x 2.8 m | 12'4" x 9'1"

**BEDROOM 2**  
3.7 x 3.2 m | 12'0" x 10'4"

**EXTERNAL AREA**  
7.1 sqm | 76.4 sqft

**TOTAL INTERNAL AREA**  
76.1 sqm | 819.1 sqft

## APT 859

**KITCHEN/DINING/LIVING**  
6.3 x 3.8 m | 20'8" x 12'4"

**BEDROOM 1**  
4.4 x 3.1 m | 14'3" x 10'2"

**EXTERNAL AREA**  
5.4 sqm | 58.1 sqft

**TOTAL INTERNAL AREA**  
52.7 sqm | 567.3 sqft

## APT 860

**KITCHEN/DINING/LIVING**  
6.3 x 3.8 m | 20'8" x 12'4"

**BEDROOM 1**  
4.4 x 3.1 m | 14'3" x 10'2"

**EXTERNAL AREA**  
5.4 sqm | 58.1 sqft

**TOTAL INTERNAL AREA**  
52.7 sqm | 567.3 sqft

## APT 861

**KITCHEN/DINING/LIVING**  
7.2 x 4.0 m | 23'5" x 13'2"

**BEDROOM 1**  
3.8 x 2.8 m | 12'4" x 9'1"

**BEDROOM 2**  
3.7 x 3.2 m | 12'0" x 10'4"

**EXTERNAL AREA**  
7.1 sqm | 76.4 sqft

**TOTAL INTERNAL AREA**  
76.1 sqm | 819.1 sqft

## APT 862

**KITCHEN/DINING/LIVING**  
8.1 x 3.6 m | 26'8" x 11'8"

**BEDROOM 1**  
4.4 x 3.8 m | 14'5" x 12'3"

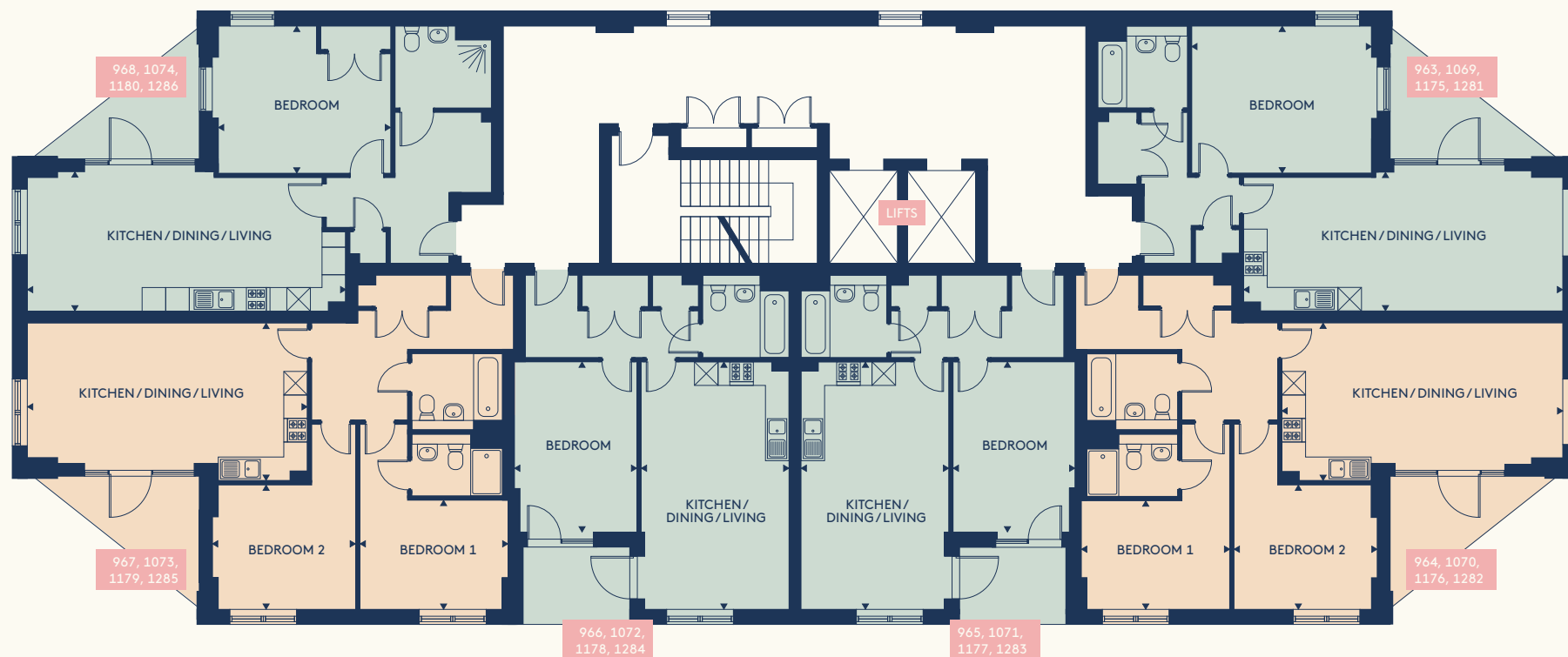
**EXTERNAL AREA**  
7.1 sqm | 76.4 sqft

**TOTAL INTERNAL AREA**  
62.1 sqm | 668.4 sqft

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1 BED ● 2 BED ●

# FLOORPLANS – 9F/10F/11F/12F



**APT 963**  
**APT 1069**  
**APT 1175**  
**APT 1281**

KITCHEN/DINING/LIVING  
 8.1 x 3.6 m | 26'8" x 11'8"

BEDROOM 1  
 4.6 x 3.8 m | 15'0" x 12'3"

EXTERNAL AREA  
 7.1 sqm | 76.4 sqft

TOTAL INTERNAL AREA  
 61.7 sqm | 664.1 sqft

**APT 964**  
**APT 1070**  
**APT 1176**  
**APT 1282**

KITCHEN/DINING/LIVING  
 7.2 x 4.0 m | 23'5" x 13'2"

BEDROOM 1  
 3.8 x 2.8 m | 12'4" x 9'1"

BEDROOM 2  
 3.7 x 3.2 m | 12'0" x 10'4"

EXTERNAL AREA  
 7.1 sqm | 76.4 sqft

TOTAL INTERNAL AREA  
 76.1 sqm | 819.1 sqft

**APT 965**  
**APT 1071**  
**APT 1177**  
**APT 1283**

KITCHEN/DINING/LIVING  
 6.3 x 3.8 m | 20'8" x 12'4"

BEDROOM 1  
 4.4 x 3.1 m | 14'3" x 10'2"

EXTERNAL AREA  
 5.4 sqm | 58.1 sqft

TOTAL INTERNAL AREA  
 52.7 sqm | 567.3 sqft

**APT 966**  
**APT 1072**  
**APT 1178**  
**APT 1284**

KITCHEN/DINING/LIVING  
 6.3 x 3.8 m | 20'8" x 12'4"

BEDROOM 1  
 4.4 x 3.1 m | 14'3" x 10'2"

EXTERNAL AREA  
 5.4 sqm | 58.1 sqft

TOTAL INTERNAL AREA  
 52.7 sqm | 567.3 sqft

**APT 967**  
**APT 1073**  
**APT 1179**  
**APT 1285**

KITCHEN/DINING/LIVING  
 7.2 x 4.0 m | 23'5" x 13'2"

BEDROOM 1  
 3.8 x 2.8 m | 12'4" x 9'1"

BEDROOM 2  
 3.7 x 3.2 m | 12'0" x 10'4"

EXTERNAL AREA  
 7.1 sqm | 76.4 sqft

TOTAL INTERNAL AREA  
 76.1 sqm | 819.1 sqft

**APT 968**  
**APT 1074**  
**APT 1180**  
**APT 1286**

KITCHEN/DINING/LIVING  
 8.1 x 3.6 m | 26'8" x 11'8"

BEDROOM 1  
 4.4 x 3.8 m | 14'5" x 12'3"

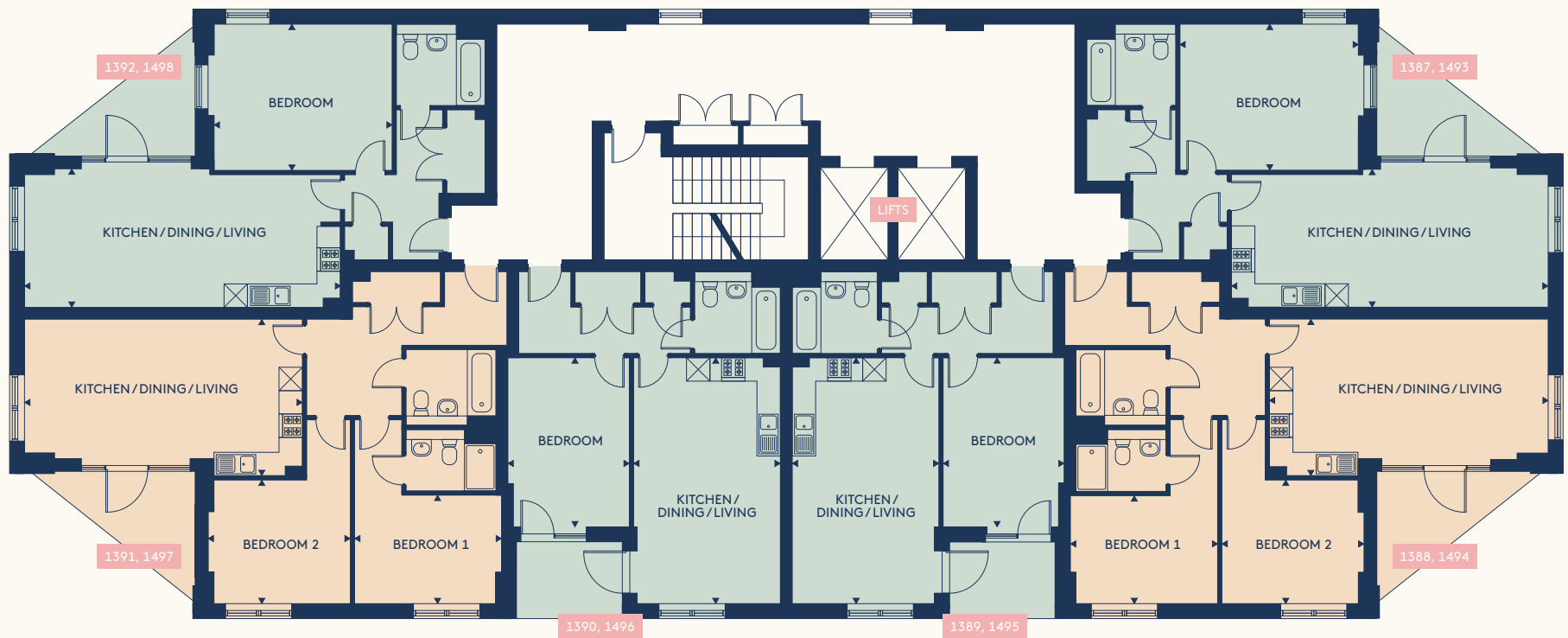
EXTERNAL AREA  
 7.1 sqm | 76.4 sqft

TOTAL INTERNAL AREA  
 62.1 sqm | 668.4 sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

# FLOORPLANS - 13F/14F



**APT 1387**  
**APT 1493**

**KITCHEN/DINING/LIVING**  
8.1 x 3.6 m | 26'8" x 11'8"

**BEDROOM 1**  
4.6 x 3.8 m | 15'0" x 12'3"

**EXTERNAL AREA**  
7.1 sqm | 76.4 sqft

**TOTAL INTERNAL AREA**  
61.7 sqm | 664.1 sqft

**APT 1388**  
**APT 1494**

**KITCHEN/DINING/LIVING**  
7.2 x 4.0 m | 23'5" x 13'2"

**BEDROOM 1**  
3.8 x 2.8 m | 12'4" x 9'1"

**BEDROOM 2**  
3.7 x 3.2 m | 12'0" x 10'4"

**EXTERNAL AREA**  
7.1 sqm | 76.4 sqft

**TOTAL INTERNAL AREA**  
76.1 sqm | 819.1 sqft

**APT 1389**  
**APT 1495**

**KITCHEN/DINING/LIVING**  
6.3 x 3.8 m | 20'8" x 12'4"

**BEDROOM 1**  
4.4 x 3.1 m | 14'3" x 10'2"

**EXTERNAL AREA**  
5.4 sqm | 58.1 sqft

**TOTAL INTERNAL AREA**  
52.7 sqm | 567.3 sqft

**APT 1390**  
**APT 1496**

**KITCHEN/DINING/LIVING**  
6.3 x 3.8 m | 20'8" x 12'4"

**BEDROOM 1**  
4.4 x 3.1 m | 14'3" x 10'2"

**EXTERNAL AREA**  
5.4 sqm | 58.1 sqft

**TOTAL INTERNAL AREA**  
52.7 sqm | 567.3 sqft

**APT 1391**  
**APT 1497**

**KITCHEN/DINING/LIVING**  
7.2 x 4.0 m | 23'5" x 13'2"

**BEDROOM 1**  
3.8 x 2.8 m | 12'4" x 9'1"

**BEDROOM 2**  
3.7 x 3.2 m | 12'0" x 10'4"

**EXTERNAL AREA**  
7.1 sqm | 76.4 sqft

**TOTAL INTERNAL AREA**  
76.1 sqm | 819.1 sqft

**APT 1392**  
**APT 1498**

**KITCHEN/DINING/LIVING**  
8.1 x 3.6 m | 26'8" x 11'8"

**BEDROOM 1**  
4.6 x 3.8 m | 15'0" x 12'3"

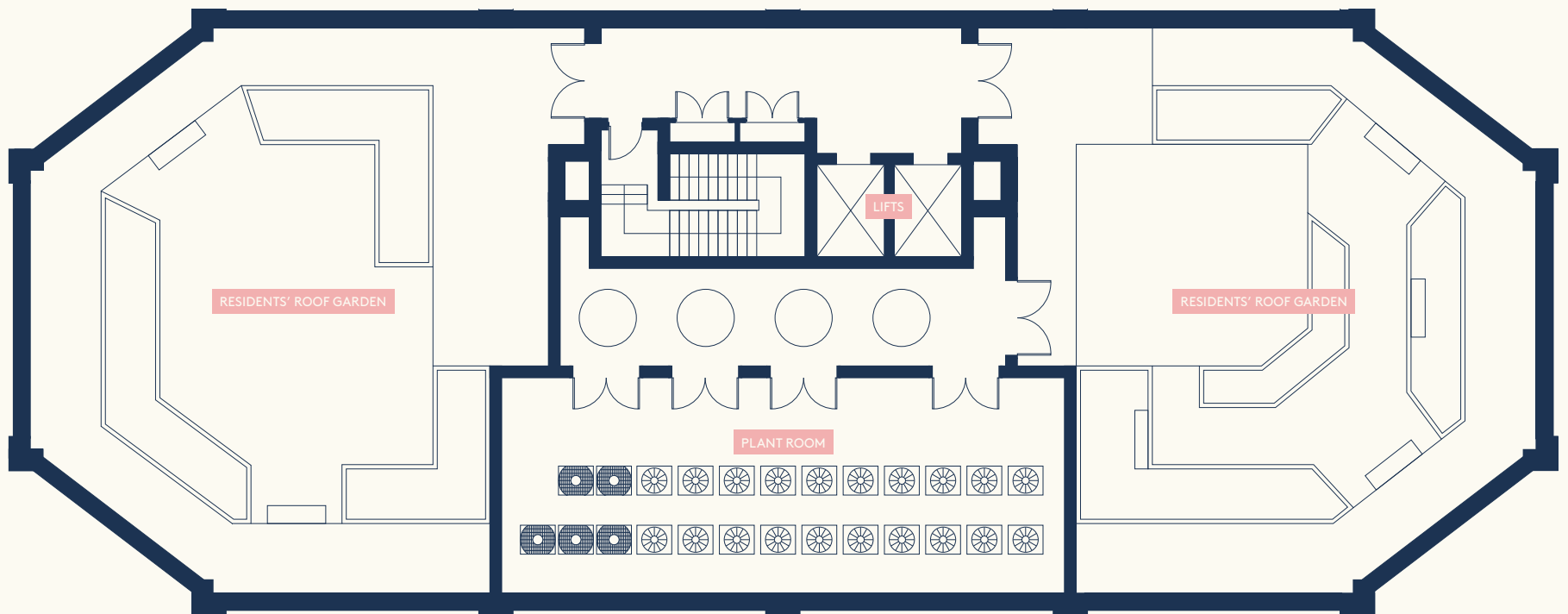
**EXTERNAL AREA**  
7.1 sqm | 76.4 sqft

**TOTAL INTERNAL AREA**  
62.1 sqm | 668.4 sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

# FLOORPLANS - 15F (ROOF GARDEN)



Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.



Computer Generated Image



Wellington Quarter, SE18

## OUR FOCUS, YOUR HOME

Bookbinder Point is a joint venture between Vision Develop and Hurlington Capital, two companies with a superb track record of delivering outstanding homes across London.

The team at Vision Develop have been creating outstanding residential developments together for over fifteen years. With a passion for excellence and an eye for style, they have delivered exceptional homes in over thirty successfully completed schemes in and around London.

[visiondevelop.co](http://visiondevelop.co)



Hurlington Capital is renowned for continually raising the bar for high quality investments and developments throughout the UK. Focused on developing high quality residential-led schemes, they have partnered with some of the largest names in the industry.

[hurlington.com](http://hurlington.com)







Bishopswood Court, N2



Abbey Tower, SE2

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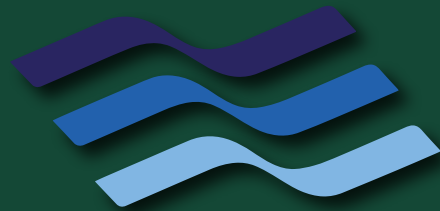
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# HOLBORN

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