



FLOOR PLANS

  
CHELSEA  
WATERFRONT

WATER  
GARDENS

COMPTON  
*House*



THE UNIVERSAL ASPIRATION TO LIVE BESIDE WATER HAS INSPIRED AND SHAPED MANY OF THE WORLD'S GREATEST CITIES AND THEIR CULTURE.



FLOOR PLANS

COMPTON  
*House*





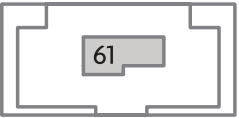
KEY TO BUILDINGS

- 1 CLAYDON HOUSE
- 2 CHARTWELL HOUSE
- 3 COMPTON HOUSE
- 4 TOWER EAST
- 5 TOWER WEST
- 6 METROPOLITAN BUILDING
- 7 THE ROTUNDA

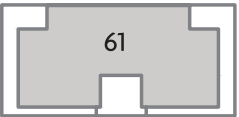
COMPTON HOUSE  
SCHEDULE OF ACCOMMODATION

APT NO.	LEVEL	BEDROOMS	BALCONY/TERRACE GARDEN	INTERNAL SQ FT	APARTMENT AREA SQ M	PAGE NO.
G1	GROUND	2	BALCONY	1012	94	5
G2	GROUND	2	-	861	80	6
G3	GROUND	3	-	1054	98	10
G4	GROUND	3	BALCONY	1206	112	11
11	FIRST	2	BALCONY	1012	94	7
12	FIRST	2	BALCONY	883	82	8
13	FIRST	3	BALCONY	1054	98	12
14	FIRST	3	BALCONY	1206	112	13
21	SECOND	2	BALCONY	1012	94	7
22	SECOND	2	BALCONY	883	82	9
23	SECOND	3	BALCONY	1054	98	12
24	SECOND	3	BALCONY	1206	112	13
31	THIRD	2	BALCONY	1012	94	7
32	THIRD	2	BALCONY	883	82	9
33	THIRD	3	BALCONY	1054	98	12
34	THIRD	3	BALCONY	1206	112	13
41	FOURTH	4	BALCONY	2121	197	14
42	FOURTH	4	BALCONY	2217	206	15
51	FIFTH	4	BALCONY	2121	197	14
52	FIFTH	4	BALCONY	2217	206	15
61	SIXTH	4	TERRACE	3670	341	16 & 17

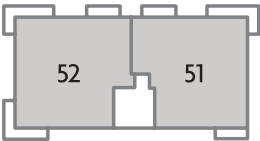
SEVENTH FLOOR



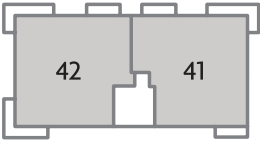
SIXTH FLOOR



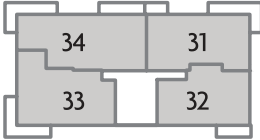
FIFTH FLOOR



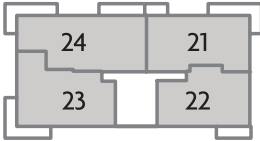
FOURTH FLOOR



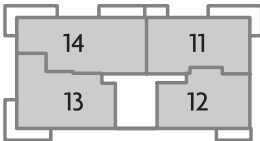
THIRD FLOOR



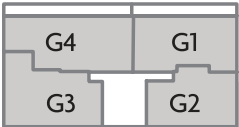
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



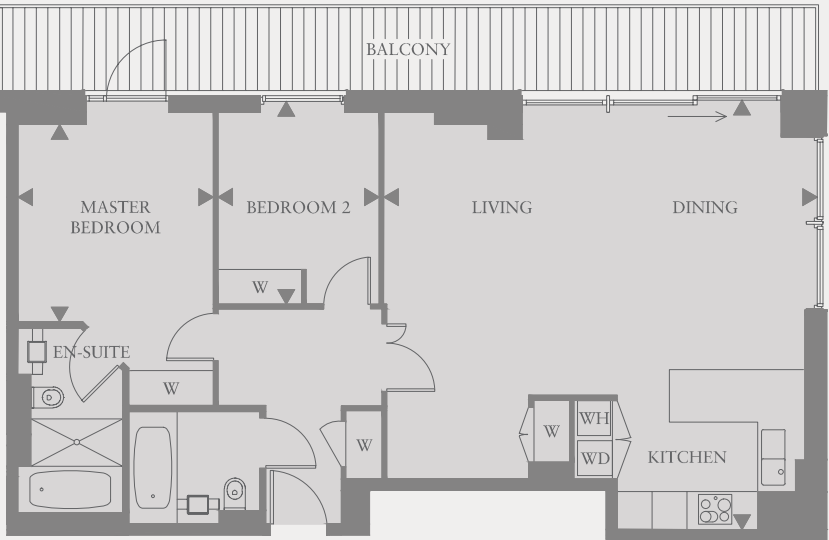


COMPTON HOUSE

APARTMENT G1

2 BEDROOM

Ground floor	G1	
Living/Kitchen	24'5" x 24'2"	(7.4m x 7.3m)
Master Bedroom	11'1" x 11'	(3.3m x 3.3m)
Bedroom 2	11'5" x 9'1"	(3.4m x 2.7m)
APARTMENT AREA	1012 sq ft	(94 sq m)
Balcony	215 sq ft	(20 sq m)
TOTAL AREA	1227 sq ft	(114 sq m)



LEGEND

WD - Washer Dryer

W - Wardrobe

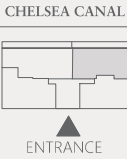
WH - Water Heater

APARTMENT NUMBERING SYSTEM

G 1

↑ Apartment number

→ Floor level



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

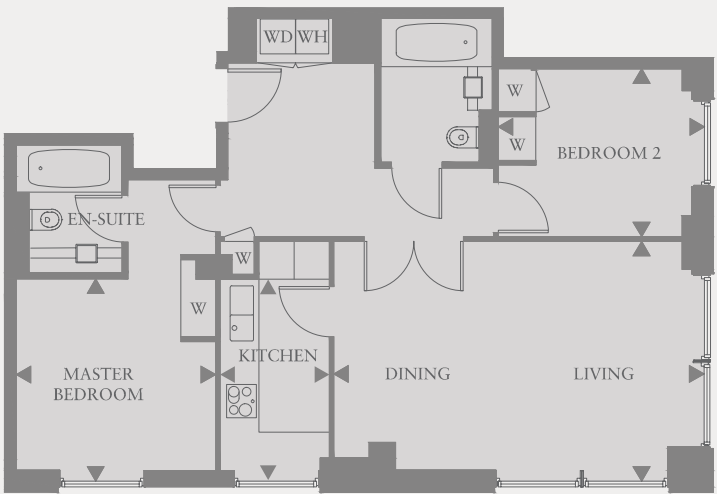


COMPTON HOUSE

APARTMENT G2  
2 BEDROOM

Ground floor		G2
Living	20'10" x 13'6"	(6.3m x 4.1m)
Kitchen	13'6" x 6'1"	(4.1m x 1.8m)
Master Bedroom	11'4" x 11'3"	(3.4m x 3.4m)
Bedroom 2	11'7" x 9'5"	(3.5m x 2.8m)

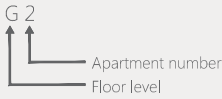
APARTMENT AREA	861 sq ft	(80 sq m)
TOTAL AREA	861 sq ft	(80 sq m)



LEGEND

- WD - Washer Dryer
- W - Wardrobe
- WH - Water Heater

APARTMENT NUMBERING SYSTEM



CHELSEA CANAL



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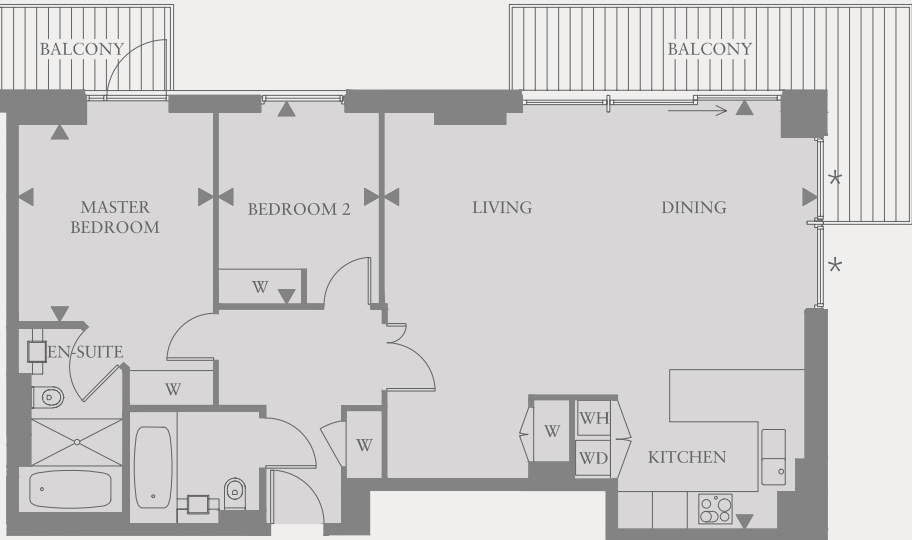
COMPTON HOUSE

APARTMENT 11, 21 and 31  
2 BEDROOM

First floor	11
Second floor	21
Third floor	31

Living/Kitchen	24'5" x 24'2"	(7.4m x 7.3m)
Master Bedroom	11'1" x 11'	(3.3m x 3.3m)
Bedroom 2	11'5" x 9'1"	(3.4m x 2.7m)

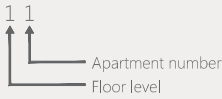
APARTMENT AREA	1012 sq ft	(94 sq m)
Balcony	183 sq ft	(17 sq m)
TOTAL AREA	1195 sq ft	(111 sq m)



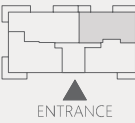
LEGEND

- WD - Washer Dryer
- W - Wardrobe
- WH - Water Heater
- ★ - Obscured Glass

APARTMENT NUMBERING SYSTEM



CHELSEA CANAL



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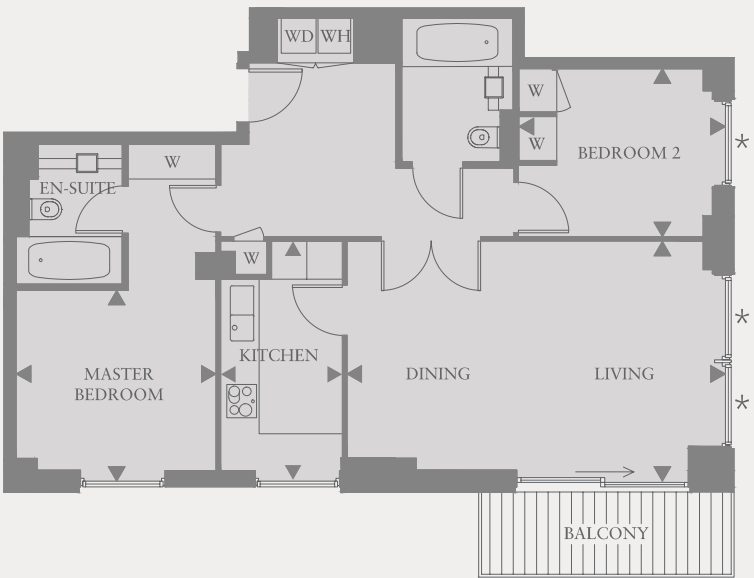
COMPTON HOUSE

APARTMENT 12  
2 BEDROOM

First floor	12
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Living	21'3" x 13'6"	(6.4m x 4.1m)
Kitchen	13'6" x 6'10"	(4.1m x 2.0m)
Master Bedroom	11'3" x 10'9"	(3.4m x 3.2m)
Bedroom 2	11'7" x 9'5"	(3.5m x 2.8m)

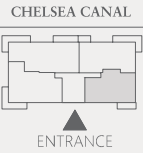
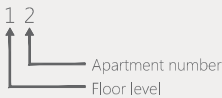
APARTMENT AREA	883 sq ft	(82 sq m)
Balcony	65 sq ft	(6 sq m)
TOTAL AREA	948 sq ft	(88 sq m)



LEGEND

- WD - Washer Dryer
- W - Wardrobe
- WH - Water Heater
- ★ - Obscured Glass

APARTMENT NUMBERING SYSTEM



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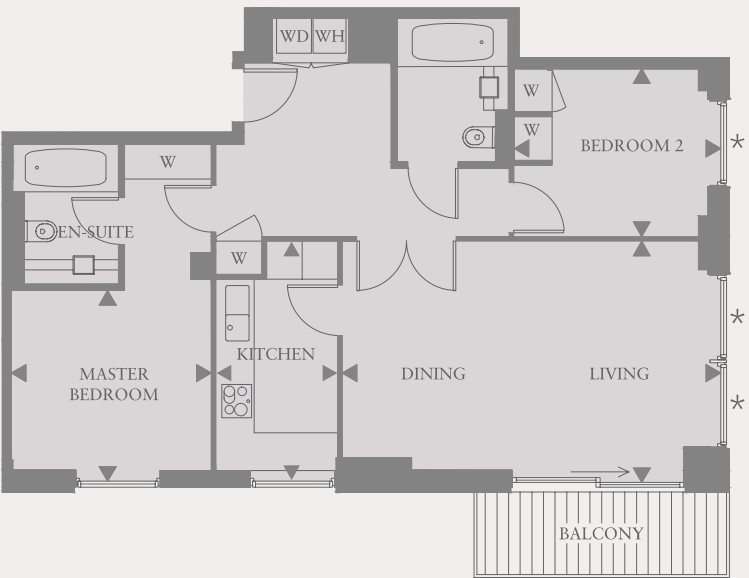
COMPTON HOUSE

APARTMENT 22 and 32  
2 BEDROOM

Second floor	22
Third floor	32

Living	21'3" x 13'6"	(6.4m x 4.1m)
Kitchen	13'6" x 6'10"	(4.1m x 2.0m)
Master Bedroom	11'3" x 10'9"	(3.4m x 3.2m)
Bedroom 2	11'7" x 9'5"	(3.5m x 2.8m)

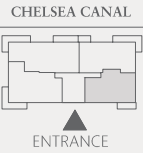
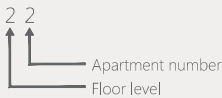
APARTMENT AREA	883 sq ft	(82 sq m)
Balcony	65 sq ft	(6 sq m)
TOTAL AREA	948 sq ft	(88 sq m)



LEGEND

- WD - Washer Dryer
- W - Wardrobe
- WH - Water Heater
- ★ - Obscured Glass

APARTMENT NUMBERING SYSTEM



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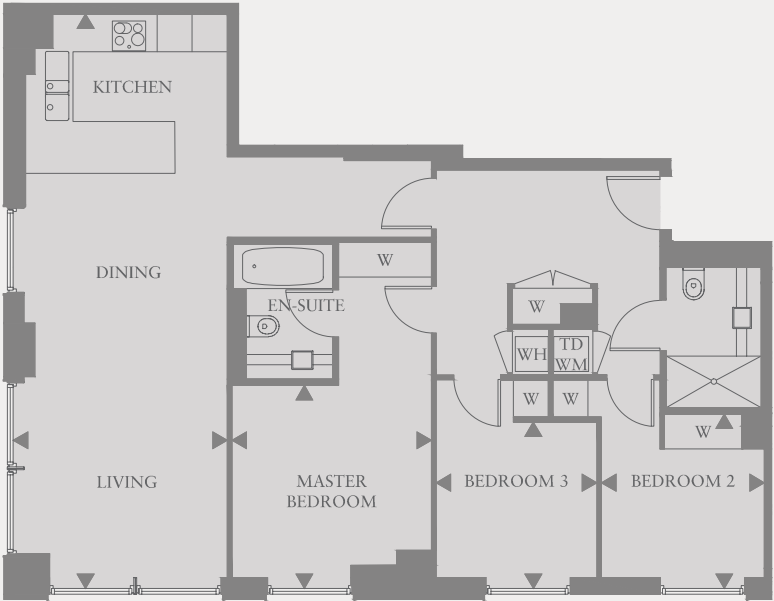
COMPTON HOUSE

APARTMENT G3

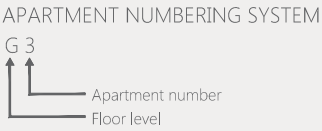
3 BEDROOM

Ground floor	G3	
Living/Kitchen	32'4" x 12'	(9.8m x 3.6m)
Master Bedroom	11'5" x 11'3"	(3.4m x 3.4m)
Bedroom 2	9'9" x 9'2"	(2.9m x 2.8m)
Bedroom 3	9'4" x 9'	(2.8m x 2.7m)

APARTMENT AREA	1054 sq ft	(98 sq m)
TOTAL AREA	1054 sq ft	(98 sq m)



- LEGEND
- W - Wardrobe
  - WH - Water Heater
  - TD - Tumble Dryer
  - WM - Washing Machine



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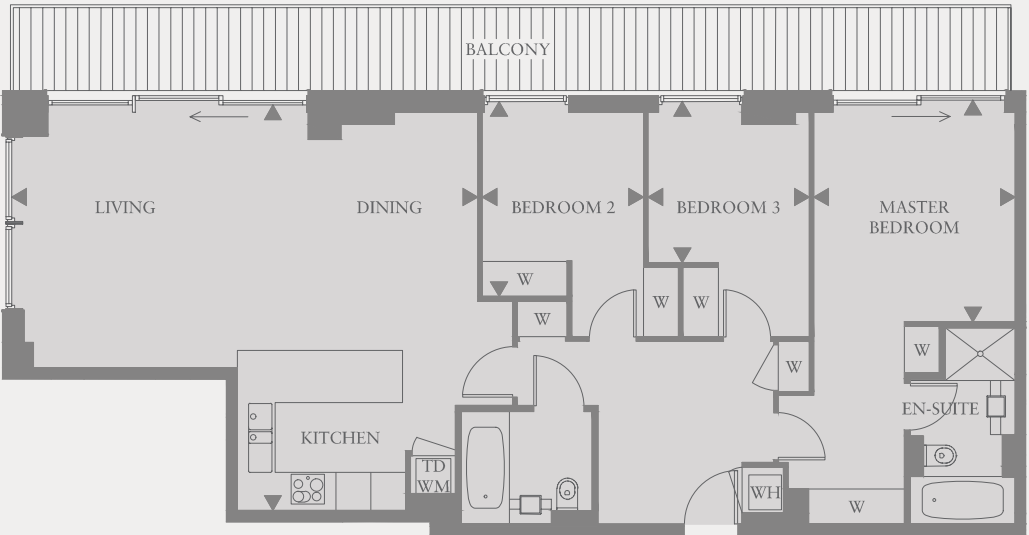
COMPTON HOUSE

APARTMENT G4

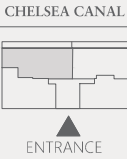
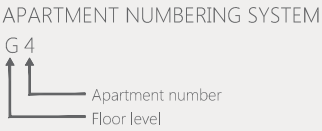
3 BEDROOM

Ground floor	G4	
Living/Kitchen	26'3" x 22'10"	(8.0m x 6.9m)
Master Bedroom	12'5" x 11'4"	(3.8m x 3.4m)
Bedroom 2	10'11" x 9'1"	(3.3m x 2.7m)
Bedroom 3	9' x 9'	(2.7m x 2.7m)

APARTMENT AREA	1206 sq ft	(112 sq m)
Balcony	269 sq ft	(25 sq m)
TOTAL AREA	1475 sq ft	(137 sq m)



- LEGEND
- W - Wardrobe
  - WH - Water Heater
  - TD - Tumble Dryer
  - WM - Washing Machine



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



COMPTON HOUSE

APARTMENT 13, 23 and 33  
3 BEDROOM

First floor	13
Second floor	23
Third floor	33

Living/Kitchen	32'4" x 12'	(9.8m x 3.6m)
Master Bedroom	11'5" x 11'3"	(3.4m x 3.4m)
Bedroom 2	9'9" x 9'2"	(2.9m x 2.8m)
Bedroom 3	9'4" x 9'	(2.8m x 2.7m)

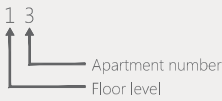
APARTMENT AREA	1054 sq ft	(98 sq m)
Balcony	140 sq ft	(13 sq m)
TOTAL AREA	1194 sq ft	(111 sq m)



LEGEND

- W - Wardrobe
- WH - Water Heater
- TD - Tumble Dryer
- WM - Washing Machine

APARTMENT NUMBERING SYSTEM



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

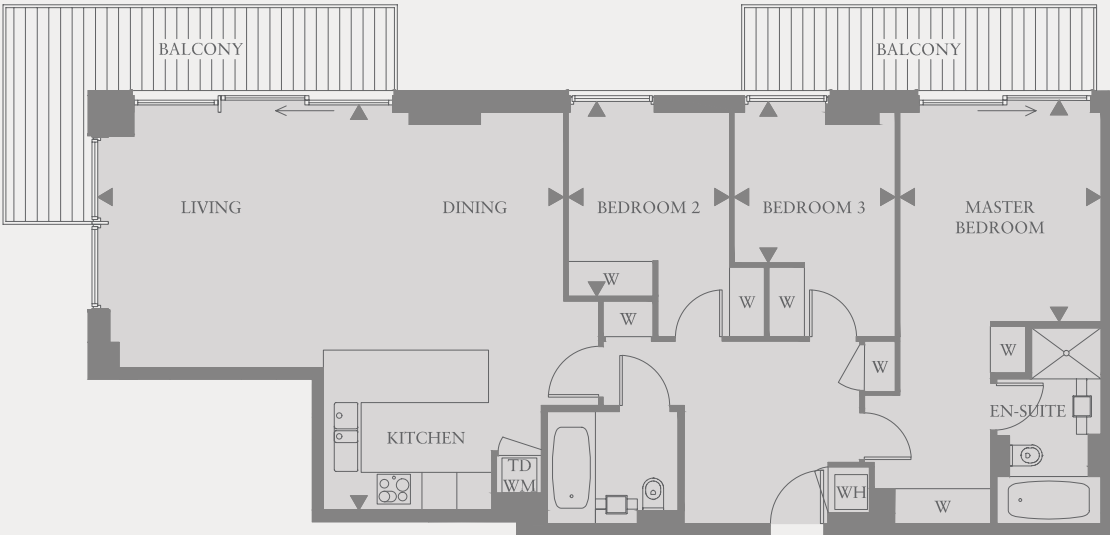
COMPTON HOUSE

APARTMENT 14, 24 and 34  
3 BEDROOM

First floor	14
Second floor	24
Third floor	34

Living/Kitchen	26'3" x 22'10"	(8.0m x 6.9m)
Master Bedroom	12'5" x 11'4"	(3.8m x 3.4m)
Bedroom 2	10' 11"x 9'1"	(3.3m x 2.7m)
Bedroom 3	9' x 9'	(2.7m x 2.7m)

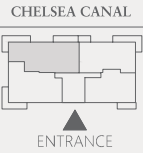
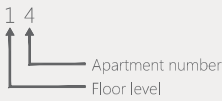
APARTMENT AREA	1206 sq ft	(112 sq m)
Balcony	226 sq ft	(21 sq m)
TOTAL AREA	1432 sq ft	(133 sq m)



LEGEND

- W - Wardrobe
- WH - Water Heater
- TD - Tumble Dryer
- WM - Washing Machine

APARTMENT NUMBERING SYSTEM



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



COMPTON HOUSE

APARTMENT 41 and 51  
4 BEDROOM

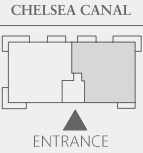
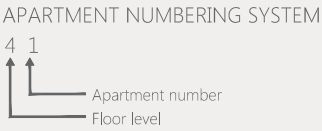
Fourth floor	41
Fifth floor	51

Living/Kitchen	34'6" x 23'11"	(10.5m x 7.2m)
Master Bedroom	15'11" x 14'3"	(4.8m x 4.3m)
Bedroom 2	15'8" x 12'4"	(4.7m x 3.7m)
Bedroom 3	11'7" x 11'	(3.5m x 3.3m)
Bedroom 4	12' x 9'8"	(3.6m x 2.9m)

APARTMENT AREA	2121 sq ft	(197 sq m)
Balcony	269 sq ft	(25 sq m)
TOTAL AREA	2390 sq ft	(222 sq m)



- LEGEND
- W - Wardrobe
  - WH - Water Heater
  - TD - Tumble Dryer
  - WM - Washing Machine
  - ★ - Obscured Glass



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COMPTON HOUSE

APARTMENT 42 and 52  
4 BEDROOM

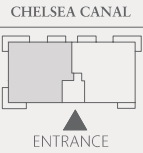
Fourth floor	42
Fifth floor	52

Living/Kitchen	34'3" x 24'3"	(10.4m x 7.4m)
Master Bedroom	16'3" x 14'	(4.9m x 4.2m)
Bedroom 2	16'5" x 12'5"	(5.0m x 3.7m)
Bedroom 3	14'9" x 11'	(4.5m x 3.3m)
Bedroom 4	10'6" x 9'9"	(3.2m x 2.9m)

APARTMENT AREA	2217 sq ft	(206 sq m)
Balcony	344 sq ft	(32 sq m)
TOTAL AREA	2561 sq ft	(238 sq m)



- LEGEND
- W - Wardrobe
  - WH - Water Heater
  - TD - Tumble Dryer
  - WM - Washing Machine



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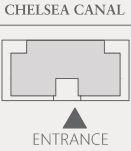
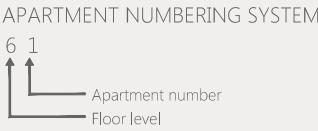
COMPTON HOUSE

APARTMENT 61

4 BEDROOM



- LEGEND
- W - Wardrobe
  - WH - Water Heater
  - TD - Tumble Dryer
  - WM - Washing Machine
  - ★ - Obscured Glass



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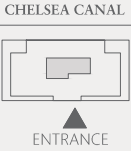
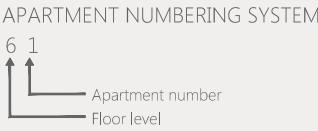
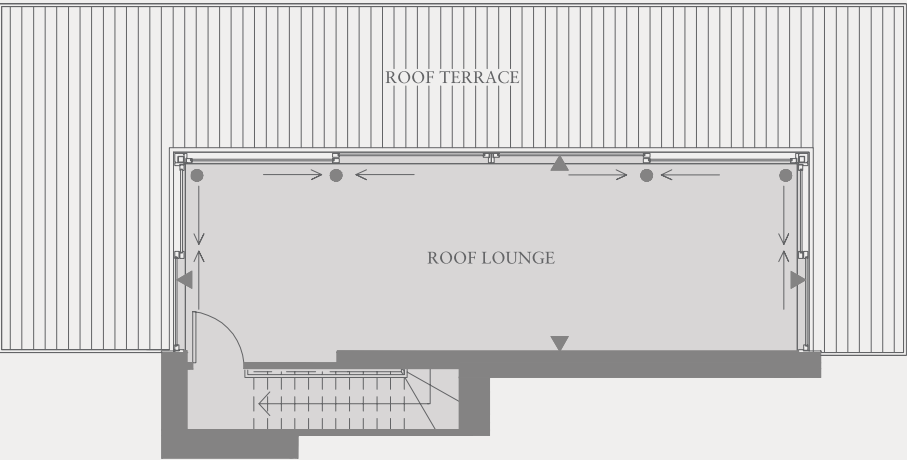
COMPTON HOUSE

APARTMENT 61

4 BEDROOM

Sixth floor	61
Living/Kitchen	43'9" x 35'10" (13.3m x 10.9m)
Master Bedroom	21'3" x 19'3" (6.4m x 5.8m)
Bedroom 2	19'3" x 13'7" (5.8m x 4.1m)
Bedroom 3	17'5" x 11'7" (5.3m x 3.5m)
Bedroom 4	15'4" x 12'8" (4.6m x 3.8m)

Seventh floor	61
Roof Lounge	35'3" x 10'11" (10.7m x 3.3m)
APARTMENT AREA	3670 sq ft (341 sq m)
Terrace on 6/F	807 sq ft (75 sq m)
Roof Terrace	592 sq ft (55 sq m)
TOTAL AREA	5069 sq ft (471 sq m)



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



# COMPTON HOUSE

## SPECIFICATION

### INSPIRED DESIGN

#### Main Structure

The framework of the buildings is generally of reinforced concrete construction. The external façade of the buildings is clad in natural limestone with integrated ventilation louvres, aluminium feature channels and architectural vertical fins.

The roofs of the buildings are laid with a high performance damp proof membrane and finished with precast paving or shingle as appropriate. In addition, treated timber decking is provided to terraces on upper levels.

Aluminium powder coated double glazed windows and doors to balconies and terraces are provided where applicable.

#### Walls

The walls are white painted skimmed plasterboard, with painted MDF skirting. Polished natural stone wall tiles are provided to all bathrooms. Stone skirting is provided in the entrance hall to match the flooring.

#### Ceilings

All ceilings are white painted skimmed plasterboard.

#### Flooring

All apartments are fitted with engineered hardwood flooring in all living spaces, including kitchens. Additionally, bedrooms are fitted with a high quality wool mix carpet. Entrance halls, bathrooms, shower rooms and WCs are fitted with honed stone floor tiles where applicable.

#### Wardrobes

Bespoke built-in wardrobes are fitted to all bedrooms. Wardrobes in master bedrooms have veneered drawers to match the internal doors.

#### Balconies

Where provided, the balconies are finished with treated timber decking with glass balustrade and stainless steel handrail.

#### Lift

The lifts serve all floors within each building including the basement car park.

### EXQUISITE KITCHENS

#### Kitchens

Kitchens are fitted with bespoke designed modular cabinets with high gloss lacquered doors to standard units. Full height units are of oak veneer with pelmet LED lighting under cabinets.

All cabinets and drawers have a discreet handleless design and are fitted with soft-close hinges and runners.

Worktops are of polished reconstituted stone with back-painted glass splashback.

The under-mounted stainless steel sink is fitted with a deck mounted chrome mixer tap. One and two bedroom apartments have a single sink, three bedroom apartments have a one and a half bowl sink and four and five bedroom apartments have a double sink.

Integrated appliances are generally by Gaggenau unless otherwise stated and include:

- Fridge/freezer
- Dishwasher
- Plate warming drawer to four and five bedroom apartments
- Oven
  - Combined microwave and oven provided in one bedroom apartments
  - Multi-function oven and separate combined microwave and oven in all other apartments
  - Four and five bedroom apartments have an additional steam oven and coffee machine
- Four-burner electric induction hob in one to three bedroom apartments with an electric five-burner hob in four and five bedroom apartments
- Extractor fan with integrated lighting
- Wine cooler in all apartments (by Capel in one and two bedroom apartments and by Gaggenau in three, four and five bedroom apartments)
- A combined washer dryer for one and two bedroom apartments with separate washing machine and tumble dryer for all other apartments by Bosch

Note: some variance occurs between apartments. Please refer to the sales team for individual apartment schedules for the kitchens.

### REFINED BATHROOMS

#### General Bathrooms

All walls in the bathrooms are fully tiled with polished natural stone and complementary honed stone tiles to the floor. All brassware is polished stainless steel or chrome and generally by Vola. Mirror demisters and under floor heating are provided as standard. All WCs are of white enamel with a dual push flush button. Each bathroom is fitted with backlit mirrored cabinets and low level veneered cabinets. Shaver sockets are fitted as standard to all bathrooms and shower rooms.

#### Master Bathrooms

Natural Marble tiles to all walls.

Bathrooms are fitted with enamelled steel bathtub with integrated bath filler and chrome hand shower attachment by Vola; shower enclosure with ceiling mounted shower head, separate handheld attachment and body jets thermostatically controlled, generally by Vola; towel rail with a heated section of marble wall for towel and bathroom warming.

#### Bathrooms (with bath only)

Bathrooms are fitted with an enamelled steel bathtub with an integrated bath filler; ceiling mounted and handheld showers generally by Vola within the bath with a glass bath screen; towel rail with a heated section of marble wall for towel and bathroom warming.

#### Shower rooms (with shower only)

Shower rooms are fitted with a stone shower tray, a glass shower door and thermostatically controlled shower control. The ceiling mounted and handheld shower heads are generally by Vola.

Note: some variance occurs between apartments. Please refer to the sales team for individual apartment schedules for the bathrooms.

### SUPERIOR COMFORT

#### Cooling and Heating

The comfort cooling is provided by a mechanical fan coil unit supplying cooled air to all principal rooms. The underfloor heating system provides heat throughout the apartment and is thermostatically controlled.<sup>2</sup>

The building is served by a development wide Combined Heat and Power Plant which provides metered hot water within the apartment.

#### Lighting

Energy efficient LED downlights are fitted in the living areas, hallways, kitchens and bedrooms. 5 amp sockets are fitted to living areas and all bedrooms. Integrated LED lighting is provided in the master bedroom wardrobes. A fully automated and addressable lighting control system is provided for each room.

#### Electrics

Living areas and bedrooms are fitted with a telephone point together with a TV outlet and are wired for satellite television and FM/DAB radio. The ceiling of the living area is pre-wired for installation of the purchaser's own speakers. Smoke detectors are fitted as standard.

#### Home Automation System

Apartments are fitted with a Home Automation System incorporating a central touch screen with separate local scene setting controls to principal rooms. The system is designed to control lighting, heating and cooling (where applicable) and interfaces with the door entry intercom, security access and panic alarm systems.

The Home Automation System has the provision to be upgraded (by and at the purchaser's own cost) to incorporate controls for an audio/visual system, window blind mechanism and remote wi-fi access.

### TRANQUIL GARDENS

#### External

The ground level hard and soft landscaping has integrated planting and feature lighting which is designed by a specialist landscape architect.

#### Management and Security

Estate Managers are employed to provide a 24 hour concierge service as well as security patrols. A CCTV system with a centralised security monitoring facility provides cover for the whole estate.

### SUPERIOR FACILITIES

#### Leisure and Spa Facilities

A fully equipped gymnasium and exercise area with indoor swimming pool is provided for residents' private use.<sup>3</sup>

#### Restaurant

Public assessed and signature restaurant and café are located within the Metropolitan Building, subject to lease.

#### Parking

Secure underground parking is located underneath the development and is available at an additional cost (subject to availability).

#### Notes:

1. Variances occur between apartment types. Please refer to the sales team for individual apartment schedules. Please note that all aspects of the design for the Water Gardens are constantly under review. CK Asset Holdings Limited reserves the right to alter the design and substitute any item within the specification for a similar or improved product.
2. The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of normal external temperatures. This may not be achieved in extreme temperature conditions.
3. Leisure facilities are to be developed in conjunction with the piazza and will be available upon completion of the Tower East.
4. The apartment specification is subject to change.





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A DEVELOPMENT BY



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