A spectacular new landmark offering an exclusive lifestyle in a world class location.

...then integrate a luxurious hotel with a world class renowned brand name operator and Lincoln Plaza moves into a dynamic new level of residential prestige.

Fabulous apartments with all the facilities of an international hotel 750 metres from the heart of Canary Wharf.

Welcome to the lifestyle at Lincoln Plaza.
With Canary Wharf having the potential to double in size over the next decade, high end luxury apartments will in turn see unprecedented demand from the corporate sector.

Canary Wharf is now a showcase district commanding international status not only for its global commerce, advanced transport infrastructure, culture and fashion, but for being a district that redefines the dynamics of residential investment and long term growth.

Lincoln Plaza is set to become a new landmark for luxury living surrounded by the sustained growth generated from the ever expanding world class district that is Canary Wharf.
Canary Wharf is already a major transport interchange and will also have one of the largest Crossrail stations serving London’s new superfast network from 2018.
The glimmering spectacle of The Shard symbolising the regeneration and transformation of London Bridge, its new business quarter and More London extending down to Tower Bridge, together lie just 6 minutes direct on the Jubilee Line.

If this new cosmopolitan fusion of fashion, retail and diverse entertainment doesn't capture the desires, then residents can stay on the tube for a further 9 minutes and alight at Bond Street, surrounded by the ultimate in brand name shopping excellence.

The West End, Covent Garden, Leicester Square, Soho, Westminster, Oxford Street - all the iconic names that contribute to earn London the accolade of ‘the most reputable city in the world’ lie deceptively close to Lincoln Plaza.
Canary Wharf is home to a great proportion of the highest paid banking executives in the UK, just one of an endless series of statistics that highlight the significance of owning an exclusive apartment at Lincoln Plaza.

Over 93,000 people work in and commute to Canary Wharf daily.

The factor of ever increasing corporate demand against a relative shortage of high end rental availability at Canary Wharf provides a stable platform for both UK and overseas investors alike.
Lincoln Plaza comprises of two principal apartment towers, Franklin and Greenwich, together with a 12 storey international brand name 100 suite hotel offering a fabulous array of lifestyle facilities within its lower floor levels which fully integrate with the two towers.

All residents will also have access to the spectacular 22nd floor 4 storey winter garden sky lounge and roof garden terrace within the development.

Lincoln Plaza residents facilities include:
- Opulent entrance foyer with 24 hour concierge.
- Business lounge and boardroom.
- Snooker suite.
- Private cinema.
- Health club including spa pool, saunas, steam room and fully equipped gymnasium.
- 22nd level roof garden terrace.
- 22nd floor 4 storey winter garden sky lounges.
- Secure underground parking.

Additional hotel facilities are planned to include:
- Residents room service.
- Dry cleaning & laundry.
- House keeping.
- Porterage.
- Car valet parking.
- Theatre ticket bookings.
- Taxi & chauffeur reservations.

All services and facilities are subject to developer and hotel operator agreement & finalisation. Certain facilities and hotel services may be available on a chargeable basis. Plans shown are indicative of the finished scheme, details may vary. All images shown for illustrative purposes only.
Each suite and apartment has been meticulously specified for contemporary living in a highly sophisticated yet stylish functional environment.

From comfort cooling to individually selected stone tiled flooring, from SMEG kitchen appliances to Hansgrohe bathroom refinements, Lincoln Plaza has it all. It is the perfect equilibrium of luxury quality and style.

To own an apartment at Lincoln Plaza will surely become a statement of prestigious esteem.

The opportunity is now.

Refined quality, the hallmark of Galliard Homes
Franklin Tower offers a choice of spectacular 1 bedroom suites and 1, 2 & 3 bedroom apartments, rising 31 levels to provide the majority of apartments with breathtaking panoramic views across Canary Wharf’s iconic skyline. Franklin Tower also features a 4 storey winter garden ‘sky lounge’ at 22nd level.

Examples of some of the most common apartment styles in Franklin Tower:

Example 1: 1 bed suite (605)
- Total area: 29.8 sq.m. (321 sq.ft.)
- Living area: 13’4” x 8’6”
- Bedroom area: 8’2” x 10’5”

Example 2: 2 bed 508
- Total area: 70.4 sq.m. (758 sq.ft.)
- Living/dining inc. kitchen: 20’10” x 15’7”
- Master bedroom: 14’8” x 8’2”
- Bedroom 2: 8’10” x 11’1”

Example 3: 3 bed (606)
- Total area: 80.2 sq.m. (864 sq.ft.)
- Living/dining inc. kitchen: 20’3” x 15’7”
- Master bedroom: 14’8” x 11’1”
- Bedroom 2: 9’2” x 11’1”
- Bedroom 3: 8’2” x 11’1”

Examples of floors:
- 5th floor looking north
- 8th floor looking west
- 17th floor looking north west
- 20th floor looking north east
- 21st floor looking west
- 24th floor looking south
2 Bed apartment
1 Bed apartment
3 Bed apartment
1 Bed suite

All areas shown are approximates & indicate common elements or incorporation of the principal living space in a given room. Floor area was calculated on a 90/00% basis. All areas are calculated from floor level to floor level of the principal apartment.
<table>
<thead>
<tr>
<th>Unit</th>
<th>Bedroom</th>
<th>Area (sq.m.)</th>
<th>Area (sq.ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>601</td>
<td>1 bed</td>
<td>47.7</td>
<td>514</td>
</tr>
<tr>
<td>602</td>
<td>2 bed</td>
<td>76.4</td>
<td>823</td>
</tr>
<tr>
<td>603</td>
<td>1 bed</td>
<td>43.6</td>
<td>470</td>
</tr>
<tr>
<td>604</td>
<td>3 bed</td>
<td>84.9</td>
<td>908</td>
</tr>
<tr>
<td>605</td>
<td>1 bed</td>
<td>43.8</td>
<td>471</td>
</tr>
<tr>
<td>701</td>
<td>1 bed</td>
<td>47.7</td>
<td>514</td>
</tr>
<tr>
<td>702</td>
<td>2 bed</td>
<td>76.4</td>
<td>823</td>
</tr>
<tr>
<td>703</td>
<td>1 bed</td>
<td>43.6</td>
<td>470</td>
</tr>
<tr>
<td>704</td>
<td>3 bed</td>
<td>84.9</td>
<td>908</td>
</tr>
<tr>
<td>705</td>
<td>1 bed</td>
<td>43.8</td>
<td>471</td>
</tr>
<tr>
<td>801</td>
<td>1 bed</td>
<td>47.7</td>
<td>514</td>
</tr>
<tr>
<td>802</td>
<td>2 bed</td>
<td>76.4</td>
<td>823</td>
</tr>
<tr>
<td>803</td>
<td>1 bed</td>
<td>43.6</td>
<td>470</td>
</tr>
<tr>
<td>804</td>
<td>3 bed</td>
<td>84.9</td>
<td>908</td>
</tr>
<tr>
<td>805</td>
<td>1 bed</td>
<td>43.7</td>
<td>471</td>
</tr>
<tr>
<td>901</td>
<td>1 bed</td>
<td>45.2</td>
<td>487</td>
</tr>
<tr>
<td>902</td>
<td>2 bed</td>
<td>76.4</td>
<td>823</td>
</tr>
<tr>
<td>903</td>
<td>1 bed</td>
<td>45.2</td>
<td>487</td>
</tr>
<tr>
<td>904</td>
<td>2 bed</td>
<td>76.4</td>
<td>823</td>
</tr>
<tr>
<td>905</td>
<td>1 bed</td>
<td>46.4</td>
<td>500</td>
</tr>
<tr>
<td>906</td>
<td>2 bed</td>
<td>76.4</td>
<td>823</td>
</tr>
<tr>
<td>907</td>
<td>1 bed</td>
<td>46.4</td>
<td>500</td>
</tr>
<tr>
<td>908</td>
<td>2 bed</td>
<td>76.4</td>
<td>823</td>
</tr>
<tr>
<td>909</td>
<td>1 bed</td>
<td>46.4</td>
<td>500</td>
</tr>
</tbody>
</table>
All room dimensions are approximate & indicate maximum achievable or a representation of the principal living space in a given room. Total areas are accurate to within 5%. All views shown are factual from floor level, but not representative of any specific apartment.

Communal winter garden

1 Bed suite
1 Bed apartment
2 Bed apartment
3 Bed apartment

FRANKLIN TOWER

10-13
All room dimensions are approximate & indicate maximum achievable or a representation of the principal living space in a given room.
Total areas are accurate to within 5%. All views shown are factual from floor level, but not representative of any specific apartment.

| 1801 | 3 bed | 82.0 sq.m. | 883 sq.ft. |
| 1802 | 3 bed | 85.8 sq.m. | 924 sq.ft. |
| 1803 | 1 bed suite | 30.1 sq.m. | 324 sq.ft. |
| 1804 | 3 bed | 80.8 sq.m. | 870 sq.ft. |
| 1805 | 1 bed | 50.4 sq.m. | 543 sq.ft. |
| 1806 | 2 bed | 70.4 sq.m. | 758 sq.ft. |
| 1807 | 1 bed | 43.7 sq.m. | 471 sq.ft. |

| 1901 | 3 bed | 82.0 sq.m. | 883 sq.ft. |
| 1902 | 3 bed | 85.8 sq.m. | 924 sq.ft. |
| 1903 | 1 bed suite | 30.1 sq.m. | 324 sq.ft. |
| 1904 | 3 bed | 80.8 sq.m. | 870 sq.ft. |
| 1905 | 1 bed | 50.4 sq.m. | 543 sq.ft. |
| 1906 | 2 bed | 70.4 sq.m. | 758 sq.ft. |
| 1907 | 1 bed | 43.7 sq.m. | 471 sq.ft. |

| 2001 | 3 bed | 82.0 sq.m. | 883 sq.ft. |
| 2002 | 3 bed | 85.8 sq.m. | 924 sq.ft. |
| 2003 | 1 bed suite | 30.1 sq.m. | 324 sq.ft. |
| 2004 | 3 bed | 80.8 sq.m. | 870 sq.ft. |
| 2005 | 1 bed | 50.4 sq.m. | 543 sq.ft. |
| 2006 | 2 bed | 70.4 sq.m. | 758 sq.ft. |
| 2007 | 1 bed | 43.7 sq.m. | 471 sq.ft. |

| 2101 | 3 bed | 82.0 sq.m. | 883 sq.ft. |
| 2102 | 3 bed | 85.8 sq.m. | 924 sq.ft. |
| 2103 | 1 bed suite | 30.1 sq.m. | 324 sq.ft. |
| 2104 | 3 bed | 80.8 sq.m. | 870 sq.ft. |
| 2105 | 1 bed | 50.4 sq.m. | 543 sq.ft. |
| 2106 | 2 bed | 70.4 sq.m. | 758 sq.ft. |
| 2107 | 1 bed | 43.7 sq.m. | 471 sq.ft. |
View from the stunning 4 storey winter garden ‘sky lounge’ looking north.
All room dimensions are approximate & indicate maximum achievable or a representation of the principal living space in a given room.

All areas are accurate to within 5%. All views shown are factual from floor level, but not representative of any specific apartment.
All room dimensions are approximate & indicate maximum achievable or a representation of the principal living space in a given room. Total areas are accurate to within 5%. All views shown are factual from floor level, but not representative of any specific apartment.
Greenwich Tower

Greenwich Tower presents a stylish choice of one bedroom suites and 1, 2 & 3 bedroom apartments arranged from 2nd to 22nd penthouse level - together with a communal roof terrace garden offering a luxuriously ambient retreat with far reaching panoramic vistas.

Examples of some of the most common apartment styles in Greenwich Tower

Example 1 bed suite 2201
Total area: 30.1 sq.m. 324 sq.ft.
Living area: 4.1 x 2.6 m 13'4" x 8'6"
Bedroom area: 2.5 x 3.2 m 8'2" x 10'4"

Example 1 bed suite 2207
Total area: 47.7 sq.m. 513 sq.ft.
Living/dining inc kitchen: 7.2 x 3.1 m 23'5" x 10'1"
Bedroom: 3.4 x 3.4 m 11'1" x 11'1"

Example 2 bed 403
Total area: 76.8 sq.m. 819 sq.ft.
Living/dining inc kitchen: 8.5 x 3.9 m 27’10” x 12’8"
Master bedroom: 4.8 x 2.8 m 15’9” x 9’2"
Bedroom 2: 3.6 x 2.3 m 11’9” x 7’6"

Example 2 bed 401
Total area: 92.6 sq.m. 996 sq.ft.
Living/dining: 4.9 x 4.8 m 16’0” x 15’8"
Kitchen area: 2.5 x 2.5 m 8’2” x 8’2"
Master bedroom: 4.8 x 3.6 m 15’8” x 11’9"
Bedroom 2: 3.4 x 3.1 m 11’1” x 10’1"
Bedroom 3: 3.4 x 3.1 m 11’1” x 10’1"

Example 3 bed 401
Total area: 119.6 sq.m. 1300 sq.ft.
Living/dining: 6.6 x 4.8 m 21’6” x 15’8"
Kitchen: 3.2 x 2.5 m 10’6” x 8’2"
Master bedroom: 4.6 x 3.6 m 15’1” x 11’9"
Bedroom 2: 3.4 x 3.0 m 11’1” x 10’1"
Bedroom 3: 3.4 x 3.0 m 11’1” x 10’1"
GREENWICH TOWER

All room dimensions are approximate & are intended as a representation of the planning having gone into a given room. Total areas are accurate to within 5%. All views shown are factual from floor level, but not representative of any specific apartment.
1 Bed apartment 2 Bed apartment 3 Bed apartment

All room dimensions are approximate & indicate maximum achievable or a representation of the principal living space in a given room. Total areas are accurate to within 5%. All views shown are factual from floor level, but not representative of any specific apartment.
<table>
<thead>
<tr>
<th>Floor</th>
<th>Type</th>
<th>Beds</th>
<th>Area 1</th>
<th>Area 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>3 Bed</td>
<td>3</td>
<td>91.8 m²</td>
<td>992 sq.ft.</td>
</tr>
<tr>
<td>10</td>
<td>3 Bed</td>
<td>3</td>
<td>86.0 m²</td>
<td>904 sq.ft.</td>
</tr>
<tr>
<td>10</td>
<td>3 Bed</td>
<td>3</td>
<td>45.3 m²</td>
<td>486 sq.ft.</td>
</tr>
<tr>
<td>11</td>
<td>3 Bed</td>
<td>3</td>
<td>92.1 m²</td>
<td>992 sq.ft.</td>
</tr>
<tr>
<td>11</td>
<td>3 Bed</td>
<td>3</td>
<td>85.1 m²</td>
<td>916 sq.ft.</td>
</tr>
<tr>
<td>11</td>
<td>2 Bed</td>
<td>2</td>
<td>56.2 m²</td>
<td>608 sq.ft.</td>
</tr>
<tr>
<td>12</td>
<td>1 Bed</td>
<td>1</td>
<td>42.2 m²</td>
<td>456 sq.ft.</td>
</tr>
<tr>
<td>12</td>
<td>2 Bed</td>
<td>2</td>
<td>64.9 m²</td>
<td>699 sq.ft.</td>
</tr>
<tr>
<td>12</td>
<td>2 Bed</td>
<td>2</td>
<td>68.2 m²</td>
<td>734 sq.ft.</td>
</tr>
<tr>
<td>12</td>
<td>2 Bed</td>
<td>2</td>
<td>56.1 m²</td>
<td>604 sq.ft.</td>
</tr>
<tr>
<td>12</td>
<td>2 Bed</td>
<td>2</td>
<td>84.8 m²</td>
<td>913 sq.ft.</td>
</tr>
<tr>
<td>12</td>
<td>2 Bed</td>
<td>2</td>
<td>60.8 m²</td>
<td>654 sq.ft.</td>
</tr>
<tr>
<td>12</td>
<td>1 Bed</td>
<td>1</td>
<td>53.6 m²</td>
<td>578 sq.ft.</td>
</tr>
</tbody>
</table>

**Notes:**
- All room dimensions are approximate and are not intended as a representation of the actual living space in a given room.
- Total areas are accurate to within 5%.
- All views shown are factual from floor level, but not representative of any specific apartment.
1302 1 bed 45.6 sq.m. 491 sq.ft.
1303 2 bed 65.0 sq.m. 700 sq.ft.
1304 2 bed 68.2 sq.m. 734 sq.ft.
1305 2 bed 56.1 sq.m. 604 sq.ft.

1306 2 bed 68.8 sq.m. 741 sq.ft.
1307 3 bed 88.6 sq.m. 954 sq.ft.
1308 3 bed 84.1 sq.m. 905 sq.ft.
1309 1 bed 53.7 sq.m. 578 sq.ft.

1401 3 bed 84.7 sq.m. 912 sq.ft.
1402 2 bed 71.1 sq.m. 765 sq.ft.
1403 1 bed 40.3 sq.m. 434 sq.ft.
1404 1 bed 40.1 sq.m. 432 sq.ft.
1405 1 bed 51.4 sq.m. 553 sq.ft.
1406 1 bed 53.7 sq.m. 578 sq.ft.
1407 1 bed 48.8 sq.m. 534 sq.ft.
1408 1 bed 48.0 sq.m. 525 sq.ft.
1409 2 bed 68.2 sq.m. 734 sq.ft.
1410 2 bed 56.1 sq.m. 604 sq.ft.

All room dimensions are approximate, as floor levels are adjusted to represent a projection of the principal living areas. A great room is only a calculation of the internal space in a given room and does not indicate a specific apartment. For a full floor plan, each floor level is represented by a specific apartment.
15-16
GREENWICH TOWER

1 Bed apartment 2 Bed apartment 3 Bed apartment 1 Bed suite

All room dimensions are approximate & indicative & are not intended as a representation of the principal living space in a given room. All areas shown are net floor area. All views shown are factual from floor level, but not representative of any specific apartment.

15TH

1501 3 bed 84.7 sq.m. 912 sq.ft.
1502 2 bed 71.1 sq.m. 765 sq.ft.
1503 1 bed 40.3 sq.m. 434 sq.ft.
1504 1 bed 40.1 sq.m. 432 sq.ft.
1505 1 bed 51.4 sq.m. 553 sq.ft.
1506 1 bed 53.7 sq.m. 578 sq.ft.
1507 1 bed 45.6 sq.m. 491 sq.ft.

16TH

1601 1 bed suite 30.4 sq.m. 327 sq.ft.
1602 1 bed suite 30.1 sq.m. 324 sq.ft.
1603 1 bed suite 29.8 sq.m. 321 sq.ft.
1604 1 bed 43.4 sq.m. 467 sq.ft.
1605 1 bed 43.5 sq.m. 468 sq.ft.
1606 3 bed 92.6 sq.m. 997 sq.ft.
1607 1 bed suite 31.1 sq.m. 335 sq.ft.
1608 1 bed 47.4 sq.m. 510 sq.ft.
1609 1 bed suite 30.3 sq.m. 323 sq.ft.
1610 1 bed 30.2 sq.m. 325 sq.ft.
1611 3 bed 90.3 sq.m. 979 sq.ft.
1612 2 bed 66.7 sq.m. 710 sq.ft.
17th floor looking west

17-18
GREENWICH TOWER

1 Bed suite 30.3 sq.m. 326 sq.ft.
1 Bed suite 30.1 sq.m. 324 sq.ft.
1 Bed suite 29.8 sq.m. 321 sq.ft.
1 Bed 43.4 sq.m. 467 sq.ft.
1 Bed suite 43.5 sq.m. 468 sq.ft.
3 bed 92.6 sq.m. 997 sq.ft.
1 bed suite 31.1 sq.m. 335 sq.ft.
1 bed 47.4 sq.m. 510 sq.ft.
1 bed suite 30.1 sq.m. 324 sq.ft.
3 bed suite 30.2 sq.m. 325 sq.ft.
3 bed 90.0 sq.m. 970 sq.ft.
1 bed suite 31.1 sq.m. 335 sq.ft.
1 bed 47.4 sq.m. 510 sq.ft.
1 bed suite 30.1 sq.m. 324 sq.ft.
3 bed suite 30.2 sq.m. 325 sq.ft.
3 bed 90.0 sq.m. 970 sq.ft.
1 bed suite 30.3 sq.m. 326 sq.ft.
1 bed suite 30.1 sq.m. 324 sq.ft.
1 bed suite 29.8 sq.m. 321 sq.ft.
1 bed 43.4 sq.m. 467 sq.ft.
1 bed suite 43.5 sq.m. 468 sq.ft.
3 bed 92.6 sq.m. 997 sq.ft.
1 bed suite 31.1 sq.m. 335 sq.ft.
1 bed 47.4 sq.m. 510 sq.ft.
1 bed suite 30.1 sq.m. 324 sq.ft.
3 bed suite 30.2 sq.m. 325 sq.ft.
3 bed 90.0 sq.m. 970 sq.ft.
1 bed suite 31.1 sq.m. 335 sq.ft.
1 bed 47.4 sq.m. 510 sq.ft.
1 bed suite 30.1 sq.m. 324 sq.ft.
3 bed suite 30.2 sq.m. 325 sq.ft.
3 bed 90.0 sq.m. 970 sq.ft.
19-20
GREENWICH TOWER

All room dimensions are approximate & indicative as an indication of the principal living space in a given room. Total areas are accurate to within 5%. All views shown are factual from floor level, but not representative of any specific apartment.

19th floor looking west
GREENWICH TOWER

21-22

21st floor looking north

22nd floor looking west

21-22 RESIDENTS COMMUNAL ROOF TERRACE GARDEN

1 Bed apartment 2 Bed apartment 3 Bed apartment

1 Bed suite

2101 1 bed suite 30.3 sq.m. 326 sq.ft.
2102 1 bed suite 30.2 sq.m. 325 sq.ft.
2103 1 bed suite 30.0 sq.m. 323 sq.ft.
2104 1 bed 43.5 sq.m. 468 sq.ft.
2105 1 bed 43.5 sq.m. 468 sq.ft.
2106 2 bed 68.2 sq.m. 734 sq.ft.

2201 1 bed suite 30.3 sq.m. 326 sq.ft.
2202 1 bed suite 30.2 sq.m. 325 sq.ft.
2203 1 bed suite 30.0 sq.m. 323 sq.ft.
2204 1 bed 43.5 sq.m. 468 sq.ft.
2205 2 bed 68.2 sq.m. 734 sq.ft.

All room dimensions are approximate. All views are intended to be a representation of the property being sold and are in good faith. Total areas are accurate to within 5%. All views shown are to be interpreted as indicative only, not specific to any specific apartment.
The Galliard Group have been, and continue to be at the forefront of high profile residential property with a success story spanning over 20 years.

The benefits of utilising a fully in-house letting, management and maintenance service direct from the developer is a unique advantage offering the most cost effective solutions for any London residential investor today.

- Dedicated and expert staff specialising in all UK and overseas landlord requirements.
- Majority of tenants from executive corporate sector.
- Full in-house corporate services.
- Pro-active cost reducing pre-emptive management services and incentivised packages.
- Offices located across Central London, Canary Wharf and Greenwich.

### GENERAL FINISHES

- Warm white painted walls.
- Matt white painted smooth ceiling.
- Satin white painted door linings, architraves and skirtings.
- Walnut veneered flush doors.
- Polished stainless steel door furniture including lever door handles, push plates, kick plates.
- Brushed metal switch and socket plates.
- Recessed low energy LED downlights.
- Temperature controlled heating system.
- Comfort zoning to principal rooms.
- Double glazing throughout.

### WORLD CLASS LETTING & MANAGEMENT

www.galliard.co.uk

### GENERAL FINISHES

- Warm white painted walls.
- Matt white painted smooth ceiling.
- Satin white painted door linings, architraves and skirtings.
- Walnut veneered flush doors.
- Polished stainless steel door furniture including lever door handles, push plates, kick plates.
- Brushed metal switch and socket plates.
- Recessed low energy LED downlights.
- Temperature controlled heating system.
- Comfort zoning to principal rooms.
- Double glazing throughout.

### SECURITY

- Audio and video entryphone system to each apartment connected to communal entrance door.

### COMMUNAL AREAS

- Ceramic floor tiling and skirting to ground floor entrance hall and lift lobby.
- Warm white painted walls.
- Matt white painted smooth ceiling to ground floor entrance hall with low energy recessed downlights.
- Carpeted upper floor lift lobbies and common corridors.
- Satin white painted door linings, architraves and skirtings.
- Walnut veneered flush lobby doors with vision panels where necessary.
- Polished stainless steel door furniture including pull handles, push plates, kick plates.
- Brushed metal switch and socket plates.
- Low energy wall lights with PIR proximity control.
- Lifts to upper floor apartments.
- Communal secure cycle storage.

### KITCHEN AREA

- Engineered walnut one strip flooring.
- White coloured high gloss laminate kitchen unit doors with concealed handles and white carcasses.
- Stone worktop and upstand.
- Stainless steel finished Smeg integrated electric appliances including Low level oven, Ceramic hob, Cooker Hood, Washer/stacker, Dishwasher, Fridge/Freezer and Microwave. Note: Some kitchens may not contain the full suite of appliances.
- Glass brick tile splashback to hob.
- 1½ bowl undermount sink and stainless steel mixer tap. Note: Suite and selected 1 bed apartment kitchens may contain single bowl sink.
- Centralised appliance isolator switch panel.

### ENTRANCE HALL

- Engineered walnut one strip flooring.
- Audio and video entryphone system.

### PRELIMINARY SPECIFICATIONS

### LIVING/DINING ROOM

- Engineered walnut one strip flooring.
- Sky+ satellite TV, terrestrial TV and FM radio sockets.
- Telephone socket.

### BATHROOM/SHOWERS ROOM

- Stone tiled flooring.
- Glass brick tiled walls adjacent bath, basin, WC and shower. Warm white painted walls elsewhere.
- Plumbing concealed in ducting.
- Shower cassette.
- Whitewashed bathroom suite featuring steel bath, opaque glass bath panel concealed steel flush back to wall WC, countertop basin, shower tray as appropriate.
- Walnut vanity unit with clear lacquered finish.
- Chrome plated square profiled lever handle monobloc taps, thermostatic wall mounted bath filler/shower mixer with slide rail, hose and handrail to family bathroom, thermostatic shower mixer with concealed plumbing to fixed shower head to ensuite.
- Pressure fed hot and cold water.
- Chrome plated electric heated towel rail.
- Frameless clear glass shower screen to bath.
- Clear glass shower enclosure to ensuite with frameless screen where single sided enclosure or polished frame where multi-sided enclosure.

### BEDROOM

- Oatmeal coloured carpet with underlay.
- Satellite, terrestrial TV aerial socket to all bedrooms.
- Telephone extension socket to all bedrooms.
- Fitted wardrobes to all bedrooms, with opaque glass or timber sliding doors.

### GENERAL FINISHES

- Warm white painted walls.
- Matt white painted smooth ceiling.
- Satin white painted door linings, architraves and skirtings.
- Walnut veneered flush doors.
- Polished stainless steel door furniture including lever door handles, push plates, kick plates.
- Brushed metal switch and socket plates.
- Recessed low energy LED downlights.
- Temperature controlled heating system.
- Comfort zoning to principal rooms.
- Double glazing throughout.

### SECURITY

- Audio and video entryphone system to each apartment connected to communal entrance door.

### COMMUNAL AREAS

- Ceramic floor tiling and skirting to ground floor entrance hall and lift lobby.
- Warm white painted walls.
- Matt white painted smooth ceiling to ground floor entrance hall with low energy recessed downlights.
- Carpeted upper floor lift lobbies and common corridors.
- Satin white painted door linings, architraves and skirtings.
- Walnut veneered flush lobby doors with vision panels where necessary.
- Polished stainless steel door furniture including pull handles, push plates, kick plates.
- Brushed metal switch and socket plates.
- Low energy wall lights with PIR proximity control.
- Lifts to upper floor apartments.
- Communal secure cycle storage.

### KITCHEN AREA

- Engineered walnut one strip flooring.
- White coloured high gloss laminate kitchen unit doors with concealed handles and white carcasses.
- Stone worktop and upstand.
- Stainless steel finished Smeg integrated electric appliances including Low level oven, Ceramic hob, Cooker Hood, Washer/drier, Dishwasher, Fridge/Freezer and Microwave. Note: Suite kitchens may not contain the full suite of appliances.
- Glass brick tile splashback to hob.
- 1½ bowl undermount sink and stainless steel mixer tap. Note: Suite and selected 1 bed apartment kitchens may contain single bowl sink.
- Centralised appliance isolator switch panel.

### ENTRANCE HALL

- Engineered walnut one strip flooring.
- Audio and video entryphone system.

### PRELIMINARY SPECIFICATIONS

### LIVING/DINING ROOM

- Engineered walnut one strip flooring.
- Sky+ satellite TV, terrestrial TV and FM radio sockets.
- Telephone socket.

### BATHROOM/SHOWERS ROOM

- Stone tiled flooring.
- Glass brick tiled walls adjacent bath, basin, WC and shower. Warm white painted walls elsewhere.
- Plumbing concealed in ducting.
- Shower cassette.
- Whitewashed bathroom suite featuring steel bath, opaque glass bath panel concealed steel flush back to wall WC, countertop basin, shower tray as appropriate.
- Walnut vanity unit with clear lacquered finish.
- Chrome plated square profiled lever handle monobloc taps, thermostatic wall mounted bath filler/shower mixer with slide rail, hose and handrail to family bathroom, thermostatic shower mixer with concealed plumbing to fixed shower head to ensuite.
- Pressure fed hot and cold water.
- Chrome plated electric heated towel rail.
- Frameless clear glass shower screen to bath.
- Clear glass shower enclosure to ensuite with frameless screen where single sided enclosure or polished frame where multi-sided enclosure.

### BEDROOM

- Oatmeal coloured carpet with underlay.
- Satellite, terrestrial TV aerial socket to all bedrooms.
- Telephone extension socket to all bedrooms.
- Fitted wardrobes to all bedrooms, with opaque glass or timber sliding doors.
The information contained in these sales particulars should not be relied upon as statements or a representation of fact. Prospective purchasers should note that any elevations, room sizes/layouts have been taken from plan and may vary as construction takes effect. Any plans shown are for guidance purposes only. Any specification shown is correct at the time of printing. Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check current availability with the local office prior to making a journey. Lincoln Plaza is a marketing name only and may not be adopted as part of the final postal address.