

GOODLUCK
HOPE

L O N D O N

CEYLON



GOODLUCK
HOPE
L O N D O N

ballymore.



R I V E R
L E A

R I V E R
T H A M E S



Not to Scale

BREWERS
YARD

ORCHARD
GARDEN

DOUGLASS
TOWER

HERCULES
SLIP

LEA RIVERFRONT

UNION
SLIP

TRINITY
SLIP

STARLING

HERCULES
GARDENS

CEYLON

UNION
GARDEN

SAXON

ERIN

CASTLE
GARDEN

ORION

CASTLE
SLIP

WHARF
BREWING CO.

OFFICE

ORCHARD PLACE

TOWNHOUSES

TOWNHOUSES

BRITON

THE 1585
CLUB

ORCHARD
DRY DOCK

ESTRELLA

ORCHARD PLACE

FARADAY
SCHOOL

ORCHARD
WHARF

THAMES
GARDEN

ARGO

ORCHARD
YARD

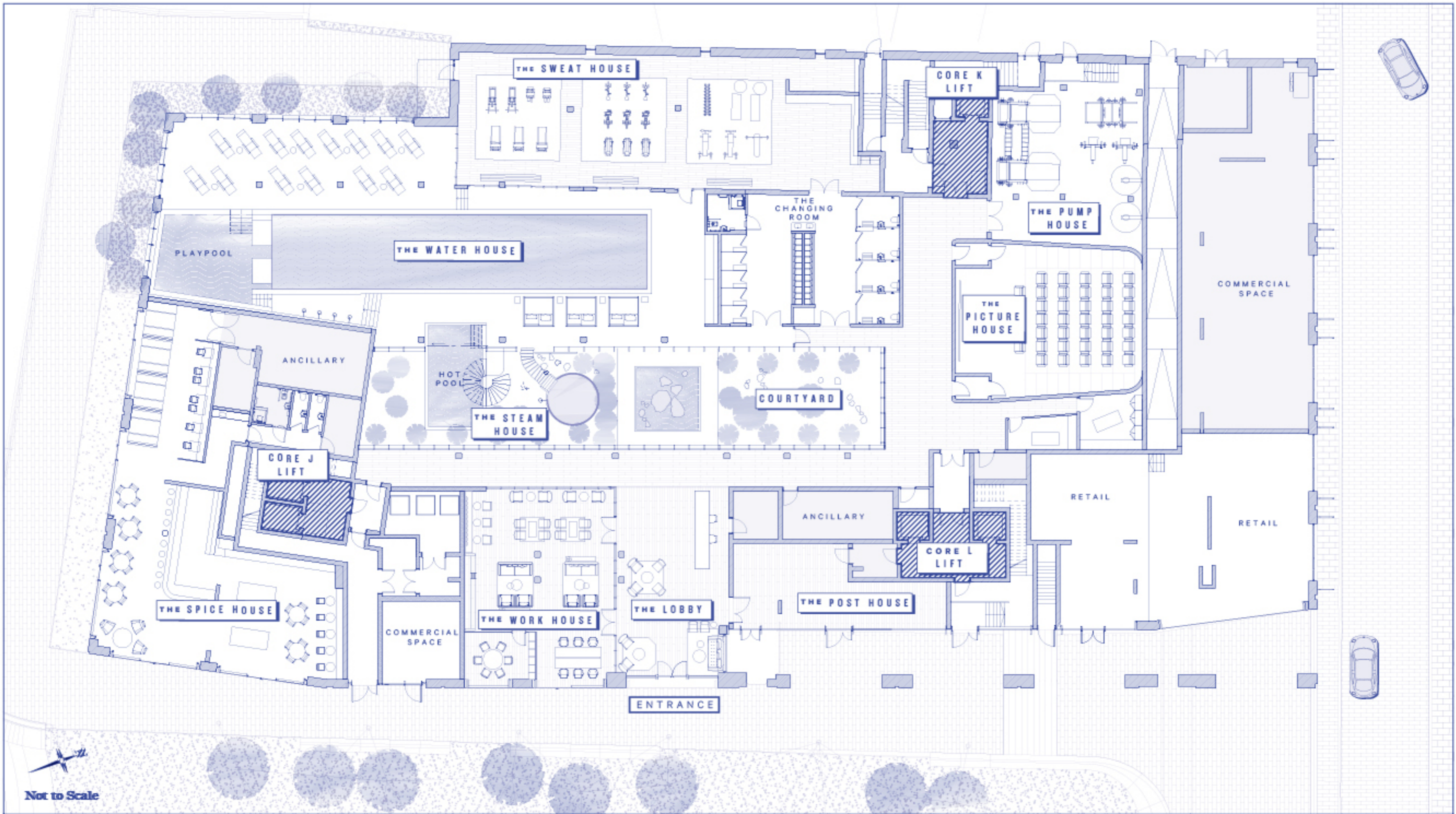
CASTALIA

CONTAINER
CITY

THAMES RIVERFRONT

LIGHTHOUSE

TRINITY BUOY
WHARF



ARGO



FLOOR
GF

1595

The equal of any of the great private clubs in its design and member's only amenities, 'The 1595 Club' at Goodluck Hope offers an exclusive retreat from the outside world, where residents and guests can enjoy first-class facilities, purpose-built and beautifully designed to provide the finest in wellness, co-working and entertainment.

DISCLAIMER

This brochure and the information contained herein are for general information only and do not constitute an offer or a solicitation of an offer. The information contained herein is subject to change without notice. The information contained herein is not intended to be used as a basis for investment or other financial decisions. All information is subject to change without notice. The information contained herein is not intended to be used as a basis for investment or other financial decisions. All information is subject to change without notice. The information contained herein is not intended to be used as a basis for investment or other financial decisions. All information is subject to change without notice.

CURIES SLIP

C.O.06 SUITE
 Internal Area
 41.6 sq m / 448 sq ft
 Living Area
 3525 x 6545mm
 Bedroom 1
 2835 x 3895mm
 Balcony
 5.5 sq m / 59 sq ft

C.O.07 SUITE
 Internal Area
 41.6 sq m / 448 sq ft
 Living Area
 3555 x 6545mm
 Bedroom 1
 2835 x 3840mm
 Balcony
 5.5 sq m / 59 sq ft

C.O.05 TWO BEDROOMS
 Internal Area
 86 sq m / 926 sq ft
 Living Area
 5680 x 6690mm
 Bedroom 1
 3100 x 6655mm
 Bedroom 2
 3975 x 3170mm
 Terrace
 9.9 sq m / 107 sq ft

C.O.04 ONE BEDROOM
 Internal Area
 50.7 sq m / 546 sq ft
 Living Area
 3215 x 8310mm
 Bedroom 1
 2870 x 4305mm
 Terrace
 11.3 sq m / 122 sq ft

C.O.08 THREE BEDROOMS
 Internal Area
 129.2 sq m / 1391 sq ft
 Living Area
 8100 x 5910mm
 Bedroom 1
 7365 x 3300mm
 Bedroom 2
 4715 x 3610mm
 Bedroom 3
 4715 x 2980mm
 Terrace
 35 sq m / 377 sq ft

C.O.03 SUITE
 Internal Area
 42.5 sq m / 457 sq ft
 Living Area
 3505 x 6545mm
 Bedroom 1
 2860 x 3895mm
 Terrace
 13.3 sq m / 143 sq ft

C.O.02 SUITE
 Internal Area
 41.4 sq m / 446 sq ft
 Living Area
 3535 x 6545mm
 Bedroom 1
 2830 x 3895mm
 Terrace
 13.6 sq m / 146 sq ft

C.O.01 SUITE
 Internal Area
 42.2 sq m / 454 sq ft
 Living Area
 3445 x 6545mm
 Bedroom 1
 2830 x 3895mm
 Terrace
 12.5 sq m / 135 sq ft



Not to Scale

CEYLON

FLOOR GF

09
08
07
06
05
04
03
02
01
GF

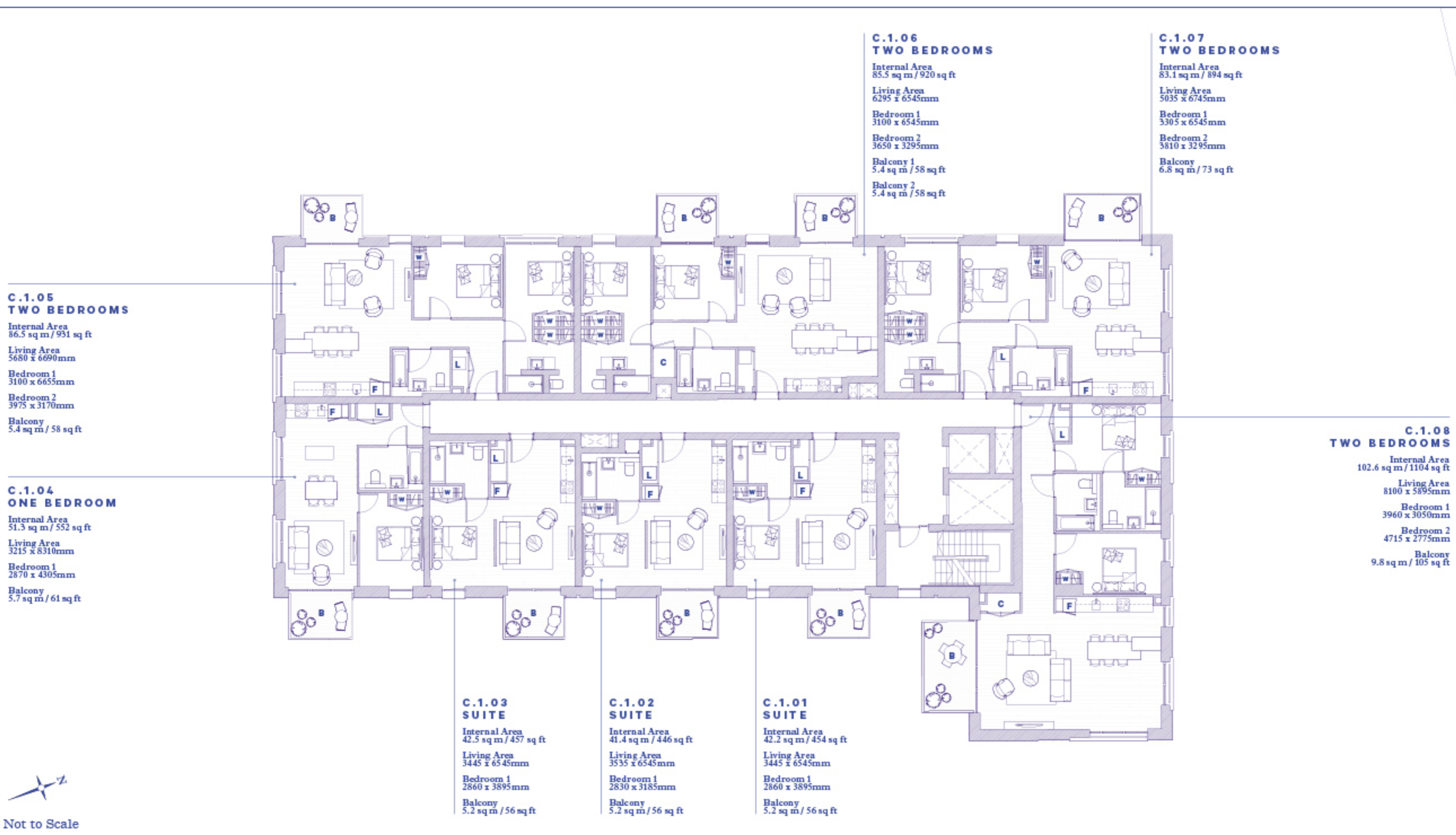


LEGEND

- B** Balcony
- C** Cupboard
- F** Fridge
- L** Laundry
- T** Terrace
- W** Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while we endeavor to ensure the accuracy of the information, we do not accept any liability for the use of the information or its reliance. It is intended only as a guide to the proposed development. The specifications of the development and the information contained herein are subject to change without notice. All information is provided as a guide only. It is not intended to constitute an offer, and the final details of the development shall be as shown in the approved plans and drawings. We warrant that the information contained herein is true and correct to the best of our knowledge and belief at the time it is printed. We do not accept any liability for any loss or damage of any kind arising from the use of the information. Please contact your estate agent for further information.



C.1.05 TWO BEDROOMS
 Internal Area
 86.5 sq m / 931 sq ft
 Living Area
 5680 x 6690mm
 Bedroom 1
 3100 x 6655mm
 Bedroom 2
 3975 x 3170mm
 Balcony
 5.4 sq m / 58 sq ft

C.1.04 ONE BEDROOM
 Internal Area
 51.3 sq m / 552 sq ft
 Living Area
 3215 x 8310mm
 Bedroom 1
 2870 x 4305mm
 Balcony
 5.7 sq m / 61 sq ft

C.1.03 SUITE
 Internal Area
 42.5 sq m / 457 sq ft
 Living Area
 3445 x 6545mm
 Bedroom 1
 2860 x 3895mm
 Balcony
 5.2 sq m / 56 sq ft

C.1.02 SUITE
 Internal Area
 41.4 sq m / 446 sq ft
 Living Area
 3535 x 6545mm
 Bedroom 1
 2830 x 3185mm
 Balcony
 5.2 sq m / 56 sq ft

C.1.01 SUITE
 Internal Area
 42.2 sq m / 454 sq ft
 Living Area
 3445 x 6545mm
 Bedroom 1
 2860 x 3895mm
 Balcony
 5.2 sq m / 56 sq ft

C.1.06 TWO BEDROOMS
 Internal Area
 85.5 sq m / 920 sq ft
 Living Area
 6295 x 6545mm
 Bedroom 1
 3100 x 6545mm
 Bedroom 2
 3650 x 3295mm
 Balcony 1
 5.4 sq m / 58 sq ft
 Balcony 2
 5.4 sq m / 58 sq ft

C.1.07 TWO BEDROOMS
 Internal Area
 83.1 sq m / 894 sq ft
 Living Area
 5035 x 6745mm
 Bedroom 1
 3305 x 6545mm
 Bedroom 2
 3810 x 3295mm
 Balcony
 6.8 sq m / 73 sq ft

C.1.08 TWO BEDROOMS
 Internal Area
 102.6 sq m / 1104 sq ft
 Living Area
 8100 x 5895mm
 Bedroom 1
 3960 x 3050mm
 Bedroom 2
 4715 x 2775mm
 Balcony
 9.8 sq m / 105 sq ft



CEYLON

FLOOR
I

09
08
07
06
05
04
03
02
01
GF



LEGEND

B	Balcony
C	Cupboard
F	Fridge
L	Laundry
T	Terrace
W	Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while available after the issue of the contract, shall remain for information only. The information is not to be relied upon to make any decision, and is not intended to constitute any offer. The information is for general guidance only and does not constitute any offer. The information is subject to change without notice and is subject to the terms and conditions of the applicable laws and regulations. All information regarding payment is common to all units and is subject to the terms and conditions of the applicable laws and regulations. The information is provided for general guidance only and is not intended to constitute any offer. The information is subject to change without notice and is subject to the terms and conditions of the applicable laws and regulations. All information regarding payment is common to all units and is subject to the terms and conditions of the applicable laws and regulations. The information is provided for general guidance only and is not intended to constitute any offer. The information is subject to change without notice and is subject to the terms and conditions of the applicable laws and regulations.

**C. 2.05
TWO BEDROOMS**

Internal Area
86.5 sq m / 931 sq ft

Living Area
5680 x 6690mm

Bedroom 1
3100 x 6655mm

Bedroom 2
3975 x 3170mm

Balcony
5.4 sq m / 58 sq ft

**C. 2.04
ONE BEDROOM**

Internal Area
51.3 sq m / 552 sq ft

Living Area
3215 x 8310mm

Bedroom 1
2870 x 4305mm

Balcony
5.7 sq m / 61 sq ft

**C. 2.06
TWO BEDROOMS**

Internal Area
85.5 sq m / 920 sq ft

Living Area
6295 x 6545mm

Bedroom 1
3100 x 6545mm

Bedroom 2
3650 x 3295mm

Balcony 1
5.4 sq m / 58 sq ft

Balcony 2
5.4 sq m / 58 sq ft

**C. 2.07
TWO BEDROOMS**

Internal Area
83.1 sq m / 894 sq ft

Living Area
5035 x 6745mm

Bedroom 1
3305 x 6545mm

Bedroom 2
3810 x 3295mm

Balcony
6.8 sq m / 73 sq ft

**C. 2.08
TWO BEDROOMS**

Internal Area
102.6 sq m / 1104 sq ft

Living Area
8100 x 5895mm

Bedroom 1
3960 x 3050mm

Bedroom 2
4715 x 2775mm

Balcony
9.8 sq m / 105 sq ft

**C. 2.03
SUITE**

Internal Area
42.5 sq m / 457 sq ft

Living Area
3445 x 6545mm

Bedroom 1
2860 x 3895mm

Balcony
5.2 sq m / 56 sq ft

**C. 2.02
SUITE**

Internal Area
41.4 sq m / 446 sq ft

Living Area
3535 x 6545mm

Bedroom 1
2830 x 3185mm

Balcony
5.2 sq m / 56 sq ft

**C. 2.01
SUITE**

Internal Area
42.2 sq m / 454 sq ft

Living Area
3445 x 6545mm

Bedroom 1
2860 x 3895mm

Balcony
5.2 sq m / 56 sq ft



Not to Scale

CEYLON

**FLOOR
2**

09
08
07
06
05
04
03
02
01
GF



LEGEND

- B Balcony
- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while reasonable efforts will be made to ensure its accuracy, it cannot be guaranteed and no responsibility or liability is taken in this regard. Agreements, designs and layouts are indicative only and only things indicated on site should be purchased or placed on the floor plan. The specifications of the Agreement of the Sale and the Specifications of the Sale are the only documents that should be referred to. Computer generated layout and photos are indicative only. All final decisions depend on conditions. All information regarding project is common and will be subject to change without notice. The floor plan and the floor plan are subject to change without notice. Please contact your sales agent for more information. © 2014 Ceylon Property Services (Pvt) Ltd. All rights reserved.



**C.3.05
TWO BEDROOMS**

Internal Area
86.8 sq m / 934 sq ft
Living Area
5680 x 6690mm
Bedroom 1
3100 x 6655mm
Bedroom 2
3975 x 3170mm
Balcony
5.4 sq m / 58 sq ft

**C.3.04
ONE BEDROOM**

Internal Area
51.6 sq m / 555 sq ft
Living Area
3215 x 8310mm
Bedroom 1
2870 x 4305mm
Balcony
5.7 sq m / 61 sq ft

**C.3.06
TWO BEDROOMS**

Internal Area
85.5 sq m / 920 sq ft
Living Area
6295 x 6545mm
Bedroom 1
3100 x 6545mm
Bedroom 2
3650 x 3295mm
Balcony 1
5.4 sq m / 58 sq ft
Balcony 2
5.4 sq m / 58 sq ft

**C.3.07
TWO BEDROOMS**

Internal Area
83.1 sq m / 894 sq ft
Living Area
5035 x 6745mm
Bedroom 1
3305 x 6545 mm
Bedroom 2
3810 x 3295 mm
Balcony
6.8 sq m / 73 sq ft

**C.3.08
TWO BEDROOMS**

Internal Area
103 sq m / 1109 sq ft
Living Area
8100 x 5895mm
Bedroom 1
3960 x 3050mm
Bedroom 2
4715 x 2775mm
Balcony
9.2 sq m / 99 sq ft

**C.3.03
SUITE**

Internal Area
42.6 sq m / 459 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft

**C.3.02
SUITE**

Internal Area
41.4 sq m / 446 sq ft
Living Area
3535 x 6545mm
Bedroom 1
2830 x 3185mm
Balcony
5.4 sq m / 58 sq ft

**C.3.01
SUITE**

Internal Area
42.2 sq m / 454 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft



Not to Scale

CEYLON

**FLOOR
3**

09
08
07
06
05
04
03
02
01
GF



LEGEND

- B Balcony
- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while reasonable efforts will be made to ensure accuracy, this cannot be guaranteed and no responsibility is accepted for errors or omissions in this regard. Agreements, designs and drawings are indicative only and may change. Unrelated to the brochure, any plans or photos are included on the floor plan. The specifications of the Agreement of the Sale/Lease/Agreement of Sale in the site shall prevail, but only be subject to change in accordance with permits and/or other applicable laws. Computer generated layout and photos are indicative only. All final results subject to conditions. All information regarding project is common and will be subject to change without notice, and the final status of the project may change. Plans and drawings including all planning and zoning drawings shown in Computer Generated layout and photos are illustrative only and are not to be used for any purpose other than for information. Please contact your sales agent for further information. Good luck! Hope it helps! (This brochure is not a contract and is subject to change without notice.)

**C.4.05
TWO BEDROOMS**

Internal Area
87.1 sq m / 938 sq ft
Living Area
5680 x 6690mm
Bedroom 1
3100 x 6655mm
Bedroom 2
3975 x 3170mm
Balcony
5.3 sq m / 57 sq ft

**C.4.04
ONE BEDROOM**

Internal Area
51.2 sq m / 551 sq ft
Living Area
3215 x 8310mm
Bedroom 1
2870 x 4305mm
Balcony
5.7 sq m / 61 sq ft

**C.4.06
SUITE**

Internal Area
41.8 sq m / 450 sq ft
Living Area
3525 x 6545mm
Bedroom 1
2835 x 3895mm
Balcony
5.3 sq m / 57 sq ft

**C.4.07
TWO BEDROOMS**

Internal Area
80 sq m / 861 sq ft
Living Area
5370 x 6555mm
Bedroom 1
3330 x 6555mm
Bedroom 2
3440 x 3300mm
Balcony
5.3 sq m / 57 sq ft

**C.4.08
TWO BEDROOMS**

Internal Area
97.9 sq m / 1054 sq ft
Living Area
6230 x 6990mm
Bedroom 1
6500 x 3100mm
Bedroom 2
3100 x 3670mm
Terrace
46.3 sq m / 498 sq ft

**C.4.03
SUITE**

Internal Area
42.6 sq m / 459 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft

**C.4.02
SUITE**

Internal Area
41.4 sq m / 446 sq ft
Living Area
3535 x 6545mm
Bedroom 1
2830 x 3185mm
Balcony
5.4 sq m / 58 sq ft

**C.4.01
SUITE**

Internal Area
42.2 sq m / 454 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft



Not to Scale

CEYLON

FLOOR

4

09
08
07
06
05
04
03
02
01
GF



LEGEND

- B Balcony
- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while reasonable efforts have been made to ensure accuracy, this cannot be guaranteed and no responsibility is accepted for errors or omissions in this regard. Agreements, designs and drawings are indicative only and may change. Unrelated to the brochure, any plan or photograph included on the floor plan. The specifications of the Agreement of the Sale and the Agreement of the Sale shall prevail, however, subject to change in accordance with practice and custom under the Agreement of the Sale. Computer generated layout and plan are indicative only. All other details subject to contract. All information regarding payment or common area or other related information is correct only, but the final status of the contract only shall prevail. Plans and drawings including all planning and other drawings shown in Computer Generated layout and plan are indicative only and may change. Please contact your sales consultant for information. Contact Map if marketing plan only and will not be available from the approved plan. Please note the Agent may not perform these services and may be subject to change or give any representation, warranty or guarantee in relation to the sale of the property or in relation to the development (or any part thereof).

**C. 5.05
TWO BEDROOMS**
Internal Area
86.9 sq m / 935 sq ft
Living Area
5680 x 6690mm
Bedroom 1
3100 x 6655mm
Bedroom 2
3975 x 3170mm
Balcony
5.3 sq m / 57 sq ft

**C. 5.04
ONE BEDROOM**
Internal Area
51.5 sq m / 554 sq ft
Living Area
3215 x 8310mm
Bedroom 1
2870 x 4305mm
Balcony
5.7 sq m / 61 sq ft

**C. 5.06
SUITE**
Internal Area
41.9 sq m / 451 sq ft
Living Area
3525 x 6545mm
Bedroom 1
2835 x 3895mm
Balcony
5.3 sq m / 57 sq ft

**C. 5.07
SUITE**
Internal Area
41.8 sq m / 450 sq ft
Living Area
3555 x 6545mm
Bedroom 1
2835 x 3840mm
Balcony
5.3 sq m / 57 sq ft

**C. 5.08
TWO BEDROOMS**
Internal Area
83.3 sq m / 897 sq ft
Living Area
5035 x 6745mm
Bedroom 1
3305 x 6545mm
Bedroom 2
3810 x 3295mm
Balcony
6.8 sq m / 73 sq ft

**C. 5.09
ONE BEDROOM**
Internal Area
51.4 sq m / 553 sq ft
Living Area
3260 x 8255mm
Bedroom 1
2870 x 4100mm
Balcony
5.4 sq m / 58 sq ft

**C. 5.03
SUITE**
Internal Area
42.6 sq m / 459 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft

**C. 5.02
SUITE**
Internal Area
41.4 sq m / 446 sq ft
Living Area
3535 x 6545mm
Bedroom 1
2830 x 3185mm
Balcony
5.4 sq m / 58 sq ft

**C. 5.01
SUITE**
Internal Area
42.1 sq m / 453 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft



CEYLON

**FLOOR
5**



- LEGEND**
- B** Balcony
 - C** Cupboard
 - F** Fridge
 - L** Laundry
 - T** Terrace
 - W** Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while we believe that the information is correct, we cannot be held responsible for any errors or omissions or for any changes in the information. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product.



**C.6.05
TWO BEDROOMS**
Internal Area
77.6 sq m / 835 sq ft
Living Area
4620 x 6545mm
Bedroom 1
3100 x 6545mm
Bedroom 2
3980 x 3170mm
Balcony
5.4 sq m / 58 sq ft

**C.6.06
SUITE**
Internal Area
41.7 sq m / 449 sq ft
Living Area
3555 x 6545mm
Bedroom 1
2835 x 3840mm
Balcony
5.4 sq m / 58 sq ft

**C.6.07
TWO BEDROOMS**
Internal Area
83.3 sq m / 897 sq ft
Living Area
5035 x 6745mm
Bedroom 1
3305 x 6545mm
Bedroom 2
3810 x 3295mm
Balcony
6.8 sq m / 73 sq ft

**C.6.04
TWO BEDROOMS**
Internal Area
80.6 sq m / 868 sq ft
Living Area
7525 x 5145mm
Bedroom 1
7525 x 3100mm
Bedroom 2
4275 x 2690mm
Terrace
19.4 sq m / 209 sq ft

**C.6.08
ONE BEDROOM**
Internal Area
51.4 sq m / 553 sq ft
Living Area
3260 x 8255mm
Bedroom 1
2870 x 4100mm
Balcony
5.4 sq m / 58 sq ft

**C.6.03
SUITE**
Internal Area
44.6 sq m / 480 sq ft
Living Area
3810 x 6545mm
Bedroom 1
2855 x 3895mm
Balcony
5.4 sq m / 58 sq ft

**C.6.02
SUITE**
Internal Area
41.4 sq m / 446 sq ft
Living Area
3535 x 6545mm
Bedroom 1
2830 x 3185mm
Balcony
5.4 sq m / 58 sq ft

**C.6.01
SUITE**
Internal Area
42.2 sq m / 454 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft



Not to Scale

CEYLON

**FLOOR
6**

09
08
07
06
05
04
03
02
01
GF



- LEGEND**
- B Balcony
 - C Cupboard
 - F Fridge
 - L Laundry
 - T Terrace
 - W Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while we endeavor to ensure its accuracy, we cannot be held responsible for any errors or omissions or for any changes in the information contained herein. The specifications of the information contained herein are for general information only and are subject to change without notice. Computer generated images and floor plans are illustrative only. All information regarding project is for general information only. The floor plans and drawings are for general information only and are not to be used for any other purpose. Please contact your sales representative for more information. © 2024 Ceylon. All rights reserved.



**C.7.05
TWO BEDROOMS**
Internal Area
77.6 sq m / 835 sq ft
Living Area
4620 x 6545mm
Bedroom 1
3100 x 6545mm
Bedroom 2
3980 x 3170mm
Balcony
5.4 sq m / 58 sq ft

**C.7.06
SUITE**
Internal Area
41.7 sq m / 449 sq ft
Living Area
3555 x 6545mm
Bedroom 1
2835 x 3840mm
Balcony
5.4 sq m / 58 sq ft

**C.7.07
TWO BEDROOMS**
Internal Area
83.3 sq m / 897 sq ft
Living Area
5035 x 6745mm
Bedroom 1
3305 x 6545mm
Bedroom 2
3810 x 3295mm
Balcony
6.8 sq m / 73 sq ft

**C.7.04
TWO BEDROOMS**
Internal Area
80.4 sq m / 865 sq ft
Living Area
7525 x 5145mm
Bedroom 1
7525 x 3100mm
Bedroom 2
4274 x 2690mm
Balcony
5.7 sq m / 61 sq ft

**C.7.08
ONE BEDROOM**
Internal Area
51.5 sq m / 554 sq ft
Living Area
3260 x 8255mm
Bedroom 1
2870 x 4100mm
Balcony
5.4 sq m / 58 sq ft

**C.7.03
SUITE**
Internal Area
44.6 sq m / 480 sq ft
Living Area
3810 x 6545mm
Bedroom 1
2855 x 3895mm
Balcony
5.4 sq m / 58 sq ft

**C.7.02
SUITE**
Internal Area
41.4 sq m / 446 sq ft
Living Area
3535 x 6545mm
Bedroom 1
2830 x 3185mm
Balcony
5.4 sq m / 58 sq ft

**C.7.01
SUITE**
Internal Area
42.2 sq m / 454 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft



Not to Scale

CEYLON

**FLOOR
7**

08
08
07
06
05
04
03
02
01
GF



- LEGEND**
- B Balcony
 - C Cupboard
 - F Fridge
 - L Laundry
 - T Terrace
 - W Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while we endeavor to ensure its accuracy, we cannot be held responsible for any errors or omissions or for any changes in the information contained herein. The specifications of the information in this brochure are for general information only and are subject to change without notice. Computer generated images and floor plans are illustrative only. All information regarding pricing is approximate and is subject to change without notice. The floor plans and drawings are for general information only and are not to be used for any other purpose. Please contact your sales representative for more information. © 2018 Ceylon Properties. All rights reserved.



**C.8.04
TWO BEDROOMS**
Internal Area
80.2 sq m / 863 sq ft
Living Area
7525 x 5145mm
Bedroom 1
7525 x 3100mm
Bedroom 2
4275 x 2690mm
Balcony
5.7 sq m / 61 sq ft

**C.8.05
TWO BEDROOMS**
Internal Area
77.6 sq m / 835 sq ft
Living Area
4620 x 6545mm
Bedroom 1
3100 x 6545mm
Bedroom 2
3980 x 3170mm
Balcony
5.4 sq m / 58 sq ft

**C.8.06
SUITE**
Internal Area
41.7 sq m / 449 sq ft
Living Area
3555 x 6545mm
Bedroom 1
2835 x 3840mm
Balcony
5.4 sq m / 58 sq ft

**C.8.07
TWO BEDROOMS**
Internal Area
83.3 sq m / 897 sq ft
Living Area
5035 x 6745mm
Bedroom 1
3305 x 6545mm
Bedroom 2
3810 x 3295mm
Balcony
6.8 sq m / 73 sq ft

**C.8.08
ONE BEDROOM**
Internal Area
51.5 sq m / 554 sq ft
Living Area
3260 x 8255mm
Bedroom 1
2870 x 4100mm
Balcony
5.4 sq m / 58 sq ft

**C.8.03
SUITE**
Internal Area
44.6 sq m / 480 sq ft
Living Area
3810 x 6545mm
Bedroom 1
2855 x 3895mm
Balcony
5.4 sq m / 58 sq ft

**C.8.02
SUITE**
Internal Area
41.5 sq m / 447 sq ft
Living Area
3535 x 6545mm
Bedroom 1
2830 x 3185mm
Balcony
5.4 sq m / 58 sq ft

**C.8.01
SUITE**
Internal Area
42.3 sq m / 455 sq ft
Living Area
3445 x 6545mm
Bedroom 1
2860 x 3895mm
Balcony
5.4 sq m / 58 sq ft



Not to Scale

CEYLON

FLOOR
8

08
07
06
05
04
03
02
01
GF



LEGEND

B	Balcony
C	Cupboard
F	Fridge
L	Laundry
T	Terrace
W	Wardrobe

DISCLAIMER

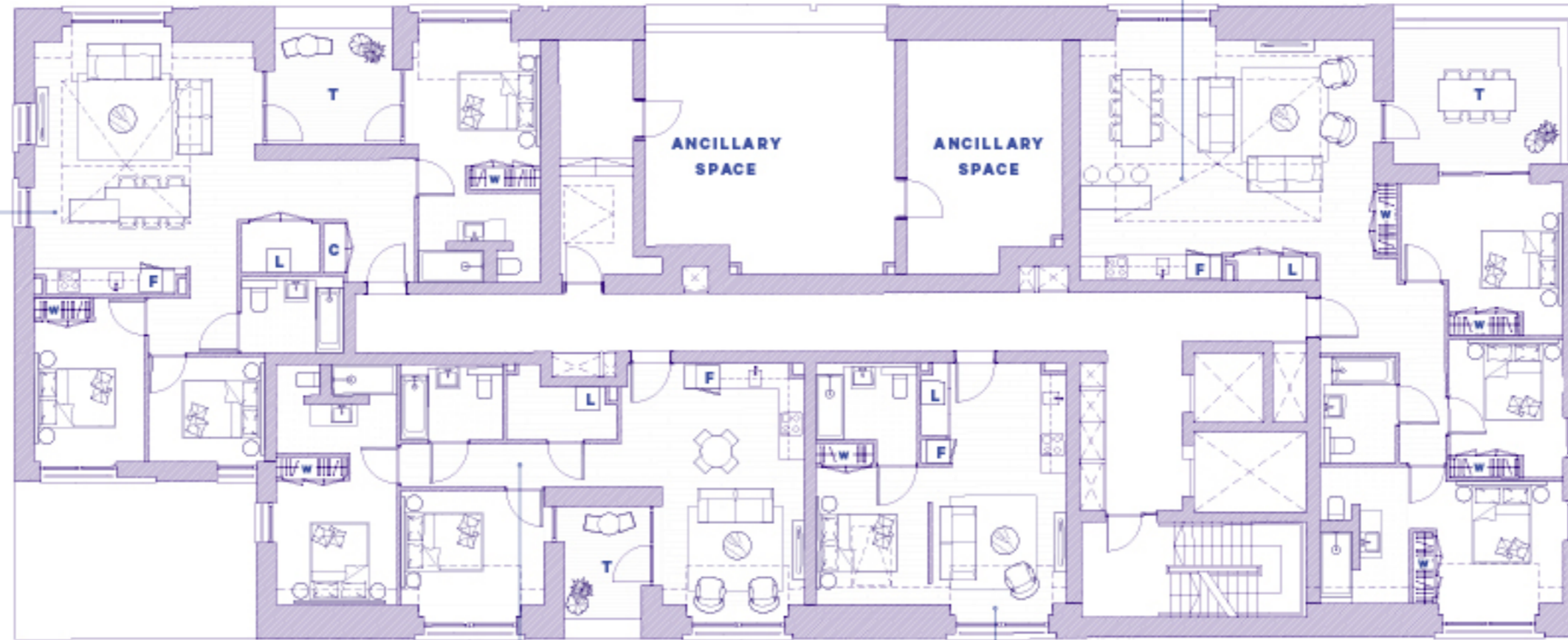
This brochure and the information contained in it does not form part of any contract, and while it is intended to assist in the sale of the property, it does not constitute an offer of any investment or any other financial product. It is intended to provide a general overview of the development and is not intended to be used as a basis for investment decisions. The information contained in this brochure is for general information only and does not constitute an offer of any investment or any other financial product. The information contained in this brochure is for general information only and does not constitute an offer of any investment or any other financial product. The information contained in this brochure is for general information only and does not constitute an offer of any investment or any other financial product. The information contained in this brochure is for general information only and does not constitute an offer of any investment or any other financial product.

**C.9.04
THREE BEDROOMS**

Internal Area
113.3 sq m / 1220 sq ft
Living Area
7510 x 6170mm
Bedroom 1
6230 x 3595mm
Bedroom 2
4135 x 4120mm
Bedroom 3
2915 x 3545mm
Terrace
15.5 sq m / 167 sq ft

**C.9.02
THREE BEDROOMS**

Internal Area
102.1 sq m / 1099 sq ft
Living Area
5205 x 6470mm
Bedroom 1
3100 x 4485mm
Bedroom 2
2825 x 4200mm
Bedroom 3
2965 x 2700mm
Terrace
8.7 sq m / 94 sq ft



**C.9.01
TWO BEDROOMS**

Internal Area
76.1 sq m / 819 sq ft
Living Area
4700 x 6175mm
Bedroom 1
3100 x 3200mm
Bedroom 2
3650 x 2925mm
Terrace
5.6 sq m / 60 sq ft

**C.9.03
SUITE**

Internal Area
40.7 sq m / 438 sq ft
Living Area
3445 x 6545mm
(Skylight) Bedroom 1
2860 x 3895mm



Not to Scale

CEYLON

FLOOR
9

00
00
07
06
08
04
02
02
01
0F



LEGEND

- B** Balcony
- C** Cupboard
- F** Fridge
- L** Laundry
- T** Terrace
- W** Wardrobe

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while available after it has been made to enforce the contract, shall not be taken into account in any dispute or otherwise in this regard. Agreement design and layout are indicative only and may change without the architect's knowledge or approval. The specifications of the Agreement of the Sale and Purchase of the land shall prevail, but only be subject to change in accordance with provisions of the Agreement of the Sale and Purchase. Computer generated layout and plan are for indicative only. All dimensions subject to variation. All information regarding payment to common area or other related agreement current information only, but the final status of the contract only change. Payment and drawings including with planning and other drawings shown in Computer Generated layout and plan are not intended to be included in the final contract. Please contact your sales consultant for information. Good luck. Hope it is interesting and only but will see a beautiful view from the approved plan. Please the Agent may be perform in their employ. All rights reserved. No liability or guarantee for the contract or other related agreement or other related agreement to the development (or any part thereof).

APARTMENT SPECIFICATIONS

MAIN STRUCTURE

Reinforced concrete frame on reinforced concrete piled foundations.

BUILDING ENVELOPE

External wall with quality brick finish or metal panels on some top floors.

FLOORS

Reinforced concrete slab with appropriate floor finishes (see flooring).

ROOF

Pitched roofs have a metal finish whilst flat roofs have a high-performance membrane roofing overlaid with pre-cast paving or bio-roofs where applicable.

WINDOWS

Double-glazed composite windows with durable powder-coated external paint finish and large dormer windows on the top floor.

STAIRS

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

WALLS

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork with plasterboard on each side and acoustic insulation where detailed. Bespoke divided panel between living space and bedroom to selected suites.

CEILINGS

Suspended white painted plasterboard ceiling with a feature exposed concrete ceiling area with coffer detail in living rooms, except the top floor, which has vaulted ceilings where indicated.

FLOORING

Engineered oak floor boarding to hall, living areas and kitchen. Black and white ceramic mosaic tile flooring to bathrooms, en-suites and shower rooms. Fitted grey carpet in bedrooms.

DECORATION

All internal walls painted with washable emulsion. Skirtings, doors and frames painted with an eggshell paint finish.

KITCHEN

Suite, 1, 2 and 3 bedroom apartments fitted with custom designed modular base and wall cabinets with indigo paint finish and matching interior colour. Brass pull handles. Feature brass mesh to some wall units. Concealed LED lighting to underside of overhead cupboards. Worktops fitted with under-mounted stainless steel sink and industrial look single lever deck mounted mixer tap in natural brass. Worktops in concrete effect technical stone. Integrated appliances, Siemens induction hobs and electric fan oven. European manufactured integrated extractor hood, integrated fridge freezer and dishwasher. Combined washing machine/tumble dryer located in separate cupboard. Concrete effect technical stone clad island in selected apartments. Combined island unit with feature integrated dining tables are fitted to selected 1, 2 and 3 bedroom apartments.

BATHROOM

Premium acrylic bath with industrial look natural brass bath filler, with overhead shower. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic wash basin with single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Bathroom walls finished in white ceramic tiles and blue glazed feature wall tile. Wall mounted heated towel rail.

EN-SUITE

Master en-suite to selected 2 and 3 bedroom apartments. Industrial look natural brass thermostatic mixer tap shower fitting to shower with white resin shower tray. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic hand basin, and single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Bathroom walls finished in white ceramic tiles and feature blue glazed wall tile. Wall mounted heated towel rail.

SHOWER ROOMS

Industrial look natural brass thermostatic mixer tap and overhead shower. White shower tray. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic wash basin with single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Shower room walls finished in white ceramic tiles and blue glazed feature wall tile. Wall mounted heated towel rail.

APARTMENT SPECIFICATIONS

WARDROBES

Integrated wardrobes fitted to the bedrooms with custom designed painted doors with semi matt finish.

BALCONES

Where applicable, a mixture of painted metal and glass balustrade balconies constructed with steel handrails and decking boards.

TERRACES

Ground floors apartment terraces, where indicated, are paved with slabs and have defensible planting to the podium garden. Upper floor apartments have decking and parapet wall surround.

PODIUM GARDENS

Podium level areas laid out and finished with a combination of landscape architecture designed with hard and soft landscaping with feature lighting.

LEISURE

Private access to managed pool, gym, residents' lounge, private cinema, Lantern Room, which is included in the service charge.

HEATING, COOLING AND HOT WATER

Comfort cooling and heating from concealed ceiling units, to bedrooms and living spaces throughout the apartment. Individually metered system provides heating and hot water from the development's central plant.

ELECTRICS

Feature surface conduit lighting to the living room and energy efficient down lights fitted elsewhere, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for high speed broadband internet access in living room and master bedroom. Communal satellite dish with connection points in living room and main bedroom. (Residents are responsible for their own connections and related charges for cost of services.) Smoke/heat detectors fitted as standard.

MANAGEMENT AND SECURITY

Management and 24 hour security services located in the central estate management office. Entry phone system connected to main entrance door. CCTV system provided to cover the whole estate.

REFUSE

Bins stores in basement.

PARKING

Limited car parking at additional cost and subject to availability.

ELEVATORS

Elevators serve all floors, including basement level.

NOTE

Natural materials, such as brass, will mature and develop a patina over time.

DISCLAIMER

This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. Gardens do not include any planters or paviers as indicated on the floor plans. The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Computer generated images and photos are indicative only. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Fixtures and furnishings including wall panelling and wall dressings shown in Computer Generated Images and photos are not standard or included in sales. Please consult your sales contract for information. Goodluck Hope is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation, warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).



NOTES

Lined area for notes, consisting of multiple horizontal lines for writing.

Jones Lang LaSalle Investments Limited
7/F One Taikoo Place, 979 King's Road, Hong Kong
Tel: +852 3759 0909
Email: irp.hk@ap.jll.com

Planning permission No.: PA/17/02292 granted by London Borough of Tower Hamlets. Acquiring interest in an apartment in the building with 999 year leasehold. The market information herein has been obtained from sources we believed to be reliable, but which have not been independently verified and we make no guarantee, representation or warranty as to its accuracy or completeness or correctness. No liability is accepted whatsoever for any direct, indirect or consequential loss arising from the use of this publication. This is not and should not be construed as an offer to buy or sell any landed property and, accordingly, do not have any legal binding effect whatsoever on JLL and/ or their clients. This is not intended to provide any professional, investment or any other type of advice or recommendation. You should seek professional, independent and specific advice on any such investment decision. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. The non-licensed staff engage in estate agency work exclusively in relation to properties outside Hong Kong and they are not licensed to deal with any property situated in Hong Kong. JLL Property Reference Number: IRP_N_101_00197. Date of publication: 16 June 2020. Jones Lang LaSalle Investments Limited Licence no.: C-082467.

