

THE

DOUGLAS



TOWER

F O R E W O R D

Douglass Tower is one of our proudest achievements, recalling a skyline defined by industry and endeavour. This landmark building pays homage to the contribution of Sir James Douglass, the engineer and architect of great lighthouses, whose ideas came to life in workshops here on the shores of the Thames.

Douglass Tower casts light out towards London, a new beacon for the horizon. Set between two rivers with magnificent panorama views overlooking the Thames and beyond, Douglass Tower is distinctive in design and built with purpose.

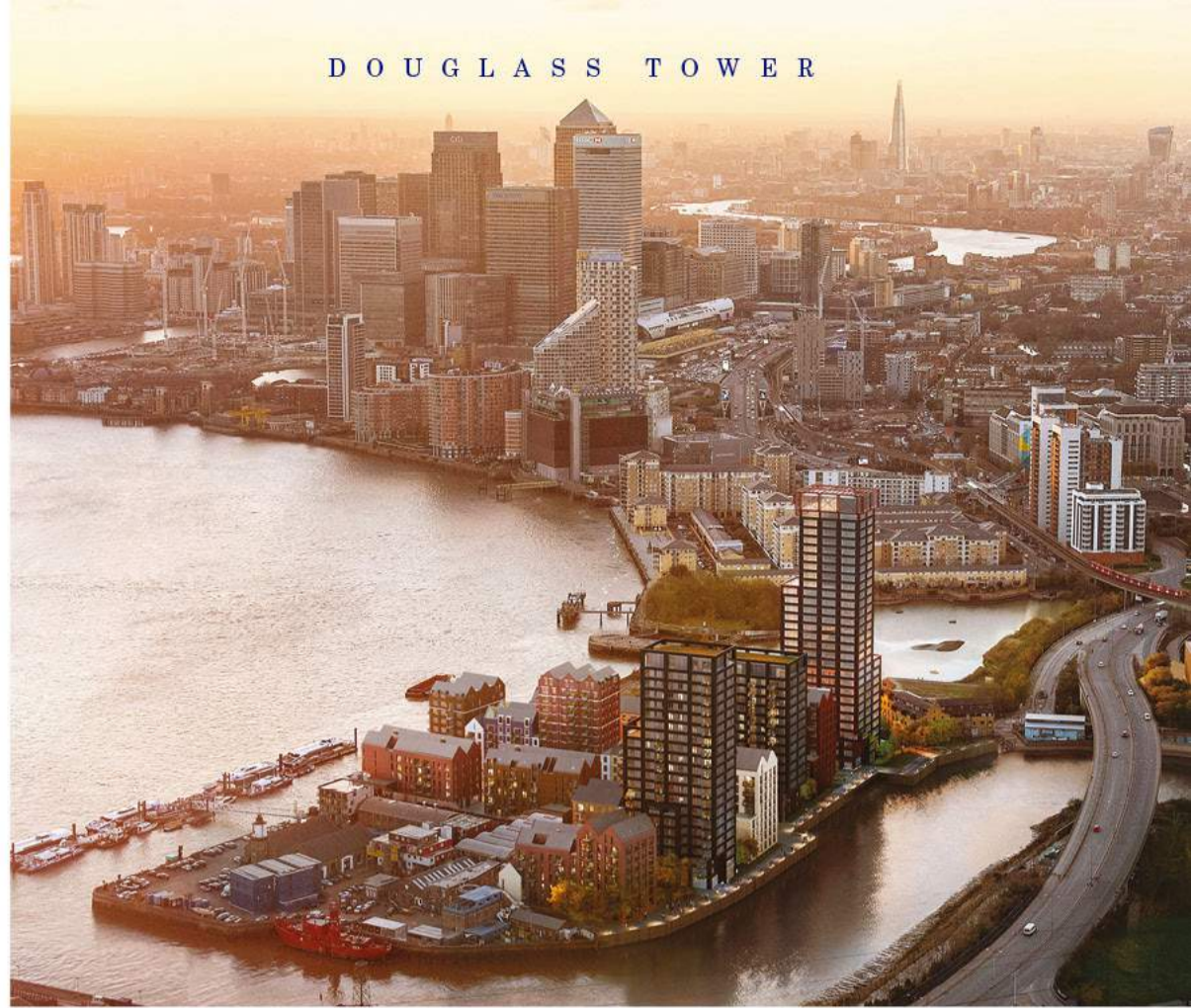
At the Tower's highest point, the Lantern Room, with its contemporary elegance, is a remarkable combined work and social space, lending true perspective on the city that stretches out below. Sharing this green peninsula with Douglass' Trinity Buoy Lighthouse, Douglass Tower is the defining landmark of this extraordinary cultural neighbourhood.



SEAN MULRYAN
*Chairman & Group Chief Executive
Ballymore Group*



**A LANDMARK
THAT DEFINES
AN EMERGING
CULTURAL
IDENTITY**

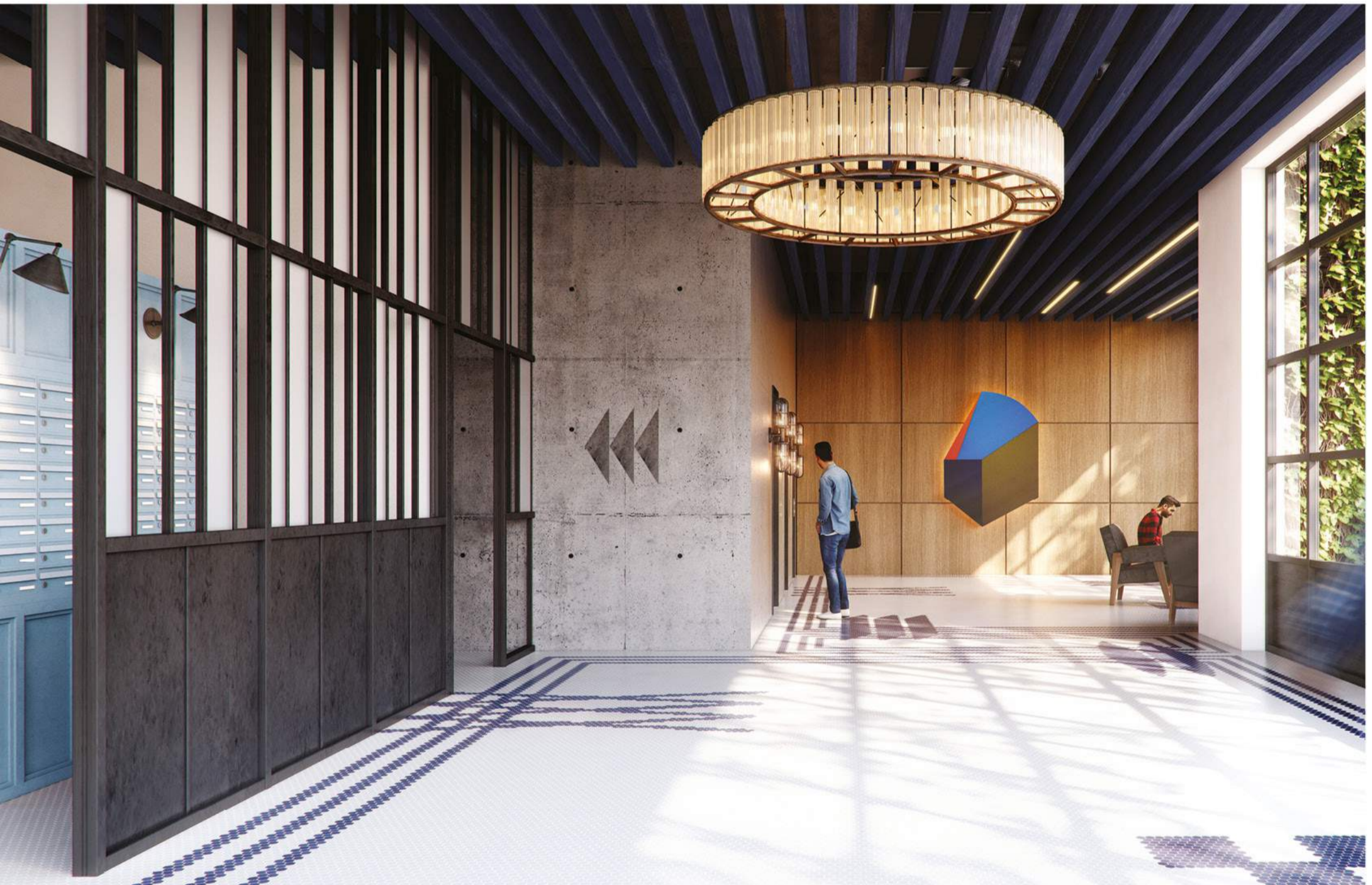


TOWER LIVING

From beautifully designed suites, apartments and lofts, to the purpose built work and social space at the Lantern Room – the building's highest point – Douglass Tower offers residents the ultimate experience, with flexible living, working convenience and panoramic views across London and beyond.



INDUSTRIALLY INSPIRED, ECHOING THE ISLAND'S HISTORY



A GRAND ENTRANCE

The bold lines and broad steel beams of the entrance create a moment of arrival, equal to the bold ambition of Douglass Tower's aesthetic.



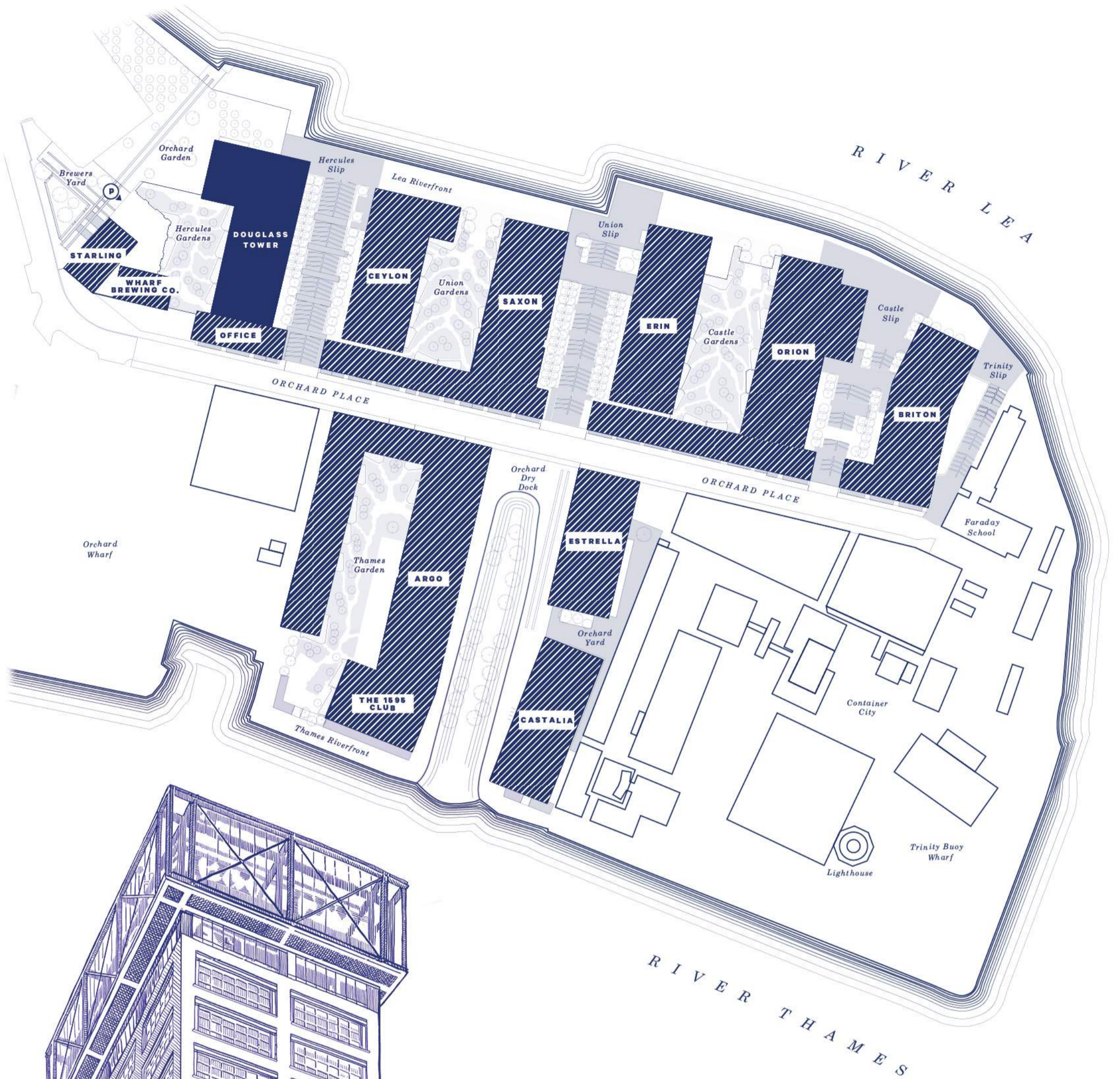


A

BEACON

OF IN-

COMMUNITY



Douglass Tower

PERFECTLY SITUATED,
TO TAKE ADVANTAGE OF
THE NEIGHBOURING
CULTURAL COMMUNITY
ON ITS DOORSTEP



ONE BEDROOM B.O.10

Internal Area
57.5 sq m / 619 sq ft
Living Area
4155 x 7020mm
Bedroom 1
3215 x 3850mm
Winter Garden
6.3 sq m / 68 sq ft



Scale: NTS

B.O.09

ONE BEDROOM

Internal Area
51.8 sq m / 558 sq ft
Living Area
3795 x 8705mm
Bedroom 1
2925 x 4055mm

B.O.08

SUITE

Internal Area
45.6 sq m / 491 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2775 x 3970mm
Terrace
12.2 sq m / 131 sq ft

B.O.07

SUITE

Internal Area
45.8 sq m / 493 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2835 x 3970mm
Terrace
12.2 sq m / 131 sq ft

B.O.06

TWO BEDROOM DUPLEX

Internal Area
85.3 sq m / 918 sq ft
Living Area
6000 x 4295mm
Terrace
13.4 sq m / 144 sq ft

B.O.05

TWO BEDROOM DUPLEX

Internal Area
86.7 sq m / 933 sq ft
Living Area
6030 x 4495mm
Terrace
11.9 sq m / 128 sq ft

B.O.01

SUITE

Internal Area
40.9 sq m / 440 sq ft
Living Area
3320 x 6620mm
Bedroom 1
2780 x 3970mm

B.O.02

ONE BEDROOM

Internal Area
52.4 sq m / 564 sq ft
Living Area
4500 x 6620mm
Bedroom 1
3385 x 3445mm

B.O.03

TWO BEDROOM DUPLEX

Internal Area
85.2 sq m / 917 sq ft
Living Area
6000 x 4295mm
Terrace
12.3 sq m / 132 sq ft

B.O.04

TWO BEDROOM DUPLEX

Internal Area
83 sq m / 893 sq ft
Living Area
6030 x 4495mm
Terrace
10.8 sq m / 116 sq ft



FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

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01

B.1.07 TWO BEDROOMS

Internal Area
95.5 sq m / 1028 sq ft
Living Area
6665 x 8700mm
Bedroom 1
3570 x 3195mm
Bedroom 2
2820 x 3565mm
Winter Garden
8.2 sq m / 88 sq ft



Scale: NTS



B.1.06

ONE BEDROOM

Internal Area
51.5 sq m / 554 sq ft
Living Area
4505 x 8710mm
Bedroom 1
3020 x 4050mm
Winter Garden
5.2 sq m / 56 sq ft

B.1.01

TWO BEDROOMS

Internal Area
74.1 sq m / 798 sq ft
Living Area
3300 x 7620mm
Bedroom 1
3100 x 4325mm
Bedroom 2
3575 x 3260mm
Winter Garden
7 sq m / 75 sq ft

B.1.05

SUITE

Internal Area
45.6 sq m / 491 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2780 x 3970mm

B.1.02

SUITE

Internal Area
45.5 sq m / 490 sq ft
Living Area
4030 x 6620mm
Bedroom 1
2780 x 3970mm

B.1.04

SUITE

Internal Area
49.1 sq m / 529 sq ft
Living Area
4090 x 6620mm
Bedroom 1
2775 x 4595mm

B.1.03

SUITE

Internal Area
48.6 sq m / 523 sq ft
Living Area
4010 x 6620mm
Bedroom 1
2775 x 4595mm

B.0.06

TWO BEDROOM DUPLEX

Internal Area
85.3 sq m / 918 sq ft
Bedroom 1
3270 x 4370mm
Bedroom 2
2940 x 4370mm
Terrace
13.4 sq m / 144 sq ft

B.0.03

TWO BEDROOM DUPLEX

Internal Area
85.2 sq m / 917 sq ft
Bedroom 1
3270 x 4370mm
Bedroom 2
2940 x 4370mm
Terrace
12.3 sq m / 132 sq ft

B.0.05

TWO BEDROOM DUPLEX

Internal Area
86.7 sq m / 933 sq ft
Bedroom 1
3020 x 5070mm
Bedroom 2
3970 x 3035mm
Terrace
11.9 sq m / 128 sq ft

B.0.04

TWO BEDROOM DUPLEX

Internal Area
83 sq m / 893 sq ft
Bedroom 1
3020 x 5070mm
Bedroom 2
3970 x 3250mm
Terrace
10.8 sq m / 116 sq ft

FLOORS

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02



Scale: NTS

B.2.11 TWO BEDROOMS

Internal Area
95.5 sq m / 1028 sq ft
Living Area
6665 x 8700mm
Bedroom 1
3570 x 3195mm
Bedroom 2
2820 x 3565mm
Winter Garden
8.2 sq m / 88 sq ft

B.2.10

ONE BEDROOM

Internal Area
51.5 sq m / 554 sq ft
Living Area
4505 x 8710mm
Bedroom 1
3020 x 4050mm
Winter Garden
5.2 sq m / 56 sq ft

B.2.09

SUITE

Internal Area
45.6 sq m / 491 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2780 x 3970mm

B.2.08

SUITE

Internal Area
45.8 sq m / 493 sq ft
Living Area
4090 x 6620mm
Bedroom 1
2780 x 3970mm

B.2.07

SUITE

Internal Area
44.1 sq m / 475 sq ft
Living Area
4025 x 6395mm
Bedroom 1
2780 x 3745mm

B.2.06

SUITE

Internal Area
48.5 sq m / 522 sq ft
Living Area
3745 x 7335mm
Bedroom 1
3245 x 2895mm

B.2.01

TWO BEDROOMS

Internal Area
74.1 sq m / 798 sq ft
Living Area
3300 x 7620mm
Bedroom 1
3100 x 4325mm
Bedroom 2
3575 x 3260mm
Winter Garden
7 sq m / 75 sq ft

B.2.02

SUITE

Internal Area
45.5 sq m / 490 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2780 x 3970mm

B.2.03

SUITE

Internal Area
45.3 sq m / 488 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2760 x 3970mm

B.2.04

SUITE

Internal Area
44.1 sq m / 475 sq ft
Living Area
4025 x 6395mm
Bedroom 1
2780 x 3745mm

B.2.05

SUITE

Internal Area
45.3 sq m / 488 sq ft
Living Area
4210 x 6395mm
Bedroom 1
2775 x 3745mm



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LEGEND

- C Cupboard
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- T Terrace

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03



Scale: NTS

B.3.12 TWO BEDROOMS

Internal Area
96.2 sq m / 1035 sq ft
Living Area
6665 x 8700mm
Bedroom 1
3570 x 3310mm
Bedroom 2
2820 x 3565mm
Winter Garden
8.2 sq m / 88 sq ft



B.3.11

ONE BEDROOM

Internal Area
51.5 sq m / 554 sq ft
Living Area
4505 x 8710mm
Bedroom 1
3020 x 4050mm
Winter Garden
5.2 sq m / 56 sq ft

B.3.10

SUITE

Internal Area
45.6 sq m / 491 sq ft
Living Area
4040 x 6620mm
Bedroom 1
2765 x 3970mm

B.3.09

SUITE

Internal Area
45.8 sq m / 493 sq ft
Living Area
4080 x 6620mm
Bedroom 1
2780 x 3970mm

B.3.08

SUITE

Internal Area
44.1 sq m / 475 sq ft
Living Area
4020 x 6395mm
Bedroom 1
2790 x 3745mm

B.3.07

ONE BEDROOM

Internal Area
56.3 sq m / 606 sq ft
Living Area
5500 x 8265mm
Bedroom 1
3005 x 3695mm
Winter Garden
5 sq m / 54 sq ft

B.3.01

TWO BEDROOMS

Internal Area
76.1 sq m / 819 sq ft
Living Area
4255 x 5720mm
Bedroom 1
2775 x 5245mm
Bedroom 2
2775 x 5245mm
Winter Garden
7 sq m / 75 sq ft

B.3.02

SUITE

Internal Area
40.7 sq m / 438 sq ft
Living Area
3320 x 6620mm
Bedroom 1
2780 x 3970mm

B.3.03

SUITE

Internal Area
40.7 sq m / 438 sq ft
Living Area
3320 x 6620mm
Bedroom 1
2780 x 3970mm

B.3.04

SUITE

Internal Area
44.4 sq m / 478 sq ft
Living Area
3780 x 6620mm
Bedroom 1
2675 x 3750mm

B.3.05

SUITE

Internal Area
38.4 sq m / 413 sq ft
Living Area
3240 x 6395mm
Bedroom 1
2675 x 3750mm

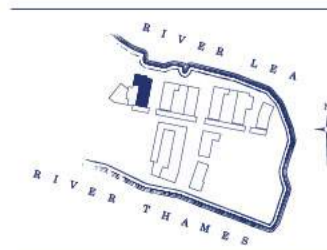
B.3.06

SUITE

Internal Area
41.6 sq m / 448 sq ft
Living Area
3535 x 6395mm
Bedroom 1
2875 x 3745mm

FLOORS

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04



Scale: NTS

B.4.11 TWO BEDROOMS

Internal Area
96.2 sq m / 1035 sq ft
Living Area
6665 x 8700mm
Bedroom 1
3570 x 3310mm
Bedroom 2
2820 x 3565mm
Winter Garden
8.2 sq m / 88 sq ft



B.4.10

ONE BEDROOM

Internal Area
51.5 sq m / 554 sq ft
Living Area
4505 x 8710mm
Bedroom 1
3020 x 4050mm
Winter Garden
5.2 sq m / 56 sq ft

B.4.09

SUITE

Internal Area
45.6 sq m / 491 sq ft
Living Area
4040 x 6620mm
Bedroom 1
2780 x 3970mm

B.4.08

SUITE

Internal Area
45.8 sq m / 493 sq ft
Living Area
4080 x 6620mm
Bedroom 1
2780 x 3970mm

B.4.07

SUITE

Internal Area
44.1 sq m / 475 sq ft
Living Area
4020 x 6395mm
Bedroom 1
2785 x 3745mm

B.4.06

ONE BEDROOM

Internal Area
50 sq m / 538 sq ft
Living Area
5240 x 6565mm
Bedroom 1
3270 x 3700mm
Winter Garden
5 sq m / 54 sq ft

B.4.01

TWO BEDROOMS

Internal Area
76.1 sq m / 819 sq ft
Living Area
4255 x 5720mm
Bedroom 1
2775 x 5245mm
Bedroom 2
2775 x 5245mm
Winter Garden
7 sq m / 75 sq ft

B.4.02

SUITE

Internal Area
40.7 sq m / 438 sq ft
Living Area
3320 x 6620mm
Bedroom 1
2780 x 3970mm

B.4.03

SUITE

Internal Area
40.7 sq m / 438 sq ft
Living Area
3320 x 6620mm
Bedroom 1
2780 x 3970mm

B.4.04

SUITE

Internal Area
47.1 sq m / 507 sq ft
Living Area
3780 x 6620mm
Bedroom 1
3100 x 3750mm

B.4.05

TWO BEDROOMS

Internal Area
77.1 sq m / 830 sq ft
Living Area
6515 x 6395mm
Bedroom 1
3100 x 4095mm
Bedroom 2
3615 x 3185mm
Winter Garden
7 sq m / 75 sq ft

FLOORS

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LEGEND

- C Cupboard
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05



Scale: NTS

B.5.10 TWO BEDROOMS

Internal Area
96.2 sq m / 1035 sq ft
Living Area
6665 x 8700mm
Bedroom 1
3570 x 3310mm
Bedroom 2
2820 x 3565mm
Winter Garden
8.2 sq m / 88 sq ft



B.5.09

ONE BEDROOM

Internal Area
51.5 sq m / 554 sq ft
Living Area
4505 x 8710mm
Bedroom 1
3020 x 4050mm
Winter Garden
5.2 sq m / 56 sq ft

B.5.08

SUITE

Internal Area
45.6 sq m / 491 sq ft
Living Area
4040 x 6620mm
Bedroom 1
2765 x 3970mm

B.5.07

SUITE

Internal Area
45.8 sq m / 493 sq ft
Living Area
4080 x 6620mm
Bedroom 1
2780 x 3970mm

B.5.06

SUITE

Internal Area
44.1 sq m / 475 sq ft
Living Area
4020 x 6395mm
Bedroom 1
2785 x 3745mm

B.5.05

ONE BEDROOM

Internal Area
50 sq m / 538 sq ft
Living Area
3540 x 6565mm
Bedroom 1
3270 x 3700mm
Winter Garden
5 sq m / 54 sq ft

B.5.01

TWO BEDROOMS

Internal Area
76.1 sq m / 819 sq ft
Living Area
4255 x 5720mm
Bedroom 1
2775 x 5245mm
Bedroom 2
2775 x 5245mm
Winter Garden
7 sq m / 75 sq ft

B.5.02

SUITE

Internal Area
40.7 sq m / 438 sq ft
Living Area
3320 x 6620mm
Bedroom 1
2780 x 3970mm

B.5.03

TWO BEDROOMS

Internal Area
81.8 sq m / 880 sq ft
Living Area
6700 x 6620mm
Bedroom 1
3100 x 4095mm
Bedroom 2
3485 x 3345mm
Winter Garden
7.5 sq m / 81 sq ft

B.5.04

TWO BEDROOMS

Internal Area
77.1 sq m / 830 sq ft
Living Area
6515 x 6395mm
Bedroom 1
3100 x 4105mm
Bedroom 2
3615 x 3185mm
Winter Garden
7 sq m / 75 sq ft

FLOORS

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06

B.6.10 TWO BEDROOMS

Internal Area
96.2 sq m / 1035 sq ft
Living Area
6665 x 8700mm
Bedroom 1
3570 x 3310mm
Bedroom 2
2820 x 3565mm
Winter Garden
8.2 sq m / 88 sq ft



Scale: NTS



B.6.09

ONE BEDROOM

Internal Area
51.5 sq m / 554 sq ft
Living Area
4505 x 8710mm
Bedroom 1
3020 x 4050mm
Winter Garden
5.2 sq m / 56 sq ft

B.6.08

SUITE

Internal Area
45.6 sq m / 491 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2780 x 3970mm

B.6.07

SUITE

Internal Area
45.8 sq m / 493 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2835 x 3970mm

B.6.06

SUITE

Internal Area
37.4 sq m / 403 sq ft
Living Area
3045 x 6390mm
Bedroom 1
2700 x 3090mm

B.6.05

THREE BEDROOM LOFT APARTMENT

Internal Area
151.6 sq m / 1632 sq ft
Bedroom 1
3100 x 5035mm
Bedroom 2
3185 x 3685mm
Bedroom 3
3185 x 3685mm
Terrace
22.8 sq m / 245 sq ft

B.6.01

TWO BEDROOMS

Internal Area
76.1 sq m / 819 sq ft
Living Area
4255 x 5720mm
Bedroom 1
2775 x 5245mm
Bedroom 2
2775 x 5245mm
Winter Garden
7 sq m / 75 sq ft

B.6.02

SUITE

Internal Area
45.4 sq m / 489 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2780 x 3970mm

B.6.03

TWO BEDROOMS

Internal Area
80.5 sq m / 866 sq ft
Living Area
6040 x 6620mm
Bedroom 1
3420 x 3440mm
Bedroom 2
3650 x 4095mm
Winter Garden
7.6 sq m / 82 sq ft

B.6.04

THREE BEDROOM LOFT APARTMENT

Internal Area
161.1 sq m / 1734 sq ft
Bedroom 1
3850 x 5030mm
Bedroom 2
3610 x 3430mm
Bedroom 3
3885 x 3425mm
Terrace
22.8 sq m / 245 sq ft

FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

DISCLAIMER

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07



Scale: NTS

B.7.07 TWO BEDROOMS

Internal Area
96.2 sq m / 1035 sq ft
Living Area
6665 x 8700mm
Bedroom 1
3570 x 3310mm
Bedroom 2
2820 x 3565mm
Winter Garden
8.2 sq m / 88 sq ft

B.7.06

ONE BEDROOM

Internal Area
51.5 sq m / 554 sq ft
Living Area
4505 x 8710mm
Bedroom 1
3020 x 4050mm
Winter Garden
5.2 sq m / 56 sq ft

B.7.05

SUITE

Internal Area
45.6 sq m / 491 sq ft
Living Area
4025 x 6620mm
Bedroom 1
2780 x 3970mm

B.7.04

SUITE

Internal Area
42.1 sq m / 453 sq ft
Living Area
4120 x 5945mm
Bedroom 1
2755 x 3839mm

B.7.01

TWO BEDROOMS

Internal Area
76.1 sq m / 819 sq ft
Living Area
4255 x 5720mm
Bedroom 1
2775 x 5245mm
Bedroom 2
2775 x 5245mm
Winter Garden
7 sq m / 75 sq ft

B.7.02

SUITE

Internal Area
41.4 sq m / 446 sq ft
Living Area
3420 x 6620mm
Bedroom 1
2780 x 3970mm

B.7.03

TWO BEDROOMS

Internal Area
73.5 sq m / 791 sq ft
Living Area
5330 x 7135mm
Bedroom 1
3355 x 3470mm
Bedroom 2
3100 x 4320mm
Winter Garden
7 sq m / 75 sq ft

B.6.05

THREE BEDROOM LOFT APARTMENT

Internal Area
151.6 sq m / 1632 sq ft
Living Area
11890 x 7335mm
Terrace
22.8 sq m / 245 sq ft

B.6.04

THREE BEDROOM LOFT APARTMENT

Internal Area
161.1 sq m / 1734 sq ft
Living Area
11890 x 7370mm
Terrace
22.8 sq m / 245 sq ft

FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

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08

B.8.06 TWO BEDROOMS

Internal Area
96.7 sq m / 1041 sq ft
Living Area
6665 x 8700mm
Bedroom 1
3620 x 3310mm
Bedroom 2
2820 x 3565mm
Winter Garden
8.2 sq m / 88 sq ft



Scale: NTS



B.8.05

ONE BEDROOM

Internal Area
51.6 sq m / 555 sq ft
Living Area
4505 x 8710mm
Bedroom 1
3020 x 4050mm
Winter Garden
5.2 sq m / 56 sq ft

B.8.04

SUITE

Internal Area
46.6 sq m / 502 sq ft
Living Area
4125 x 6670mm
Bedroom 1
2770 x 4020mm

B.8.03

THREE BEDROOMS

Internal Area
103.1 sq m / 1110 sq ft
Living Area
4750 x 7270mm
Bedroom 1
5580 x 3145mm
Bedroom 2
3180 x 3610mm
Bedroom 3
3180 x 3710mm
Winter Garden
10.4 sq m / 112 sq ft

B.8.01

TWO BEDROOMS

Internal Area
92.9 sq m / 1000 sq ft
Living Area
7620 x 7505mm
Bedroom 1
3100 x 4370mm
Bedroom 2
3615 x 3225mm
Winter Garden
7.5 sq m / 81 sq ft

B.8.02

SUITE

Internal Area
41.3 sq m / 445 sq ft
Living Area
3320 x 6660mm
Bedroom 1
2780 x 4020mm

FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

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09-10



Scale: NTS

B.10.06 **TWO BEDROOMS**

B.9.06
 Internal Area
 96.7 sq m / 1041 sq ft
 Living Area
 6665 x 8700mm
 Bedroom 1
 3620 x 3310mm
 Bedroom 2
 2820 x 3565mm
 Winter Garden
 8.2 sq m / 88 sq ft

B.10.05
B.9.05

ONE BEDROOM

Internal Area
 51.6 sq m / 555 sq ft
 Living Area
 4505 x 8710mm
 Bedroom 1
 3020 x 4050mm
 Winter Garden
 5.2 sq m / 56 sq ft

B.10.04
B.9.04

SUITE

Internal Area
 46.6 sq m / 502 sq ft
 Living Area
 4125 x 6670mm
 Bedroom 1
 2770 x 4020mm

B.10.03
B.9.03

THREE BEDROOMS

Internal Area
 103.1 sq m / 1110 sq ft
 Living Area
 4750 x 7270mm
 Bedroom 1
 5580 x 3145mm
 Bedroom 2
 3180 x 3610mm
 Bedroom 3
 3180 x 3710mm
 Winter Garden
 10.4 sq m / 112 sq ft

B10.01
B.9.01

TWO BEDROOMS

Internal Area
 92.9 sq m / 1000 sq ft
 Living Area
 7620 x 7505mm
 Bedroom 1
 3100 x 4370mm
 Bedroom 2
 3615 x 3225mm
 Winter Garden
 7.5 sq m / 81 sq ft

B.10.02
B.9.02

SUITE

Internal Area
 41.3 sq m / 445 sq ft
 Living Area
 3320 x 6660mm
 Bedroom 1
 2780 x 4020mm



FLOORS

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LEGEND

- C** Cupboard
- F** Fridge
- L** Laundry
- T** Terrace
- W** Wardrobe
- WG** Winter Garden
- T** Terrace

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Scale: NTS

B.11.01 THREE BEDROOMS

Internal Area
127.2 sq m / 1369 sq ft
Living Area
6020 x 8350mm
Bedroom 1
3220 x 4740mm
Bedroom 2
3900 x 3245mm
Bedroom 3
3960 x 3245mm
Terrace
66.2 sq m / 713 sq ft

B.11.02 SUITE

Internal Area
41.1 sq m / 442 sq ft
Living Area
3320 x 6670mm
Bedroom 1
2780 x 4020mm

B.11.03 TWO BEDROOMS

Internal Area
79.9 sq m / 860 sq ft
Living Area
5240 x 7535mm
Bedroom 1
3100 x 4365mm
Bedroom 2
3365 x 3310mm
Winter Garden
7.2 sq m / 78 sq ft

B.11.04 TWO BEDROOMS

Internal Area
84 sq m / 904 sq ft
Living Area
5945 x 7030mm
Bedroom 1
3100 x 4390mm
Bedroom 2
3845 x 3345mm
Winter Garden
7.3 sq m / 79 sq ft
Terrace*
66.2 sq m / 713 sq ft



FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

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12-15

B.15.01 TWO BEDROOMS

B.14.01 Internal Area
86.3 sq m / 929 sq ft
B.13.01 Living Area
6020 x 7545mm
B.12.01 Bedroom 1
4040 x 3165mm
Bedroom 2
2995x 3280mm
Winter Garden
8.3 sq m / 89 sq ft



Scale: NTS



B.15.02
B.14.02
B.13.02
B.12.02

SUITE

Internal Area
38.8 sq m / 418 sq ft
Living Area
3035 x 6675mm
Bedroom 1
2710 x 3235mm

B.15.03
B.14.03
B.13.03
B.12.03

SUITE

Internal Area
38.8 sq m / 418 sq ft
Living Area
3045 x 6670mm
Bedroom 1
2710 x 3375mm

B.15.04
B.14.04
B.13.04
B.12.04

TWO BEDROOMS

Internal Area
74.3 sq m / 800 sq ft
Living Area
4390 x 7140mm
Bedroom 1
3100 x 4370mm
Bedroom 2
3355 x 3470mm
Winter Garden
7.2 sq m / 78 sq ft

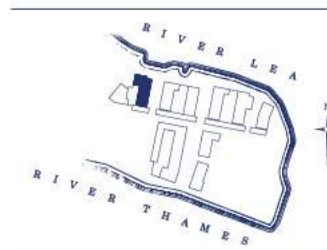
B.15.05
B.14.05
B.13.05
B.12.05

TWO BEDROOMS

Internal Area
84 sq m / 904 sq ft
Living Area
3500 x 7025mm
Bedroom 1
3100 x 4390mm
Bedroom 2
3845 x 3345mm
Winter Garden
7.3 sq m / 79 sq ft

FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

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16-19

B.19.01 B.18.01 B.17.01 B.16.01 **TWO BEDROOMS**

Internal Area
86.6 sq m / 932 sq ft
Living Area
6075 x 7545mm
Bedroom 1
4040 x 3305mm
Bedroom 2
2985 x 3240mm
Winter Garden
8.3 sq m / 89 sq ft



Scale: NTS



B.19.02 B.18.02 B.17.02 B.16.02 **SUITE**

Internal Area
39 sq m / 420 sq ft
Living Area
3045 x 6695mm
Bedroom 1
2710 x 3395mm

B.19.03 B.18.03 B.17.03 B.16.03 **SUITE**

Internal Area
39 sq m / 420 sq ft
Living Area
3045 x 6695mm
Bedroom 1
2710 x 3395mm

B.19.04 B.18.04 B.17.04 B.16.04 **TWO BEDROOMS**

Internal Area
74.5 sq m / 802 sq ft
Living Area
4345 x 7140mm
Bedroom 1
3100 x 4395mm
Bedroom 2
3355 x 3470mm
Winter Garden
7.2 sq m / 78 sq ft

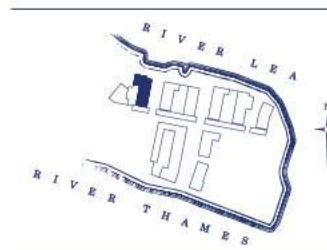
B.19.05 B.18.05 B.17.05 B.16.05

TWO BEDROOMS

Internal Area
84.3 sq m / 907 sq ft
Living Area
3500 x 7030mm
Bedroom 1
3100 x 4395mm
Bedroom 2
3885 x 3345mm
Winter Garden
7.3 sq m / 79 sq ft

FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

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B.20.01 TWO BEDROOMS

Internal Area
86.7 sq m / 933 sq ft
Living Area
8145 x 6070mm
Bedroom 1
4040 x 3305mm
Bedroom 2
2995x 3265mm
Winter Garden
8.3 sq m / 89 sq ft



Scale: NTS



B.20.02

ONE BEDROOM

Internal Area
51.8 sq m / 558 sq ft
Living Area
4420 x 6695mm
Bedroom 1
3260 x 3730mm

B.20.03

THREE BEDROOMS

Internal Area
110.5 sq m / 1189 sq ft
Living Area
7125 x 7155mm
Bedroom 1
4885 x 3100mm
Bedroom 2
3210 x 3505mm
Bedroom 3
3200 x 3640mm
Terrace
121.7 sq m / 1310 sq ft

FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

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21-23

B.23.01 **TWO BEDROOMS**
B.22.01 Internal Area
B.21.01 86.7 sq m / 933 sq ft
 Living Area
 8145 x 6070mm
 Bedroom 1
 4040 x 3305mm
 Bedroom 2
 2995x 3280mm
 Winter Garden
 8.3 sq m / 89 sq ft



Scale: NTS



B.23.02
B.22.02
B.21.02

ONE BEDROOM
 Internal Area
 51.8 sq m / 558 sq ft
 Living Area
 4420 x 6695mm
 Bedroom 1
 3260 x 3730mm

B.23.03
B.22.03
B.21.03

THREE BEDROOMS
 Internal Area
 99.4 sq m / 1070 sq ft
 Living Area
 4775 x 7105mm
 Bedroom 1
 4885 x 3235mm
 Bedroom 2
 3210 x 3365mm
 Bedroom 3
 3210 x 3780mm
 Winter Garden
 10.3 sq m / 111 sq ft

FLOORS

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LEGEND

- C** Cupboard
- F** Fridge
- L** Laundry
- T** Terrace
- W** Wardrobe
- WG** Winter Garden
- T** Terrace

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24-28

B.28.01 TWO BEDROOMS
B.27.01 Internal Area
B.26.01 87.1 sq m / 938 sq ft
B.25.01 Living Area
B.24.01 6120 x 8145mm
 Bedroom 1
 4040 x 3305mm
 Bedroom 2
 2995x 3280mm
 Winter Garden
 8.3 sq m / 89 sq ft



Scale: NTS



B.28.02
B.27.02
B.26.02
B.25.02
B.24.02

ONE BEDROOM

Internal Area
 51.8 sq m / 558 sq ft
 Living Area
 4410 x 6695mm
 Bedroom 1
 3260 x 3730mm

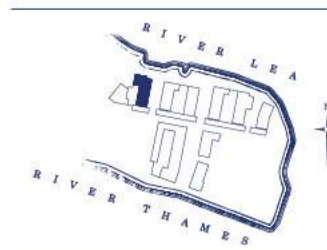
B.28.03
B.27.03
B.26.03
B.25.03
B.24.03

THREE BEDROOMS

Internal Area
 99.8 sq m / 1074 sq ft
 Living Area
 4820 x 7105mm
 Bedroom 1
 4885 x 3235mm
 Bedroom 2
 3210 x 3365mm
 Bedroom 3
 3200 x 3780mm
 Winter Garden
 10.3 sq m / 111 sq ft

FLOORS

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LEGEND

- C** Cupboard
- F** Fridge
- L** Laundry
- T** Terrace
- W** Wardrobe
- WG** Winter Garden
- T** Terrace

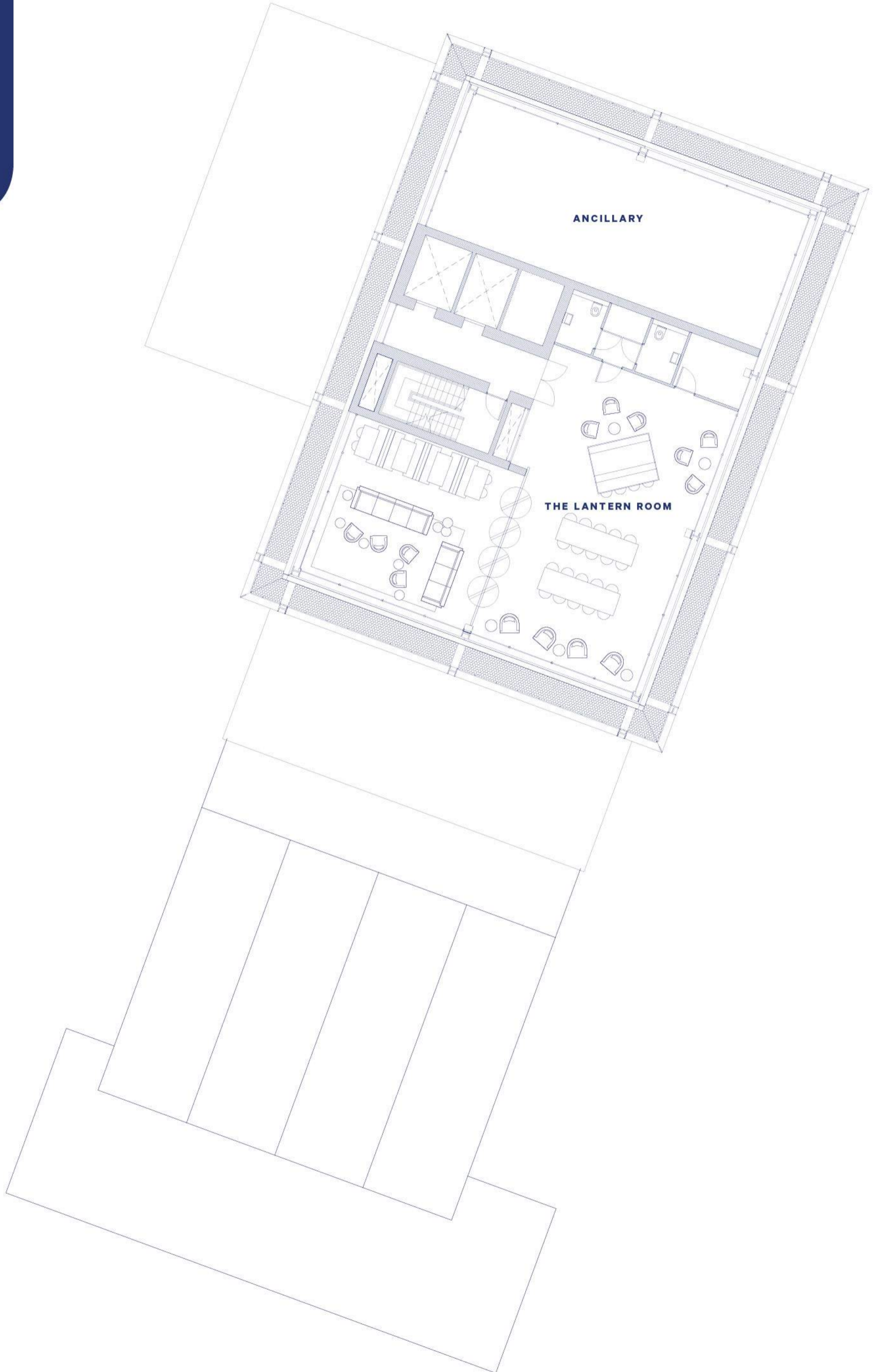
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Scale: NTS



FLOORS

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LEGEND

- C Cupboard
- F Fridge
- L Laundry
- T Terrace
- W Wardrobe
- WG Winter Garden
- T Terrace

DISCLAIMER

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APARTMENT SPECIFICATION



DECORATION

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

LOFT APARTMENTS

Duplex loft apartments with vaulted ceiling above main living areas together with private external terrace.

KITCHEN

Suite, 1, 2 and 3 bedroom apartments fitted with custom designed modular base and wall cabinets with indigo lacquer 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 deck mounted mixer tap in natural brass. Worktops in concrete effect technical stone. Integrated appliances: Siemens induction hob 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 concrete effect technical stone with feature integrated dining table are fitted to selected 1, 2 and 3 bedroom apartments.

BATHROOM

Premium white 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 industrial look mixer 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.

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

High-performance membrane roofing overlaid with pre-cast paving and bio-roofs where applicable.

WINDOWS

Multi-pane double-glazed aluminium windows with durable powder-coat paint finish.

STAIRS

In-situ or pre-cast concrete stairs with steel balustrades in common areas. Timber and carpet covered stairs in duplex apartments.

WALLS

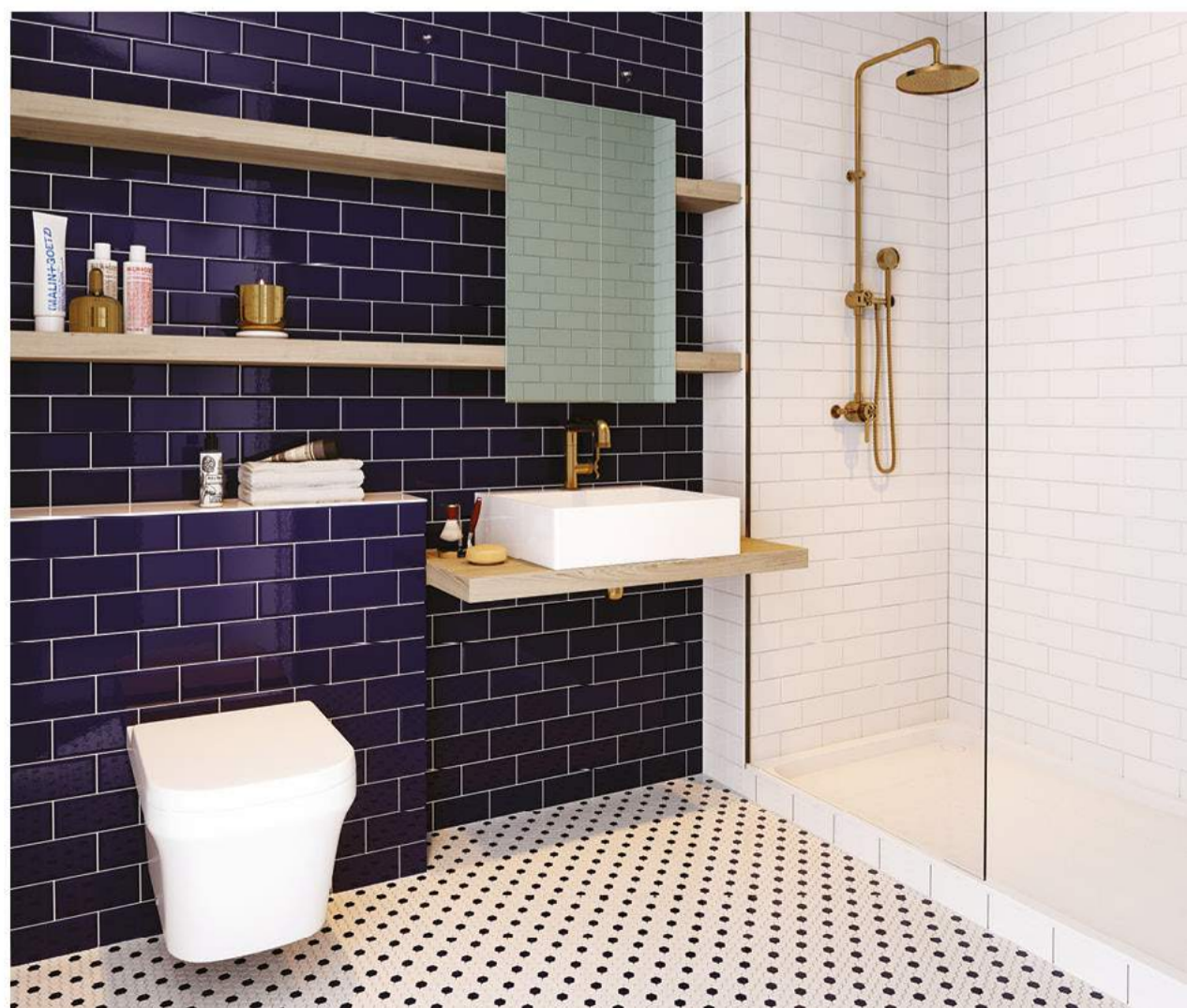
Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls generally constructed from metal studwork with plasterboard on each side and acoustic insulation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

CEILINGS

Suspended white painted plasterboard ceiling at 2.7m high. Feature exposed concrete ceiling area with coffer detail in living room. 2.9m to the underside of concrete ceiling in living room area.

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 carpet in light grey to bedrooms.



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.

WARDROBES

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

WINTER GARDENS

Winter Gardens are enclosed with a single glazed bi-fold screen with flooring and wall finishes to match the adjacent living room. Windows open in the external glazing to allow ventilation.

BALCONIES

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

TERRACES

Ground floor apartments with paved floor slabs and defensible planting. Upper floor apartments with paved floor slabs and parapet wall surround.

PODIUM GARDENS

Podium level areas laid out and finished with a combination of landscape architecture designed 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 to bedrooms and living spaces with radiators throughout the apartment. Individually metered system provides heating and hot water from the development's central plant.

ELECTRICS

Feature surface metal conduit lighting to the living room and energy efficient down lighters fitted elsewhere, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points with 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 and sprinkler system fitted as standard.

MANAGEMENT AND SECURITY

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

REFUSE

Bins stores in basement.

PARKING

Limited car parking at extra 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.

CONTEMPORARY FORMS TRANSFORM THE ESSENTIAL FUNCTIONS OF EVERY APARTMENT

THE LIVING SPACES

Across every apartment, Douglass Tower's design approach makes exceptional use of space, maximising the light which floods in from an uninterrupted aspect.



THE WINTER GARDENS

In Douglass Tower, 1, 2 and 3 bedroom apartment interior spaces can be divided by the use of custom glass and metal panels. These Winter Gardens can be closed off to form a study space, a discrete area for dining and entertaining, or simply take you closer to the light and open sky.



**AN UNRIVALED
ROOFTOP SPACE
FLOODED WITH
LIGHT AND VIEWS
OVER THE CITY**

At the Tower's highpoint, the Lantern Room is a unique whole-floor shared work-life space, exclusive to residents, with all the facilities to transform it into the perfect place to entertain and celebrate. Outside, an industrial mesh platform gives residents and guests a bird's eye view of the Island's streets, the turn of the Thames and the city skyline to the west.



**TO WORK
AND SOCIALISE**

The heart of the Lantern Room is a purpose-built flexible workspace for creators and collaborators, with a truly breathtaking panorama of London as its backdrop.





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