

ParkSide

Clarke Court
Shared Ownership
Floor Plans

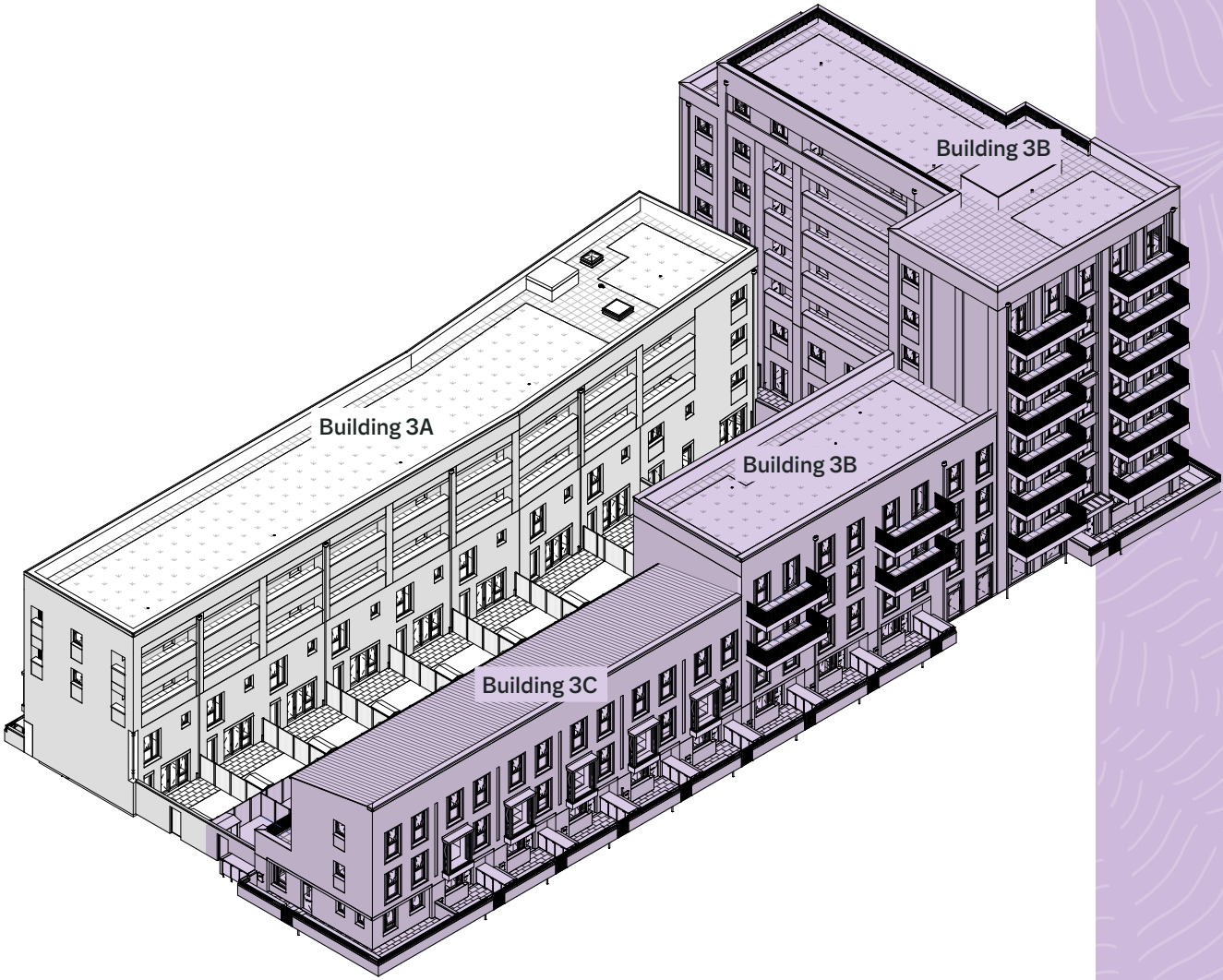


CHOOSE LONDON

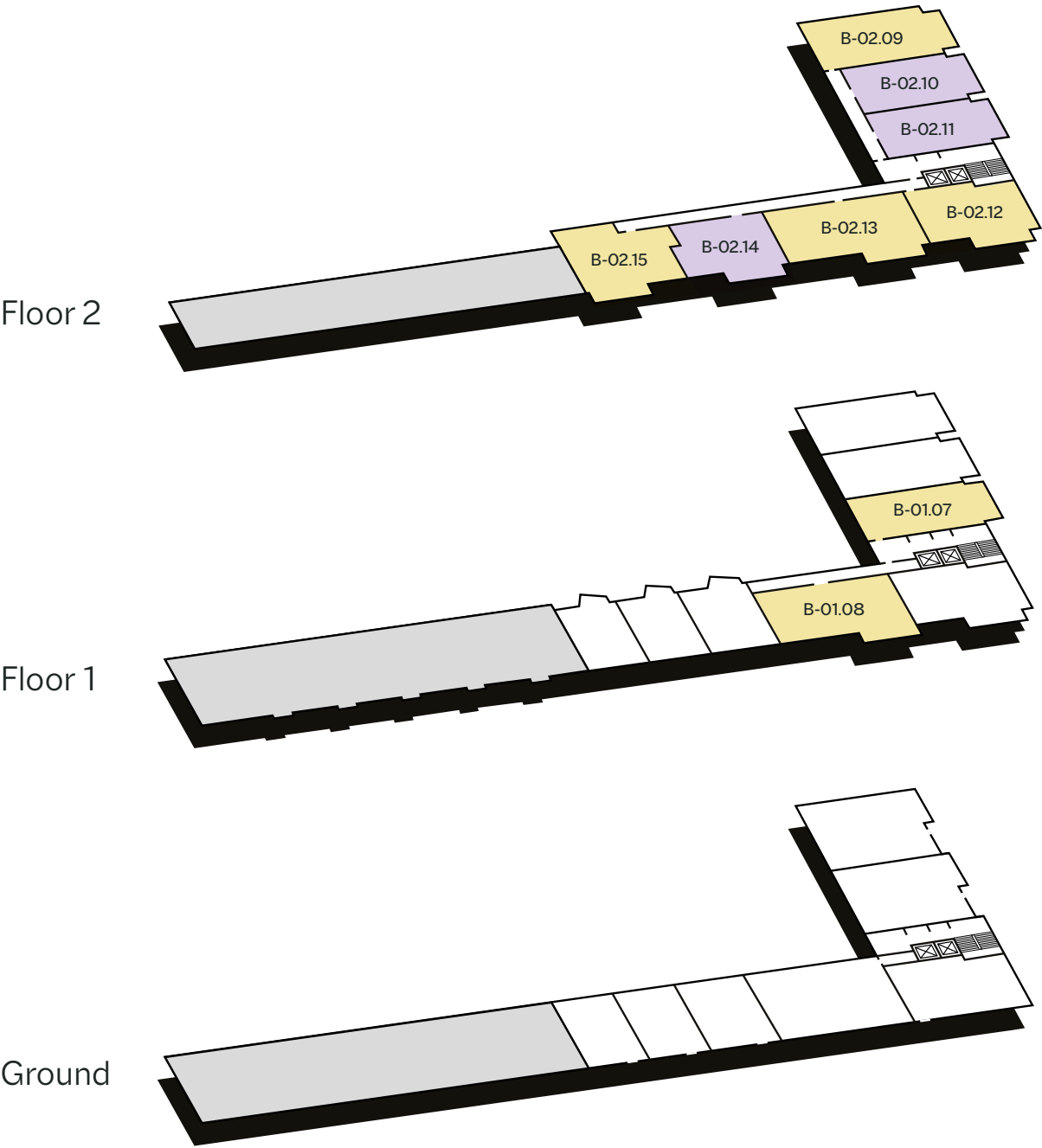
Site Plan



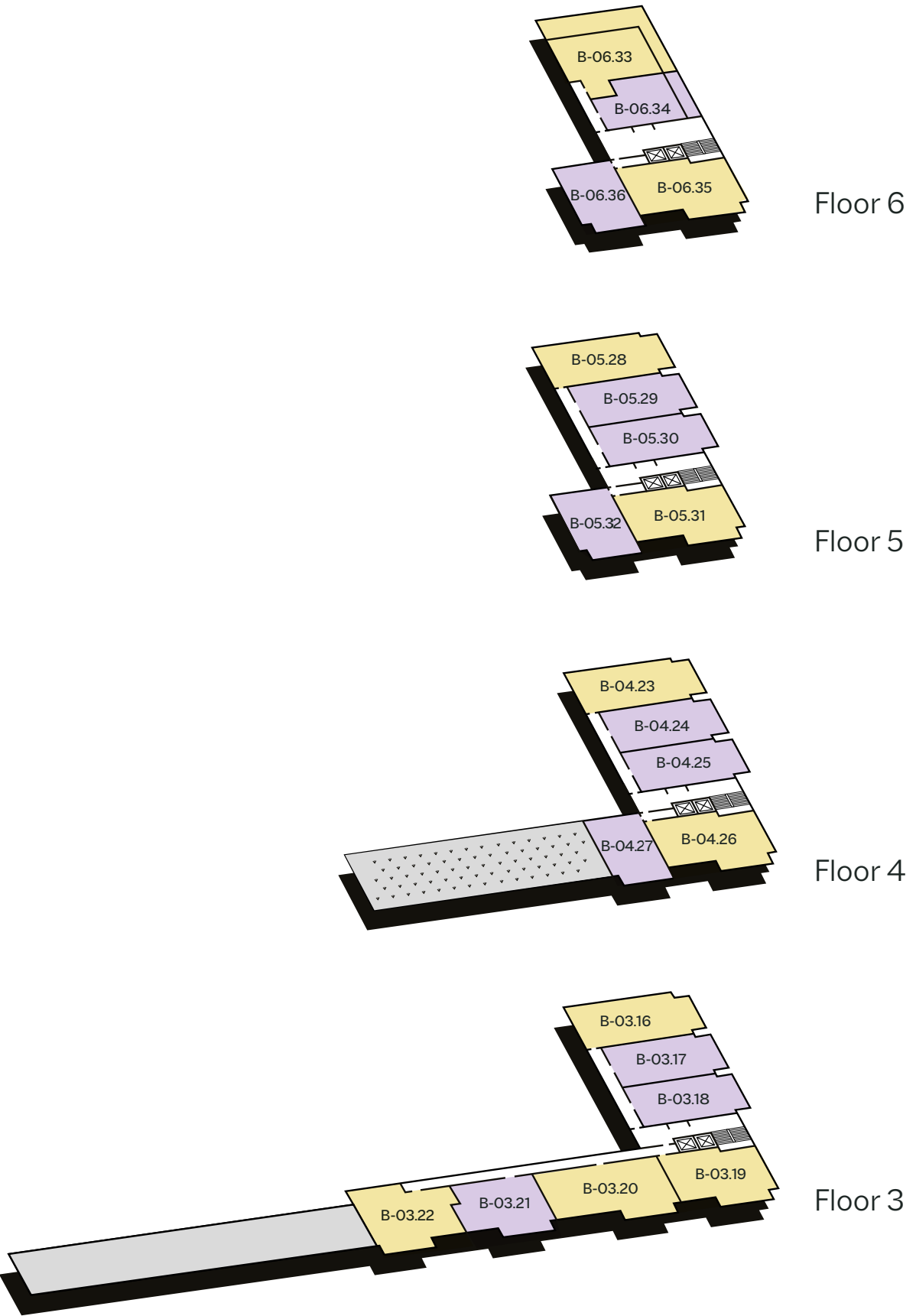
Clarke Court Building View



Clarke Court Plot Locator



Plot Locator Key 1 Bedroom Apartments 2 Bedroom Apartments





1 Bedroom Apartment

Type 17012 | Plots B-02.10, B-03.17, B-04.24, B-05.29



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	8.0 m x 3.3 m	26'-3" x 10'-11"		
Bedroom 1	3.7 m x 3.3 m	12'-2" x 10'-10"		
Apartment area	53.2 m ²	572.6 ft ²		
Balcony	1.8 m x 6.2 m	5'-9" x 20'-5"		

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

Floor plans depict a typical layout of this apartment type. Actual layouts, window positions and dimensions may be subject to variation. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floor plans are not shown to scale.

1 Bedroom Apartment

Type 17017 | Plot B-06.34



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	3.9 m x 6.2 m	12'-8" x 20'-6"		6
Bedroom 1	3.9 m x 3.4 m	12'-8" x 11'-1"		5
Apartment area	50.3 m²	541.4 ft²		4
Terrace	1.2 m x 9.6 m	3'-11" x 31'-5"		3

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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1 Bedroom Apartment

Type 17014 | Plots B-02.14, B-03.21



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	4.8 m x 7.1 m	15'-8" x 23'-3"		6
Bedroom 1	3.5 m x 3.6 m	11'-5" x 11'-11"		5
Apartment area	56.6 m²	609.2 ft²		4
Balcony	5.5 m x 1.7 m	18'-1" x 5'-9"		3

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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1 Bedroom Apartment

Type 17016 | Plots B-04.27, B-05.32, B-06.36



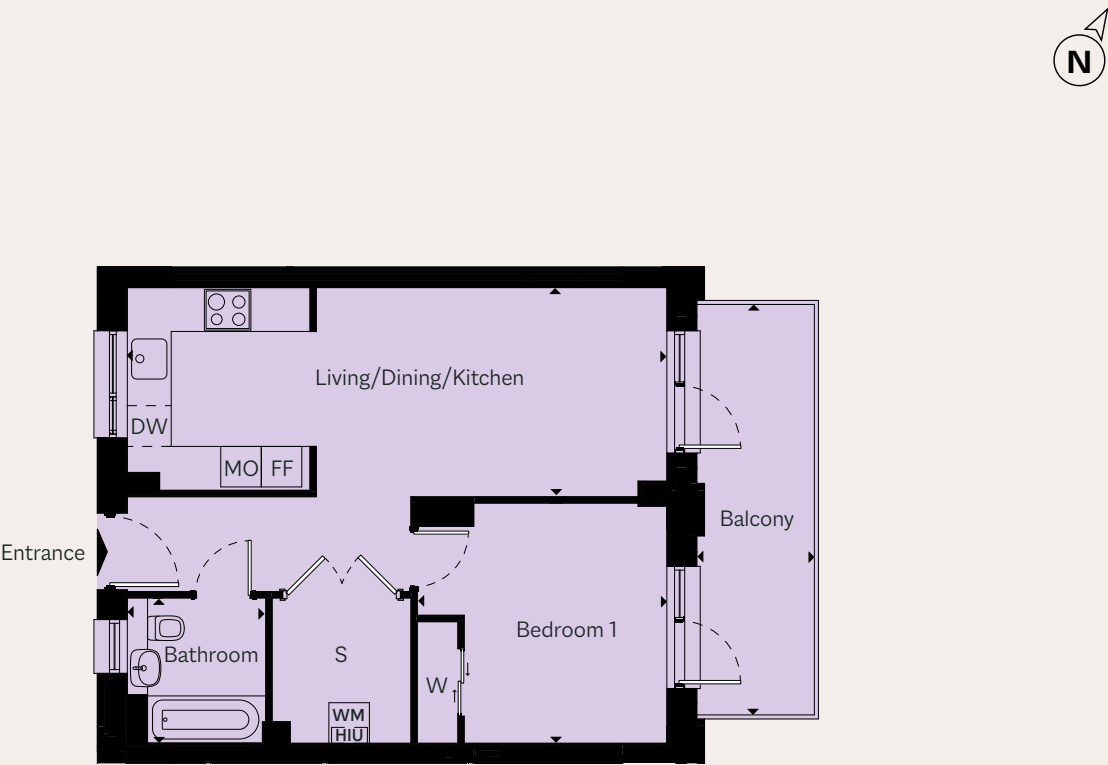
Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	5.6 m x 5.2 m	18'-3" x 16'-11"ft		6
Bedroom 1	4.3 m x 2.9 m	14'-0" x 9'-7"ft		5
Apartment area	50.7 m²	545.7 ft²		4
Balcony	5.5 m x 1.7 m	18'-1" x 5'-8"ft		3
				2
				1
				G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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1 Bedroom Apartment

Type 17023 | Plots B-02.11, B-03.18, B-04.25, B-05.30



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	8.0 m x 3.0 m	26'-3" x 9'-11"ft		6
Bedroom 1	3.7 m x 3.6 m	12'-2" x 11'-11"ft		5
Apartment area	53.9 m²	580.2 ft²		4
Balcony	1.8 m x 6.1 m	5'-9" x 20'-0"ft		3
				2
				1
				G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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2 Bedroom Apartment

Type 17008 | Plots B-01.08, B-02.13, B-03.20



Room	Dimensions – Metres	Dimensions – Feet	Plot Locator	Floor Locator	
Living/Dining/Kitchen	5.2 m x 7.1 m	17'-0" x 23'-3"ft			6
Bedroom 1	2.9 m x 4.9 m	9'-5" x 16'-3"ft			5
Bedroom 2	3.4 m x 3.7 m	11'-2" x 12'-1"ft			4
Apartment area	82.3 m²	885.9 ft²			3
					2
Balcony	5.5 m x 1.7 m	18'-1" x 5'-9"ft			1
					G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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2 Bedroom Apartment

Type 17009 | Plot B-01.07



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	7.4 m x 3.3 m	24'-4" x 10'-10"ft		6
Bedroom 1	3.7 m x 3.4 m	12'-2" x 11'-1"ft		5
Bedroom 2	2.4 m x 3.3 m	7'-11" x 10'-10"ft		4
Apartment area	66.6 m²	716.9 ft²		3
Balcony	1.7 m x 6.1 m	5'-9" x 20'-0"ft		2
				1
				G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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2 Bedroom Apartment

Type 17011 | Plots B-02.09, B-03.16, B-04.23, B-05.28



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	4.4 m x 6.8 m	14'-6" x 22'-3"ft		6
Bedroom 1	3.8 m x 3.7 m	12'-5" x 12'-1" ft		5
Bedroom 2	2.2 m x 3.7 m	7'-1" x 12'-1"ft		4
Apartment area	65.6 m²	706.1 ft²		3
Balcony	1.7 m x 6.1 m	5'-8" x 19'-11"ft		2
				1
				G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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2 Bedroom Apartment

Type 17013 | Plots B-02.12, B-03.19



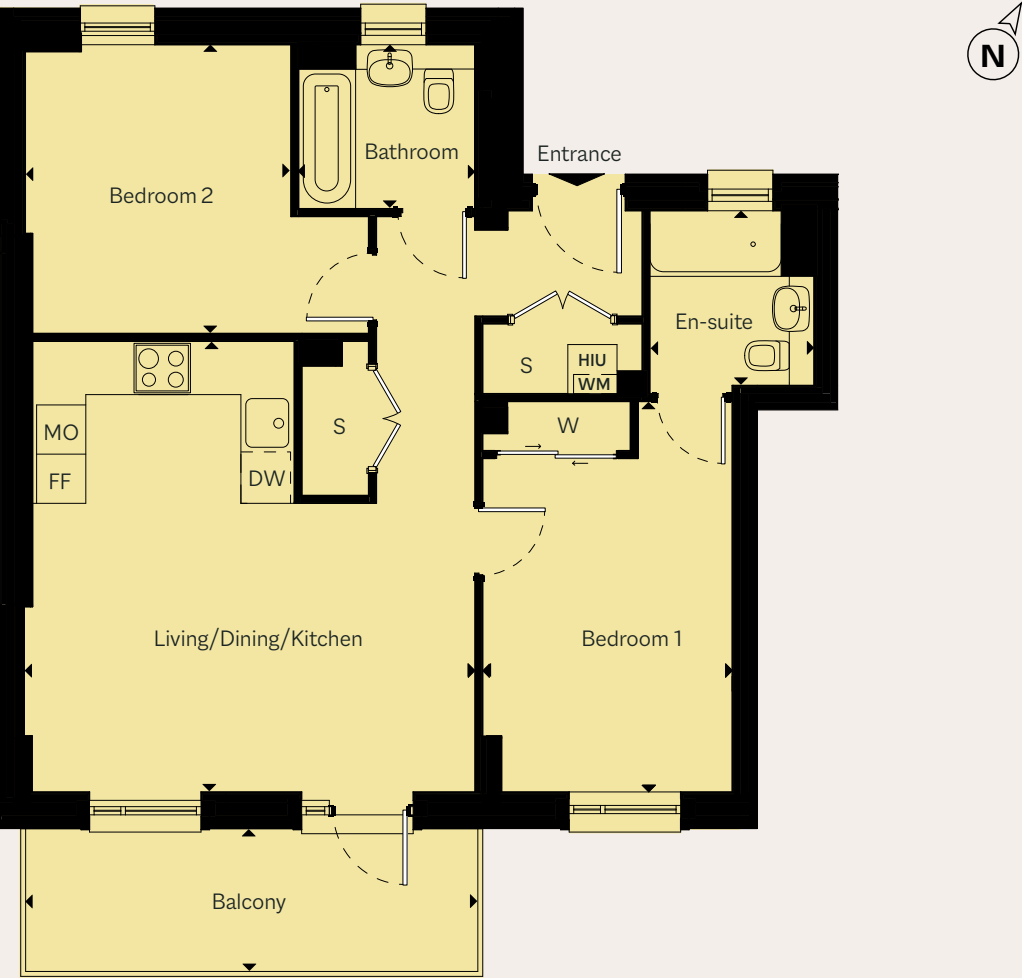
Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	6.5 m x 3.8 m	21'-6" x 12'-4"ft		6
Bedroom 1	3.3 m x 3.7 m	10'-8" x 13'-0"ft		5
Bedroom 2	5.2 m x 2.4 m	17'-3" x 7'-9"ft		4
Apartment area	66.8 m²	719.0 ft²		3
Balcony	5.5 m x 1.7 m	18'-1" x 5'-9"ft		2
				1
				G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit J Juliette balcony

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2 Bedroom Apartment

Type 17015 | Plots B-02.15, B-03.22



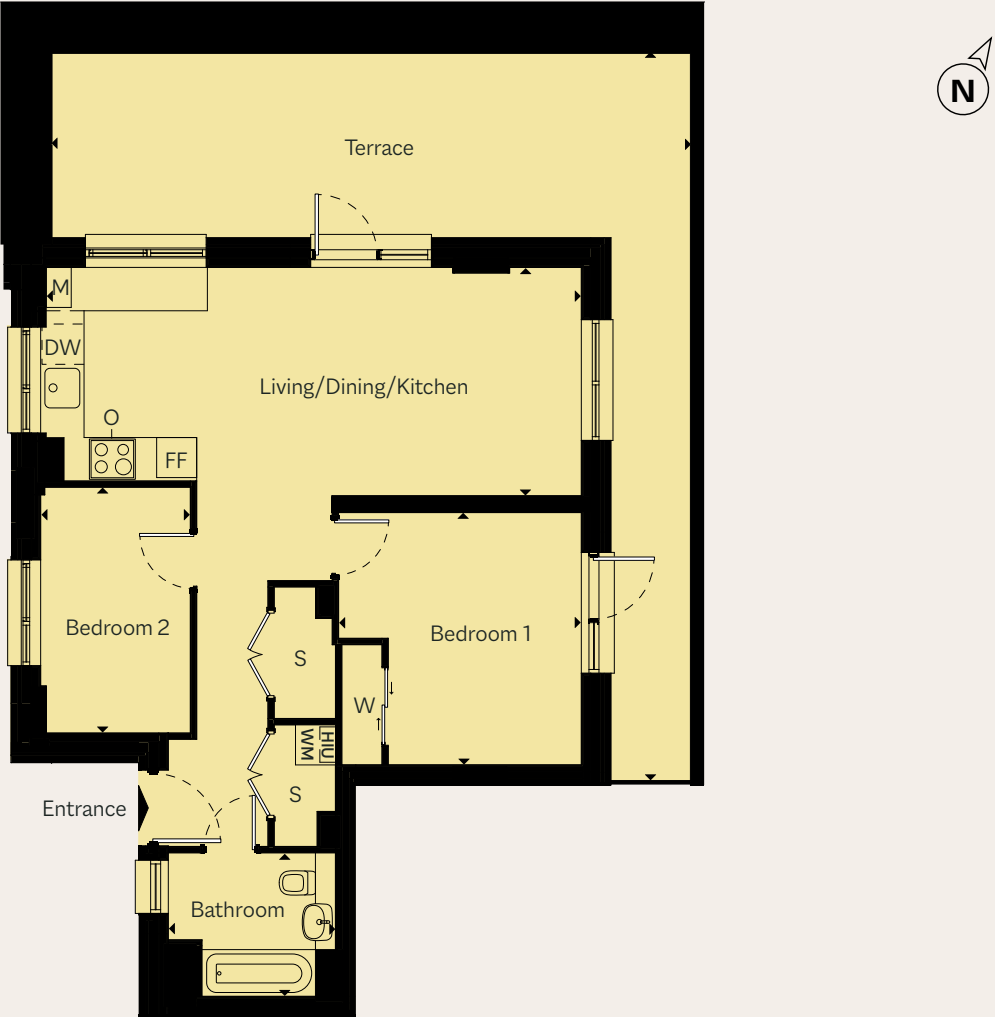
Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	5.5 m x 5.5 m	18'-1" x 18'-1"ft		6
Bedroom 1	3.0 m x 4.8 m	10'-0" x 15'-8"ft		5
Bedroom 2	3.2 m x 3.5 m	10'-8" x 11'-7"ft		4
Apartment area	73.6 m²	792.2 ft²		3
Balcony	5.5 m x 1.7 m	18'-1" x 5'-9"ft		2
				1
				G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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2 Bedroom Apartment

Type 17018 | Plots B-06.33



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	8.0 m x 3.4 m	26'-4" x 11'-3"ft		6
Bedroom 1	3.6 m x 3.8 m	11'-11" x 12'-5"ft		5
Bedroom 2	2.2 m x 3.7 m	7'-5" x 12'-1"ft		4
Apartment area	66.6 m²	716.9 ft²		3
Terrace	9.6 m x 10.9 m	31'-5" x 35'-9"ft		2
				1
				G

M Microwave O Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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2 Bedroom Apartment

Type 17028 | Plots B-04.26, B-05.31, B-06.35



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	6.5 m x 3.8 m	21'-6" x 12'-4"ft		6
Bedroom 1	3.3 m x 3.7 m	10'-8" x 12'-2"ft		5
Bedroom 2	5.2 m x 2.4 m	17'-3" x 7'-9"ft		4
Apartment area	65.9 m²	709.3 ft²		3
Balcony	5.5 m x 1.7 m	18'-1" x 5'-9"ft		2
				1
				G

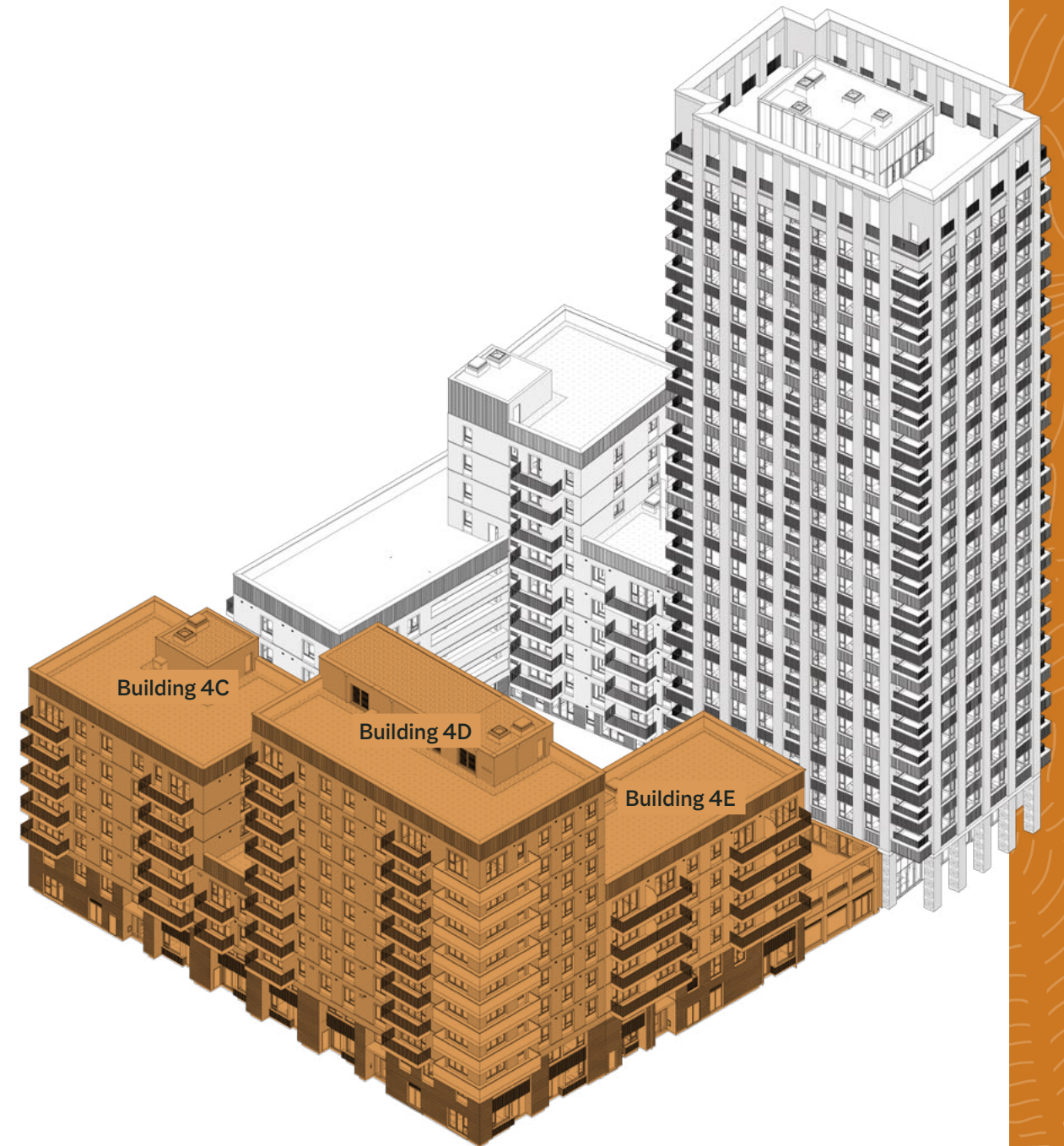
M Microwave O Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit J Juliette balcony

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Site Plan



Shenstone Court Building view



ParkSide

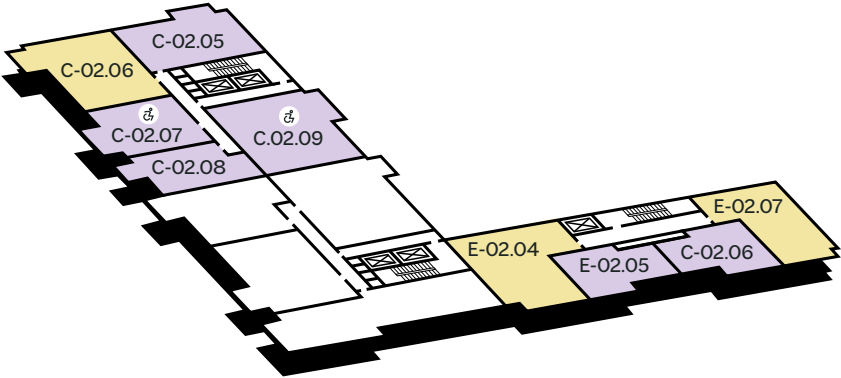
Shenstone Court
Shared Ownership
Floor Plans



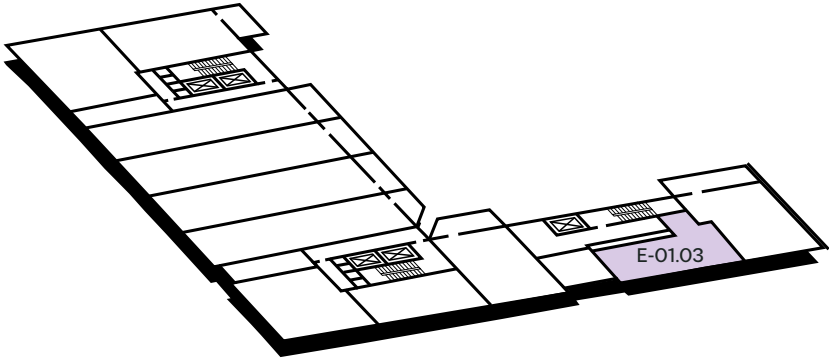
CHOOSE LONDON

Shenstone Court Plot Locator

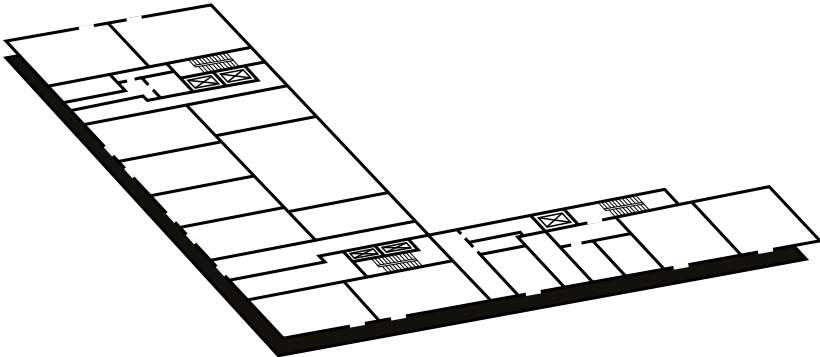
Floor 2



Floor 1

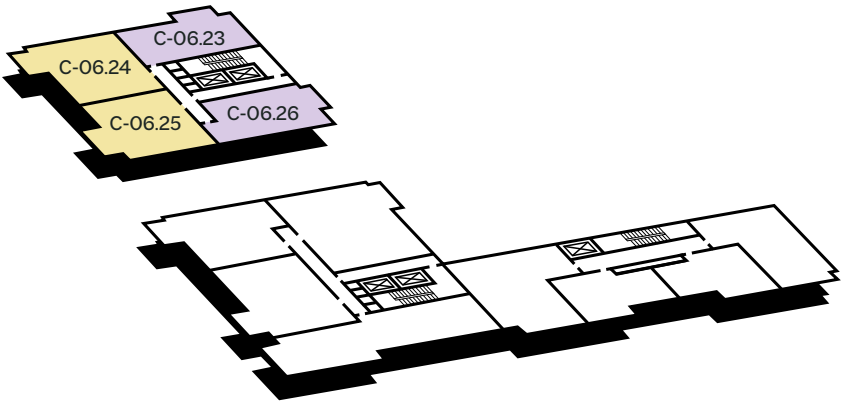


Ground

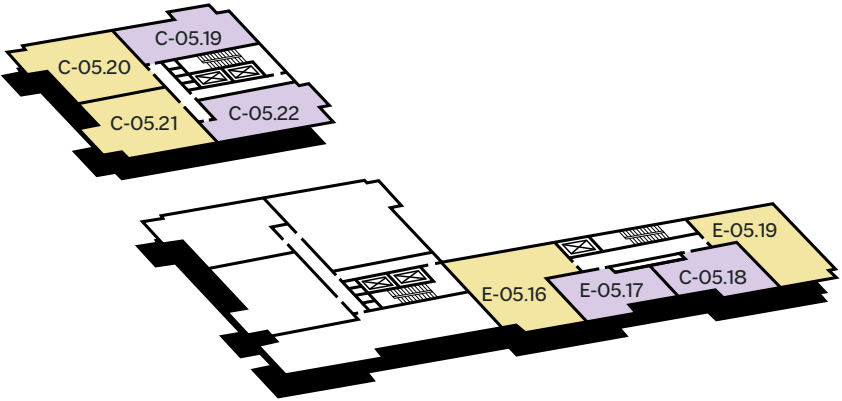


Plot Locator Key 1 Bedroom Apartments 2 Bedroom Apartments Wheelchair Adaptable Apartments

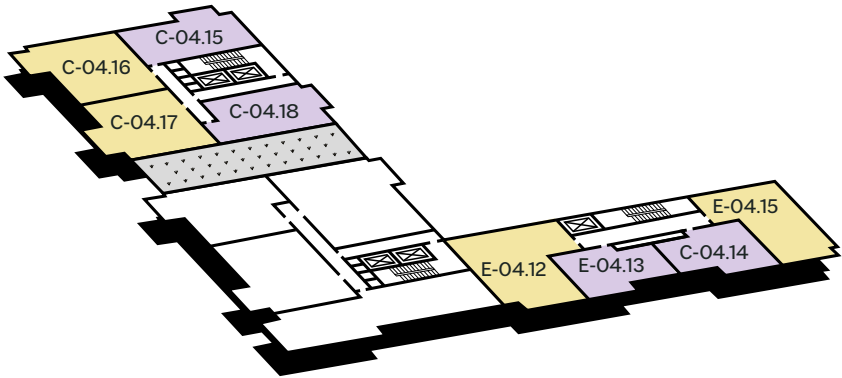
Floor 6



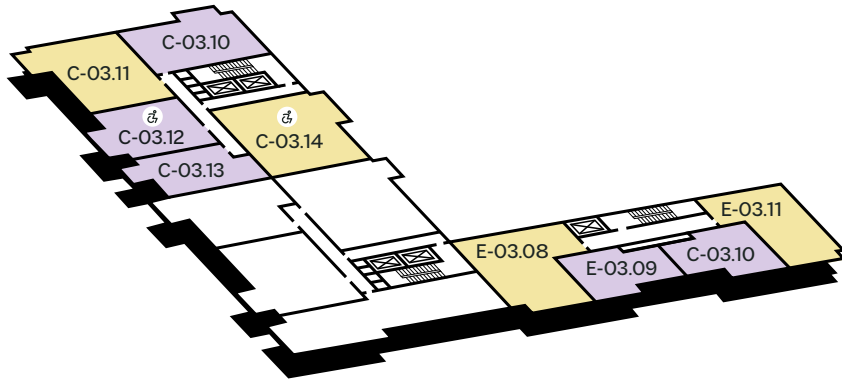
Floor 5



Floor 4



Floor 3





1 Bedroom Apartment

Type 17229 | Plot E-01.03



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	5.7 m x 5.0 m	18'-8" x 16'-4"ft		
Bedroom 1	3.8 m x 3.0 m	12'-5" x 9'-11"ft		
Apartment area	54.4 m ²	585.3 ft ²		
Balcony	3.6 m x 2.1 m	11'-10" x 6'-10"ft		

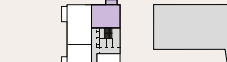
MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

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1 Bedroom Apartment

Type 17230 | Plot C-02.05, C-03.10, C-04.15, C-05.19, C-06.23



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	5.2 m x 4.3 m	17'-1" x 14'-0"ft		 6
Bedroom 1	2.9 m x 4.3 m	9'-5" x 14'-0"ft		 5
Apartment area	53 m²	570.3 ft²		 4
				 3
				 2
Balcony	3.5 m x 1.5 m	11'-5" x 5'-0"ft		 1
				 G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

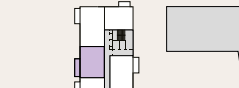
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1 Bedroom Apartment

Type 17232 | Plots C-02.07, C-03.12



Wheelchair Adaptable

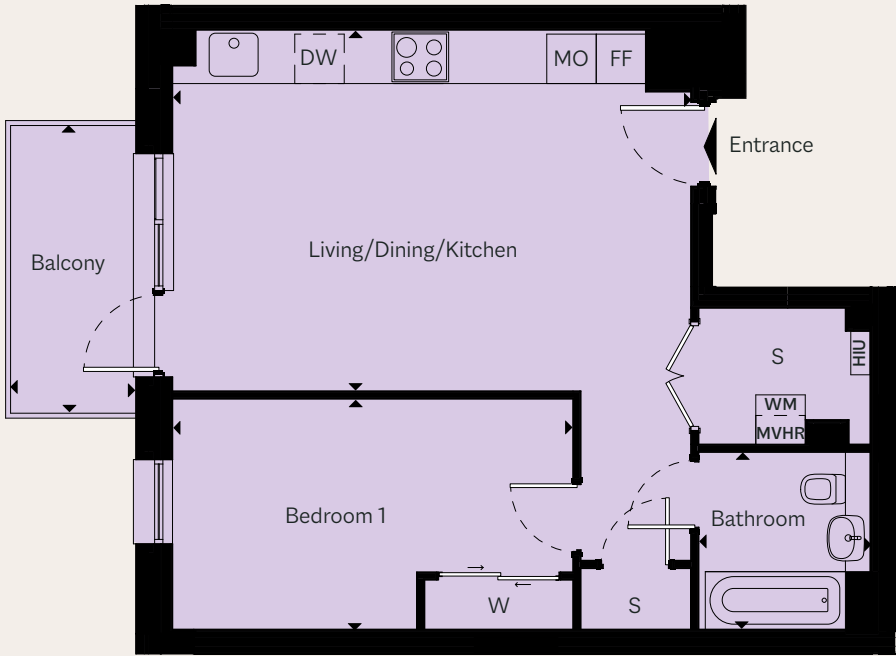
Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	6.7 m x 4.6 m	21'-10" x 15'-2"ft		 6
Bedroom 1	4.1 m x 4.6 m	13'-6" x 15'-0"ft		 5
Apartment area	61.6 m²	662.8 ft²		 4
				 3
Balcony	1.6 m x 5.4 m	5'-4" x 17'-10"ft		 2
				 1
				 G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

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1 Bedroom Apartment

Type 17234 | Plots C-02.08, C-03.13



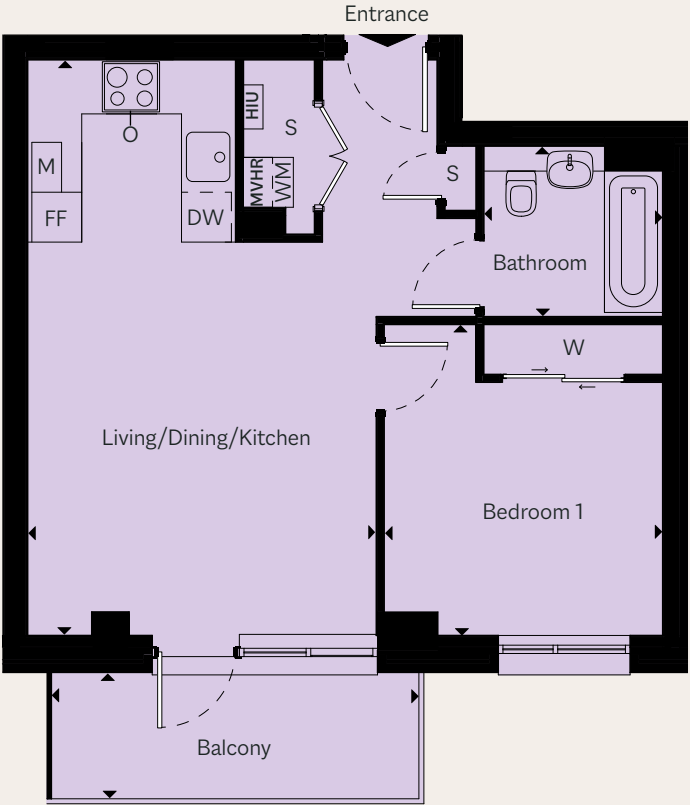
Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	6.3 m x 4.4 m	20'-8" x 14'-5"		
Bedroom 1	4.9 m x 2.8 m	15'-11" x 9'-2"		
Apartment area	54.3 m²	584.3 ft²		
Balcony	1.5 m x 3.5 m	5'-0" x 11'-5"		

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

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1 Bedroom Apartment

Type 17239 | Plots E-02.05, E-03.09, E-04.13, E.05.17



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	4.2 m x 6.9 m	13'-9" x 22'-9"		
Bedroom 1	3.4 m x 3.7 m	7'-1" x 6'-9"		
Apartment area	49.8 m²	535.8 ft²		
Balcony	4.4 m x 1.5 m	14'-6" x 5'-0"		

M Microwave O Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit

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1 Bedroom Apartment

Type 17241 | Plots C-04.18, C-05.22, C-06.26



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	4.4 m x 6.9 m	14'-6" x 22'-6"ft		
Bedroom 1	3.7m x 3.6 m	12'-1" x 11'-9"ft		
Apartment area	53.3 m²	573.5 ft²		
Balcony	1.5 m x 5.0 m	5'-0" x 15 -2"ft		

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

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1 Bedroom Apartment

Type 17255 | Plots E-02.06, E-03.10, E-04.14, E-05.18



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	4.4 m x 6.9 m	14'-4" x 22'-9"ft		
Bedroom 1	3.3 m x 3.7 m	10'-9" x 12'-3"ft		
Apartment area	50.4 m²	542.3 ft²		
Balcony	4.4 m x 1.5 m	14'-6" x 5'-0"ft		

M Microwave O Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

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2 Bedroom Apartment

Type 17231 | Plots C-02.06, C-03.11, C-04.16, C-05.20, C-06.24



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	6.9 m x 4.1 m	22'-9" x 13'-7"ft		
Bedroom 1	4.8 m x 2.8 m	15'-8" x 9'-2"ft		
Bedroom 2	3.4 m x 3.7 m	11'-2" x 12'-3"ft		
Apartment area	78.4 m²	843.6 ft²		
Balcony	1.5 m x 4.6 m	5'-0" x 15'-2"ft		

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2 Bedroom Apartment

Type 17233 | Plot C-03.14



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	6.7 m x 6.4 m	21'-10" x 21'-1"ft		
Bedroom 1	4.1 m x 4.1 m	13'-6" x 13'-6"ft		
Bedroom 2	4.6 m x 3.2 m	14'-4" x 10'-4"ft		
Apartment area	92.1 m²	991.0 ft²		
Balcony	1.8 m x 4.6 m	6'-0" x 15'-2"ft		

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2 Bedroom Apartment

Type 17238 | Plots E-02.04, E-03.08, E-04.12, E-05.16



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	4.8 m x 7.0 m	15'-7" x 23'-1"ft		
Bedroom 1	4.2 m x 2.9 m	13'-11" x 9'-6"ft		
Bedroom 2	3.4 m x 3.5 m	11'-2" x 11'-5"ft		
Apartment area	75.6 m²	813.5 ft²		
Balcony	4.4 m x 1.5 m	14'-6" x 5'-0"ft		

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

Floor plans depict a typical layout of this apartment type. Actual layouts, window positions and dimensions may be subject to variation. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floor plans are not shown to scale.

2 Bedroom Apartment

Type 17240 | Plots C-04.17, C.05.21, C.06.25



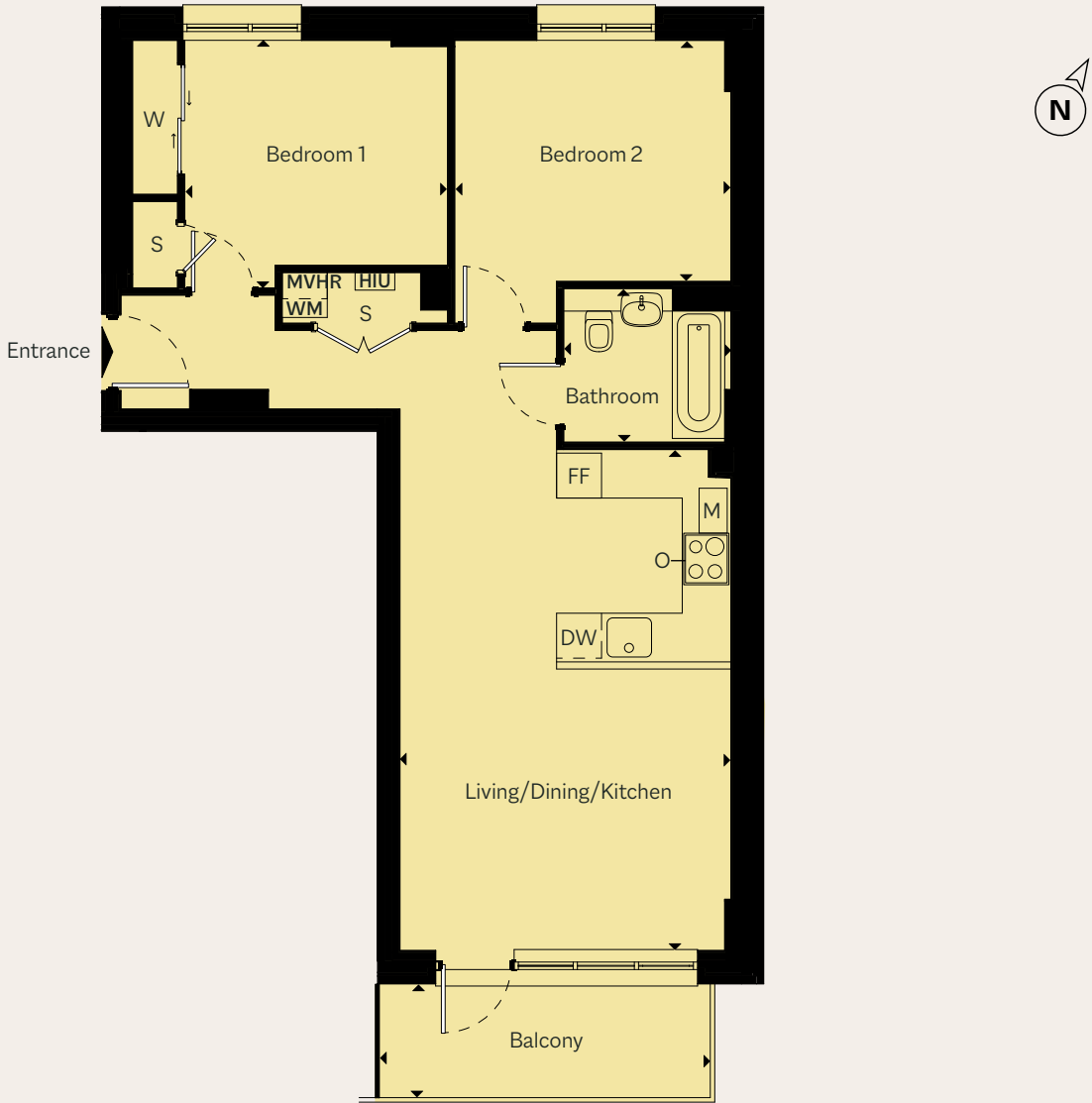
Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	6.9 m x 4.1 m	22'-9" x 13'-7"ft		6
Bedroom 1	4.4 m x 3.4 m	14'-6" x 11'-1"ft		5
Bedroom 2	4.4 m x 2.2 m	14'-6" x 7'-1"ft		4
Apartment area	66.7 m²	717.7 ft²		3
Balcony	1.5 m x 5.4 m	5'-0" x 17'-9"ft		2
				1
				G

MO Microwave & Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

Floor plans depict a typical layout of this apartment type. Actual layouts, window positions and dimensions may be subject to variation. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floor plans are not shown to scale.

2 Bedroom Apartment

Type 17254 | Plots E-02.07, E-03.11, E-04.15, E-05.19



Room	Dimensions - Metres	Dimensions - Feet	Plot Locator	Floor Locator
Living/Dining/Kitchen	4.4 m x 6.7 m	14'-6" x 22'-0"ft		6
Bedroom 1	3.5 m x 3.3 m	11'-6" x 10'-10"ft		5
Bedroom 2	3.7 m x 3.2 m	12'-1" x 10'-7"ft		4
Apartment area	71 m²	764.0 ft²		3
Balcony	4.4 m x 1.5 m	14'-6" x 5'-0"ft		2
				1
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M Microwave O Oven WM Washing Machine DW Dishwasher FF Fridge Freezer W Wardrobe S Storage HIU Heating Interface Unit MVHR Mechanical Ventilation Heat Recovery

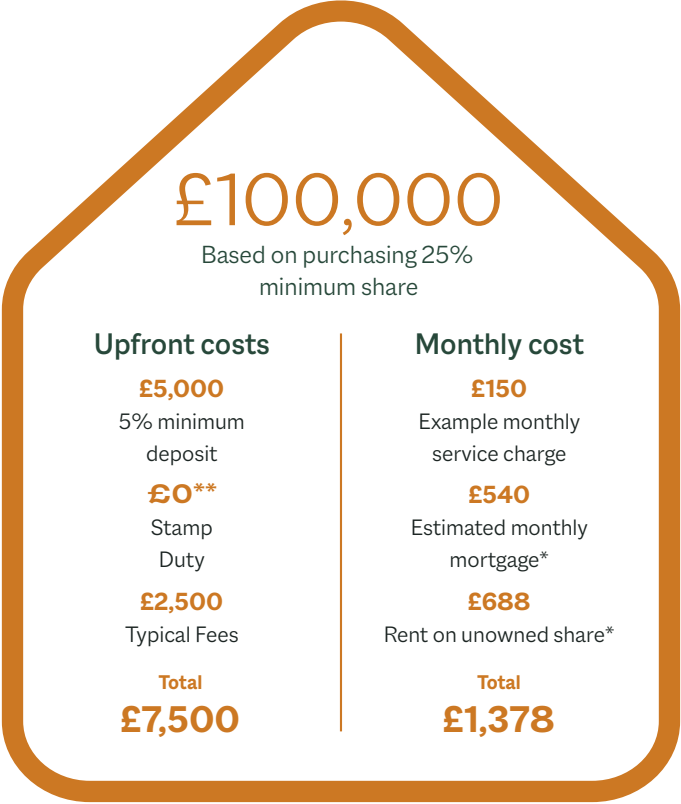
Floor plans depict a typical layout of this apartment type. Actual layouts, window positions and dimensions may be subject to variation. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floor plans are not shown to scale.

What is Shared Ownership?

Shared Ownership is a government-backed scheme aimed at helping people take their first steps onto the property ladder. Shared Ownership can make the buying process a lot more accessible, making it possible for you to buy a home you might have thought was out of reach.

With Shared Ownership, you purchase the share of your home that you can afford, starting from as little as 25% and up to 75% of the property's value. This means you need a much smaller deposit than if you were to take out a mortgage on the whole value of your home. You then pay a subsidised rent on the remaining share of your home alongside your mortgage payments. If you choose to, you can buy more shares of your home at any time until you own it outright, or you can sell on the share that you own.

Example cost of buying a one-bedroom Shared Ownership home with a full market value of £400,000:



*Monthly mortgage based on an example interest rate of 5.5%.
Rent is calculated based on paying 2.75% of the unowned share per annum, paid over 12 months.
**Stamp Duty First Time Buyer Discount Applied

Who is it for?

Shared Ownership providers have a duty of care to ensure that you purchase a share that is affordable to you, so buyers will require a financial assessment and approval from an Independent Financial Adviser in order to buy a home.

To purchase a home with Shared Ownership at ParkSide, you should meet most or all of the following criteria:

- You should have a regular income to cover your mortgage and rent, and your household income cannot be higher than £90,000 (£80,000 for homes outside of London).
- You must be 18 or older at the time of completing your purchase.
- You should live full time, and have leave to remain, in the UK.
- You can't own a property, or share of a property in the UK or abroad, at the time of completing your purchase.

Why buy shared Ownership?

Less deposit
Your deposit will be a minimum of 5% of the share that you are buying, not the full market value. That means you need much less deposit than when purchasing outright, so you can save money faster and buy sooner.

More freedom
With Shared Ownership you're an owner-occupier which means, unlike renting, you'll have long-term security and you can make your home your own with the freedom to live and decorate as you wish, and you can even keep pets.

Investment
Unlike renting, Shared Ownership allows you to build equity in your home by paying down your mortgage. Also if the value of your home increases, so does the share you own. So when you sell your home you'll benefit from any price increase.

Why buy new?

Peace of mind
Homes at ParkSide have a 10 year NHBC structural warranty and a 12 month defects period from building completion. You will also be protected by the Consumer Code for Homebuilders, a Trading Standards approved code to make the home buying process fairer and more transparent for purchasers.



More efficient
A new build home could be up to 55% more energy efficient* than a comparable older property of a similar size. Modern build methods, integrated energy-efficient appliances and communal heating networks all work to reduce bills without reducing your home comforts.

No hidden costs
All costs will be clearly set out in your lease including itemised service charges and estimates, how much rent you will pay on your unowned share, and caps on how much your rent can be increased over time.

*Source: hbf.co.uk