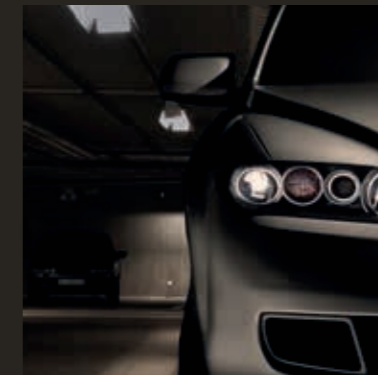
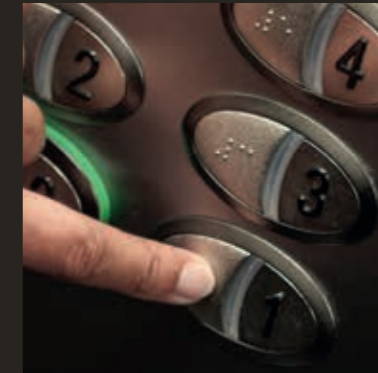
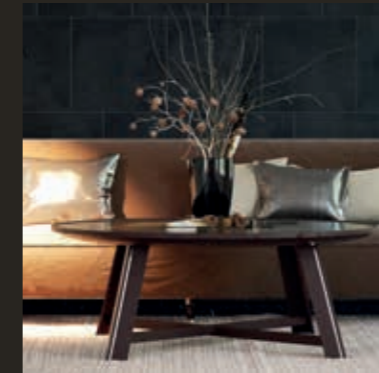


# THE LANDMARK

WEYBRIDGE

AN EXQUISITE COLLECTION OF ONE, TWO & THREE BEDROOM APARTMENTS  
AND TWO LUXURY THREE BEDROOM PENTHOUSES



# A NEW LANDMARK FOR WEYBRIDGE

---

Acting as a symbolic gateway to Weybridge, The Landmark from innovative developer Cleanslate is as distinctive as it is well located, enjoying a prominent position on Queen's Road, convenient for the town centre and Weybridge Station. The Landmark is set to become the town's most prestigious new address. The development offers a wide selection of luxury 1, 2 and 3 bedroom apartments and 3 bedroom penthouses, all benefitting from outside space and secure allocated underground parking.

**CLEANSLATE**



# THE VISION

---

Created by award-winning international architects, The Landmark has been designed to be a statement building in an urban setting, the focal point of which is a stunning, curved façade that gracefully follows the arc of the road.





Computer generated image, indicative only



# THE DETAIL

---

All of The Landmark's apartments and penthouses feature terraces or balconies, while all residents can enjoy the large landscaped private courtyard garden to the rear.

THE LANDMARK

THE LANDMARK



## THE LOCATION

---

Ideally located close to the many shops, bars, cafés and restaurants of Queen's Road, The Landmark is less than a mile from a Waitrose and the more extensive choice of boutiques and eateries in and around Weybridge town centre. In addition, whether it's a walk along the River Wey, participating in sports or just spectating, there's a whole host of leisure amenities within easy reach.



Weybridge Green and its cricket club are less than half a mile from home and there are several superb public and private golf courses to be enjoyed locally. Weybridge also offers a choice of two popular tennis clubs, the Bannatyne Health Club and a David Lloyd gym, swimming pool and spa.

**Located on the banks of the River Wey, Weybridge is the perfect place to go for a waterside stroll, indulge yourself in some serious retail therapy or enjoy a spot of alfresco lunch.**



Effortlessly sophisticated, leafy and laid back, Weybridge offers the perfect opportunity to just kick off your shoes and relax. Everything you could want or need is close at hand.

The choice of bars, cafés and restaurants is simply exceptional. From chic, French-style brasseries and oak beamed gastro pubs to family run Italian restaurants, Weybridge offers a cosmopolitan choice of eateries to suit all palates.



The local area offers picturesque and relaxing riverside walks along the River Wey and the Thames, with some traditional country pubs along the way. For the more energetic, the Weybridge Rowing Club and the Elmbridge Canoe Club offer river sports for beginners or the more experienced.



Living at The Landmark there's a host of great days out close at hand. Enjoy the motoring heritage at Brooklands Museum and Mercedes-Benz World or the thrill of racing of a different kind at Sandown Park. Catch an exciting rugby international at Twickenham, or soak in the splendour of Hampton Court or Richmond Park; all of these attractions are less than ten miles from home.

In addition to the Queen's Road shops moments from The Landmark, Weybridge is also home to both Waitrose and Morrisons supermarkets, while there's a large M&S at nearby Brooklands. Weybridge High Street offers an enticing mix of fashionable boutiques, independent shops and top brands, as well as a thriving café culture.





# THE CONVENIENCE

---

Just 19 miles by road to London, Weybridge is perfectly placed for working in the capital while enjoying all the benefits of a Surrey county town lifestyle. Less than a mile from The Landmark, Weybridge Station offers direct services into London Waterloo in as little as 29 minutes. Road connections are just as convenient. The M25/M3 junction is less than six miles away, providing quick onward travel to the M4, while Heathrow Airport is 12 miles away.

12

*miles to Heathrow T5*



19

*miles to London*



29

*minutes to London Waterloo*





# THE INSIDE STORY

---

With a luxurious specification as standard, it is not only the exterior of The Landmark that makes a statement. All of the apartments and penthouses feature some of the best in designer names, and a host of quality materials and finishes which create desirable homes that are as practical for modern living as they are aspirational.





# THE SPECIFICATION



## Building Fabric

- Concrete frame building with internal steel frame system and party walls
- Brick and aluminium feature external cladding with thermally broken aluminium frame double-glazed windows and external doors
- Lifts serving all floors including basement
- Balcony or terrace to all apartments

## Internal Features

- Pristine white internal doors with stainless steel door handles
- Contemporary designer flooring to reception hall, living room and kitchen
- Bespoke wardrobes\* to master bedrooms
- Dusted Moss paint finish to living area walls and Espresso Delight to bedrooms walls
- White matt emulsion ceilings
- White Eggshell painted chamfered skirting and architraves

## Kitchen

- Timber designer painted\* kitchen with soft close doors and drawers, LED under-cupboard lighting
- Stone composite worktops and upstands\*
- Smeg stainless steel appliances including multi-function fan oven, microwave, gas hob, dishwasher, fridge/freezer and extractor fan
- Stainless steel splashback
- Bowl and a half undermounted sink
- Chrome mixer tap
- Brushed stainless steel electrical sockets and switches

## Bathrooms & En Suites

- Laufen Pro wall hung WC with concealed cistern and flush plate
- Steel double ended bath with chrome mixer taps and hand-shower
- Low profile shower trays with glass sliding doors
- Grohe SmartControl shower controls
- Wall mounted Vado Aquablade shower heads
- Wall mounted Laufen vanity unit\*, Val washbasin and Grohe chrome mixer tap
- British Ceramic Tile wall and floor tiles\*
- Chrome heated towel rail
- Shaver socket
- Illuminated tiled niches to showers and baths

## Heating, Electrical & Lighting

- Vaillant eco TEC Green IQ energy efficient gas fired central heating and hot water system
- Zoned underfloor heating to all rooms
- Mechanical ventilation with heat recovery system
- Plumbing for washer/dryer in cupboard
- White sockets and switches throughout
- White energy efficient downlights

## Data Points

- BT points to living room and bedrooms
- Terrestrial/Sky +/DAB points to living room and bedrooms

## Security

- Video entry phone
- PAS24 certified apartment entrance door
- Mains wired smoke detectors and fire alarm system



## Communal

- Allocated secure underground parking with lift access to all floors
- Electrical car charging points (not all spaces)
- Landscaped communal gardens
- Post boxes to each core

## Technology

- Each apartment at The Landmark will benefit from a sophisticated cabling infrastructure, allowing residents to derive maximum benefit from current and future technologies. Every habitable room will feature data points with integrated CAT 6 wiring, allowing for seamless networking and remote control of the central heating system and living room lighting. An integrated audio-visual system can also make use of this infrastructure, which can be installed as an optional purchaser upgrade.

## Assurance

- 10 Year Warranty from CRL





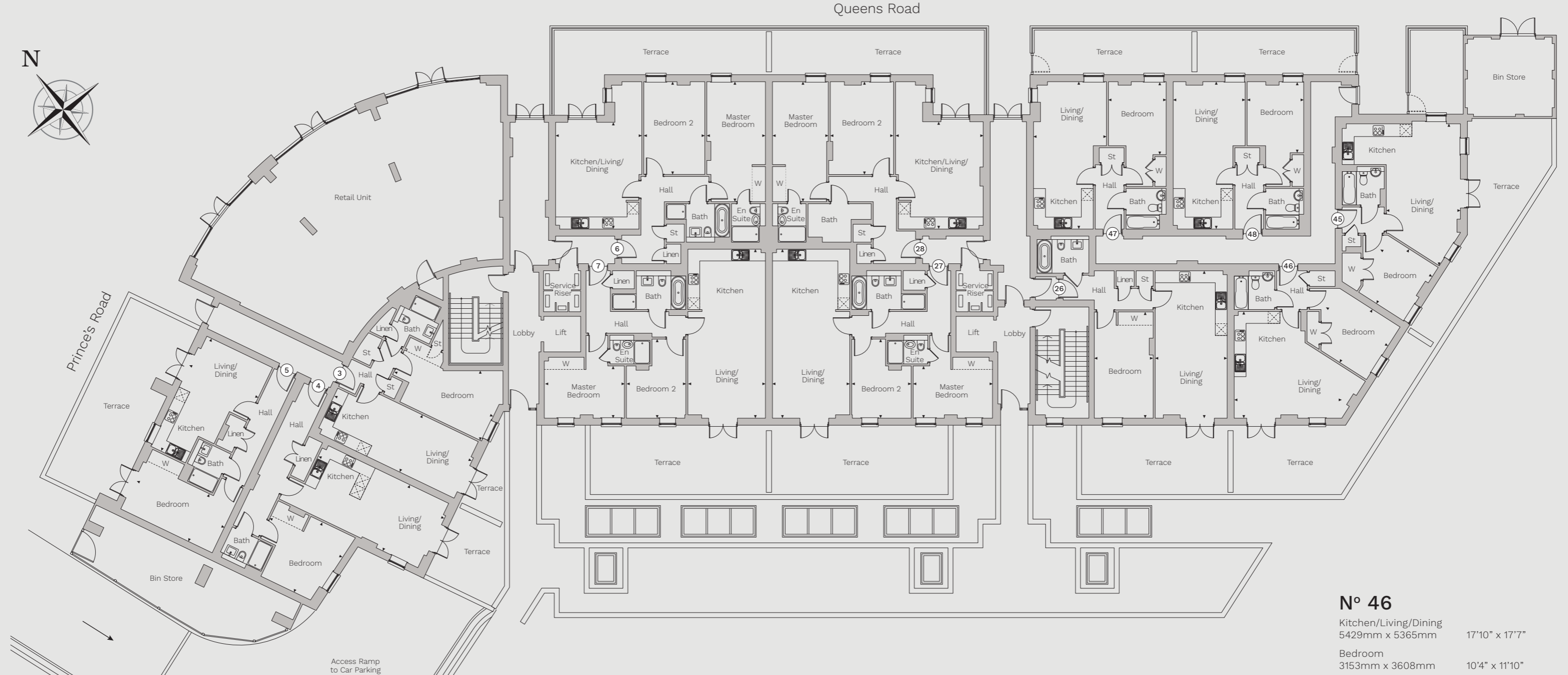


# THE RESIDENCES

---

One of the distinguishing features of The Landmark is the wide choice of apartments in terms of accommodation, orientation and aspect. Ranging in size from 536 sq ft to 1,550 sq ft (excluding outside space), there's an apartment to suit all lifestyle needs.

# GROUND FLOOR



**N° 3**

Kitchen/Living/Dining	7706mm x 3118mm	25'3" x 10'3"
Bedroom	5514mm x 3548mm	18'1" x 11'8"
<b>Total Area</b>	<b>52.77 m<sup>2</sup></b>	<b>568.01 ft<sup>2</sup></b>

**N° 4**

Kitchen/Living/Dining	7091mm x 3570mm	23'3" x 11'9"
Bedroom	4339mm x 3829mm	14'3" x 12'7"
<b>Total Area</b>	<b>57.82 m<sup>2</sup></b>	<b>622.37 ft<sup>2</sup></b>

**N° 5**

Kitchen/Living/Dining	6242mm x 3872mm	20'6" x 12'8"
Bedroom	5134mm x 2624mm	16'10" x 8'7"
<b>Total Area</b>	<b>49.83 m<sup>2</sup></b>	<b>536.37 ft<sup>2</sup></b>

**N° 6**

Kitchen/Living/Dining	5420mm x 4363mm	17'9" x 14'4"
Master Bedroom	6033mm x 2966mm	19'10" x 9'9"
Bedroom 2	4663mm x 3085mm	15'4" x 10'1"
<b>Total Area</b>	<b>80.78 m<sup>2</sup></b>	<b>869.51 ft<sup>2</sup></b>

**N° 7**

Kitchen/Living/Dining	8515mm x 3929mm	27'11" x 12'11"
Master Bedroom	4044mm x 2618mm	13'3" x 8'7"
Bedroom 2	3975mm x 3001mm	13'0" x 9'10"
<b>Total Area</b>	<b>77.76 m<sup>2</sup></b>	<b>837.00 ft<sup>2</sup></b>

**N° 26**

Kitchen/Living/Dining	7415mm x 3637mm	24'4" x 11'11"
Bedroom	5351mm x 2946mm	17'7" x 9'8"
<b>Total Area</b>	<b>55.63 m<sup>2</sup></b>	<b>598.80 ft<sup>2</sup></b>

**N° 27**

Kitchen/Living/Dining	8515mm x 3904mm	27'11" x 12'10"
Master Bedroom	4043mm x 2618mm	13'3" x 8'7"
Bedroom 2	3975mm x 3001mm	13'0" x 9'10"
<b>Total Area</b>	<b>77.76 m<sup>2</sup></b>	<b>837.00 ft<sup>2</sup></b>

**N° 28**

Kitchen/Living/Dining	5415mm x 4413mm	17'9" x 14'6"
Master Bedroom	6033mm x 2821mm	19'10" x 9'3"
Bedroom 2	4663mm x 3205mm	15'4" x 10'6"
<b>Total Area</b>	<b>81.16 m<sup>2</sup></b>	<b>873.60 ft<sup>2</sup></b>

**N° 45**

Kitchen/Living/Dining	7115mm x 3722mm	23'4" x 12'3"
Bedroom	3221mm x 3010mm	10'7" x 9'11"
<b>Total Area</b>	<b>49.35 m<sup>2</sup></b>	<b>531.20 ft<sup>2</sup></b>

**N° 46**

Kitchen/Living/Dining	5429mm x 5365mm	17'10" x 17'7"
Bedroom	3153mm x 3608mm	10'4" x 11'10"
<b>Total Area</b>	<b>49.26 m<sup>2</sup></b>	<b>530.23 ft<sup>2</sup></b>

**N° 47**

Kitchen/Living/Dining	7415mm x 3684mm	24'4" x 12'1"
Bedroom	3660mm x 2918mm	12'0" x 9'7"
<b>Total Area</b>	<b>49.24 m<sup>2</sup></b>	<b>530.01 ft<sup>2</sup></b>

**N° 48**

Kitchen/Living/Dining	9460mm x 3637mm	31'0" x 11'11"
Bedroom	3560mm x 2846mm	11'8" x 9'4"
<b>Total Area</b>	<b>48.80 m<sup>2</sup></b>	<b>525.28 ft<sup>2</sup></b>

The room sizes shown are taken from the dimension arrows on the floor plans and a tolerance of +/- 50mm is allowed. Kitchen layouts are indicative only for illustration purposes and may change. These floor plans are a guide only and may be subject to change.

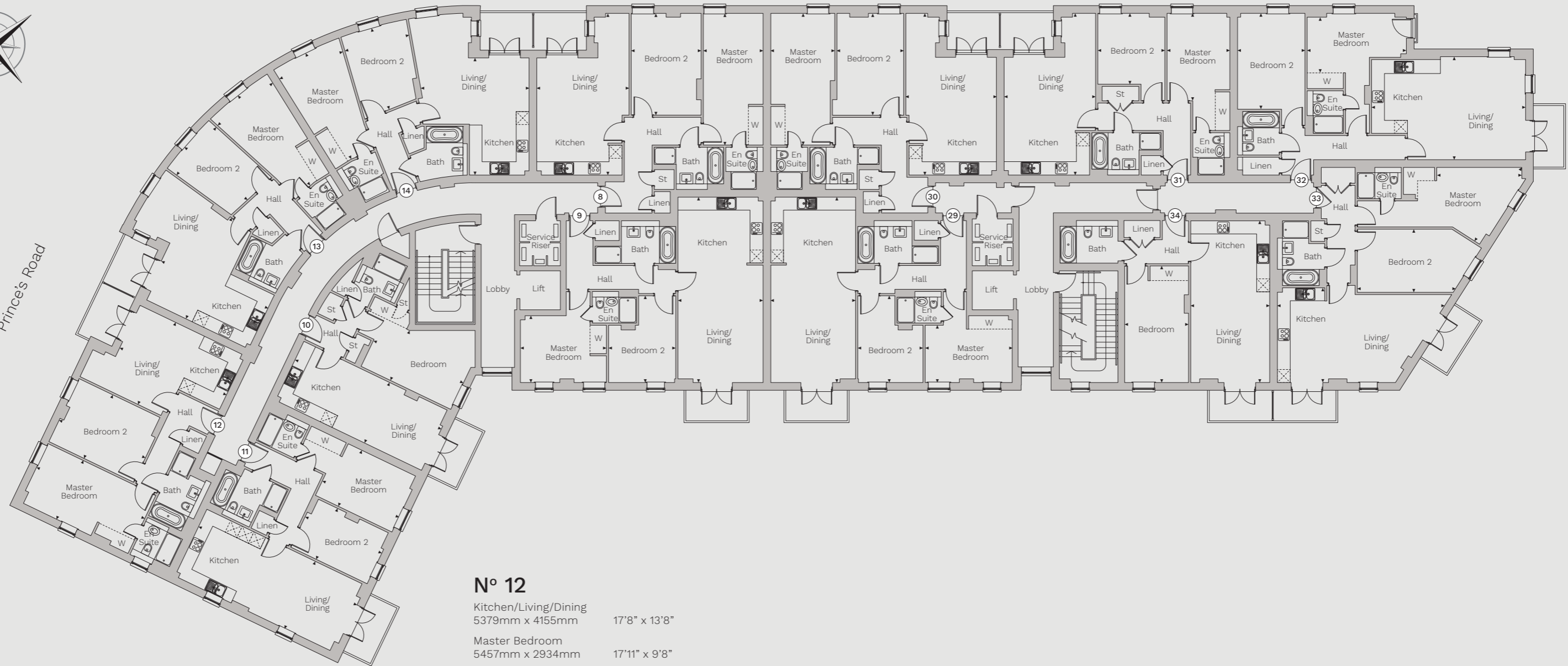
The room sizes shown are taken from the dimension arrows on the floor plans and a tolerance of +/- 50mm is allowed. Kitchen layouts are indicative only for illustration purposes and may change. These floor plans are a guide only and may be subject to change.

# FIRST FLOOR

Queens Road



Princes Road



**N° 12**

Kitchen/Living/Dining	5379mm x 4155mm	17'8" x 13'8"
Master Bedroom	5457mm x 2934mm	17'11" x 9'8"
Bedroom 2	4275mm x 3214mm	14'0" x 10'7"
<b>Total Area</b>	<b>68.68 m<sup>2</sup></b>	<b>739.27 ft<sup>2</sup></b>

**N° 8**

Kitchen/Living/Dining	7415mm x 4245mm	24'4" x 13'11"
Master Bedroom	6033mm x 2756mm	19'10" x 9'1"
Bedroom 2	4663mm x 3213mm	15'4" x 10'6"
<b>Total Area</b>	<b>79.69 m<sup>2</sup></b>	<b>857.78 ft<sup>2</sup></b>

**N° 10**

Kitchen/Living/Dining	7456mm x 3015mm	24'6" x 9'11"
Bedroom	4592mm x 2443mm	15'1" x 8'0"
<b>Total Area</b>	<b>50.45 m<sup>2</sup></b>	<b>543.04 ft<sup>2</sup></b>

**N° 13**

Kitchen/Living/Dining	5379mm x 4915mm	17'8" x 16'2"
Master Bedroom	5353mm x 3322mm	17'7" x 10'11"
Bedroom 2	3944mm x 2916mm	12'11" x 9'7"
<b>Total Area</b>	<b>69.53 m<sup>2</sup></b>	<b>748.42 ft<sup>2</sup></b>

**N° 29**

Kitchen/Living/Dining	8515mm x 3904mm	27'11" x 12'10"
Master Bedroom	4025mm x 2618mm	13'2" x 8'7"
Bedroom 2	3975mm x 3001mm	13'0" x 9'10"
<b>Total Area</b>	<b>77.76 m<sup>2</sup></b>	<b>837.00 ft<sup>2</sup></b>

**N° 31**

Kitchen/Living/Dining	7415mm x 4221mm	24'4" x 13'10"
Master Bedroom	4013mm x 2883mm	13'2" x 9'5"
Bedroom 2	3255mm x 3098mm	10'8" x 10'2"
<b>Total Area</b>	<b>71.45 m<sup>2</sup></b>	<b>769.08 ft<sup>2</sup></b>

**N° 33**

Kitchen/Living/Dining	8001mm x 4330mm	26'3" x 14'2"
Master Bedroom	4026mm x 3914mm	13'3" x 12'10"
Bedroom 2	4389mm x 2913mm	14'5" x 9'7"
<b>Total Area</b>	<b>79.14 m<sup>2</sup></b>	<b>851.86 ft<sup>2</sup></b>

**N° 9**

Kitchen/Living/Dining	8515mm x 3929mm	27'11" x 12'11"
Master Bedroom	3962mm x 3032mm	13'0" x 9'11"
Bedroom 2	3975mm x 3083mm	13'0" x 10'1"
<b>Total Area</b>	<b>79.76 m<sup>2</sup></b>	<b>858.53 ft<sup>2</sup></b>

**N° 11**

Kitchen/Living/Dining	8100mm x 3413mm	26'7" x 11'2"
Master Bedroom	3879mm x 2818mm	12'9" x 9'3"
Bedroom 2	3879mm x 2568mm	12'9" x 8'5"
<b>Total Area</b>	<b>69.89 m<sup>2</sup></b>	<b>752.29 ft<sup>2</sup></b>

**N° 14**

Kitchen/Living/Dining	5415mm x 4916mm	17'9" x 16'2"
Master Bedroom	5257mm x 3306mm	17'3" x 10'10"
Bedroom 2	3947mm x 3104mm	12'11" x 10'2"
<b>Total Area</b>	<b>69.82 m<sup>2</sup></b>	<b>751.55 ft<sup>2</sup></b>

**N° 30**

Kitchen/Living/Dining	7416mm x 4163mm	24'4" x 13'8"
Master Bedroom	6033mm x 2941mm	19'10" x 9'8"
Bedroom 2	4663mm x 3085mm	15'4" x 10'1"
<b>Total Area</b>	<b>79.69 m<sup>2</sup></b>	<b>857.78 ft<sup>2</sup></b>

**N° 32**

Kitchen/Living/Dining	7072mm x 4715mm	23'2" x 15'6"
Master Bedroom	4522mm x 2728mm	14'10" x 8'11"
Bedroom 2	4400mm x 3122mm	14'5" x 10'3"
<b>Total Area</b>	<b>79.78 m<sup>2</sup></b>	<b>858.75 ft<sup>2</sup></b>

**N° 34**

Kitchen/Living/Dining	7435mm x 3637mm	24'5" x 11'11"
Bedroom	5351mm x 2914mm	17'7" x 9'7"
<b>Total Area</b>	<b>54.98 m<sup>2</sup></b>	<b>591.80 ft<sup>2</sup></b>

The room sizes shown are taken from the dimension arrows on the floor plans and a tolerance of +/- 50mm is allowed. Kitchen layouts are indicative only for illustration purposes and may change. These floor plans are a guide only and may be subject to change.

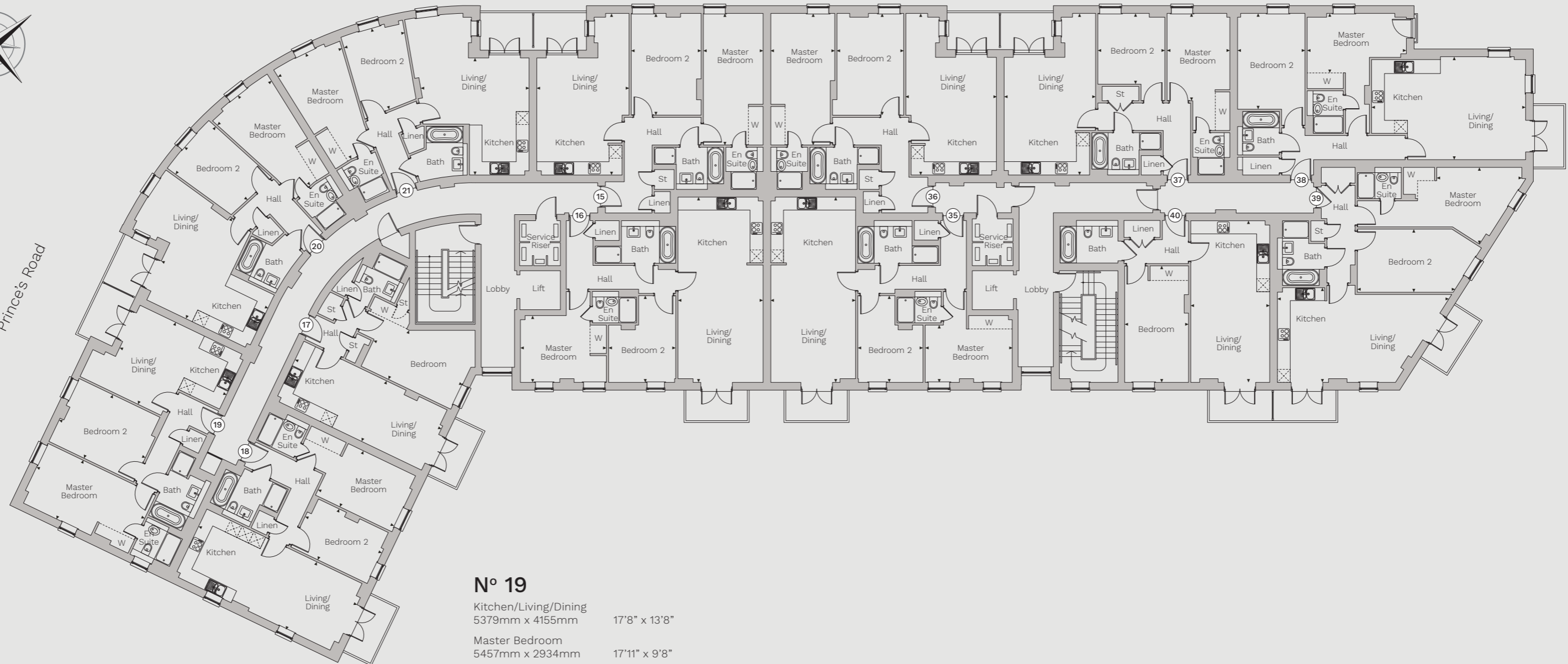
The room sizes shown are taken from the dimension arrows on the floor plans and a tolerance of +/- 50mm is allowed. Kitchen layouts are indicative only for illustration purposes and may change. These floor plans are a guide only and may be subject to change.

# SECOND FLOOR

Queens Road



Princes Road



**N° 19**

Kitchen/Living/Dining	5379mm x 4155mm	17'8" x 13'8"
Master Bedroom	5457mm x 2934mm	17'11" x 9'8"
Bedroom 2	4275mm x 3214mm	14'0" x 10'7"
<b>Total Area</b>	<b>68.68 m<sup>2</sup></b>	<b>739.27 ft<sup>2</sup></b>

**N° 15**

Kitchen/Living/Dining	7415mm x 4245mm	24'4" x 13'11"
Master Bedroom	6033mm x 2756mm	19'10" x 9'1"
Bedroom 2	4663mm x 3213mm	15'4" x 10'6"
<b>Total Area</b>	<b>79.69 m<sup>2</sup></b>	<b>857.78 ft<sup>2</sup></b>

**N° 17**

Kitchen/Living/Dining	7456mm x 3015mm	24'6" x 9'11"
Bedroom	4592mm x 2443mm	15'1" x 8'0"
<b>Total Area</b>	<b>50.45 m<sup>2</sup></b>	<b>543.04 ft<sup>2</sup></b>

**N° 20**

Kitchen/Living/Dining	5379mm x 4915mm	17'8" x 16'2"
Master Bedroom	5353mm x 3322mm	17'7" x 10'11"
Bedroom 2	3944mm x 2916mm	12'11" x 9'7"
<b>Total Area</b>	<b>69.53 m<sup>2</sup></b>	<b>748.42 ft<sup>2</sup></b>

**N° 35**

Kitchen/Living/Dining	8515mm x 3904mm	27'11" x 12'10"
Master Bedroom	4025mm x 2618mm	13'2" x 8'7"
Bedroom 2	3975mm x 3001mm	13'0" x 9'10"
<b>Total Area</b>	<b>77.76 m<sup>2</sup></b>	<b>837.00 ft<sup>2</sup></b>

**N° 37**

Kitchen/Living/Dining	7415mm x 4221mm	24'4" x 13'10"
Master Bedroom	4013mm x 2883mm	13'2" x 9'5"
Bedroom 2	3255mm x 3098mm	10'8" x 10'2"
<b>Total Area</b>	<b>71.45 m<sup>2</sup></b>	<b>769.08 ft<sup>2</sup></b>

**N° 39**

Kitchen/Living/Dining	8001mm x 4330mm	26'3" x 14'2"
Master Bedroom	4026mm x 3914mm	13'3" x 12'10"
Bedroom 2	4389mm x 2913mm	14'5" x 9'7"
<b>Total Area</b>	<b>79.14 m<sup>2</sup></b>	<b>851.86 ft<sup>2</sup></b>

**N° 16**

Kitchen/Living/Dining	8515mm x 3929mm	27'11" x 12'11"
Master Bedroom	3962mm x 3032mm	13'0" x 9'11"
Bedroom 2	3975mm x 3083mm	13'0" x 10'1"
<b>Total Area</b>	<b>79.76 m<sup>2</sup></b>	<b>858.53 ft<sup>2</sup></b>

**N° 18**

Kitchen/Living/Dining	8100mm x 3413mm	26'7" x 11'2"
Master Bedroom	3879mm x 2818mm	12'9" x 9'3"
Bedroom 2	3879mm x 2568mm	12'9" x 8'5"
<b>Total Area</b>	<b>69.89 m<sup>2</sup></b>	<b>752.29 ft<sup>2</sup></b>

**N° 21**

Kitchen/Living/Dining	5415mm x 4916mm	17'9" x 16'2"
Master Bedroom	5257mm x 3306mm	17'3" x 10'10"
Bedroom 2	3947mm x 3104mm	12'11" x 10'2"
<b>Total Area</b>	<b>69.82 m<sup>2</sup></b>	<b>751.55 ft<sup>2</sup></b>

**N° 36**

Kitchen/Living/Dining	7415mm x 4163mm	24'4" x 13'8"
Master Bedroom	6033mm x 2941mm	19'10" x 9'8"
Bedroom 2	4663mm x 3085mm	15'4" x 10'1"
<b>Total Area</b>	<b>79.69 m<sup>2</sup></b>	<b>857.78 ft<sup>2</sup></b>

**N° 38**

Kitchen/Living/Dining	7072mm x 4715mm	23'2" x 15'6"
Master Bedroom	4522mm x 2728mm	14'10" x 8'11"
Bedroom 2	4400mm x 3122mm	14'5" x 10'3"
<b>Total Area</b>	<b>79.78 m<sup>2</sup></b>	<b>858.75 ft<sup>2</sup></b>

**N° 40**

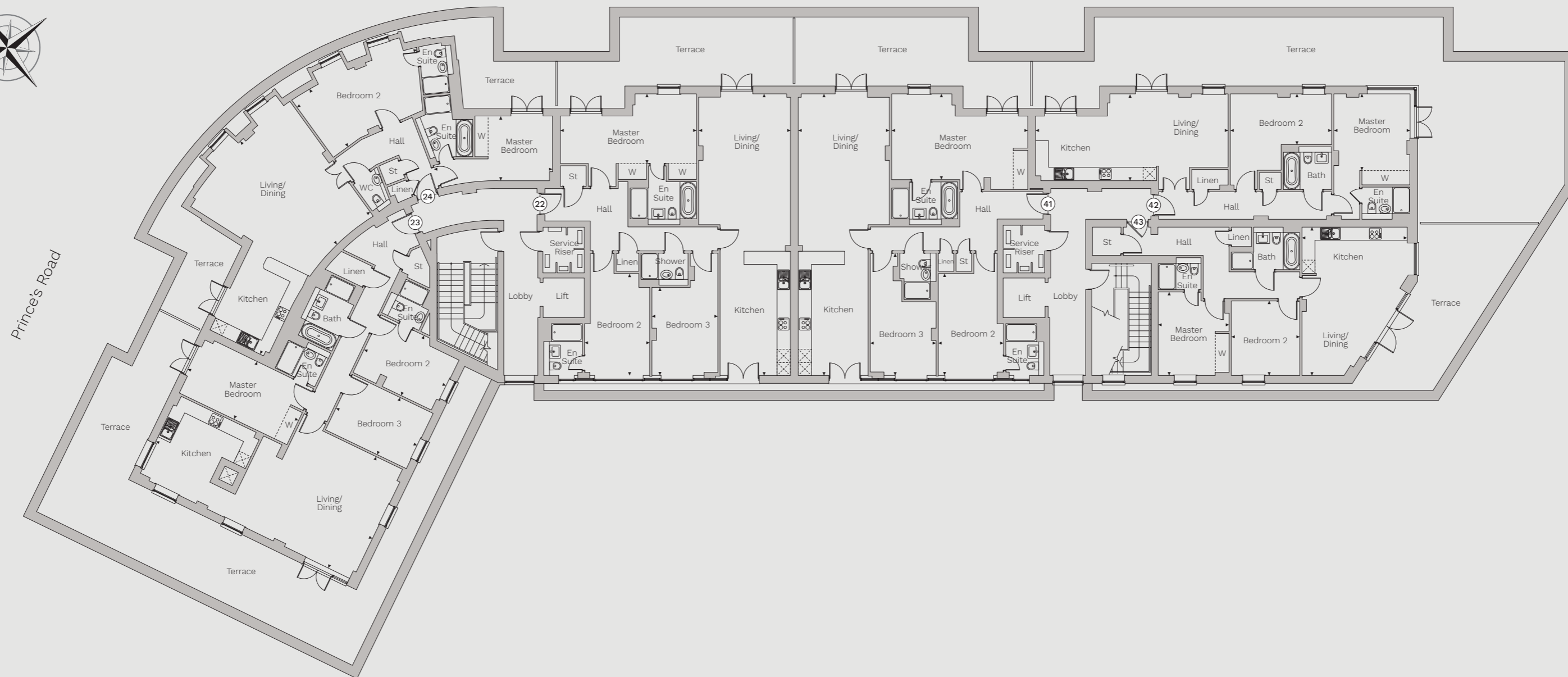
Kitchen/Living/Dining	7435mm x 3637mm	24'5" x 11'11"
Bedroom	5351mm x 2914mm	17'7" x 9'7"
<b>Total Area</b>	<b>54.98 m<sup>2</sup></b>	<b>591.80 ft<sup>2</sup></b>

The room sizes shown are taken from the dimension arrows on the floor plans and a tolerance of +/- 50mm is allowed. Kitchen layouts are indicative only for illustration purposes and may change. These floor plans are a guide only and may be subject to change.

The room sizes shown are taken from the dimension arrows on the floor plans and a tolerance of +/- 50mm is allowed. Kitchen layouts are indicative only for illustration purposes and may change. These floor plans are a guide only and may be subject to change.

# THIRD FLOOR

Queens Road



## N° 22

Kitchen/Living/Dining	12740mm x 4156mm	41'10" x 13'8"
Master Bedroom	6153mm x 3150mm	20'2" x 10'4"
Bedroom 2	3988mm x 2958mm	13'1" x 9'8"
Bedroom 3	3988mm x 2985mm	13'1" x 9'10"
<b>Internal Area:</b>	<b>125.0 m<sup>2</sup></b>	<b>1345.4 ft<sup>2</sup></b>
<b>External Area:</b>	<b>30.9 m<sup>2</sup></b>	<b>332.6 ft<sup>2</sup></b>
<b>Total Area:</b>	<b>155.9 m<sup>2</sup></b>	<b>1678.0 ft<sup>2</sup></b>

## N° 23

Kitchen/Living/Dining	10739mm x 5481mm	35'3" x 18'0"
Master Bedroom	5400mm x 2832mm	17'9" x 9'3"
Bedroom 2	4058mm x 2893mm	13'4" x 9'6"
Bedroom 3	4064mm x 2814mm	13'4" x 9'3"
<b>Internal Area:</b>	<b>124.2 m<sup>2</sup></b>	<b>1336.8 ft<sup>2</sup></b>
<b>External Area:</b>	<b>84.5 m<sup>2</sup></b>	<b>909.5 ft<sup>2</sup></b>
<b>Total Area:</b>	<b>208.7 m<sup>2</sup></b>	<b>2246.4 ft<sup>2</sup></b>

## N° 24

Kitchen/Living/Dining	8046mm x 6430mm	26'5" x 21'1"
Master Bedroom	5433mm x 2920mm	17'10" x 9'7"
Bedroom 2	6143mm x 3171mm	20'2" x 10'5"
<b>Internal Area:</b>	<b>100.8 m<sup>2</sup></b>	<b>1085.0 ft<sup>2</sup></b>
<b>External Area:</b>	<b>27.2 m<sup>2</sup></b>	<b>292.7 ft<sup>2</sup></b>
<b>Total Area:</b>	<b>128.0 m<sup>2</sup></b>	<b>1377.7 ft<sup>2</sup></b>

## N° 41

Kitchen/Living/Dining	12740mm x 4131mm	41'10" x 13'7"
Master Bedroom	6153mm x 3875mm	20'2" x 12'9"
Bedroom 2	4613mm x 2958mm	15'2" x 9'8"
Bedroom 3	5540mm x 2985mm	18'2" x 9'10"
<b>Internal Area:</b>	<b>125.0 m<sup>2</sup></b>	<b>1345.4 ft<sup>2</sup></b>
<b>External Area:</b>	<b>29.8 m<sup>2</sup></b>	<b>320.7 ft<sup>2</sup></b>
<b>Total Area:</b>	<b>154.8 m<sup>2</sup></b>	<b>1666.2 ft<sup>2</sup></b>

## N° 42

Kitchen/Living/Dining	8728mm x 3920mm	28'8" x 12'10"
Master Bedroom	3468mm x 3456mm	11'5" x 11'4"
Bedroom 2	4591mm x 2303mm	15'1" x 7'7"
<b>Internal Area:</b>	<b>82.8 m<sup>2</sup></b>	<b>891.2 ft<sup>2</sup></b>
<b>External Area:</b>	<b>98.5 m<sup>2</sup></b>	<b>1060.2 ft<sup>2</sup></b>
<b>Total Area:</b>	<b>181.3 m<sup>2</sup></b>	<b>1951.4 ft<sup>2</sup></b>

## N° 43

Kitchen/Living/Dining	6725mm x 4745mm	22'1" x 15'7"
Master Bedroom	3778mm x 3218mm	12'5" x 10'7"
Bedroom 2	3375mm x 3105mm	11'1" x 10'2"
<b>Internal Area:</b>	<b>74.0 m<sup>2</sup></b>	<b>796.5 ft<sup>2</sup></b>
<b>External Area:</b>	<b>29.7 m<sup>2</sup></b>	<b>319.6 ft<sup>2</sup></b>
<b>Total Area:</b>	<b>103.7 m<sup>2</sup></b>	<b>1116.2 ft<sup>2</sup></b>



# THE PENTHOUSES

---

Enjoying an elevated position on the top storey of The Landmark, each three bedroom, three bathroom penthouse has been individually designed offering over 1,500 sq ft of inspiring living space with a triple aspect wraparound roof terrace seamlessly connecting indoor and outdoor living.



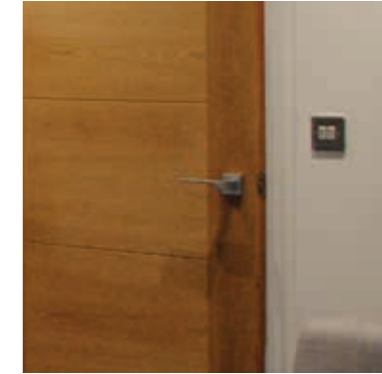




# PENTHOUSES SPECIFICATION



Computer generated image, indicative only



Photography of previous Cleanslate developments

## Building Fabric

- Steel framed external cavity wall with aluminium cladding and thermally broken aluminium frame double-glazed windows and external doors
- Lift into personal lobby area
- Extensive terrace incorporating power and lighting

## Internal Features

- Pristine white internal doors with stainless steel door handles
- Contemporary designer flooring to reception hall, living room and kitchen
- Bespoke wardrobes\* to all bedrooms
- Dusted Moss paint finish to living area walls and Espresso Delight to bedrooms walls
- White matt emulsion ceilings
- White Eggshell painted chamfered skirting and architraves

## Kitchen

- Timber designer painted\* kitchen with soft close doors and drawers, LED under-cupboard lighting
- Stone composite worktops and upstands\*
- Smeg stainless steel appliances including multi-function fan oven, microwave, gas hob, dishwasher, fridge/freezer and extractor fan
- Stainless steel splashback
- Built in wine cooler
- Bowl and a half undermounted sink
- Chrome mixer tap
- Brushed stainless steel electrical sockets and switches

## Bathrooms & En Suites

- Laufen Pro wall hung WC with concealed cistern and flush plate
- Steel double ended bath with chrome mixer taps and hand-shower
- Low profile shower trays with glass sliding doors
- Grohe SmartControl shower controls
- Wall mounted Vado Aquablade shower heads
- Wall mounted Laufen vanity unit\*, Val washbasin and Grohe chrome mixer tap
- British Ceramic Tile wall and floor tiles\*
- Chrome heated towel rail
- Shaver socket
- Illuminated tiled niches to showers and baths

## Heating, Electrical & Lighting

- Valliant eco TEC Green iQ energy efficient gas fired central heating and hot water system
- Zoned underfloor heating to all rooms
- Mechanical ventilation with heat recovery system
- Plumbing for washer/dryer in cupboard
- White sockets and switches throughout
- White energy efficient downlights

## Data Points

- BT points to living room and bedrooms
- Terrestrial/Sky +/-DAB points to living room and bedrooms

## Security

- Video entry phone
- PAS24 certified apartment entrance door
- Mains wired smoke detectors and fire alarm system

## Communal

- Allocated secure underground parking with lift access to all floors
- Electrical car charging points (not all spaces)
- Landscaped communal gardens
- Post boxes to each core

## Technology

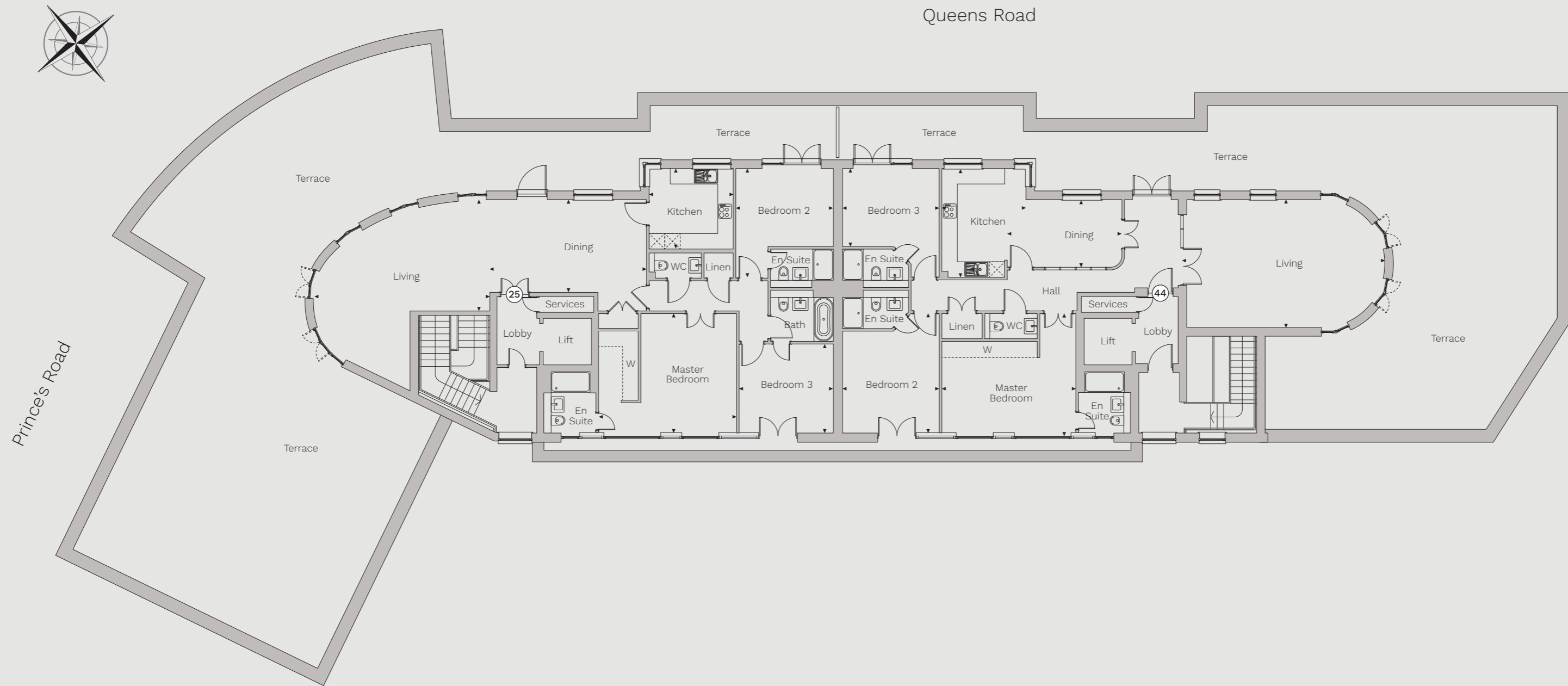
- Each apartment at The Landmark will benefit from a sophisticated cabling infrastructure, allowing residents to derive maximum benefit from current and future technologies. Every habitable room will feature data points with integrated CAT 6 wiring, allowing for seamless networking and remote control of the central heating system and living room lighting. An integrated audio-visual system can also make use of this infrastructure, which can be installed as an optional purchaser upgrade.

## Assurance

- 10 Year Warranty from CRL

WEST PENTHOUSE

EAST PENTHOUSE



**N° 25**

Kitchen	3245mm x 3110mm	10'8" x 10'2"
Dining	6055mm x 3580mm	19'10" x 11'9"
Living	6781mm x 4300mm	22'3" x 14'1"
Master Bedroom	5315mm x 4590mm	17'5" x 15'1"
Bedroom 2	3758mm x 3010mm	12'4" x 9'11"
Bedroom 3	3633mm x 3420mm	11'11" x 11'3"

**Internal Area:** 144.0 m<sup>2</sup> 1550.0 ft<sup>2</sup>  
**External Area:** 215.4 m<sup>2</sup> 2318.5 ft<sup>2</sup>  
**Total Area:** 359.4 m<sup>2</sup> 3868.5 ft<sup>2</sup>

**N° 44**

Kitchen	4200mm x 3245mm	13'9" x 10'8"
Dining	4425mm x 2615mm	14'6" x 8'7"
Living	7591mm x 4935mm	24'11" x 16'2"
Master Bedroom	5188mm x 4590mm	17'0" x 15'1"
Bedroom 2	3915mm x 3758mm	12'10" x 12'4"
Bedroom 3	3758mm x 3010mm	12'4" x 9'11"

**Internal Area:** 140.2 m<sup>2</sup> 1509.1 ft<sup>2</sup>  
**External Area:** 146.4 m<sup>2</sup> 1575.8 ft<sup>2</sup>  
**Total Area:** 286.6 m<sup>2</sup> 3084.9 ft<sup>2</sup>



# ABOUT CLEANSLATE

---



Cleanslate is a privately-owned housebuilder based in Chobham, Surrey. Our team of award winning experts have an enviable track record of delivering landmark residential developments throughout London and The Home Counties. We are passionate about the homes we create. Our vision is to deliver exceptional properties that are meticulously planned, specified with the finest materials and finished with fastidious attention to detail. For added peace of mind, all of our homes come with a 10-year structural warranty and our own promise of outstanding customer care.

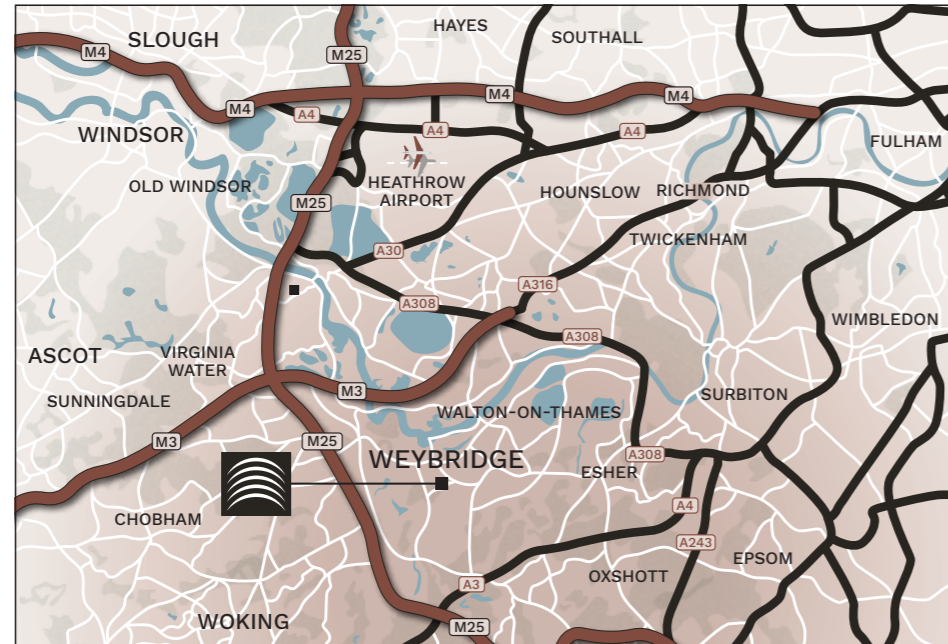




# THE LANDMARK

WEYBRIDGE

The Landmark, Queens Road, Weybridge KT13 9GU



Area Map



Maps not to scale.

Local Map



**JACKSON-STOPS**

37 Queens Road, Weybridge KT13 9UQ  
weybridge@jackson-stops.com  
Tel: 01932 821160

[www.landmark-weybridge.com](http://www.landmark-weybridge.com)

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer-generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development, so there may be material differences between the accommodation depicted in our literature, and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. 07/18 169350. Designed and produced by thinkBDW 01206 931324.

**CLEANSLATE**