



# MCARTHUR'S YARD

1, 2 & 3 BEDROOM APARTMENTS, SPIKE ISLAND, BRISTOL









# LIFE ON THE HARBOURSIDE

Situated on Bristol's legendary harbourside, McArthur's Yard is a collection of one, two and three-bedroom apartments and duplexes arranged over three elegantly designed buildings. The stylish and highly specified homes at this contemporary new development allow residents to enjoy all of Bristol's personality and character close to the serenity of the water.

Brought to you by award-winning Guinness Homes, the development is one of the last remaining undeveloped sites on the harbourside. Many of the properties benefit from wonderful views and are ideally located within a short distance of the rest of the city.





# ETCHED IN HISTORY

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MINUTES FROM THE HISTORIC SS GREAT BRITAIN

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Just a stone's throw from the water and the SS Great Britain, you can sense the cultural significance of Bristol's harbourside from the moment you arrive at McArthur's Yard. Designed by Isambard Kingdom Brunel, the ship – and the dockyard on which it was built, are one of the wonders of the industrial world.

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, the location is now a blossoming creative hub, home to leading animation studio Aardman and Spike Island, famed for its arts centre.

McArthur's Yard is perfectly placed to explore the harbourside and beyond. Simply hop on the Metro bus, take a tranquil trip across the harbour on one of the water ferries or take a leisurely stroll from your front door.



Clifton

The Triangle

Brandon Hill

Park Street

SS  
Great  
Britain

College  
Green

Cabot  
Circus

Millennium  
Square

Queen  
Square

Temple  
Quay

Wapping  
Wharf





# EVERYTHING YOU NEED ON YOUR DOORSTEP

McArthur's Yard's enviable location means that you are right in the heart of a thriving community. Whether you're after quality food, the theatre, galleries, movies, sports or supermarkets, it is all located within easy reach.

During the summer you can enjoy a range of activities, such as paddleboarding along the water. Maybe you'll end up at Wapping Wharf – a new vibrant quarter just a short walk away, with cafés, trendy independent bars and first-class restaurants, such as the acclaimed Tare or Box-E. If you're a morning person, why not pop on the Bristol waterbus and enjoy a coffee at Broken Dock?

Those who enjoy the colder nights will love the local cosy pubs, especially The Cottage – a traditional and snug inn which boasts stunning views across the harbour.

There are several local gyms, but those who prefer a scenic run, walk or cycle will adore passing the likes of the amphitheatre, Millennium Square or Cathedral Walk on some of the many exciting routes.

The harbourside provides an idyllic lifestyle amongst the attractive aesthetic of the dockyard, SS Great Britain, and historic cranes.







# THE COSMOPOLITAN CAPITAL OF THE SOUTH WEST

Whether it's shopping, food, music or culture, Bristol is truly the cosmopolitan capital of the South West, offering everything you could want from a major city. If high-end fashion is your thing, you will love pottering around Cabot Circus, which boasts over 120 high-street stores and designer brands – including Harvey Nichols and House of Fraser.

Foodies will be in heaven, with a plethora of options to suit any style or mood; from the fine-dining experience of Michelin star restaurants such as Bulrush or Paco Tapas, to the authentic street food served at St Nicholas Market.

When summer arrives, the buzz is palpable. There's so much to do, like visiting the famous pubs, theatres, clubs, or soaking in the atmosphere at one of the city's iconic festivals, such as Bristol Harbour Festival or The Bristol International Balloon Fiesta.

If you are a sports fan, there are countless gyms and clubs to join, in addition to professional football, rugby and cricket on display across a number of venues, including Ashton Gate and Bristol County Cricket Ground.





## A DIVERSE LIFESTYLE

One of Bristol's greatest qualities is the diversity of different areas within the city, allowing for a range of experiences. Located just a short drive away is the picturesque Clifton Village, where boutiques, pubs and independent shops are plentiful for a magical day of exploring. There's also North Street, Bedminster, which is home to the Tobacco Factory – a warm and welcoming hub offering exhibitions, markets, food and live music.

If a moment's peace is what you crave, The Downs and Ashton Court Estate are a must-visit. Despite only being a short distance from the city centre, they feel like you are well and truly in the countryside. There's an abundance to scout out too – such as the Observatory or mesmeric views of the Clifton Suspension Bridge.







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## A CITY THRIVING ON ALL FRONTS

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A hotbed for creatives, Bristol is renowned for its colourful and diverse music and arts scene. With a cultural legacy that spreads internationally, you only need to take a stroll to see a manifestation of that reputation, with the likes of Banksy's world-famous street art in Stokes Croft and beyond.

It's not only the arts scene that thrives in Bristol. In fact, the city's multi-faceted economy is home to over 18,000 businesses – and more than a third of the UK-owned FTSE 100 companies have operations in the area.

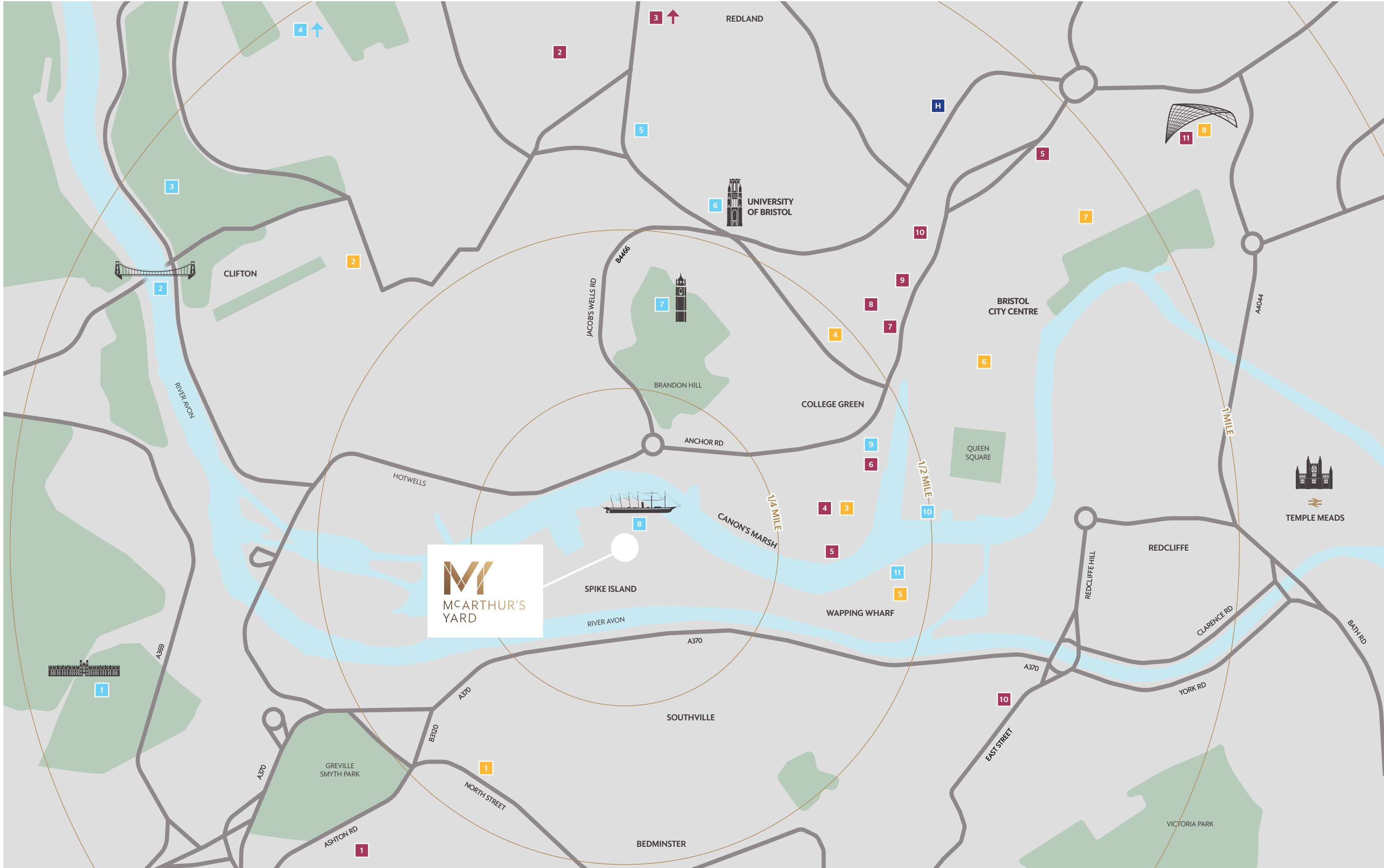
Tech companies are flourishing, accounting for 36% of the city's high-growth business. In addition, Bristol was recently named the UK's second-best city for tech recruitment.

It is also the home to two high-class universities, with the University of Bristol being recognised globally, currently in the top 10 in the country\* and second in the UK for general engineering.\*\*

\*Times Higher Education World University Rankings ([https://www.timeshighereducation.com/world-university-rankings/2023/world-ranking#/page/0/length/25/locations/GBR/sort\\_by/rank/sort\\_order/asc/cols/stats](https://www.timeshighereducation.com/world-university-rankings/2023/world-ranking#/page/0/length/25/locations/GBR/sort_by/rank/sort_order/asc/cols/stats))

\*\*The Complete University Guide (<https://www.thecompleteuniversityguide.co.uk/league-tables/rankings/general-engineering>)





# PERFECTLY LOCATED

## FOOD, DRINK & SHOPPING

1. North Street
2. Clifton Village
3. Harbourside
4. Park Street
5. Wapping Wharf
6. Old City
7. Broadmead
8. Cabot Circus

## ATTRACTIONS

1. Ashton Court
2. Clifton Suspension Bridge
3. Clifton Observatory
4. The Downs
5. Royal West of England Academy
6. Bristol Museum & Art Gallery
7. Cabot Tower
8. SS Great Britain
9. Watershed
10. Arnolfini
11. M Shed

## LEISURE

1. Ashton Gate Stadium
2. Bristol Lido
3. Everyman Cinema
4. Lane 7
5. Pure Gym
6. Watershed Cinema
7. Bristol Hippodrome
8. O2 Academy
9. Bristol Beacon
10. Luxe Fitness
11. Showcase Cinema





# ROAD, RAIL, AIR.

## WELL CONNECTED

McArthur's Yard is conveniently close to all of Bristol's important transport hubs, allowing you to get around the city in no time at all, whilst still being able to get out at a moment's notice.

The city centre and Bristol Temple Meads Railway Station are both within a 20-minute walk, giving you speedy access to London and beyond. If overseas travel is what you desire, getaways to the likes of Paris, Dubai and New York are quick and stress free, with Bristol International Airport only a 19-minute car journey away.



### TRAIN

Bath Spa	11 mins
Swindon	39 mins
Cardiff Central	47 mins
Reading	1hr 8 mins
Birmingham New Street	1hr 21 mins
London Paddington	1hr 35 mins



### ROAD

Superstore	6 mins
M32	10 mins
Bristol Airport	19 mins



### WALK

Wapping Wharf	8 mins
Park Street	14 mins (via Ferry)
Tobacco Factory	15 mins
Clifton Village	21 mins (via Ferry)
Bristol Temple Meads	20 mins
Temple Quay	24 mins
Cabot Circus	28 mins
Ashton Court	30 mins

Source:  
Google Maps and thetrainline.com  
Oct 2022





# DEVELOPMENT OVERVIEW

McArthur's Yard, once known as McArthur's Warehouse, was the former headquarters of the McArthur's Group – a Bristol-based metal merchant founded in the 1860s. Originally built as a malt house, the building fell into disrepair after being left forgotten for over 20 years. The site is now set to become a building development of the future for Bristol residents.

The McArthur's Yard site was resurrected with sustainability at the forefront; bricks from the existing site have been reused, with two-thirds of the wall being retained whilst being structurally reinforced for longevity. Bath Stone slabs from the original site are also being recycled, as are the grey stone setts, both of which are implemented along the side entrance of Block A, providing a welcome reminder of the legacy of this historic development.

Close to parks, green spaces and the harbourside, the site's ecological footprint has been considered with the inclusion of bird and bat boxes on the landscaping. Swift-friendly bricks have also been added along the graving dockside – giving a warm home to a few extra residents.

One of the more unique material features of McArthur's Yard is the Welsh blue pennant kerb laid at the front of the site, coupled with the blue-grey drag-faced clay setts running from Block A down and around the famous graving dock. This adds a wonderful juxtaposition of old cobbled streets and new-build modern architecture, perfectly encapsulating the foundations of Bristol's industrial past and exciting future. Welcome, to McArthur's Yard.



# SITE PLAN

McARTHUR'S YARD



Computer generated image for illustrative purposes only.

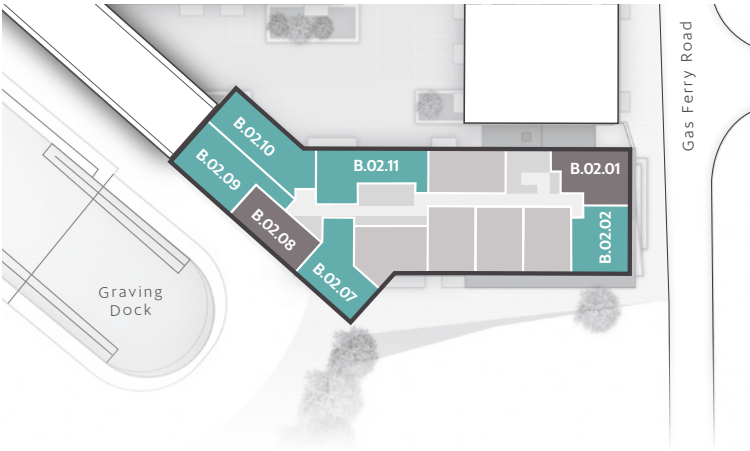




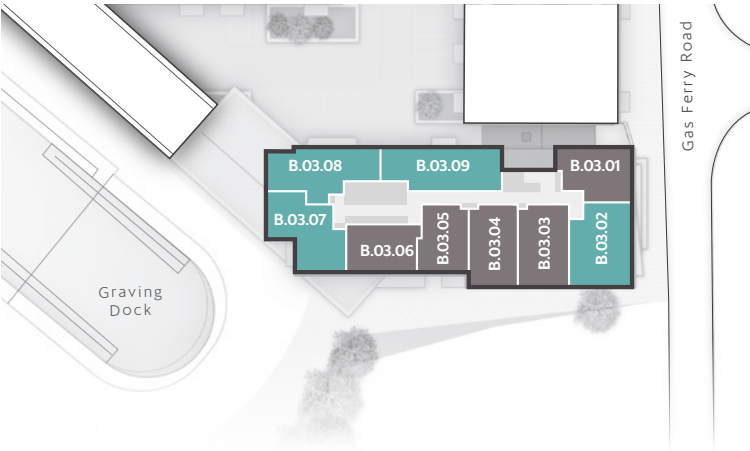
FIND YOUR HOME

BUILDING B

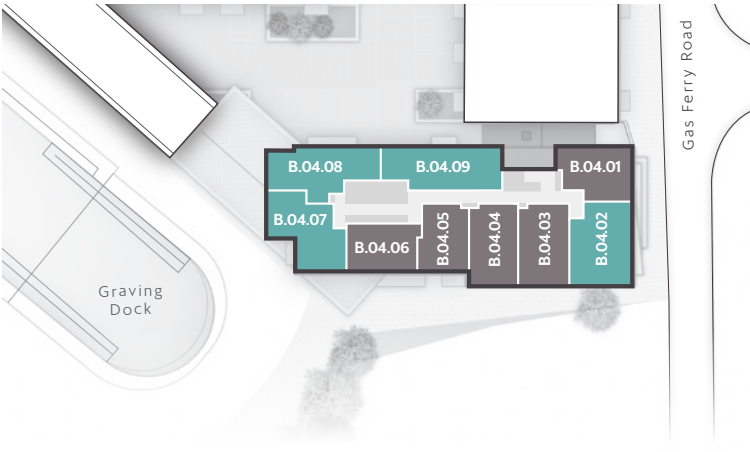
SECOND FLOOR



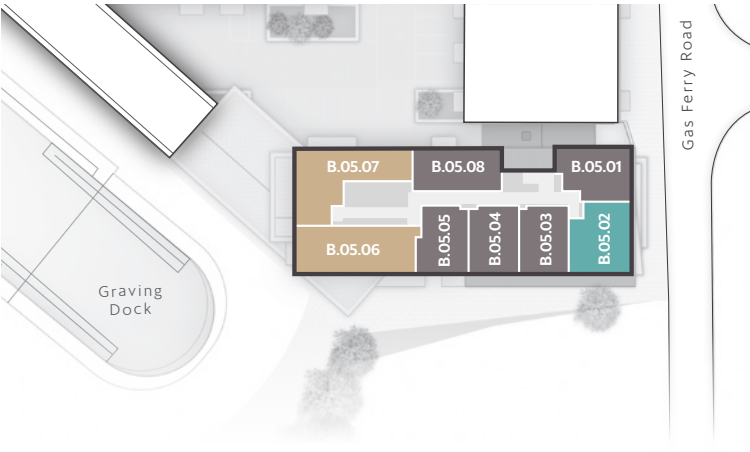
THIRD FLOOR



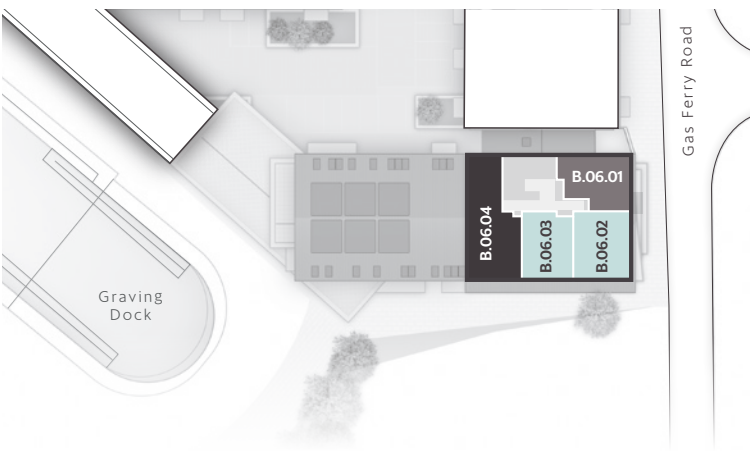
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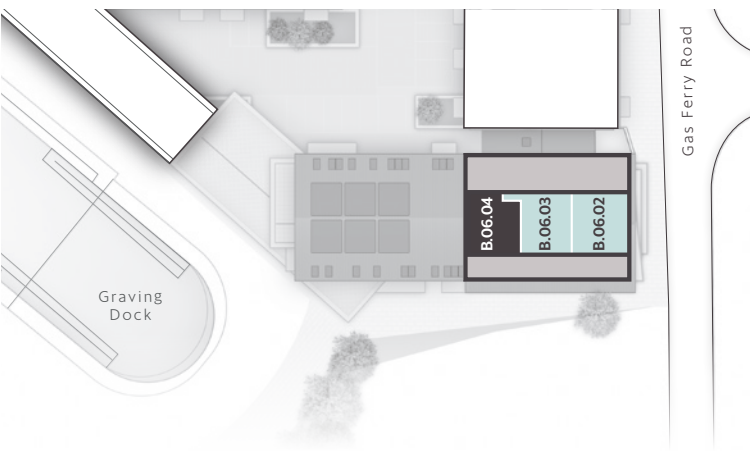
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



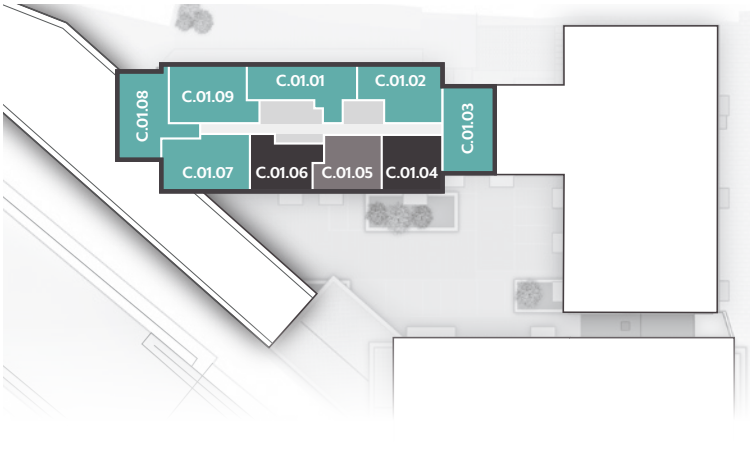
■ ONE BEDROOM ■ TWO BEDROOM ■ THREE BEDROOM

■ TWO BEDROOM DUPLEX ■ THREE BEDROOM DUPLEX

FIND YOUR HOME

BUILDING C

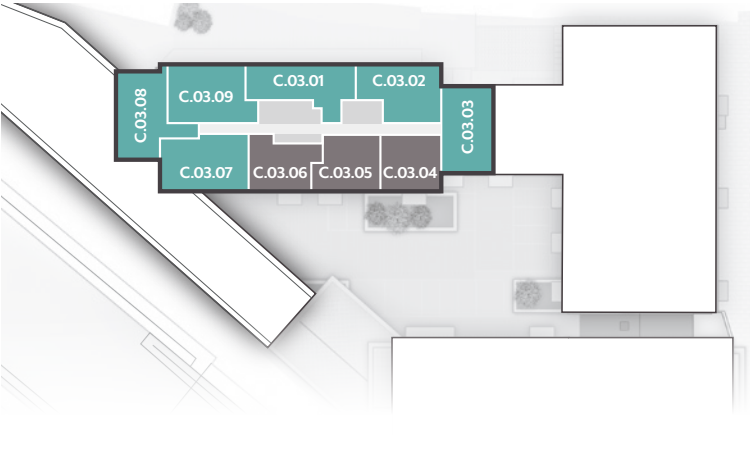
FIRST FLOOR



SECOND FLOOR



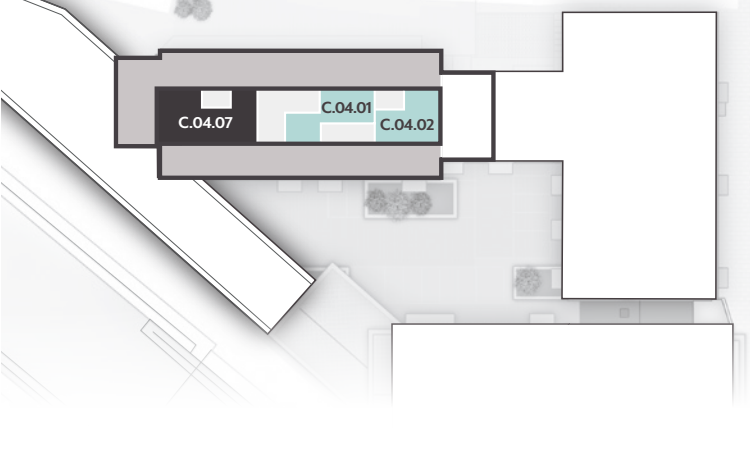
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



■ ONE BEDROOM ■ TWO BEDROOM ■ THREE BEDROOM

■ TWO BEDROOM DUPLEX ■ THREE BEDROOM DUPLEX



# ONE BEDROOM

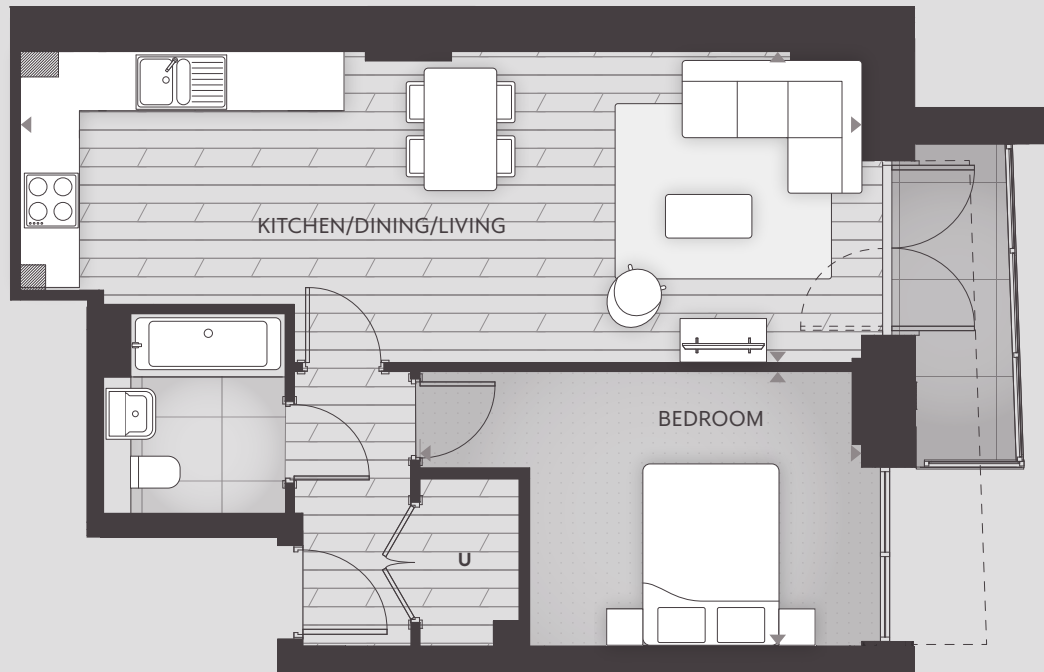
BUILDING B

McARTHUR'S YARD

McARTHUR'S YARD



ONE BEDROOM APARTMENT - TYPE FT-09  
BUILDING B



Floor 2 plan shown.  
--- Indicates balcony to floor 3 only.  
Please note window configuration to floors 3, 4 and 5 vary.  
Juliet balcony to floors 4 and 5. Please consult your sales advisor.

Total Internal Area

54m<sup>2</sup> (581 ft<sup>2</sup>)

Kitchen/Dining/Living

9269.5mm x 3426mm

Bedroom

4866mm x 3024.5mm

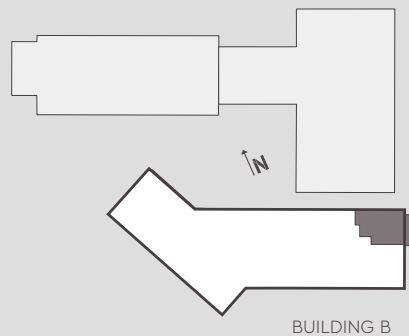
Floor Apt. No. Spec

5th B.05.01 S+ G

4th B.04.01 S G

3rd B.03.01 S G

2nd B.02.01 S G

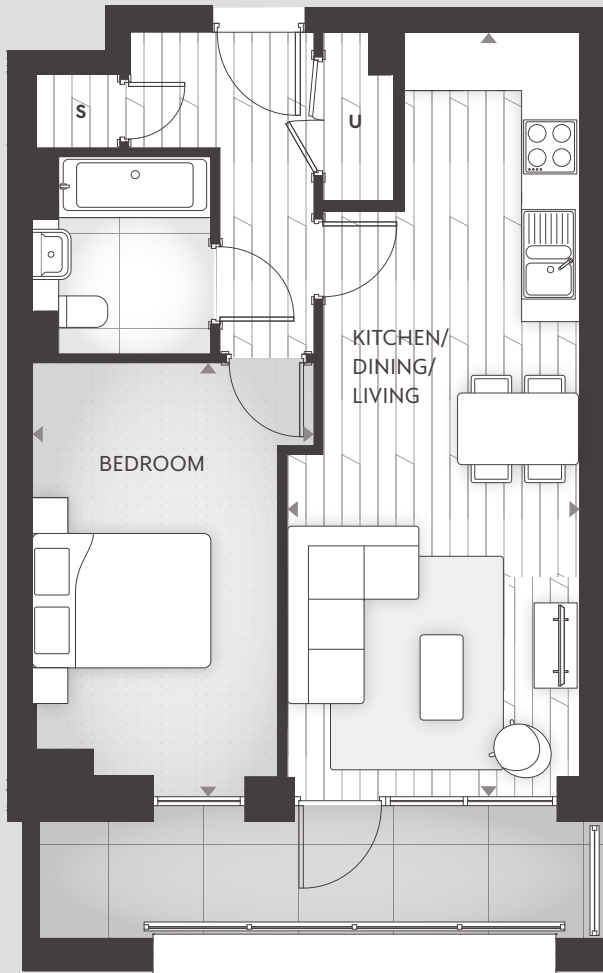


Internal Finish Specification S = Silver S+ = Silver Plus Kitchen Specification G = Gold

U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

ONE BEDROOM APARTMENT - TYPE FT-11  
BUILDING B



Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

Kitchen/Dining/Living

8320.5mm x 3270mm

Bedroom

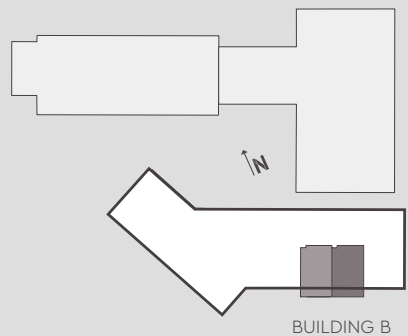
4630.5mm x 2750mm

Floor Apt. No. Spec Apt. No. Spec

5th B.05.03 S+ G B.05.04 S+ G

4th B.04.03 S G B.04.04 S G

3rd B.03.03 S G B.03.04 S G



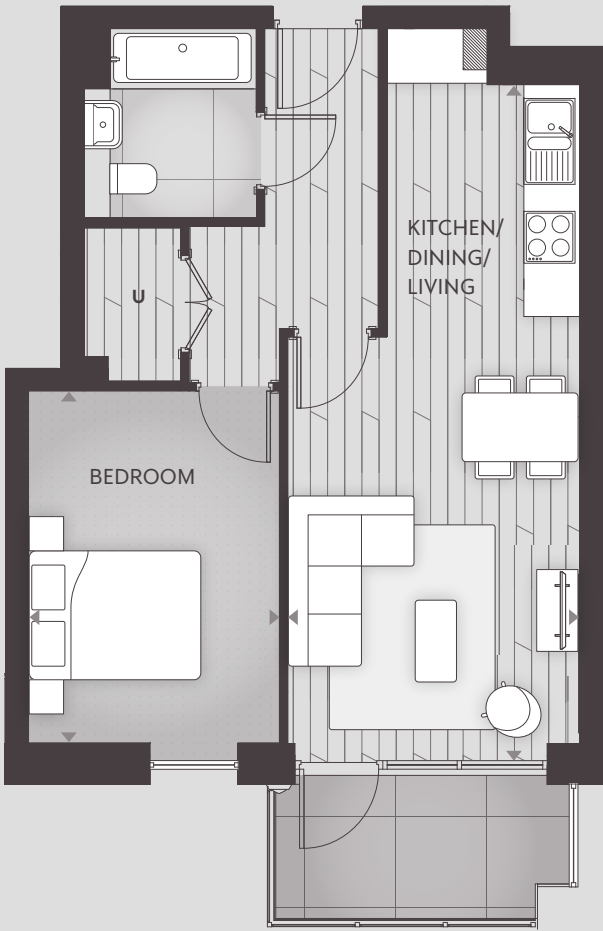
Internal Finish Specification S = Silver S+ = Silver Plus Kitchen Specification G = Gold

U = Utility Cupboard S = Storage

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



ONE BEDROOM APARTMENT - TYPE FT-13  
BUILDING B



Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

Kitchen/Dining/Living

7670.5mm x 3397mm

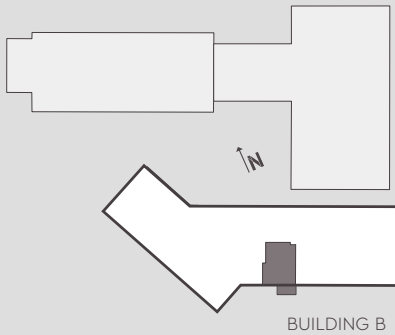
Bedroom

4102.5mm x 2920mm

Floor Apt. No. Spec

4th B.04.05 S G

3rd B.03.05 S G

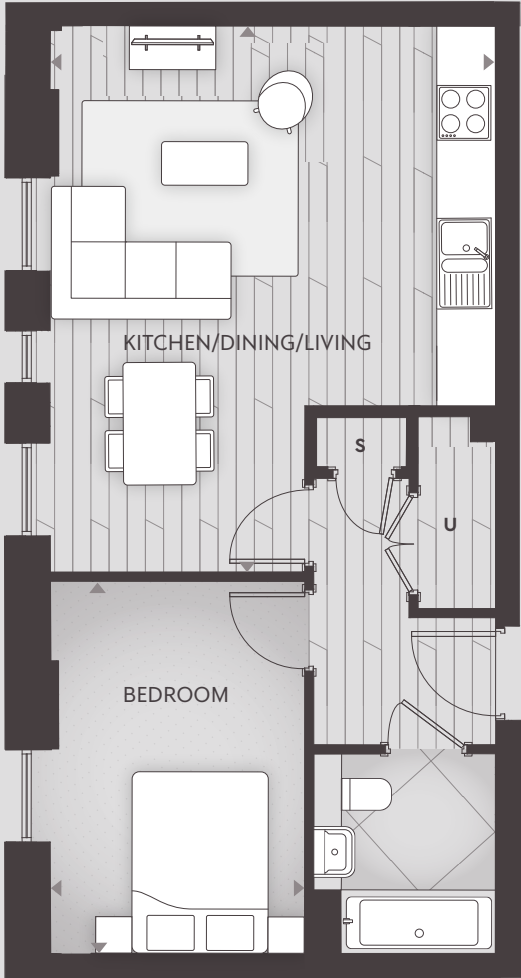


Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

ONE BEDROOM APARTMENT - TYPE FT-16  
BUILDING B



Total Internal Area

51m<sup>2</sup> (549 ft<sup>2</sup>)

Kitchen/Dining/Living

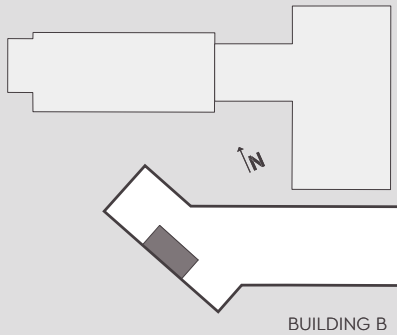
6021mm x 4920mm

Bedroom

4102.5mm x 2815mm

Floor Apt. No. Spec

2nd B.02.08 S G



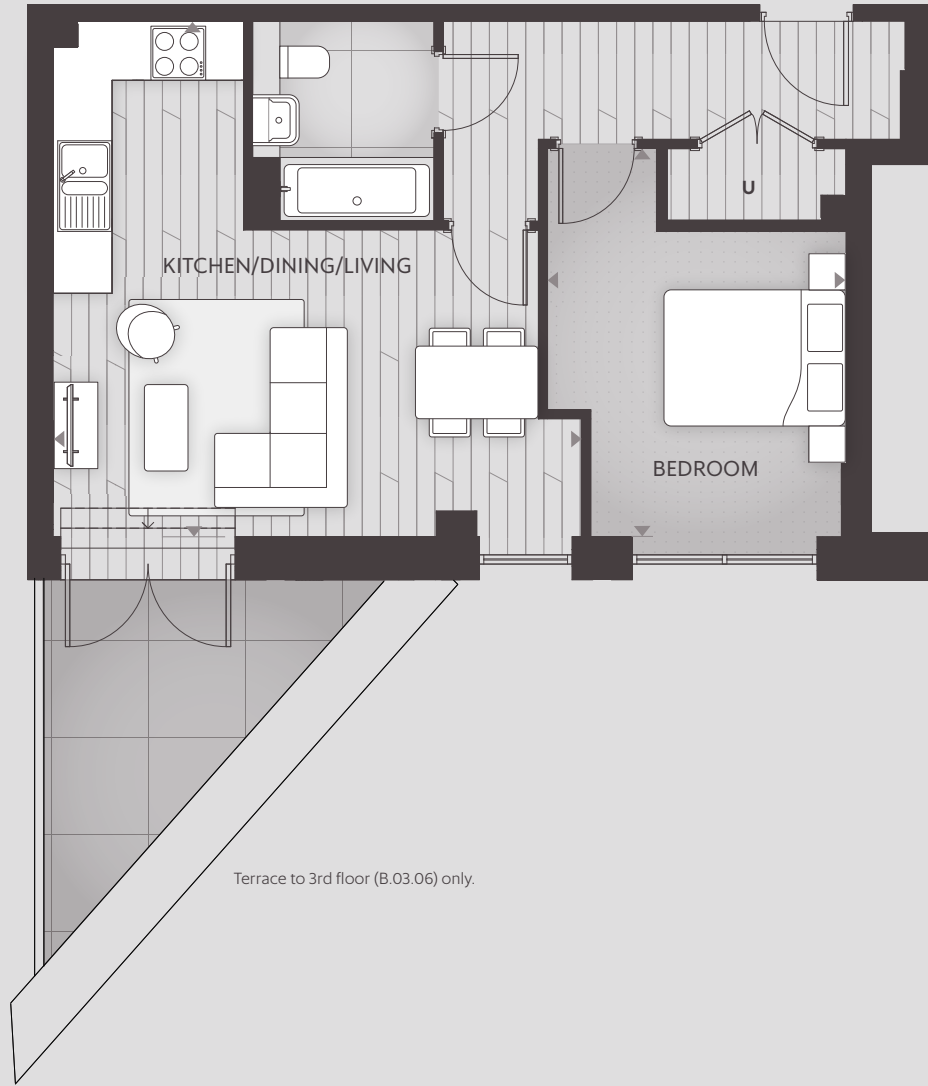
Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard S = Storage

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



ONE BEDROOM APARTMENT - TYPE FT-28  
BUILDING B



Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

Kitchen/Dining/Living

5830mm x 5681mm

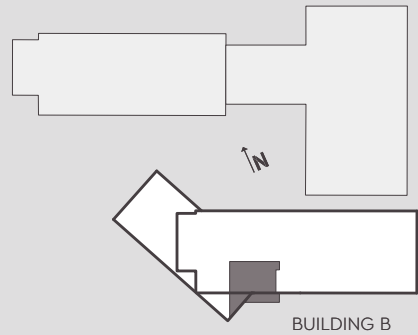
Bedroom

3367.5mm x 3290mm

Floor Apt. No. Spec

4th B.04.06 S G

3rd B.03.06 S G



Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

ONE BEDROOM APARTMENT - TYPE FT-53  
BUILDING B



Total Internal Area

55m<sup>2</sup> (592 ft<sup>2</sup>)

Kitchen/Dining/Living

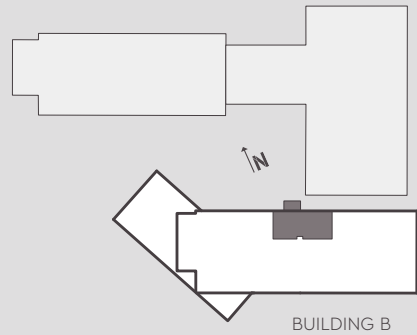
6687mm x 5065.5mm

Bedroom

4153mm x 2985.5mm

Floor Apt. No. Spec

5th B.05.08 S+ G



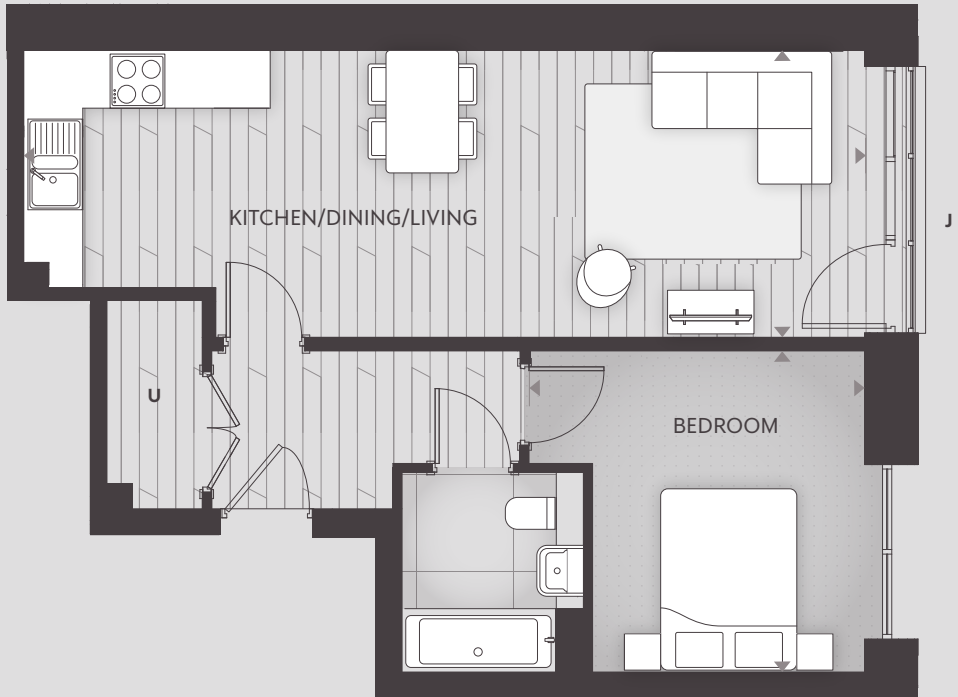
Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

--- Rooflight U = Utility Cupboard S = Storage

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



ONE BEDROOM APARTMENT - TYPE FT-67  
BUILDING B



Total Internal Area

54m<sup>2</sup> (581 ft<sup>2</sup>)

Kitchen/Dining/Living

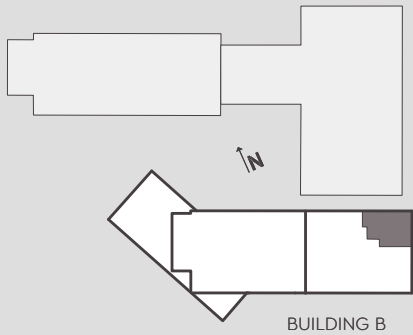
9269.5mm x 3175.5mm

Bedroom

3700.5mm x 3540mm

Floor Apt. No. Spec

6th B.06.01 S+ G

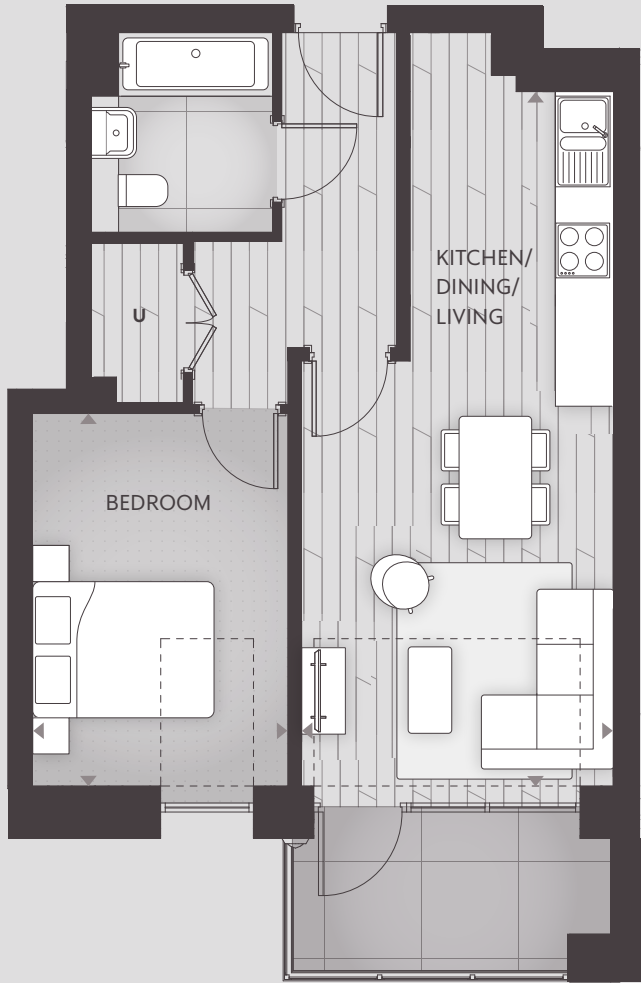


Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

J = Juliet Balcony U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

ONE BEDROOM APARTMENT - TYPE FT-82  
BUILDING B



Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

Kitchen/Dining/Living

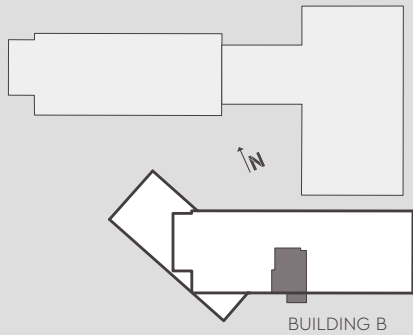
7650.5mm x 3452mm

Bedroom

4102.5mm x 2815mm

Floor Apt. No. Spec

5th B.05.05 S+ G



Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

- - - Rooflight U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



# TWO BEDROOM

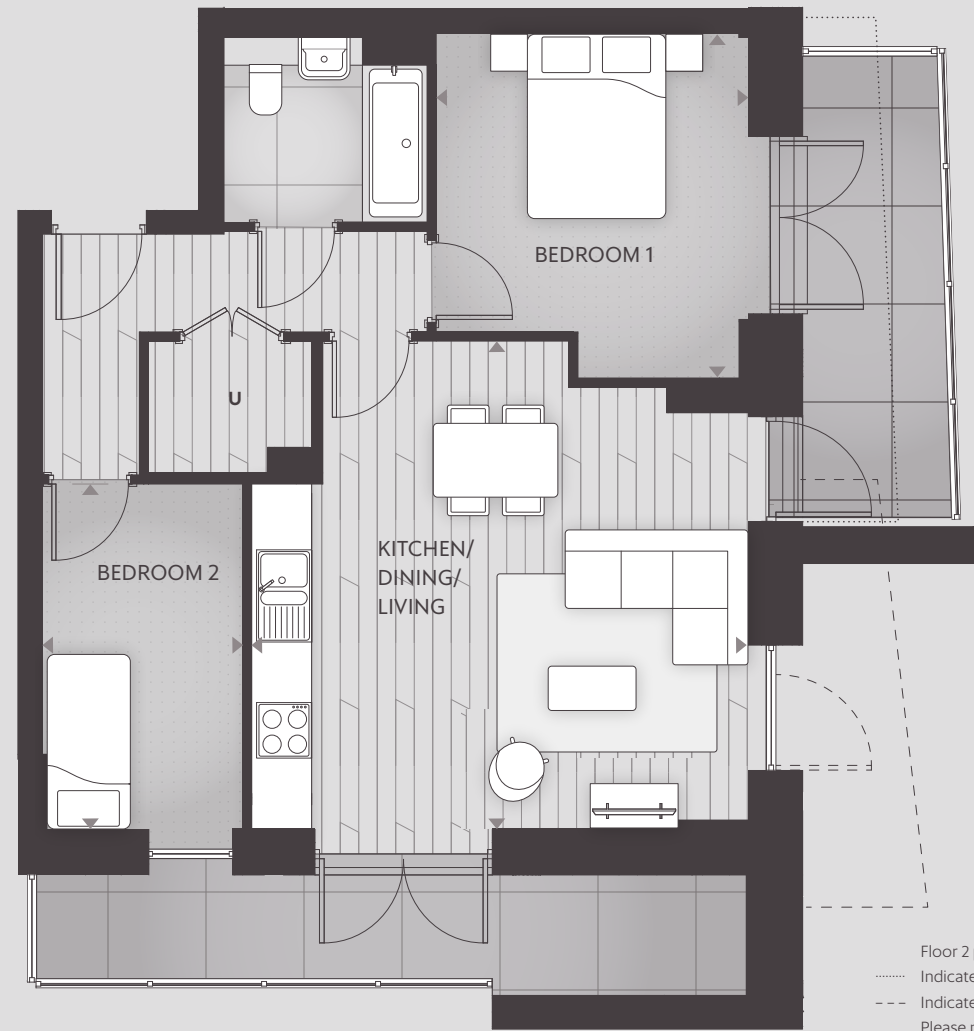
BUILDING B

McARTHUR'S YARD

McARTHUR'S YARD



TWO BEDROOM APARTMENT - TYPE FT-10  
BUILDING B



Floor 2 plan shown.  
..... Indicates balcony and french door to floor 3.  
--- Indicates balcony and french doors to floors 4 and 5.  
Please note window configuration to floors 3, 4 and 5 vary.  
Please consult your sales advisor.

Total Internal Area

62m<sup>2</sup> (667 ft<sup>2</sup>)

Kitchen/Dining/Living

5386mm x 5287.5mm

Bedroom 1

3740mm x 3386mm

Bedroom 2

3745.5mm x 2170mm

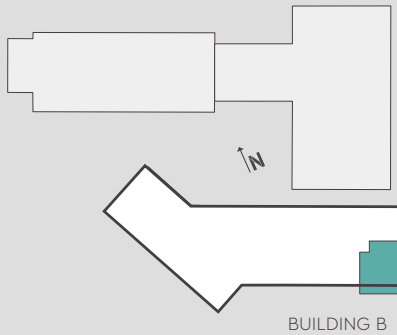
Floor Apt. No. Spec

5th B.05.02 S+ G

4th B.04.02 S G

3rd B.03.02 S G

2nd B.02.02 S G

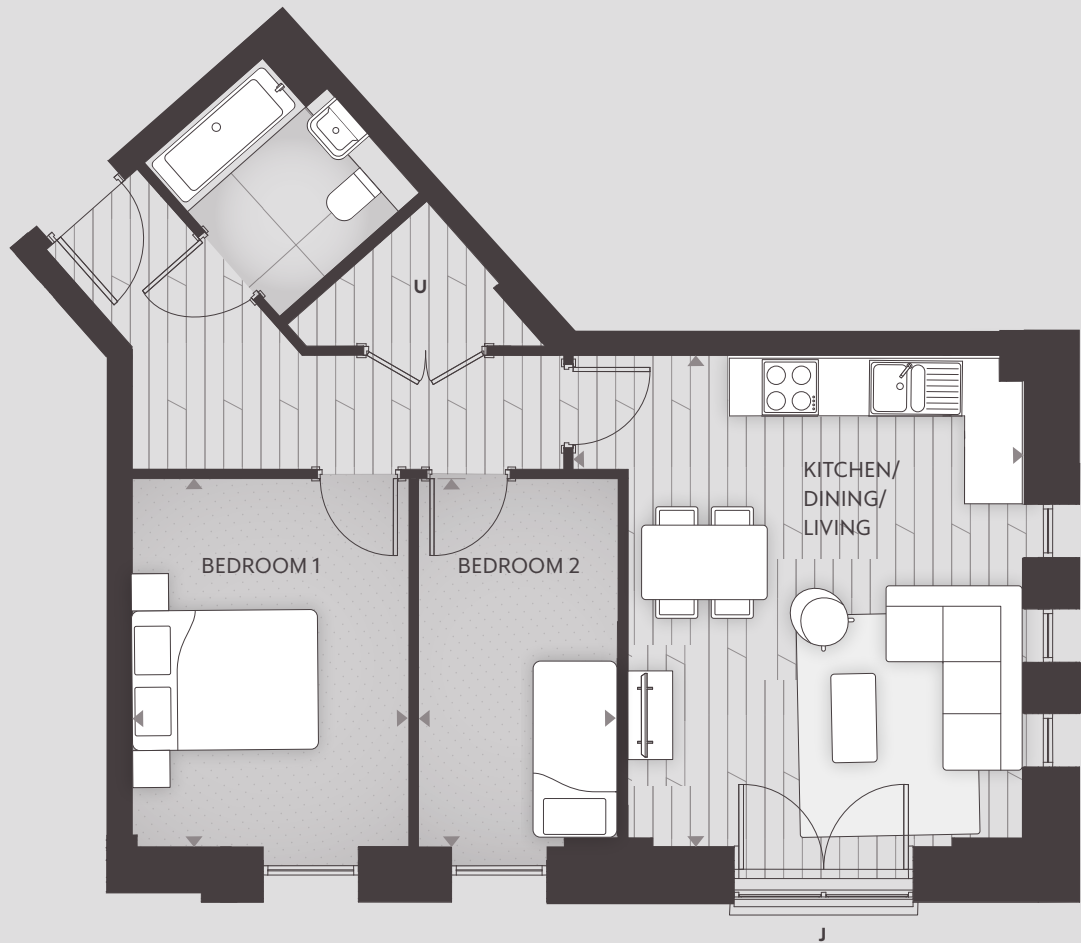


Internal Finish Specification S = Silver S+ = Silver Plus Kitchen Specification G = Gold

U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

TWO BEDROOM APARTMENT - TYPE FT-15  
BUILDING B



Total Internal Area

61m<sup>2</sup> (657 ft<sup>2</sup>)

Kitchen/Dining/Living

5288mm x 4857.5mm

Bedroom 1

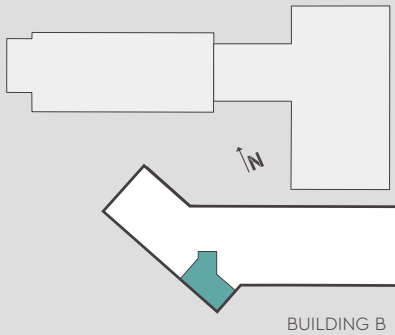
3963mm x 2975mm

Bedroom 2

3963mm x 2152.5mm

Floor Apt. No. Spec

2nd B.02.07 S+ G



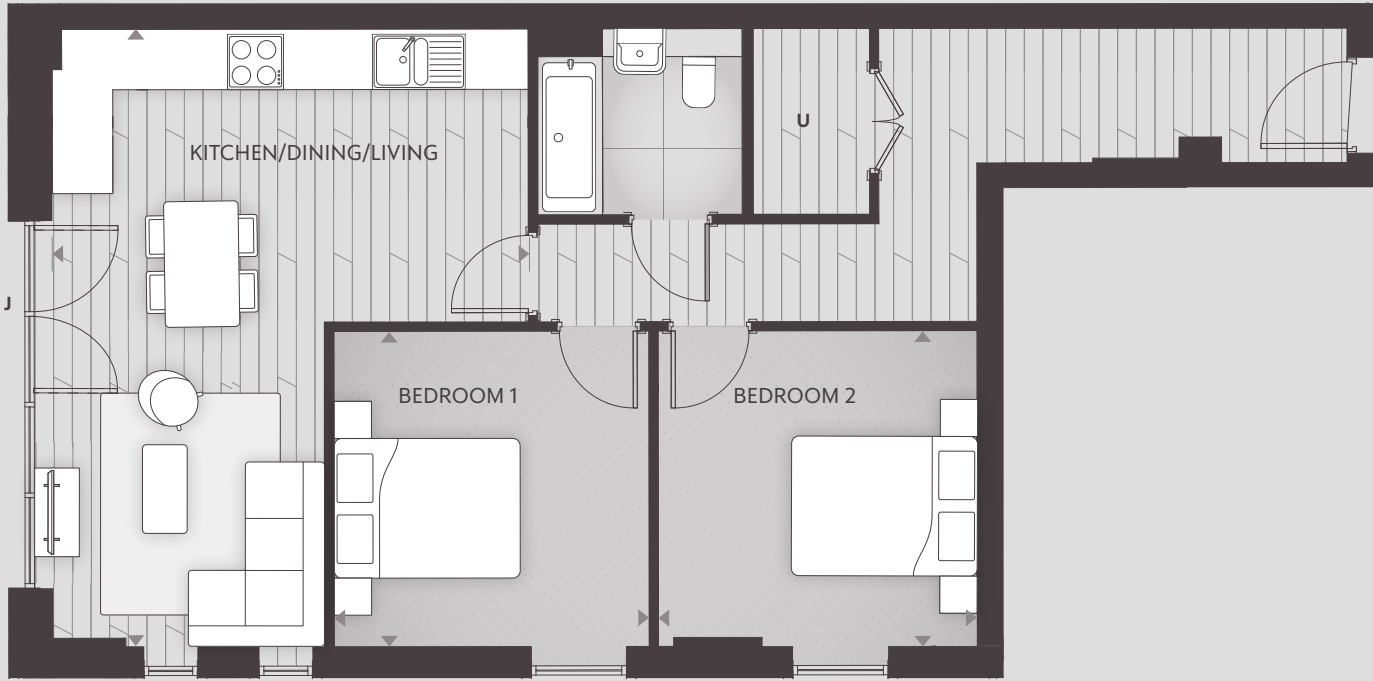
Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

J = Juliet Balcony U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



TWO BEDROOM APARTMENT - TYPE FT-17  
BUILDING B

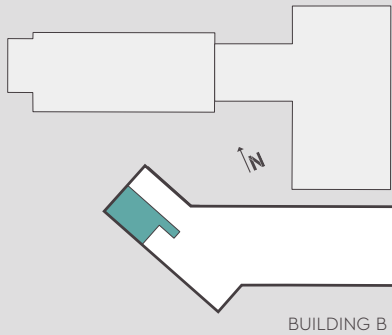


Total Internal Area
72m <sup>2</sup> (775 ft <sup>2</sup> )
Kitchen/Dining/Living
6647.5mm x 5111.5mm
Bedroom 1
3397.5mm x 3385mm
Bedroom 2
3428.5mm x 3397.5mm

Floor	Apt. No.	Spec
2nd	B.02.09	S G

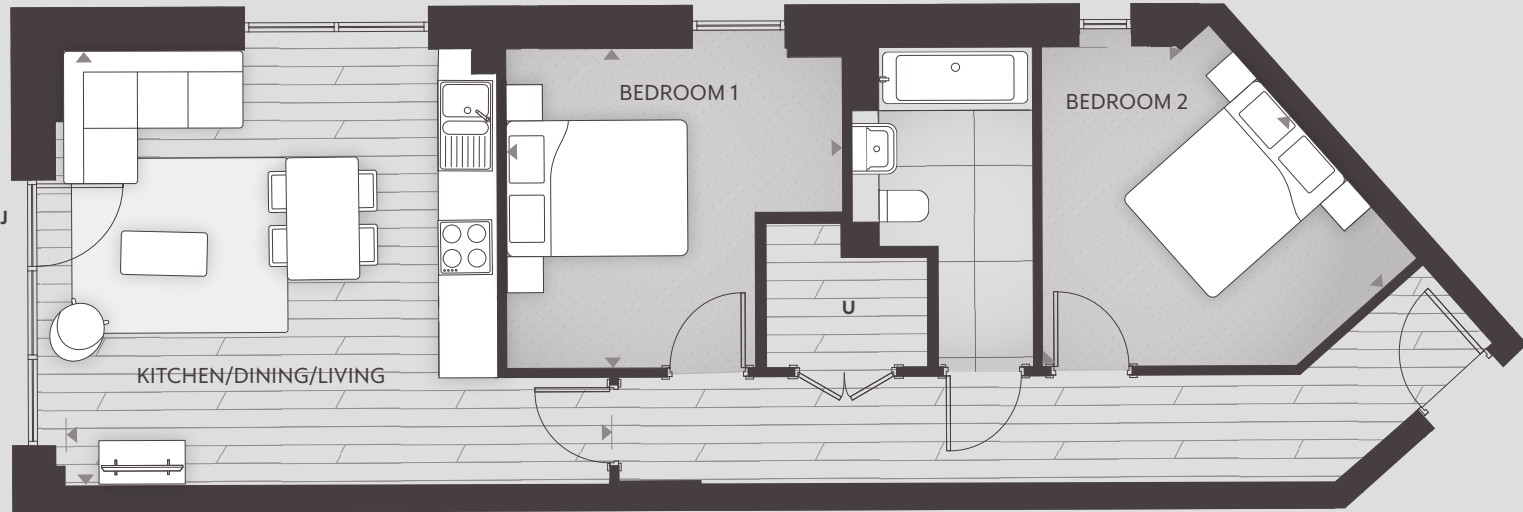
Internal Finish Specification **S** = Silver    Kitchen Specification **G** = Gold

**J** = Juliet Balcony    **U** = Utility Cupboard



Note: – these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

TWO BEDROOM APARTMENT - TYPE FT-18  
BUILDING B

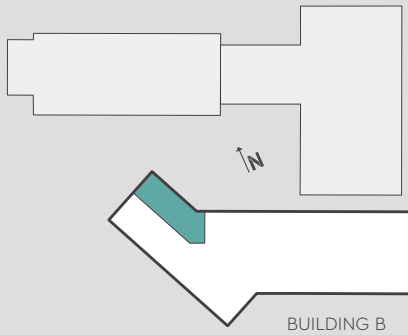


Total Internal Area
70m <sup>2</sup> (753 ft <sup>2</sup> )
Kitchen/Dining/Living
6121.5mm x 4826mm
Bedroom 1
3720mm x 3530mm
Bedroom 2
3560mm x 3530mm

Floor	Apt. No.	Spec
2nd	B.02.10	S G

Internal Finish Specification **S** = Silver    Kitchen Specification **G** = Gold

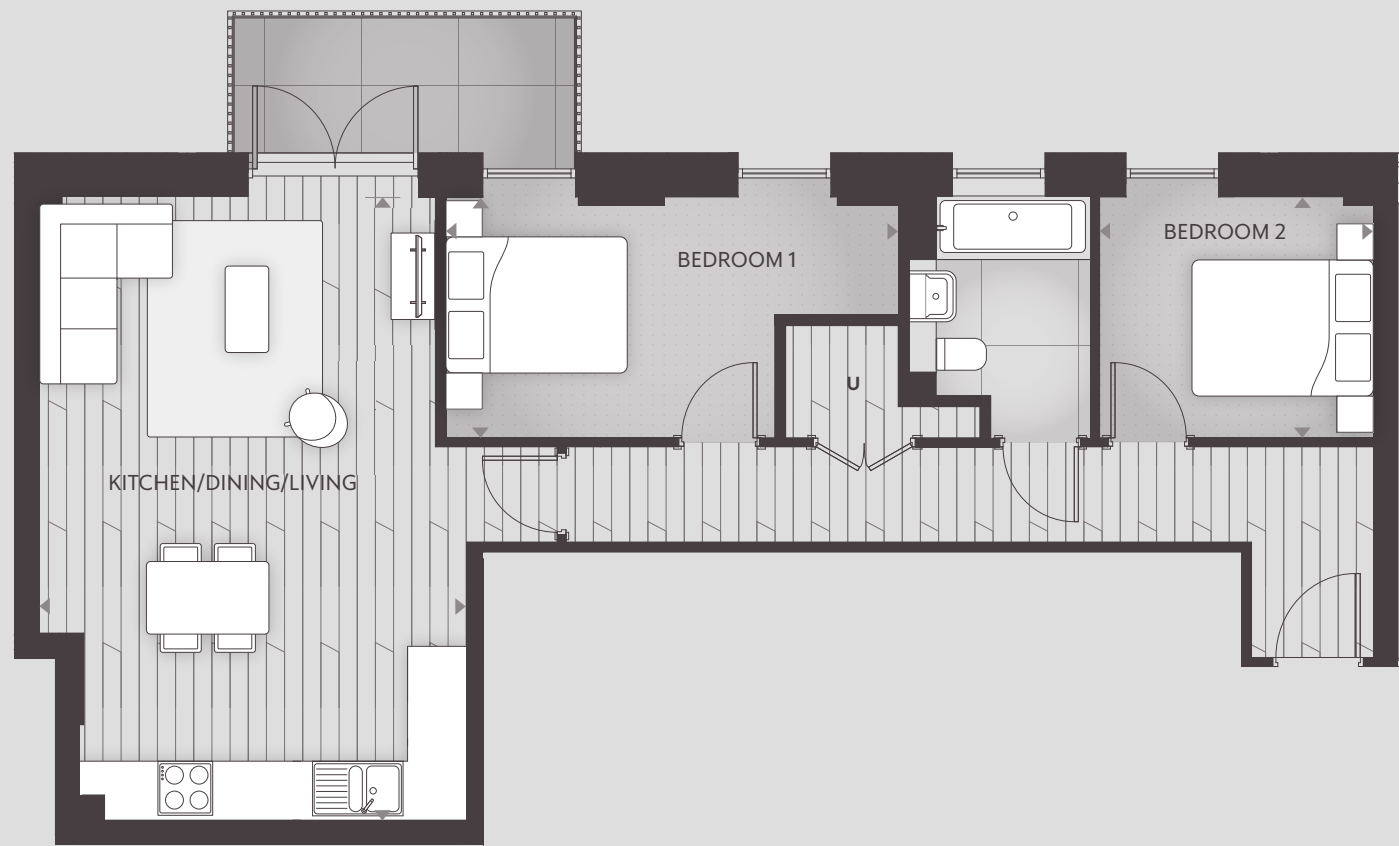
**J** = Juliet Balcony    **U** = Utility Cupboard



Note: – these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



TWO BEDROOM APARTMENT - TYPE FT-19  
BUILDING B



Total Internal Area

71m<sup>2</sup> (764 ft<sup>2</sup>)

Kitchen/Dining/Living

6877.5mm x 4708.5mm

Bedroom 1

5020mm x 2662.5mm

Bedroom 2

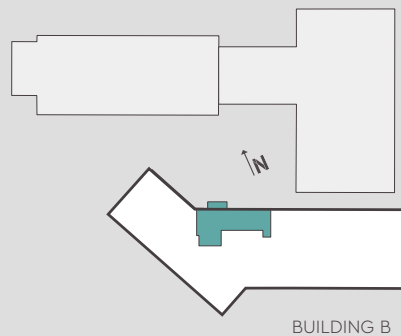
3024.5mm x 2662.5mm

Floor Apt. No. Spec

2nd

B.02.11

S G



Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

TWO BEDROOM APARTMENT - TYPE FT-29  
BUILDING B



Total Internal Area

70m<sup>2</sup> (753 ft<sup>2</sup>)

Kitchen/Dining/Living

5818mm x 4770.5mm

Bedroom 1

5055.5mm x 3420mm

Bedroom 2

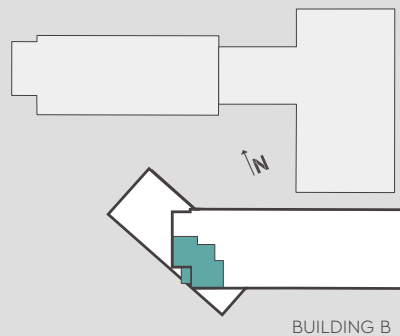
5055.5mm x 2718mm

Floor Apt. No. Spec

4th

B.04.07

S G



Internal Finish Specification S = Silver Kitchen Specification G = Gold

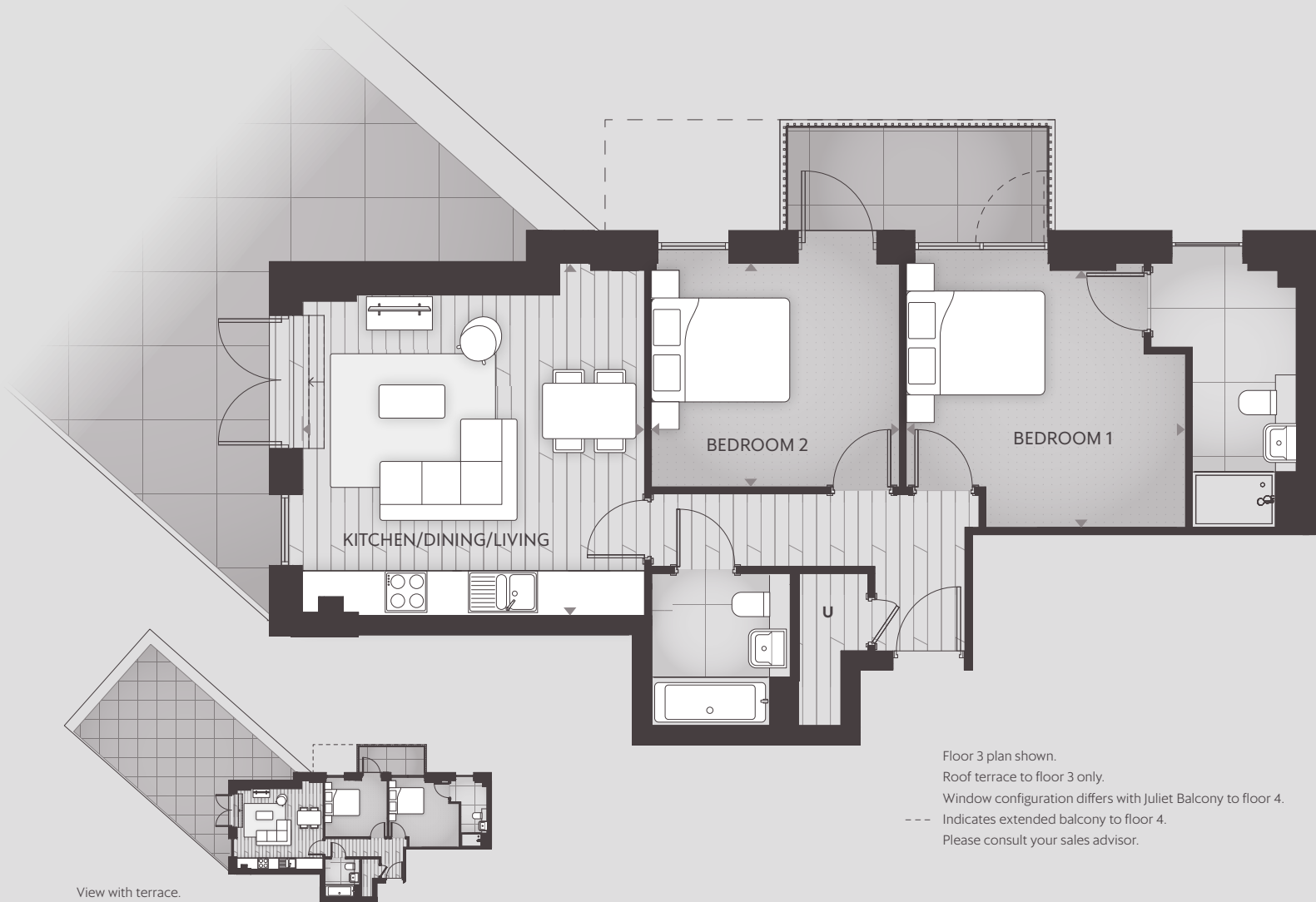
U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



TWO BEDROOM APARTMENT - TYPE FT-30

BUILDING B



Floor 3 plan shown.  
Roof terrace to floor 3 only.  
Window configuration differs with Juliet Balcony to floor 4.  
--- Indicates extended balcony to floor 4.  
Please consult your sales advisor.

Total Internal Area

70m<sup>2</sup> (753 ft<sup>2</sup>)

Kitchen/Dining/Living

5093mm x 4946mm

Bedroom 1

4035mm x 3710mm

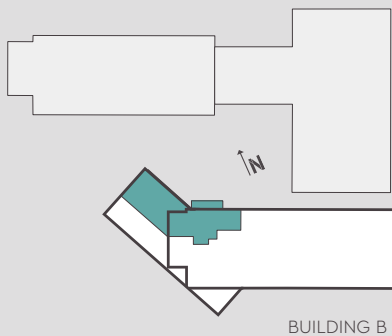
Bedroom 2

3580mm x 3230.5mm

Floor Apt. No. Spec

4th B.04.08 S G

3rd B.03.08 S G



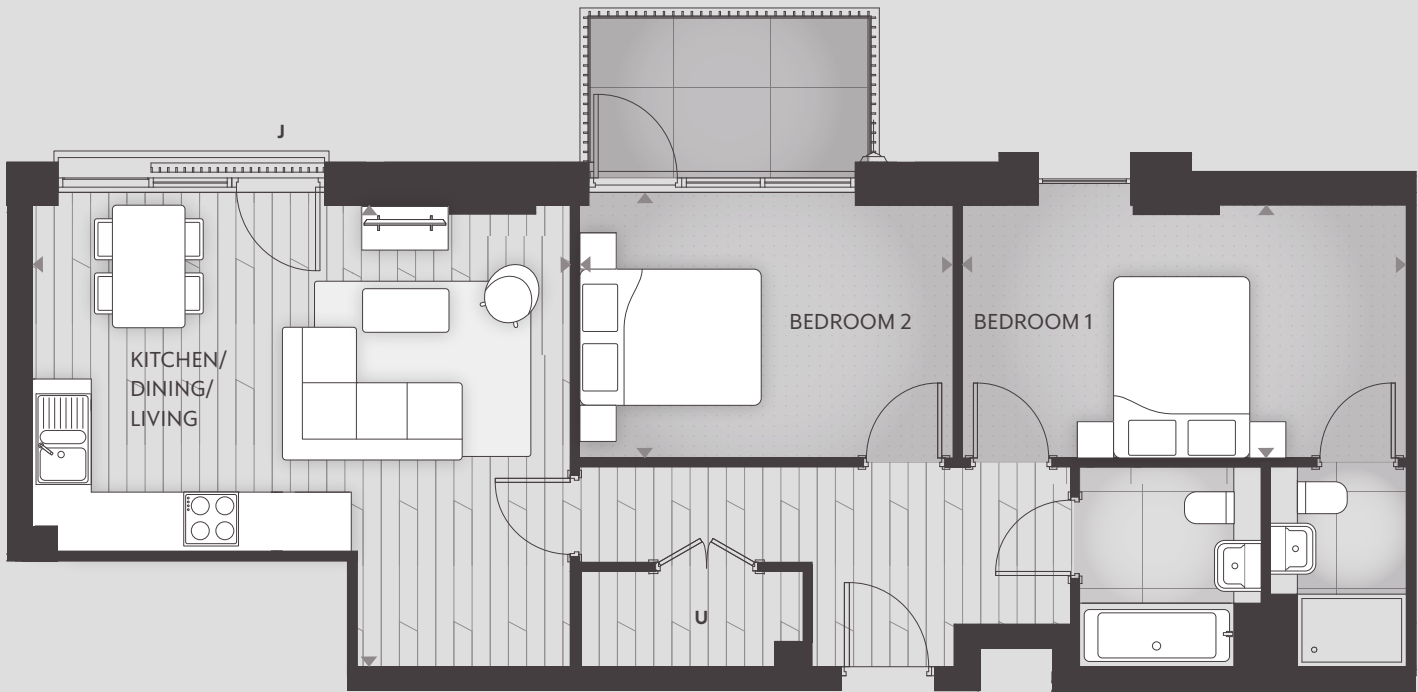
Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

TWO BEDROOM APARTMENT - TYPE FT-31

BUILDING B



Total Internal Area

72m<sup>2</sup> (775 ft<sup>2</sup>)

Kitchen/Dining/Living

5930mm x 5084.5mm

Bedroom 1

4895mm x 2785.5mm

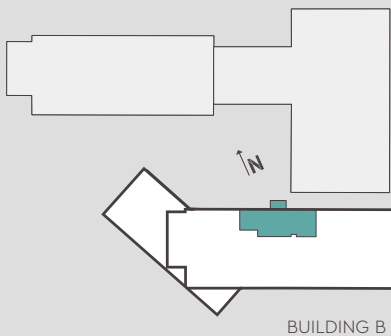
Bedroom 2

4120mm x 2784.5mm

Floor Apt. No. Spec

4th B.04.09 S G

3rd B.03.09 S G

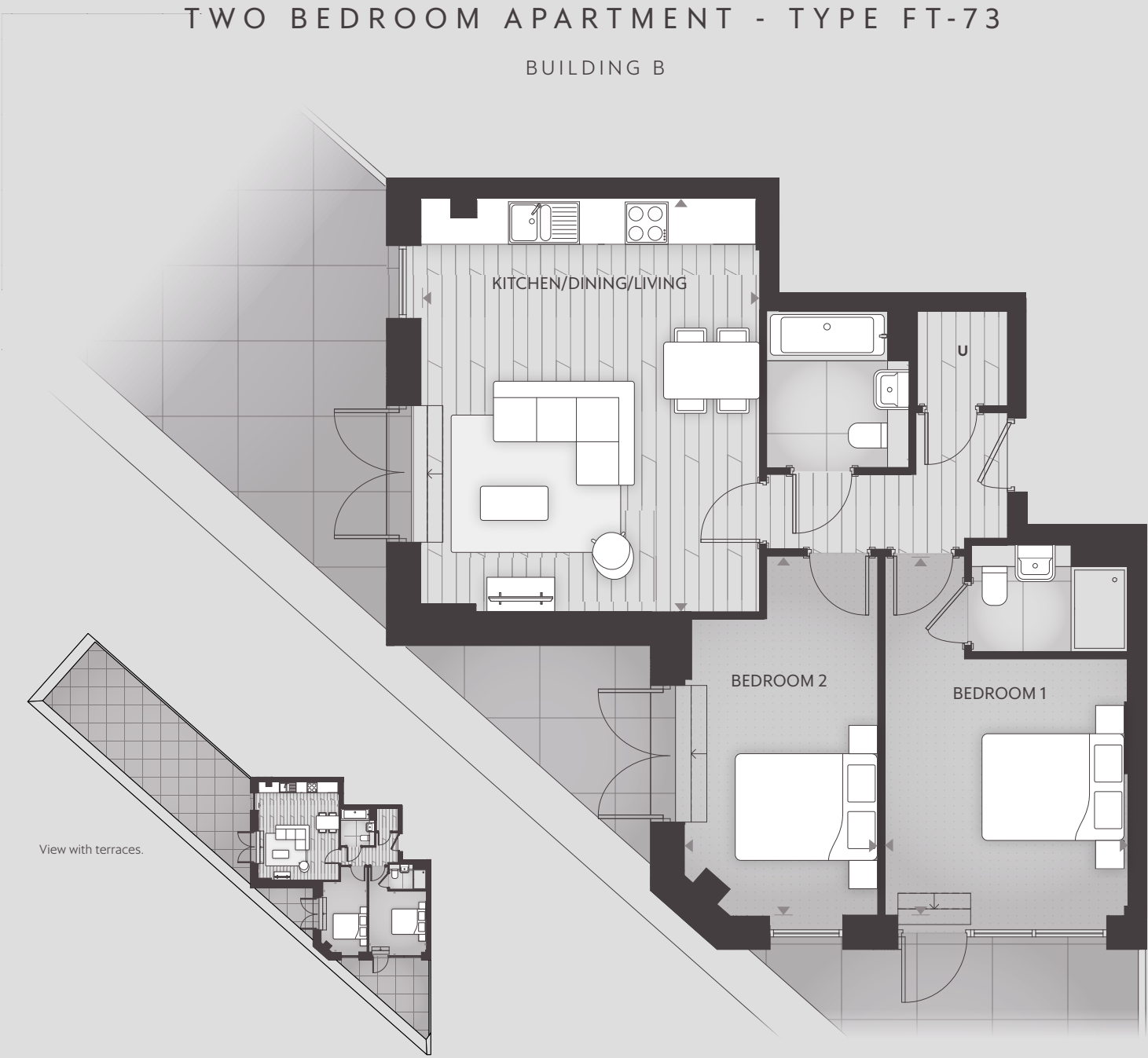


Internal Finish Specification S = Silver Kitchen Specification G = Gold

J = Juliet Balcony U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.





Total Internal Area

70m<sup>2</sup> (753 ft<sup>2</sup>)

Kitchen/Dining/Living

5818mm x 4770.5mm

Bedroom 1

5055.5mm x 3420mm

Bedroom 2

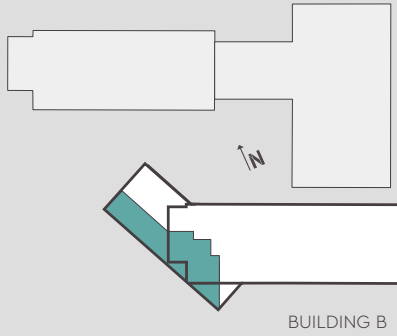
5055.5mm x 2718mm

Floor Apt. No. Spec

3rd B.03.07 S G

Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard



Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



# THREE BEDROOM

BUILDING B

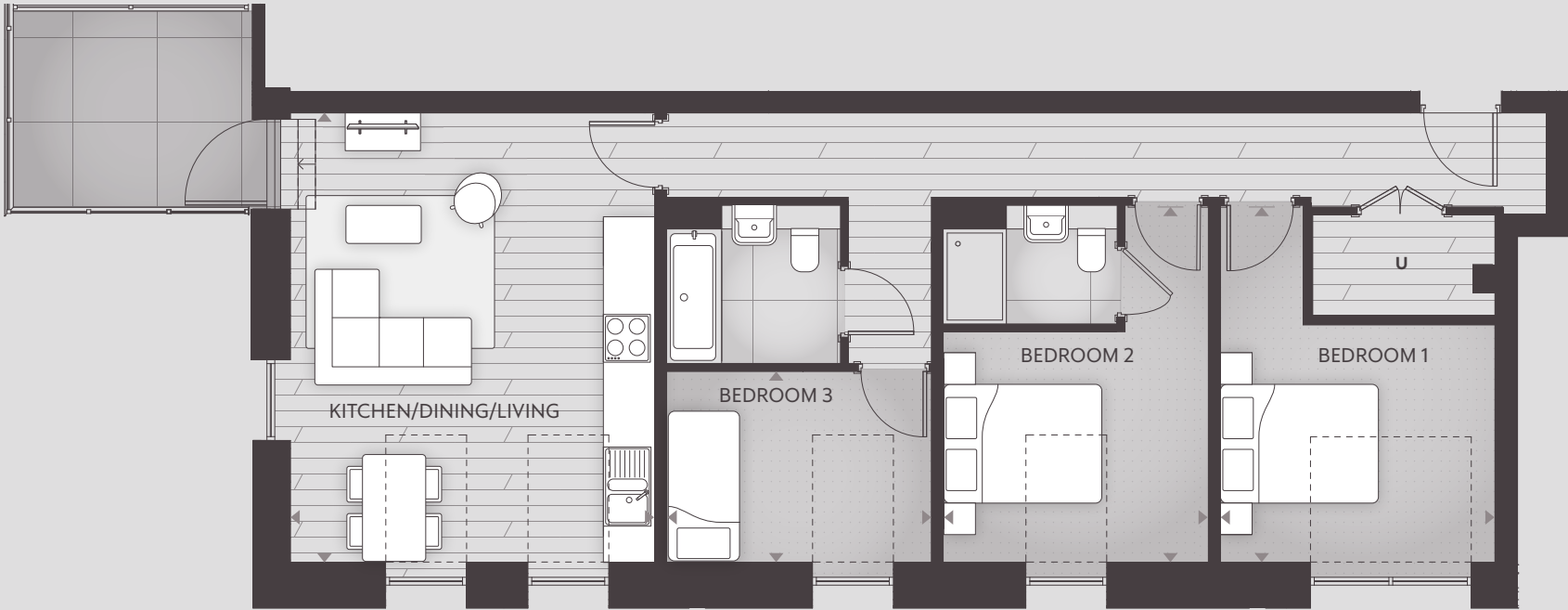
McARTHUR'S YARD

McARTHUR'S YARD

Computer generated image for illustrative purposes only.

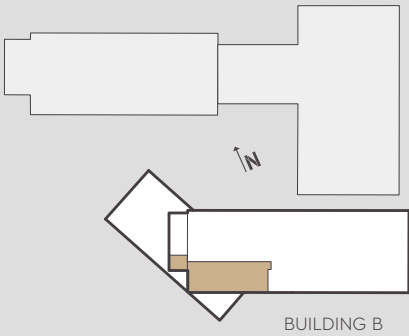


THREE BEDROOM APARTMENT - TYPE FT-51  
BUILDING B



Total Internal Area
87m² (936 ft²)
Kitchen/Dining/Living
5681mm x 4607.5mm
Bedroom 1
4513mm x 3475.5mm
Bedroom 2
4513mm x 3355mm
Bedroom 3
3350mm x 2413mm

Floor	Apt. No.	Spec
5th	B.05.06	S+ G



Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold  
--- Rooflight U = Utility Cupboard

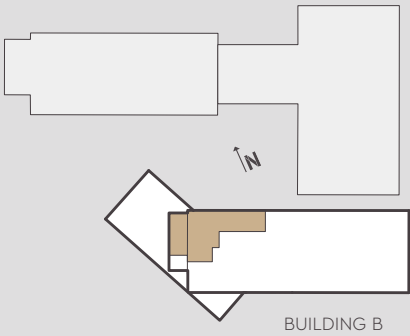
Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

THREE BEDROOM APARTMENT - TYPE FT-52  
BUILDING B



Total Internal Area
86m² (926 ft²)
Kitchen/Dining/Living
5658mm x 5425.5mm
Bedroom 1
4046.5mm x 3677mm
Bedroom 2
3863mm x 3813mm
Bedroom 3
2744.5mm x 2500mm

Floor	Apt. No.	Spec
5th	B.05.07	S+ G



Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold  
J = Juliet Balcony --- Rooflight U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



# DUPLEX APARTMENTS

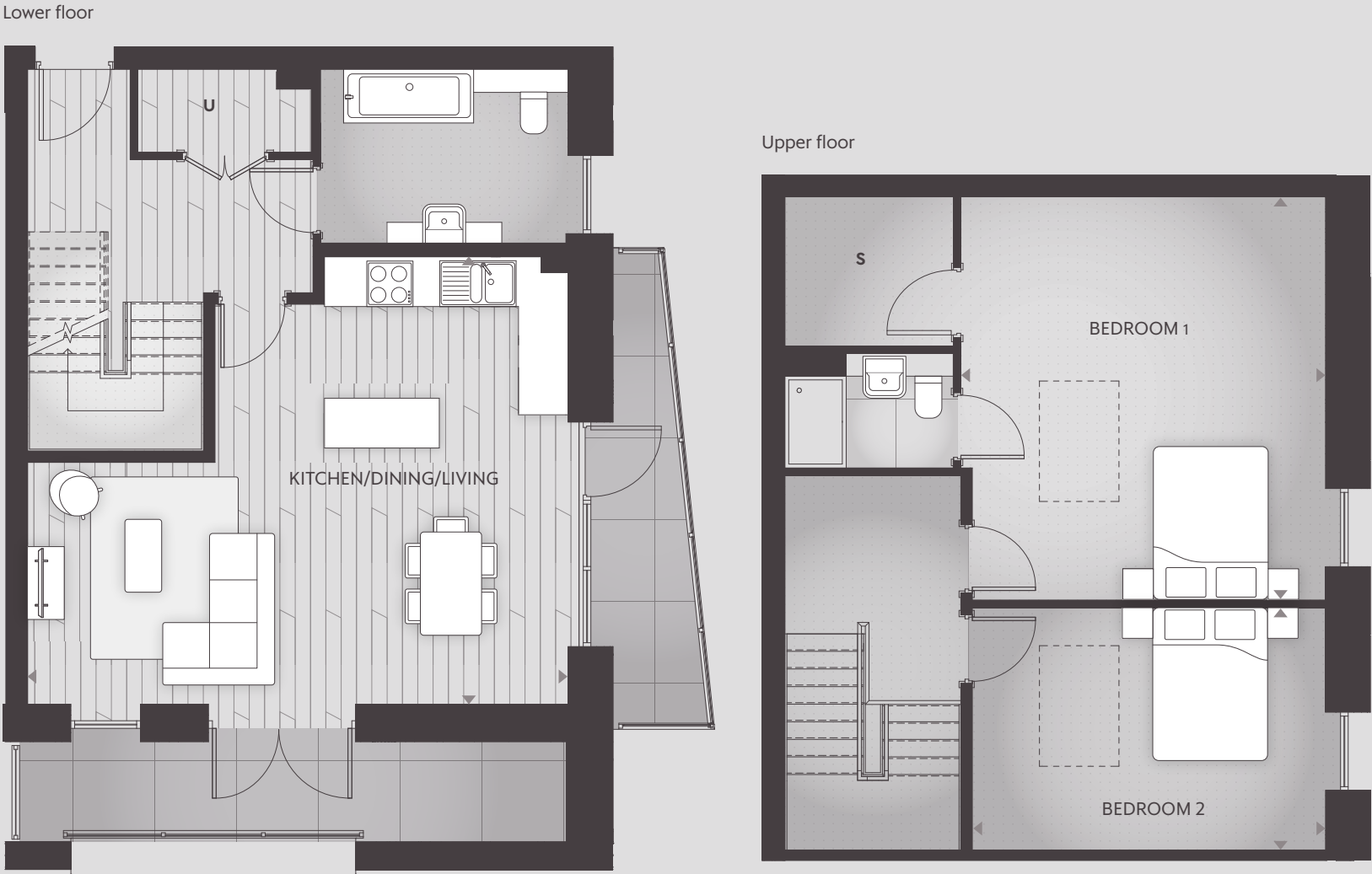
BUILDING B



Computer generated image for illustrative purposes only.

## TWO BEDROOM DUPLEX APARTMENT - TYPE DT-06

BUILDING B

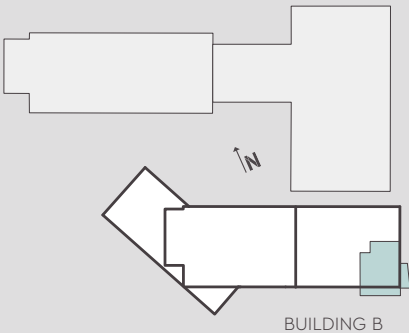


Total Internal Area
119.3m <sup>2</sup> (1284 ft <sup>2</sup> )
Kitchen/Dining/Living
7065.5mm x 5850.5mm
Bedroom 1
4765.5mm x 3227.5mm
Bedroom 2
4615.5mm x 3206.5mm

Floor	Apt. No.	Spec
6th & 7th	B.06.02	S+ G

Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

--- Rooflight U = Utility Cupboard S = Storage



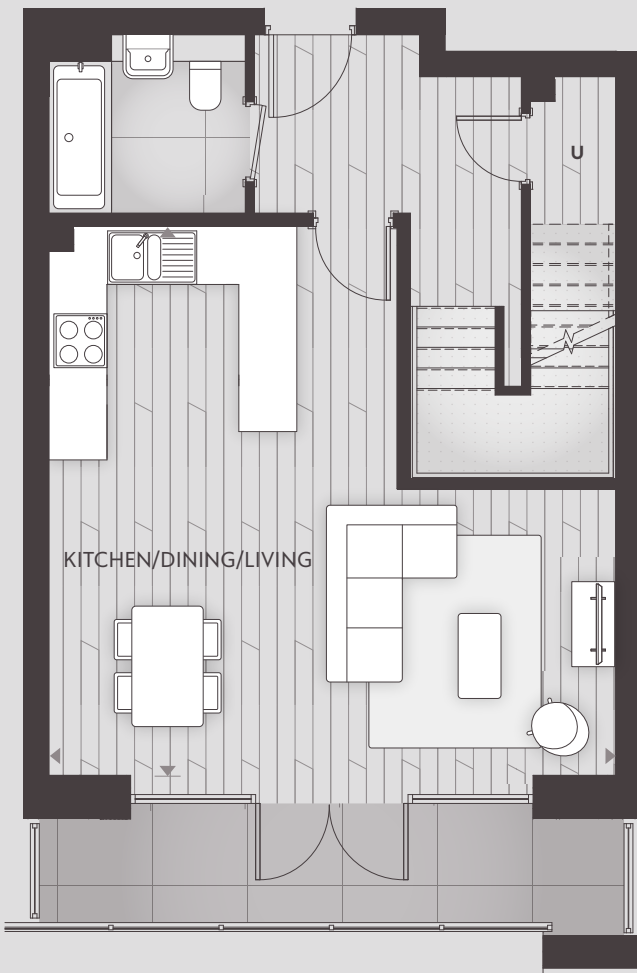
Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative. Layout subject to planning change.



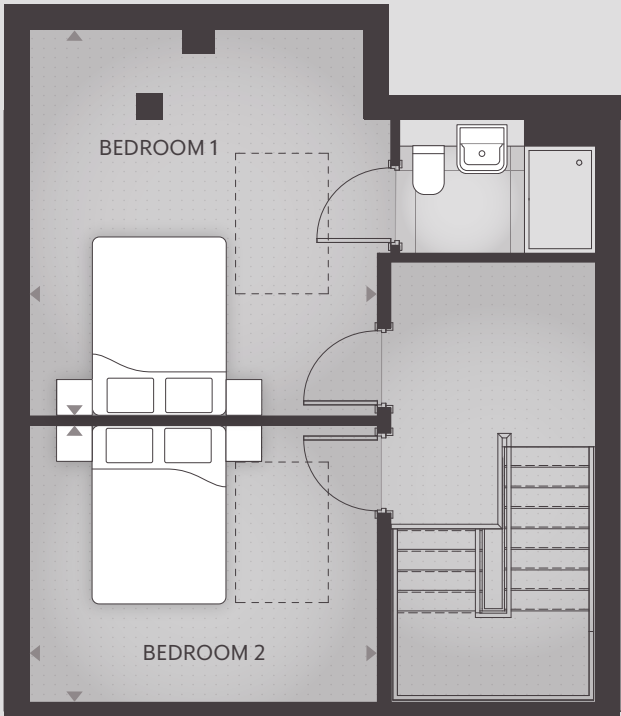
TWO BEDROOM DUPLEX APARTMENT - TYPE DT-07

BUILDING B

Lower floor



Upper floor



Total Internal Area

97.1m<sup>2</sup> (1045 ft<sup>2</sup>)

Kitchen/Dining/Living

6350mm x 6150.5mm

Bedroom 1

3900mm x 3325.5mm

Bedroom 2

3900mm x 3109mm

Floor

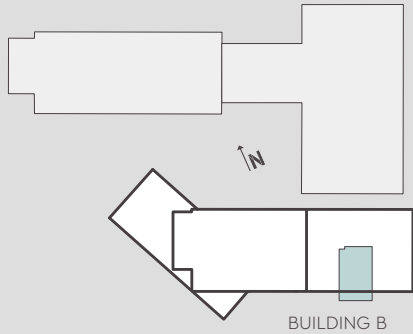
6th & 7th

Apt. No.

B.06.03

Spec

S+ G



Internal Finish Specification S+ = Silver Plus

Kitchen Specification G = Gold

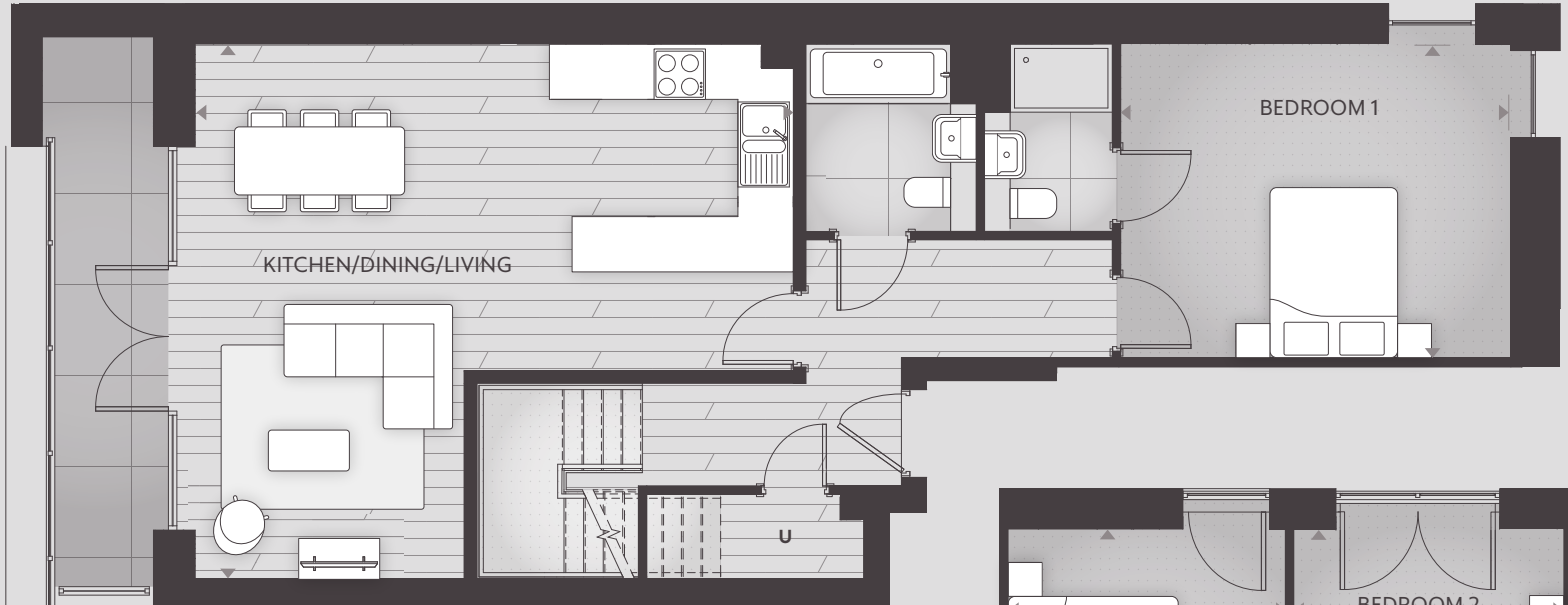
--- Rooflight U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative. Layout subject to planning change.

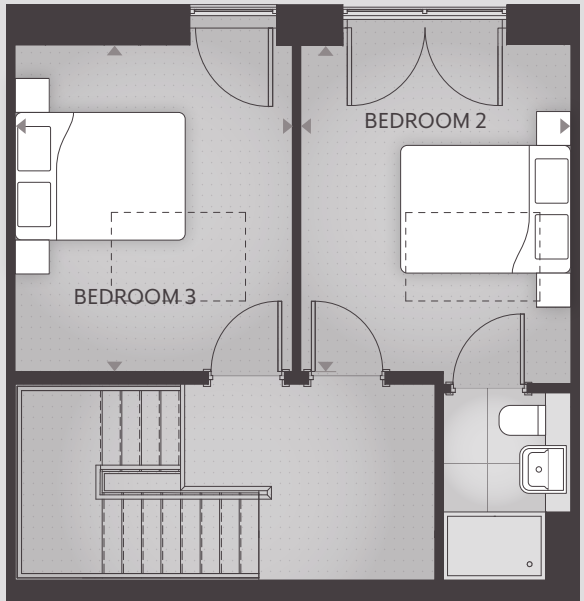
THREE BEDROOM DUPLEX APARTMENT - TYPE DT-08

BUILDING B

Lower floor



Upper floor



Total Internal Area

119m<sup>2</sup> (1281 ft<sup>2</sup>)

Kitchen/Dining/Living

7030mm x 6288mm

Bedroom 1

4586mm x 3685.5mm

Bedroom 2

3985.5mm x 3175.5mm

Bedroom 3

3838mm x 3260mm

Floor

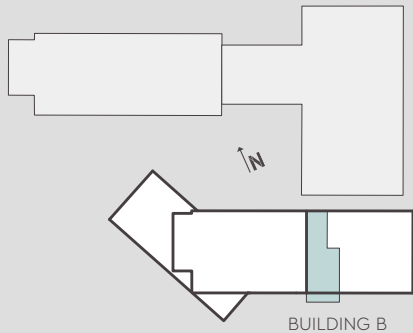
6th & 7th

Apt. No.

B.06.04

Spec

S+ G



Internal Finish Specification S+ = Silver Plus

Kitchen Specification G = Gold

--- Rooflight U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative. Layout subject to planning change.



# ONE BEDROOM

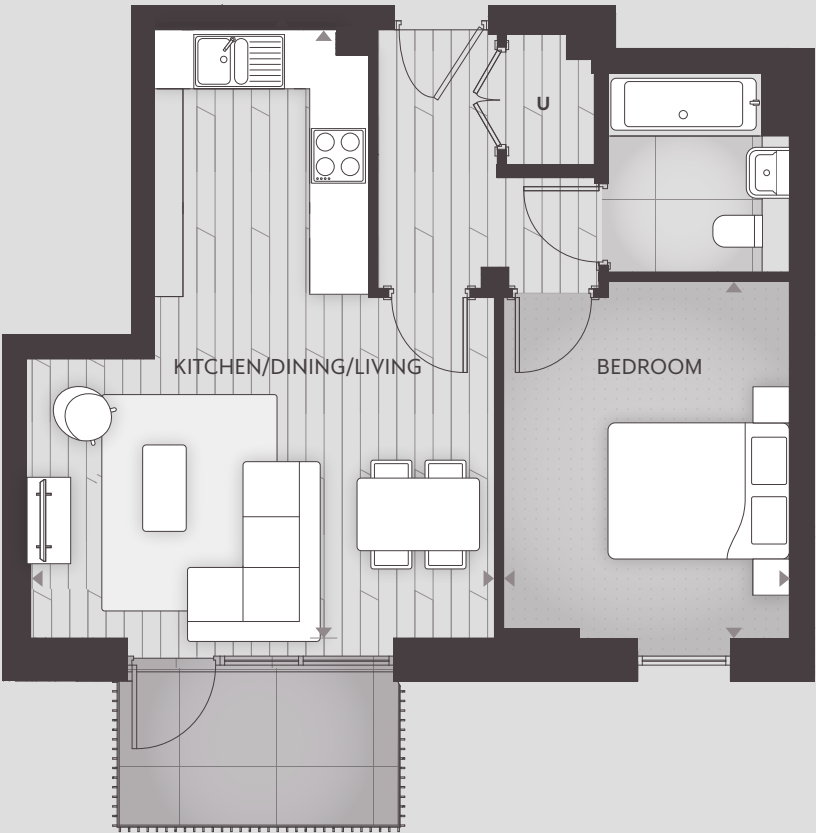
BUILDING C

McARTHUR'S YARD

Stock image.

## ONE BEDROOM APARTMENT - TYPE FT-22

BUILDING C



### Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

### Kitchen/Dining/Living

6703mm x 5161.5mm

### Bedroom

3933.5mm x 3150.5mm

### Floor Apt. No. Spec

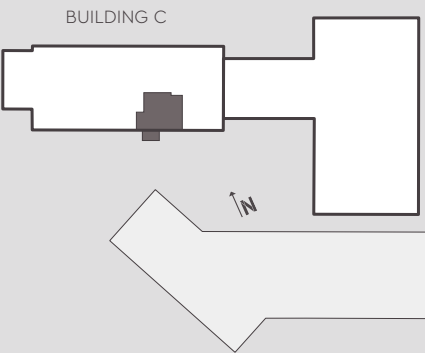
3rd C.03.05 S G

2nd C.02.04 S G

1st C.01.05 S G

Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard

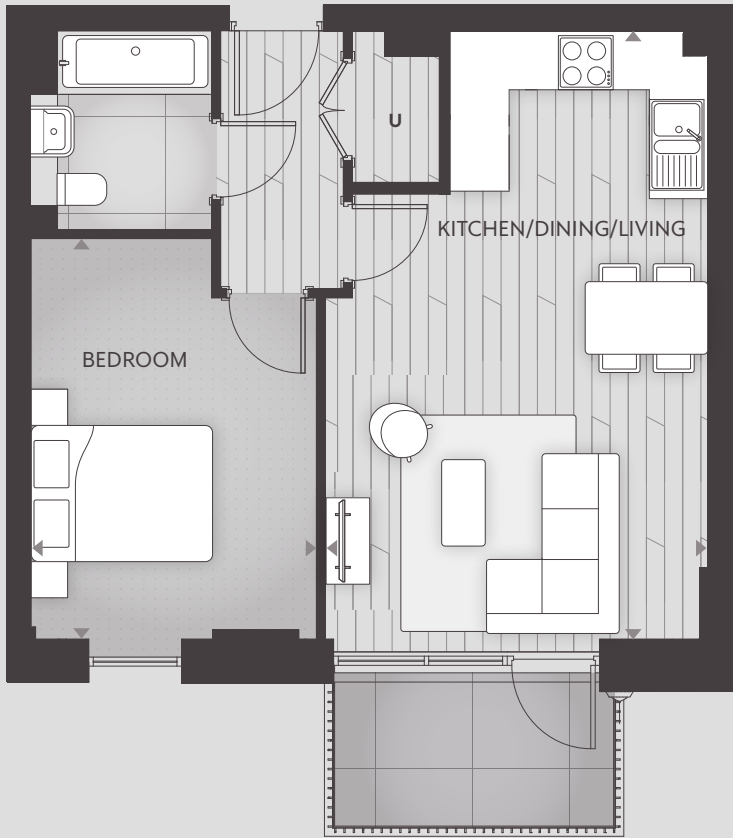


McARTHUR'S YARD

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



ONE BEDROOM APARTMENT - TYPE FT-32  
BUILDING C



Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

Kitchen/Dining/Living

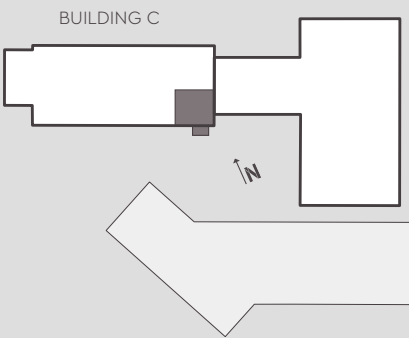
6703mm x 4229mm

Bedroom

4412.5mm x 3144mm

Floor Apt. No. Spec

3rd C.03.04 S G

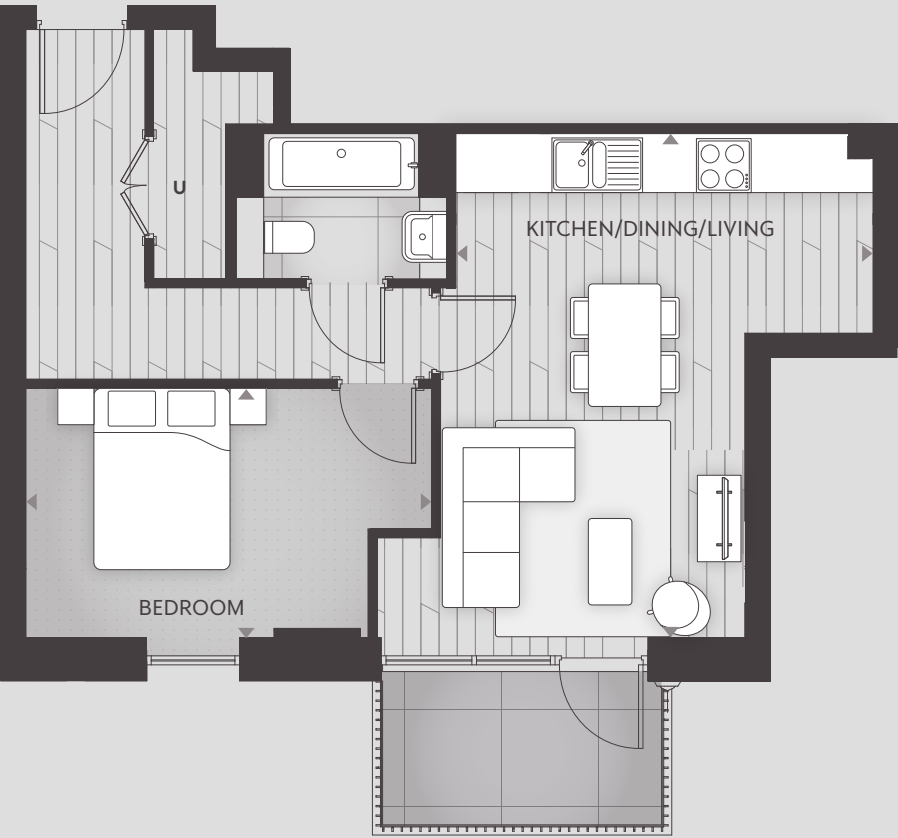


Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

ONE BEDROOM APARTMENT - TYPE FT-33  
BUILDING C



Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

Kitchen/Dining/Living

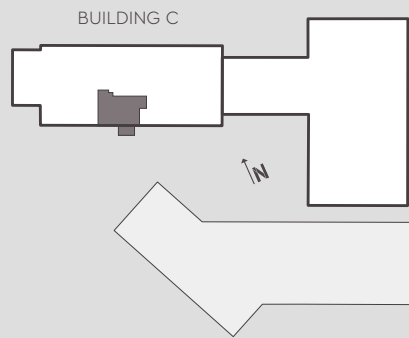
5556mm x 4595.5mm

Bedroom

4470mm x 2750mm

Floor Apt. No. Spec

3rd C.03.06 S G



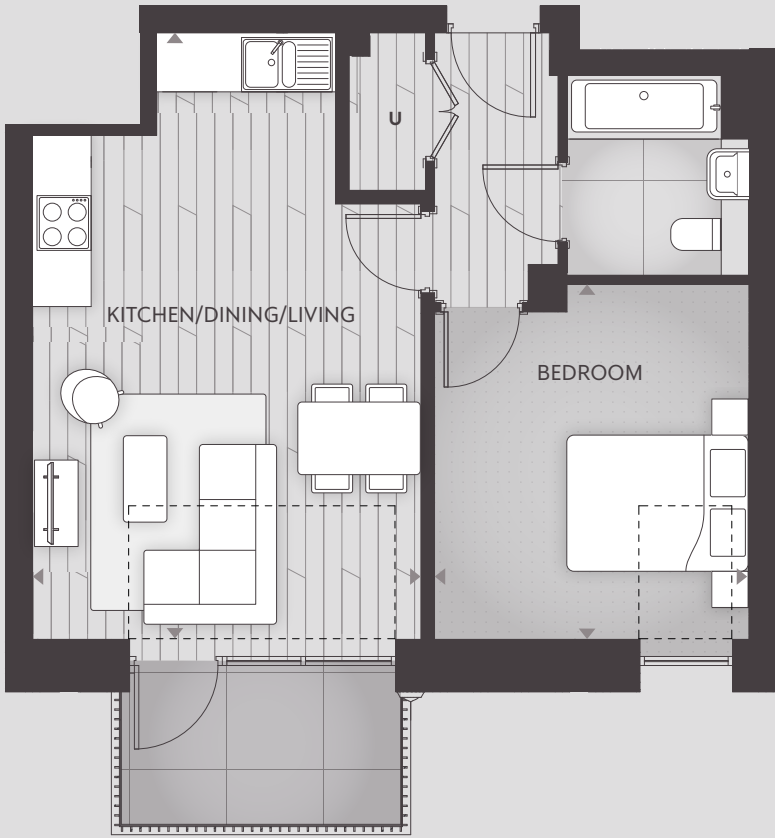
Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



ONE BEDROOM APARTMENT - TYPE FT-40  
BUILDING C



Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

Kitchen/Dining/Living

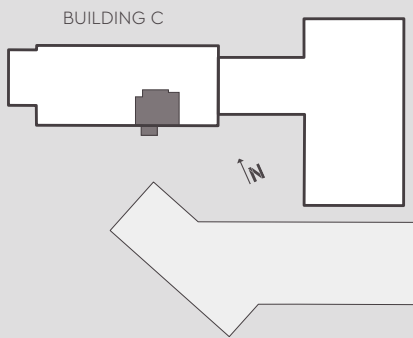
6683mm x 4280mm

Bedroom

3913mm x 3465mm

Floor Apt. No. Spec

4th C.04.04 S+ G

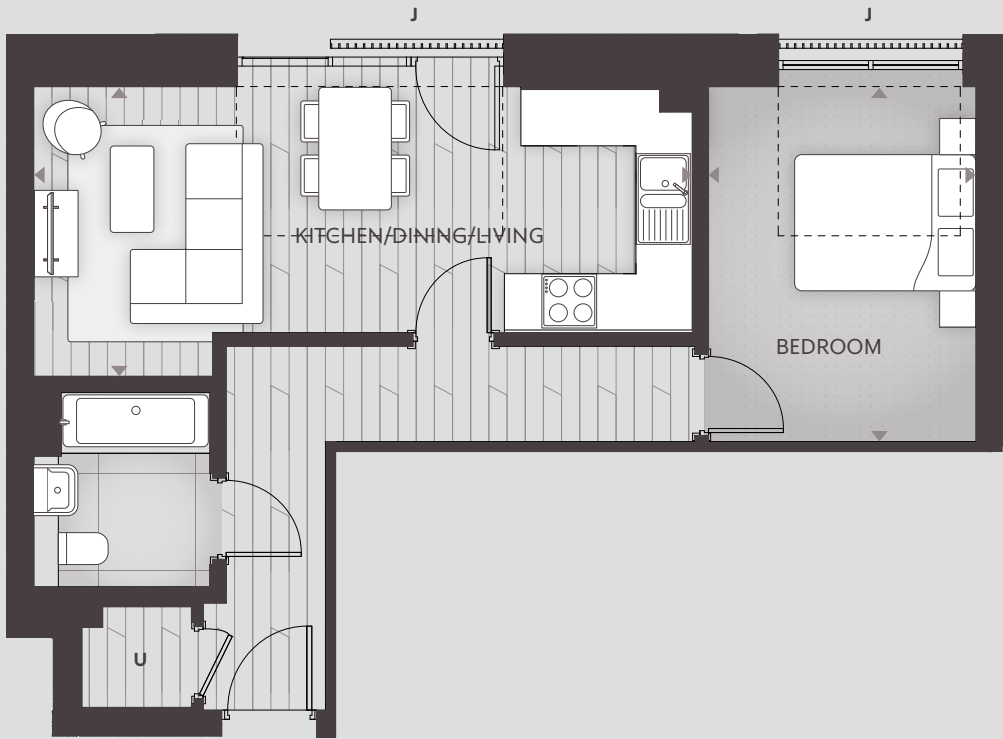


Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

--- Rooflight U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

ONE BEDROOM APARTMENT - TYPE FT-43  
BUILDING C



Total Internal Area

50m<sup>2</sup> (538 ft<sup>2</sup>)

Kitchen/Dining/Living

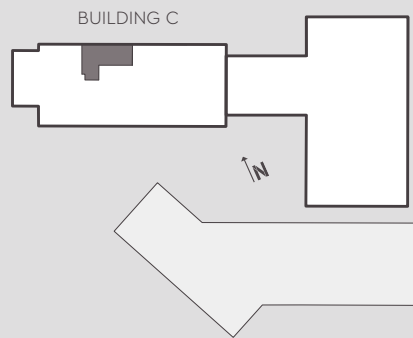
7315mm x 3190.5mm

Bedroom

3910.5mm x 2950mm

Floor Apt. No. Spec

4th C.04.08 S+ G



Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

J = Juliet Balcony --- Rooflight U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



# TWO BEDROOM

BUILDING C

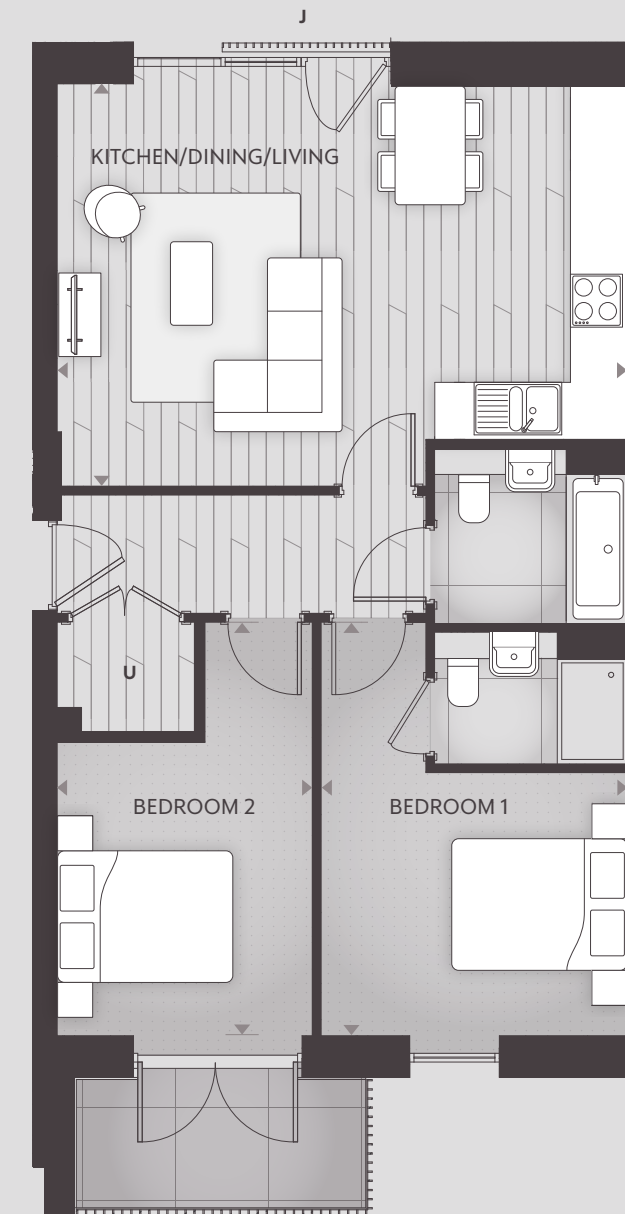
McARTHUR'S YARD



Computer-generated image for illustrative purposes only.

## TWO BEDROOM APARTMENT - TYPE FT-21

BUILDING C



### Total Internal Area

71m<sup>2</sup> (764 ft<sup>2</sup>)

### Kitchen/Dining/Living

6504.5mm x 4588mm

### Bedroom 1

4715.5mm x 3495mm

### Bedroom 2

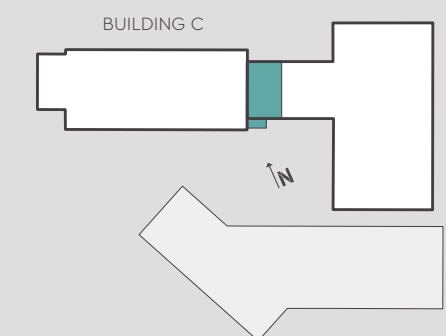
3345.5mm x 2909.5mm

### Floor Apt. No. Spec

3rd	C.03.03	S	G
2nd	C.02.03	S	G
1st	C.01.03	S	G

Internal Finish Specification **S** = Silver Kitchen Specification **G** = Gold

J = Juliet Balcony U = Utility Cupboard

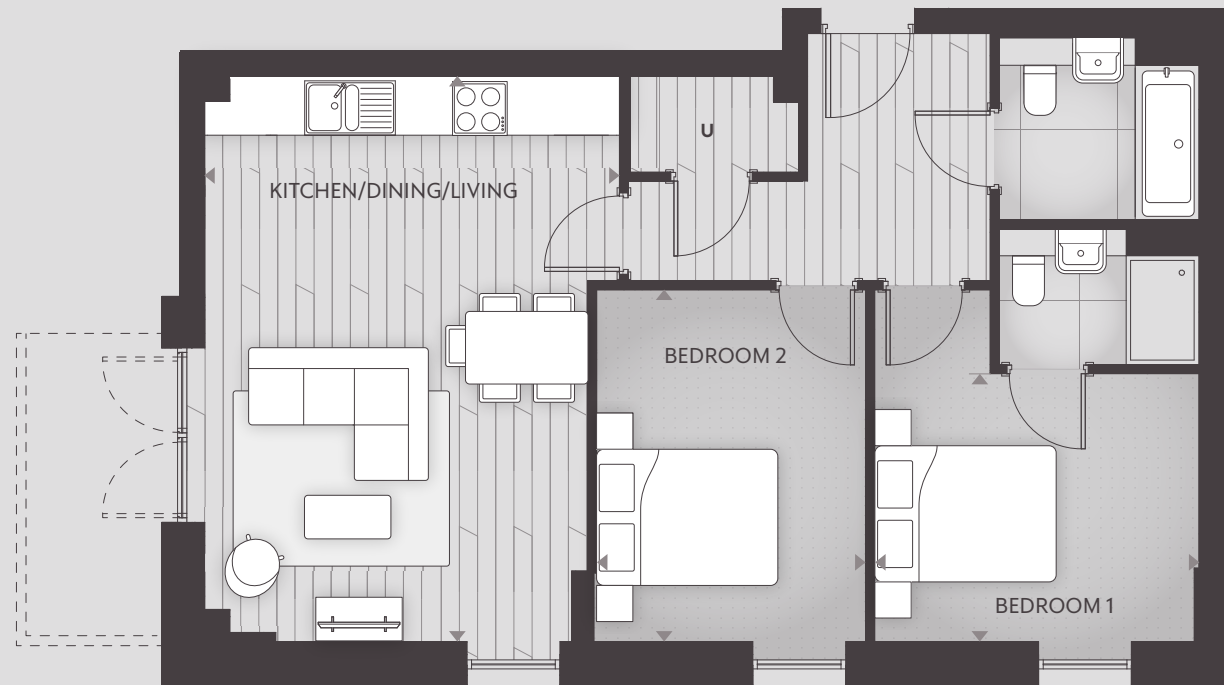


McARTHUR'S YARD

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



TWO BEDROOM APARTMENT - TYPE FT-23  
BUILDING C



Floor 1 plan shown.  
--- Indicates balcony and french doors to floors 2 and 3 only.  
Please note window configuration to floors 2 and 3 vary.  
Please consult your sales advisor.

Total Internal Area

70m<sup>2</sup> (753 ft<sup>2</sup>)

Kitchen/Dining/Living

6233mm x 4570mm

Bedroom 1

3570mm x 2953mm

Bedroom 2

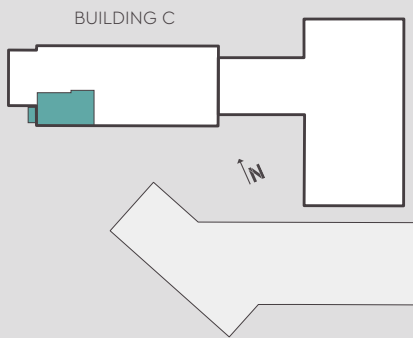
3877.5mm x 2965mm

Floor Apt. No. Spec

3rd C.03.07 S G

2nd C.02.05 S G

1st C.01.07 S G



Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard

TWO BEDROOM APARTMENT - TYPE FT-24  
BUILDING C



Floor 1 plan shown.  
--- Indicates balcony and french doors to floor 2.  
..... Indicates balcony and french door to floor 3.  
Please note window configuration to floors 2 and 3 vary.  
Please consult your sales advisor.

Total Internal Area

70m<sup>2</sup> (753 ft<sup>2</sup>)

Kitchen/Dining/Living

6195.5mm x 3618mm

Bedroom 1

5345mm x 2865.5mm

Bedroom 2

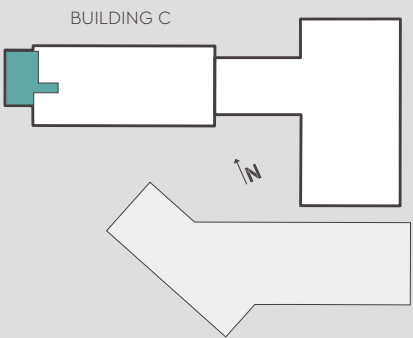
3945mm x 2925mm

Floor Apt. No. Spec

3rd C.03.08 S G

2nd C.02.06 S G

1st C.01.08 S G

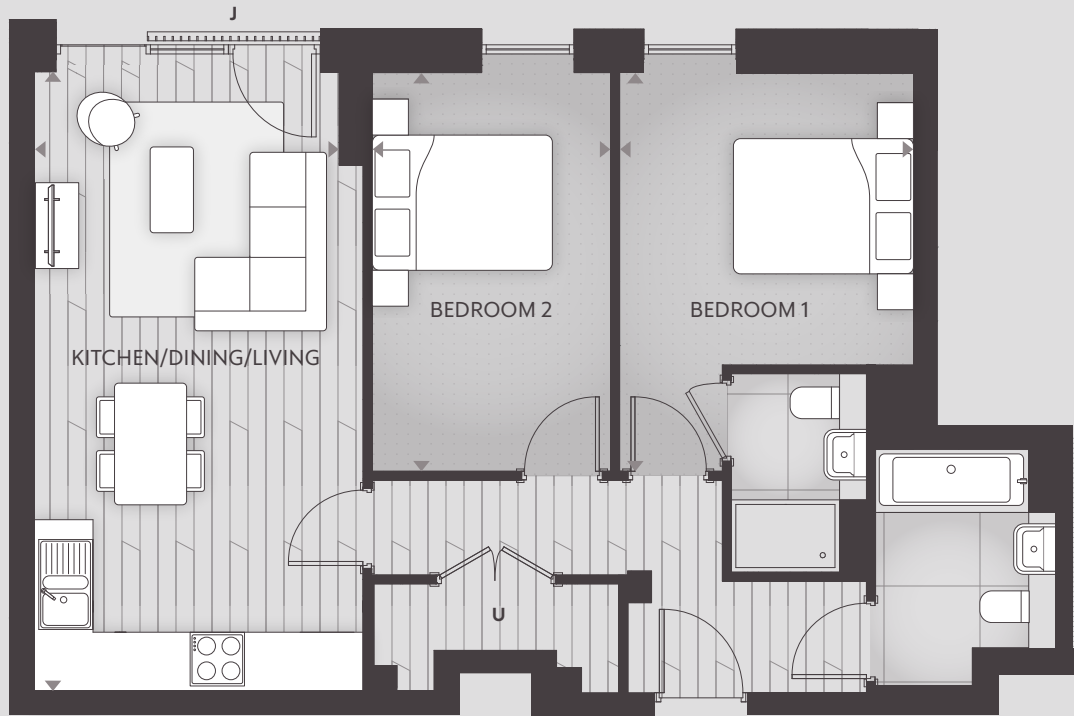


Internal Finish Specification S = Silver Kitchen Specification G = Gold

U = Utility Cupboard



TWO BEDROOM APARTMENT - TYPE FT-25  
BUILDING C

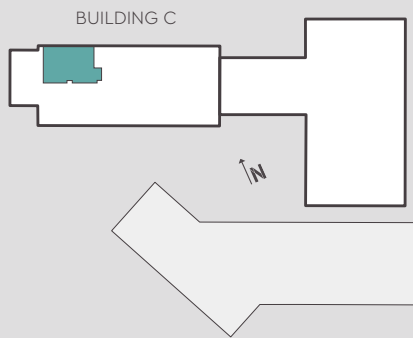


Total Internal Area
70m <sup>2</sup> (753 ft <sup>2</sup> )
Kitchen/Dining/Living
6868mm x 3645mm
Bedroom 1
4433mm x 3262mm
Bedroom 2
4433mm x 2650mm

Floor	Apt. No.	Spec
3rd	C.03.09	S G
2nd	C.02.07	S G
1st	C.01.09	S G

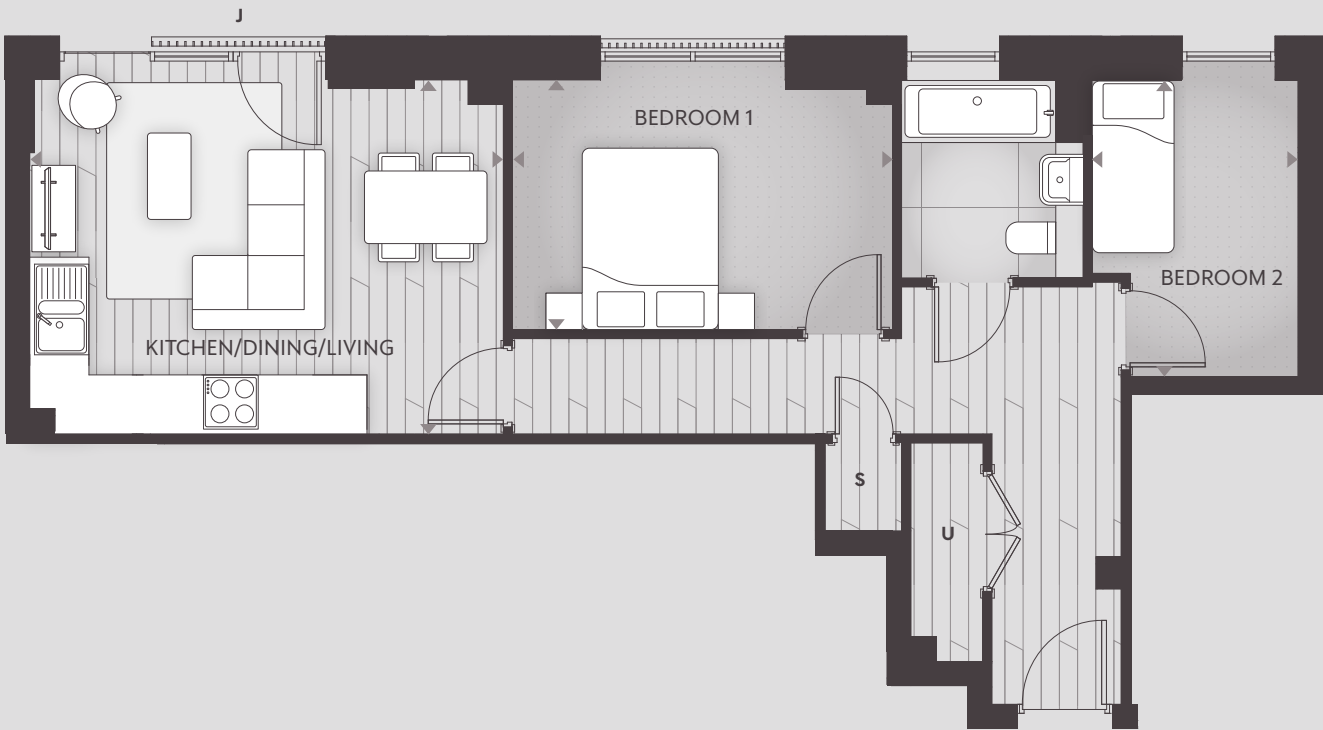
Internal Finish Specification **S** = Silver    Kitchen Specification **G** = Gold

**J** = Juliet Balcony    **U** = Utility Cupboard



Note: – these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

TWO BEDROOM APARTMENT - TYPE FT-26  
BUILDING C

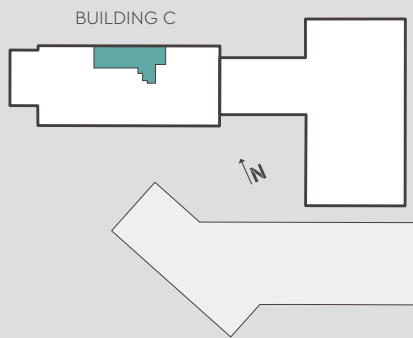


Total Internal Area
61m <sup>2</sup> (657 ft <sup>2</sup> )
Kitchen/Dining/Living
5218mm x 3910.5mm
Bedroom 1
4190mm x 2760.5mm
Bedroom 2
3280.5mm x 2270mm

Floor	Apt. No.	Spec
1st	C.01.01	S G

Internal Finish Specification **S** = Silver    Kitchen Specification **G** = Gold

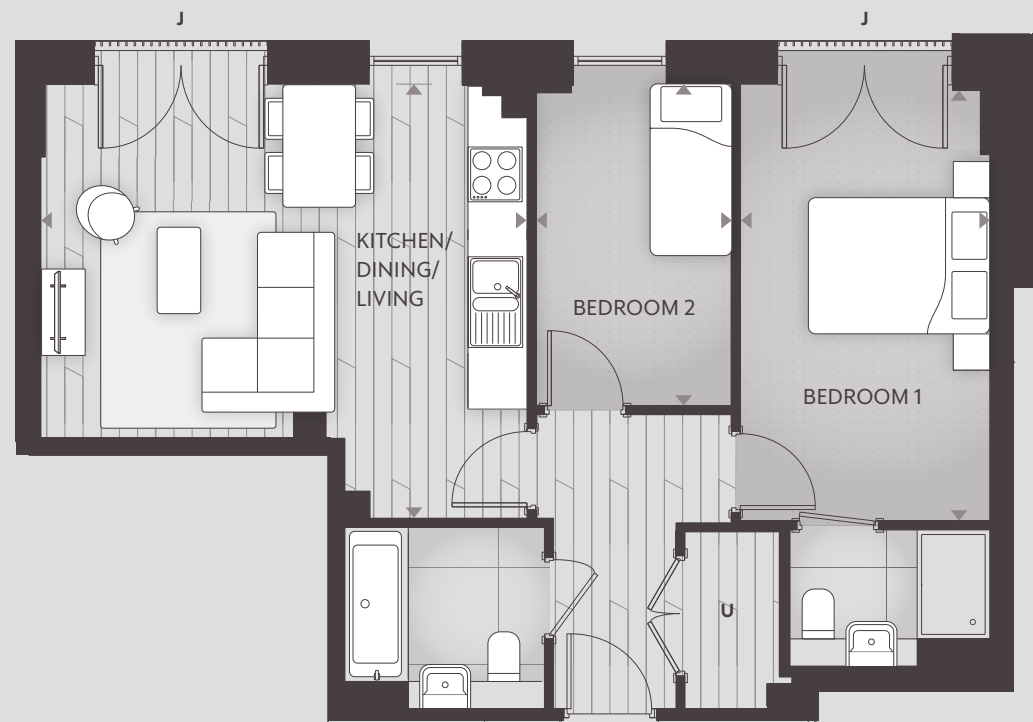
**J** = Juliet Balcony    **U** = Utility Cupboard    **S** = Storage



Note: – these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



TWO BEDROOM APARTMENT - TYPE FT-27  
BUILDING C



Total Internal Area

61m<sup>2</sup> (657 ft<sup>2</sup>)

Kitchen/Dining/Living

5358mm x 4790.5mm

Bedroom 1

4812.5mm x 2750mm

Bedroom 2

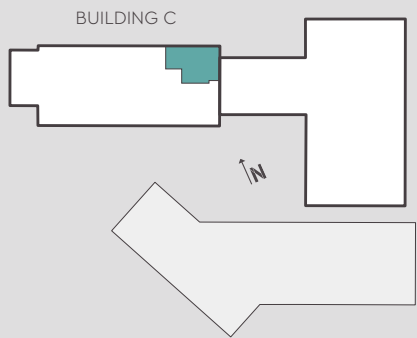
3550.5mm x 2150mm

Floor Apt. No. Spec

3rd C.03.02 S G

2nd C.02.02 S G

1st C.01.02 S G

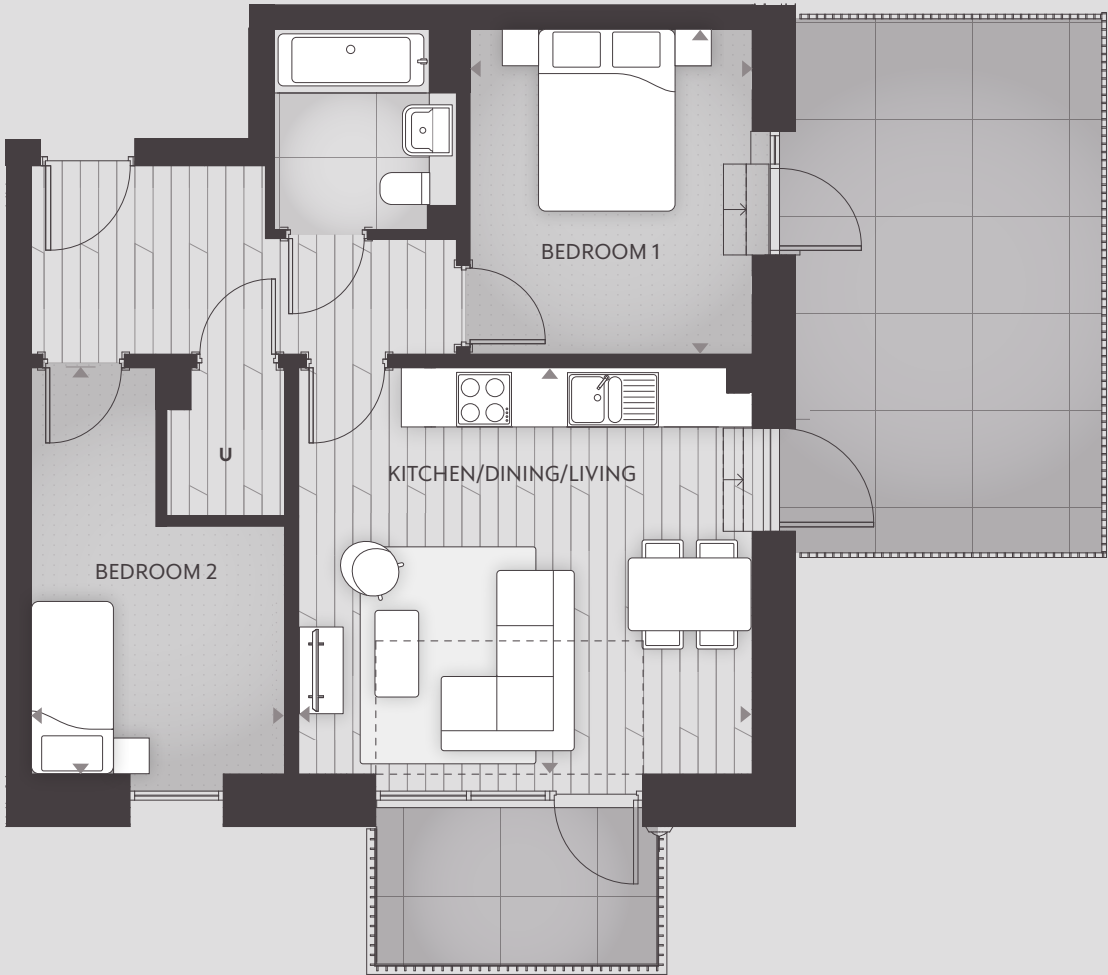


Internal Finish Specification S = Silver Kitchen Specification G = Gold

J = Juliet Balcony U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

TWO BEDROOM APARTMENT - TYPE FT-39  
BUILDING C



Total Internal Area

61m<sup>2</sup> (657 ft<sup>2</sup>)

Kitchen/Dining/Living

4985mm x 4462.5mm

Bedroom 1

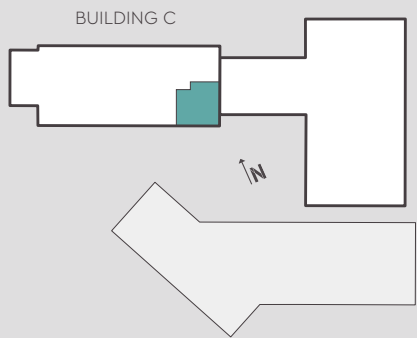
3570.5mm x 3100.5mm

Bedroom 2

4462.5mm x 2790mm

Floor Apt. No. Spec

4th C.04.03 S G



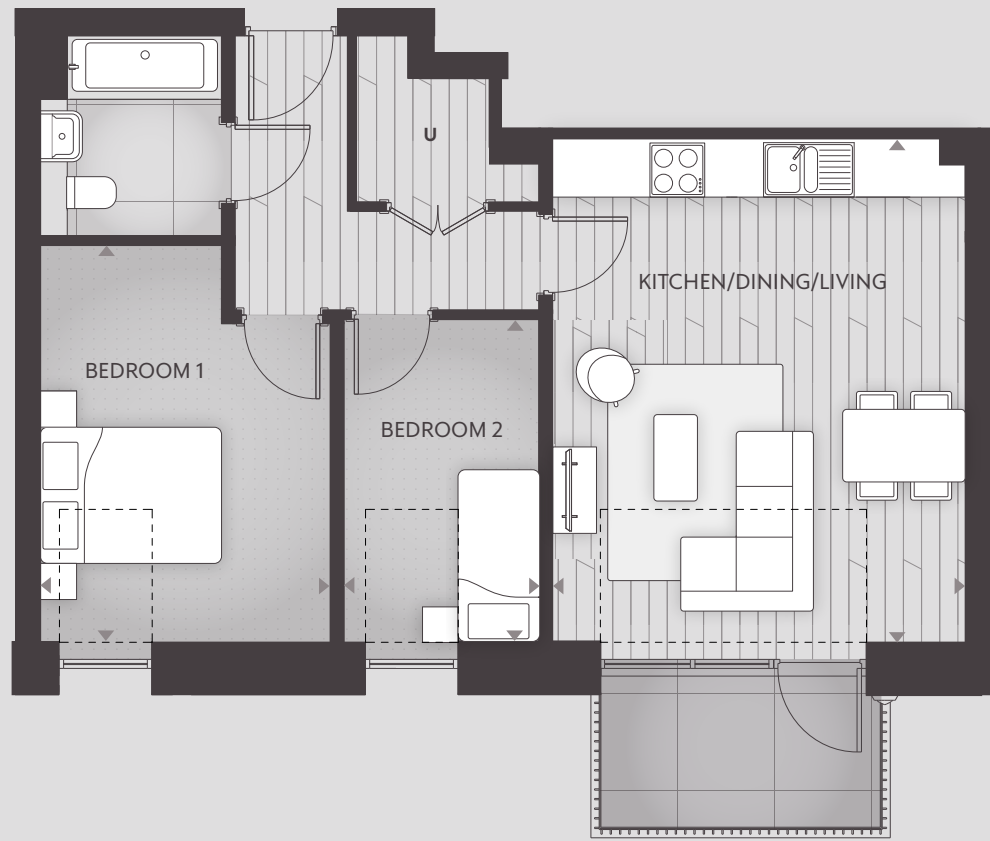
Internal Finish Specification S = Silver Kitchen Specification G = Gold

J = Juliet Balcony U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



TWO BEDROOM APARTMENT - TYPE FT-41  
BUILDING C



Total Internal Area

62m<sup>2</sup> (667 ft<sup>2</sup>)

Kitchen/Dining/Living

5556mm x 4553mm

Bedroom 1

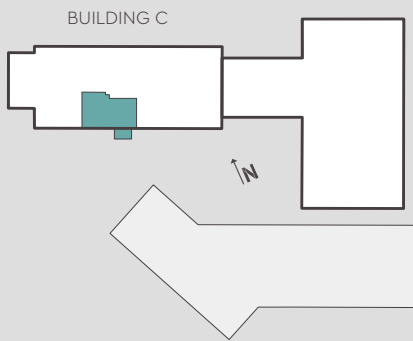
4383mm x 3195mm

Bedroom 2

3622.5mm x 2150mm

Floor Apt. No. Spec

4th C.04.05 S+ G



Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

--- Rooflight U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

TWO BEDROOM APARTMENT - TYPE FT-42  
BUILDING C



Total Internal Area

73m<sup>2</sup> (786 ft<sup>2</sup>)

Kitchen/Dining/Living

8883mm x 4381mm

Bedroom 1

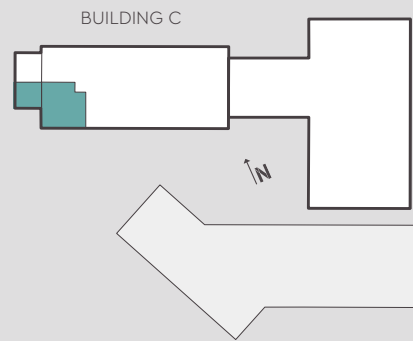
4093mm x 2814.5mm

Bedroom 2

4043mm x 2856mm

Floor Apt. No. Spec

4th C.04.06 S+ G



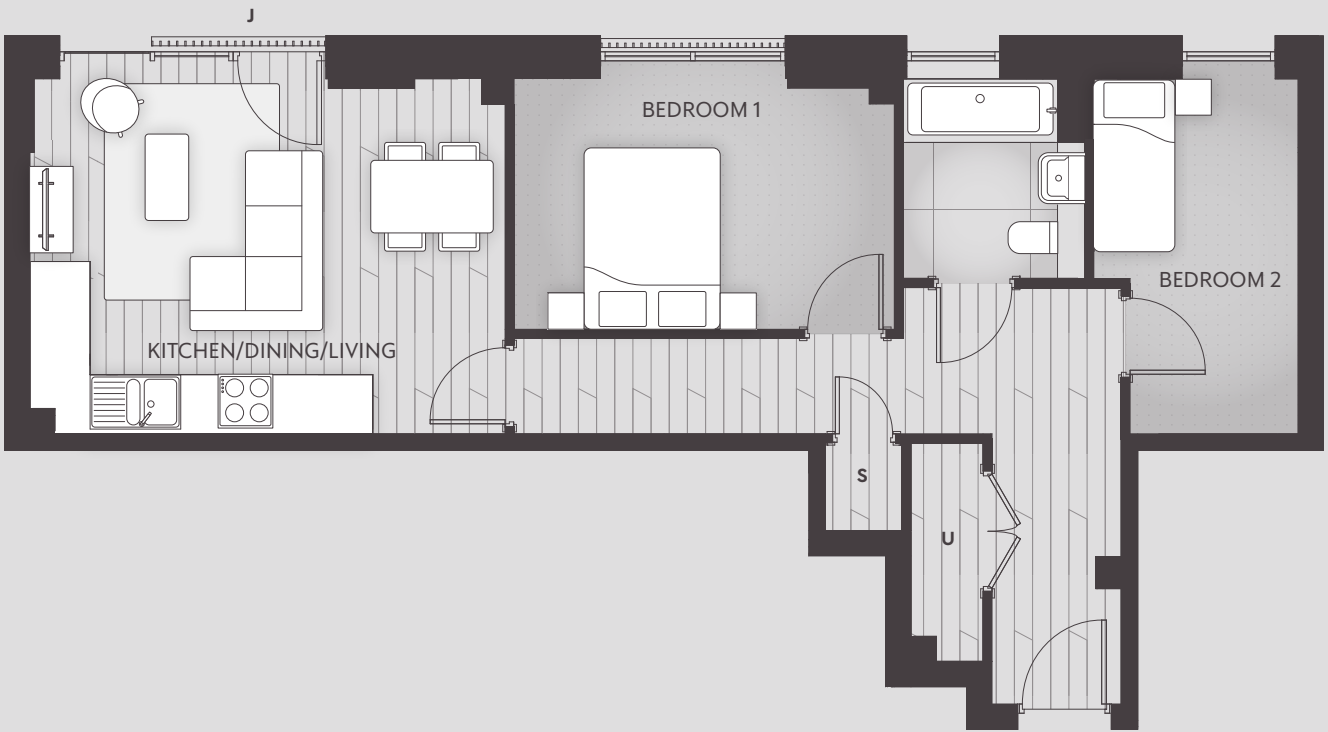
Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

--- Rooflight U = Utility Cupboard

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

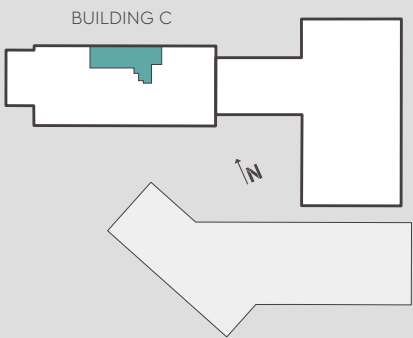


TWO BEDROOM APARTMENT - TYPE FT-72  
BUILDING C



Total Internal Area
62m <sup>2</sup> (667 ft <sup>2</sup> )
Kitchen/Dining/Living
5238mm x 3910.5mm
Bedroom 1
4190mm x 2760.5mm
Bedroom 2
3910.5mm x 2250mm

Floor	Apt. No.	Spec
3rd	C.03.01	S G
2nd	C.02.01	S G



Internal Finish Specification **S** = Silver    Kitchen Specification **G** = Gold

**J** = Juliet Balcony    **U** = Utility Cupboard    **S** = Storage

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



# DUPLEX APARTMENTS

BUILDING C

McARTHUR'S YARD

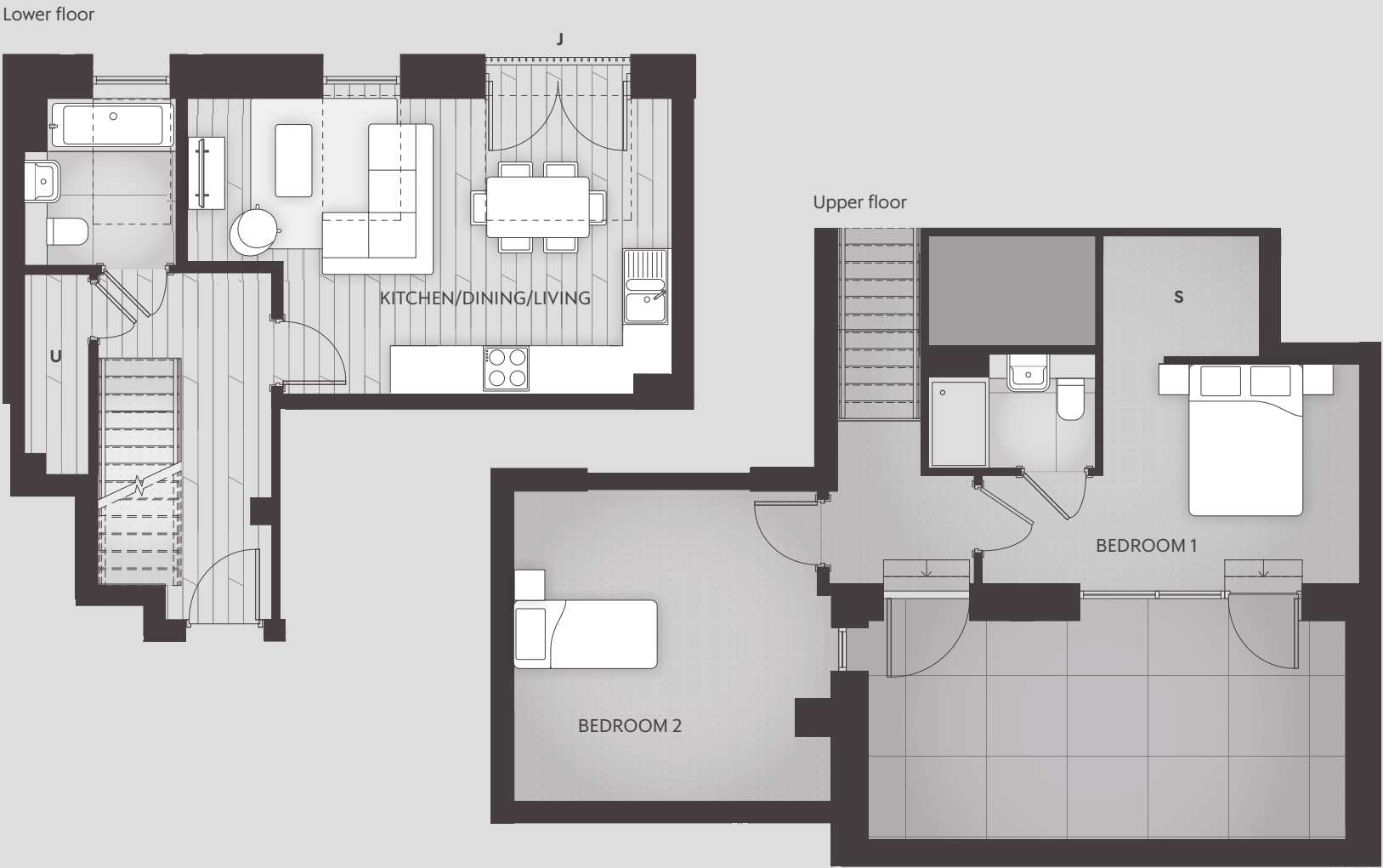
McARTHUR'S YARD



Stock image.



TWO BEDROOM DUPLEX APARTMENT - TYPE DT-04  
BUILDING C



Total Internal Area

84.3m<sup>2</sup> (907 ft<sup>2</sup>)

Kitchen/Dining/Living

6390mm x 3910.5mm

Bedroom 1

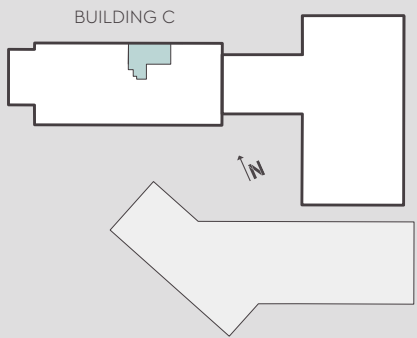
4982.5mm x 2900.5mm

Bedroom 2

4190.5mm x 2777.5mm

Floor Apt. No. Spec

4th & 5th C.04.01 S+ G

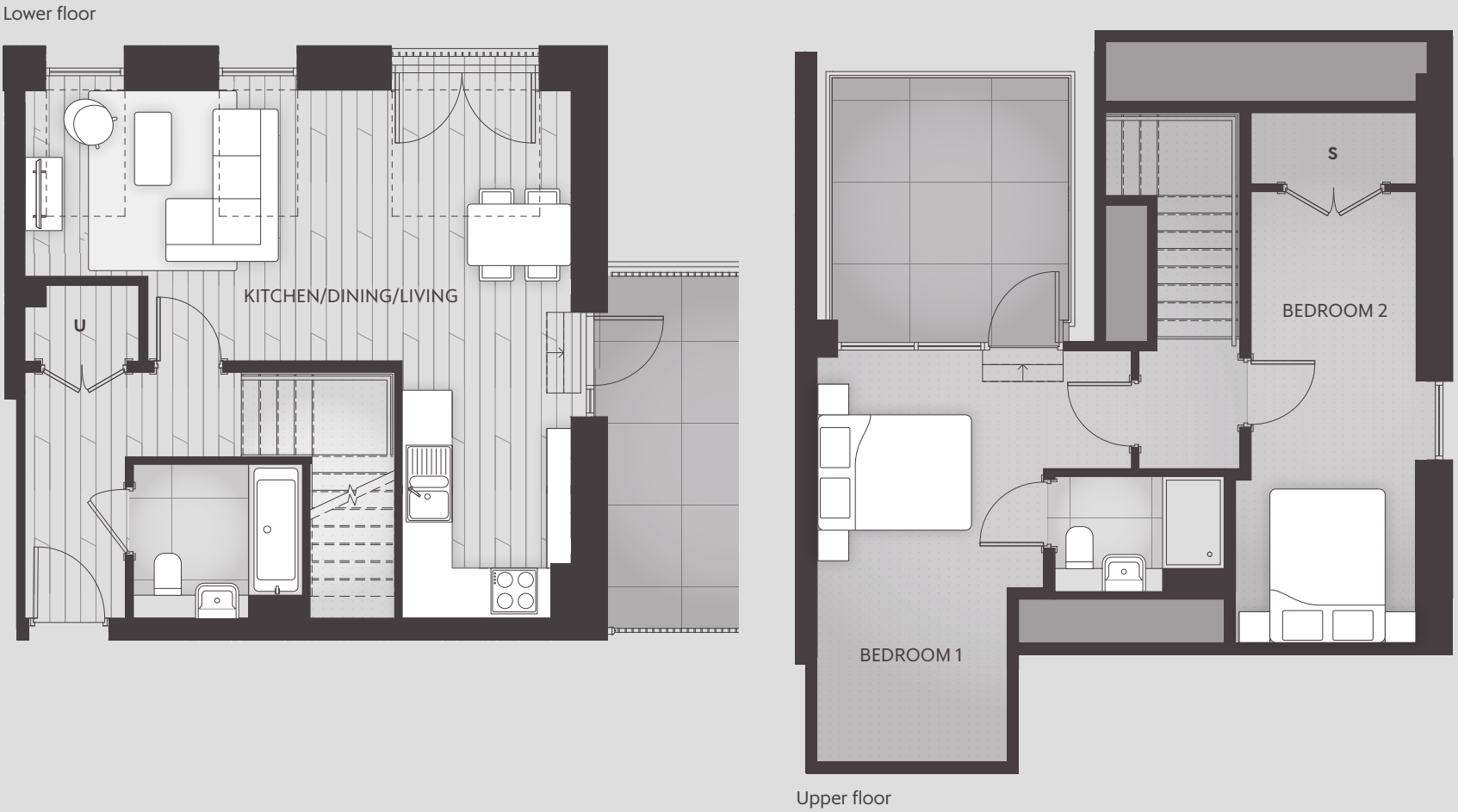


Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

J = Juliet Balcony --- Rooflight U = Utility Cupboard S = Storage

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative. Layout subject to planning change.

TWO BEDROOM DUPLEX APARTMENT - TYPE DT-05  
BUILDING C



Total Internal Area

90.2m<sup>2</sup> (971 ft<sup>2</sup>)

Kitchen/Dining/Living

7108mm x 6870.5mm

Bedroom 1

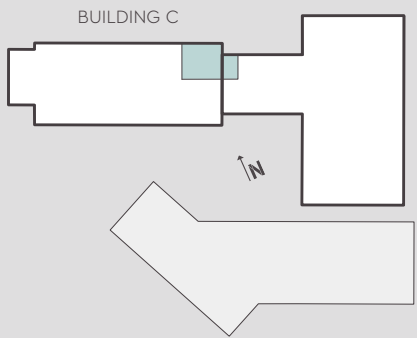
4087.5mm x 3900.5mm

Bedroom 2

5205mm x 2350mm

Floor Apt. No. Spec

4th & 5th C.04.02 S+ G



Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold

J = Juliet Balcony --- Rooflight U = Utility Cupboard S = Storage

Note: - these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative. Layout subject to planning change.



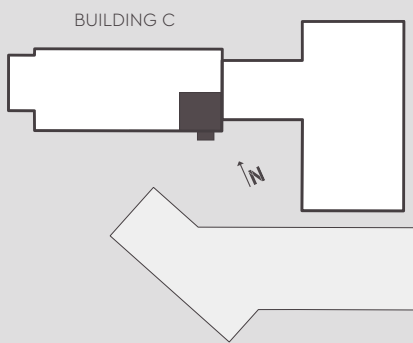
THREE BEDROOM DUPLEX APARTMENT - TYPE DT-01

BUILDING C



Total Internal Area
100m <sup>2</sup> (1076 ft <sup>2</sup> )
Kitchen/Dining/Living
7473mm x 4403.5mm
Bedroom 1
4403.5mm x 2750mm
Bedroom 2
4403.5mm x 2500mm
Bedroom 3
4403.5mm x 2023mm

Floor	Apt. No.	Spec
1st & 2nd	C.01.04	S+ G

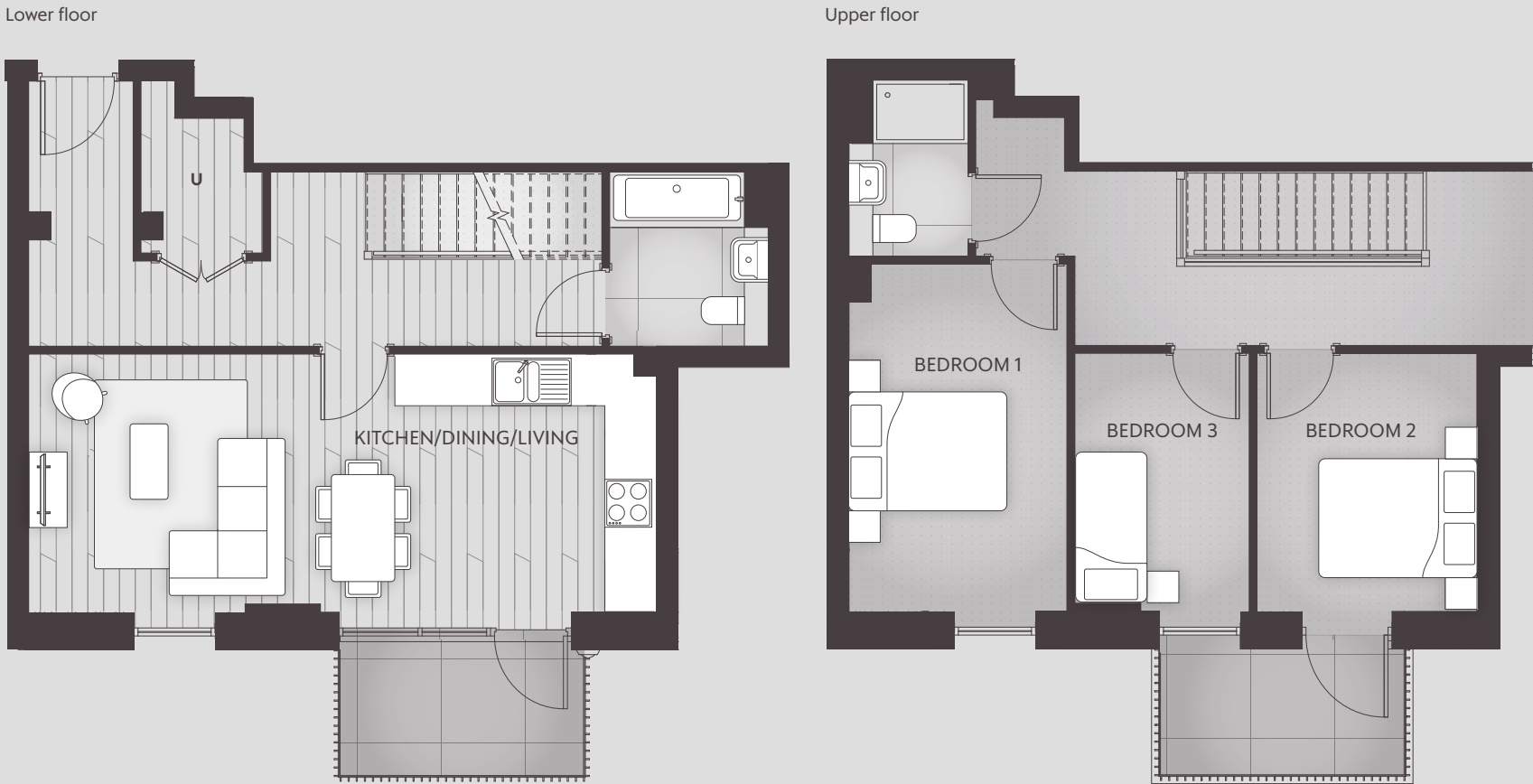


Internal Finish Specification **S+** = Silver Plus    Kitchen Specification **G** = Gold  
U = Utility Cupboard

Note: – these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.

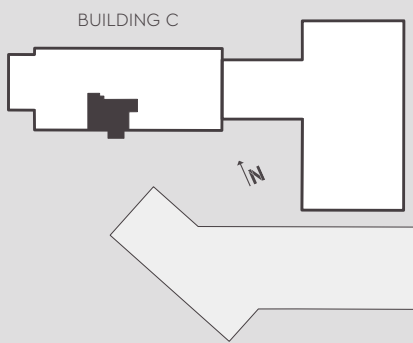
THREE BEDROOM DUPLEX APARTMENT - TYPE DT-02

BUILDING C



Total Internal Area
99m <sup>2</sup> (1066 ft <sup>2</sup> )
Kitchen/Dining/Living
7923.5mm x 3256.5mm
Bedroom 1
4383.5mm x 2750mm
Bedroom 2
3256.5mm x 2773.5mm
Bedroom 3
3256.5mm x 2200mm

Floor	Apt. No.	Spec
1st & 2nd	C.01.06	S+ G



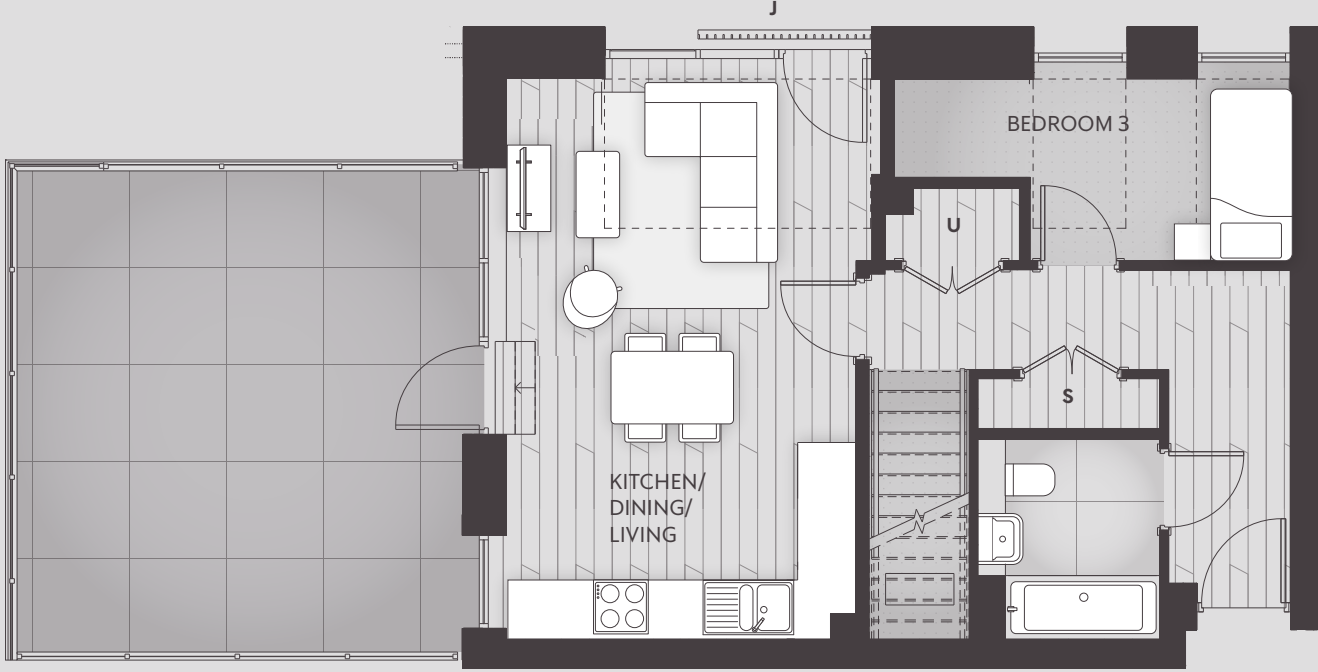
Internal Finish Specification **S+** = Silver Plus    Kitchen Specification **G** = Gold  
U = Utility Cupboard

Note: – these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. All dimensions taken to the widest point. Kitchen layouts are indicative.



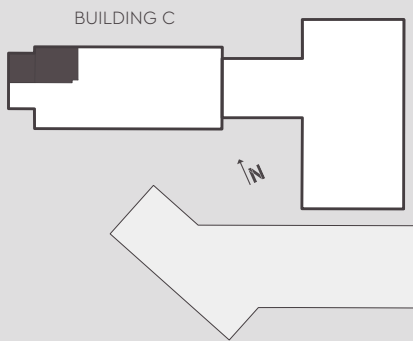
THREE BEDROOM DUPLEX APARTMENT - TYPE DT-03  
BUILDING C

Lower floor



Total Internal Area
129.4m <sup>2</sup> (1393 ft <sup>2</sup> )
Kitchen/Dining/Living
6170.5mm x 4126.5mm
Bedroom 1
5328mm x 3849mm
Bedroom 2
6134mm x 4854mm
Bedroom 3
4364mm x 2000.5mm

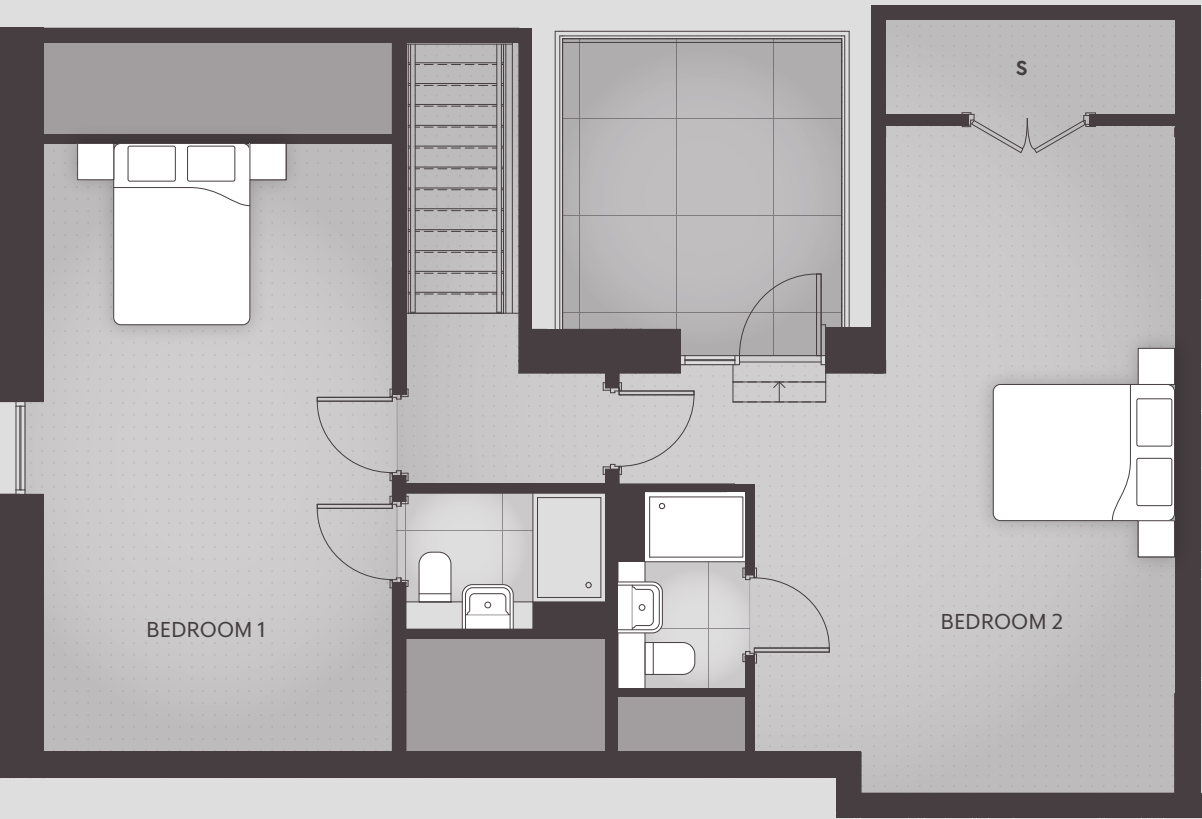
Floor	Apt. No.	Spec
4th & 5th	C.04.07	S+ G



Internal Finish Specification S+ = Silver Plus Kitchen Specification G = Gold  
J = Juliet Balcony --- Rooflight U = Utility Cupboard S = Storage

THREE BEDROOM DUPLEX APARTMENT - TYPE DT-03  
BUILDING C

Upper floor





## SPECIFICATION

# ELEGANT LIVING ON THE HARBOURSIDE

### Kitchens

#### **G** GOLD

- Contemporary handleless cabinets by Symphony in Pearl Grey
- 20mm Caesarstone countertop in Snow with matching upstand & White glass splashback to hob
- Stainless steel 1.5 sink with chrome Blanco Envoy mixer tap
- LED strip lighting in warm white under wall cabinets

### Appliances

#### **S+** SILVER PLUS

- Kitchen appliances including Bosch integrated oven, ceramic hob and SMEG hood
- Integrated Zanussi dishwasher and fridge/freezer

#### **S** SILVER

- Kitchen appliances including Zanussi integrated oven, ceramic hob and SMEG hood
- Integrated Zanussi dishwasher and fridge/freezer



SPECIFICATION CONTINUED

Internal finishes

S+ SILVER PLUS

Bathroom

- Contemporary white Ideal Standard WC with Ideal Standard flush plate in chrome
- Semi recessed white Ideal Standard counter-top sink with chrome Hansgrohe mixer tap
- Composite vanity top in Egger Black Havanna Pine (or equivalent)
- Contemporary Ideal Standard bath with bath panel to match vanity top
- Full height Steel tiling around bath with upstand where required and contrasting Steel floor tiles
- Hansgrohe thermostatic shower mixer over bath with clear glass bath screen
- Bathrooms will benefit from under basin storage, shaver socket and chrome heated towel rail

En Suite

- Contemporary white Ideal Standard wall mounted WC with Ideal Standard flush plate in chrome
- Semi recessed white Ideal Standard counter-top sink with chrome Hansgrohe mixer tap
- Composite vanity top in Egger Black Havanna Pine (or equivalent)
- Low rise shower tray with Hansgrohe thermostatic shower mixer, rail and shower head with clear glass shower screen
- En suites will benefit from under basin storage and chrome heated towel rail

Standard

- Walls and ceilings painted with matt finish in white
- Architraves and skirting boards finished in white satinwood
- Dusty Grey apartment entrance doors with white interior. Internal doors, including storage cupboard doors painted white, fitted with satin stainless steel ironmongery
- Amtico LVT flooring to hallway, kitchen, living and dining area in White Ash with carpets to bedrooms and duplex stairs and landings in Light Grey
- Downlights to all areas
- Two switched twin USB sockets to main bedroom and one twin USB socket to kitchen
- All in one Deta Slimline media plate with two twin sockets, TV, HDMI, Data, Telephone, coax
- High level power socket and TV ariel with HDMI connection to low level sockets
- Smoke, heat and CO alarms
- Video entry system to each apartment
- Wood veneer apartment entrance door in Dusty Grey, spy hole, multi-point lock and chain
- Apartments will feature wall mounted radiators with digital thermostat
- All homes will benefit from a 2-year Guinness Homes build warranty

Internal finishes

S SILVER

Bathroom

- Contemporary white Ideal Standard WC with Ideal Standard flush plate in chrome
- Semi recessed white Ideal Standard counter-top sink with chrome Hansgrohe mixer tap on laminate vanity top in Dark Mountain Oak
- Contemporary Ideal Standard bath with bath panel
- Full height Steel tiling around bath with upstand where required and contrasting Steel floor tiles
- Hansgrohe thermostatic shower mixer over bath with clear glass bath screen
- Bathrooms will benefit from under basin storage, shaver socket and chrome heated towel rail

En Suite

- Contemporary white Ideal Standard wall mounted WC with Ideal Standard flush plate in chrome
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The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



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# LOVE HARBOURSIDE LIVING

MEATHUR'S YARD

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Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

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Savills are the acting agent on behalf of Guinness Homes  
for Outright Sale homes at McArthur's Yard.

