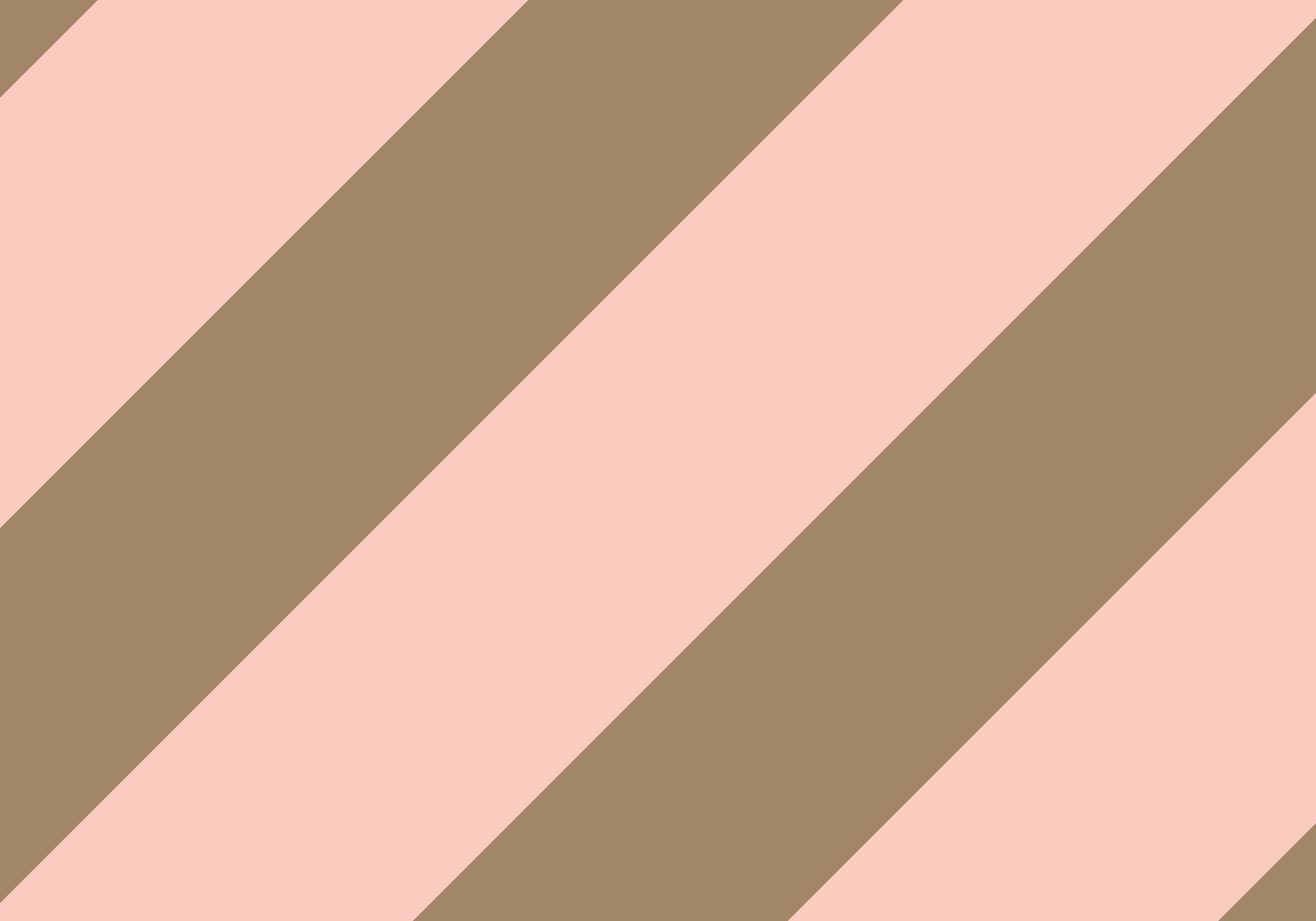


ONE MOLYNEUX ST.
LONDON W1



Welcome to One Molyneux

Within one of Marylebone's quiet residential roads you will find One Molyneux Street, a collection of 32 exquisite contemporary apartments set behind a private façade that blends seamlessly into the period surrounds.

Beautiful textures and materials have been chosen to reflect the streetscape of this conservation area, with a bespoke buff York handmade long brick complementing the fine Portland Stone window surrounds and metalwork mimicking the Georgian terraces. The building draws on the façade of the typical Marylebone townhouse and updates the silhouette with a subtly contemporary twist.

Behind the private façade residents enjoy a complete luxury experience; secure underground parking, a grand reception lobby, 24hr concierge, and a private residents' media lounge complement the bespoke luxury design of each home.

An exclusive residence
in one of London's most
prestigious locations





4

1st Baron Molyneux Shuldham



A discreet address steeped in history

Explore this Marylebone address further, and a rich and fascinating history of international secrets and political lies begins to unfold.

Molyneux Street takes its name from 1st Baron Molyneux Shuldham, previously an officer in the British Navy who was imprisoned in Poitiers during the Seven Years' War. Shuldham was responsible for important and covert despatches home from North America, and later he received the title of 'Baron' in recognition of his services. Fifty years later the dastardly Cato Street Conspiracy was conceived just one street away by the Spencean Philanthropists, who plotted to assassinate all of the British cabinet ministers and Prime Minister Lord Liverpool. The plan was thwarted thanks to whistleblower George Edwards, though the legacy lives on throughout literature.

5



ONE MOLYNEUX ST.
LONDON W1

REGENT'S PARK

KING'S CROSS
ST. PANCRAS

PADDINGTON

MARYLEBONE

THE CITY

MARBLE ARCH

MAYFAIR

HYDE PARK

GREEN PARK

RESTAURANTS & CAFÉS

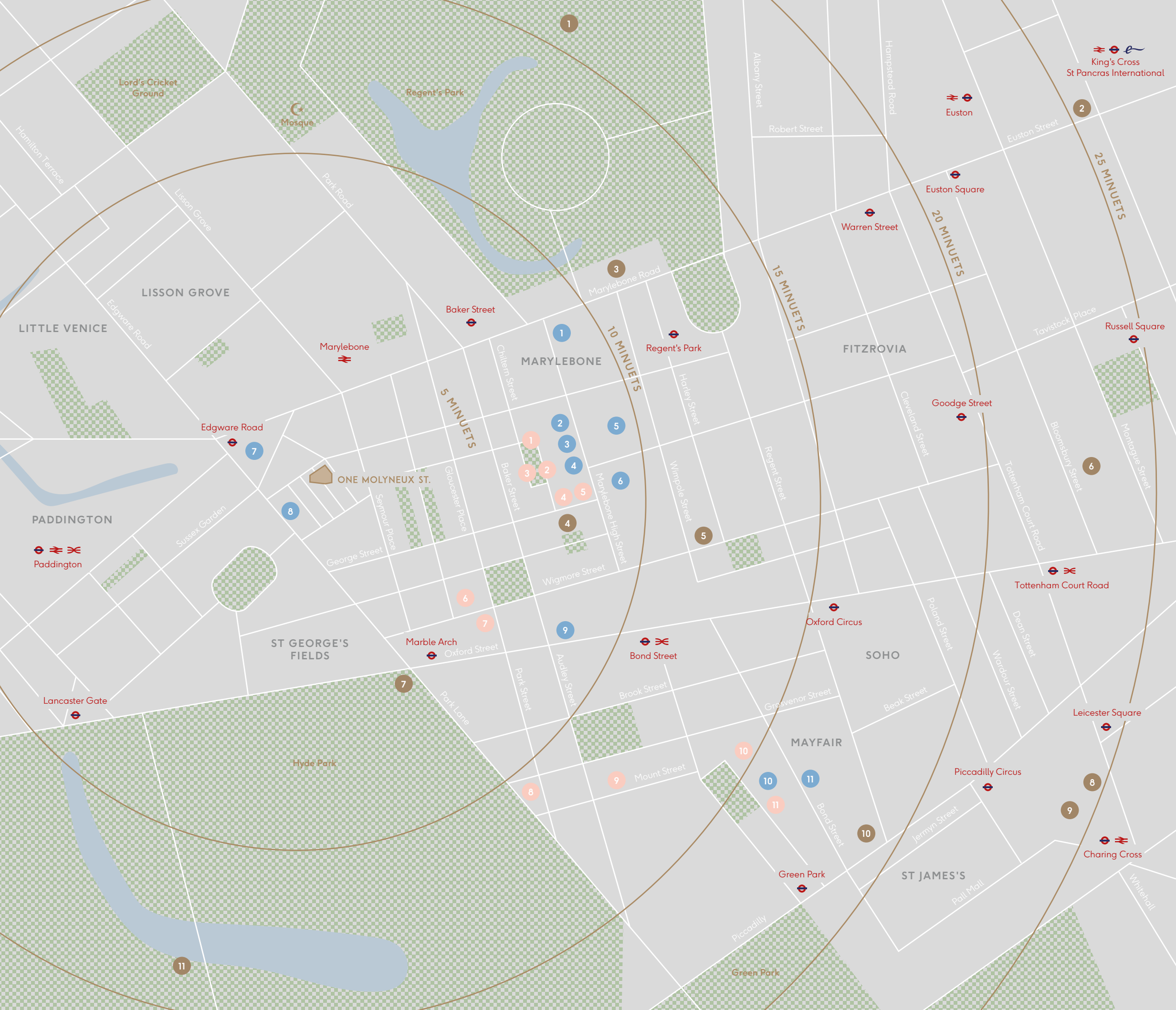
- 1 O.A.K Kitchen & Bakery
- 2 Monocle Café
- 3 Chiltern Firehouse
- 4 Daylesford
- 5 Paul
- 6 Grazing Goat
- 7 Texture
- 8 Corrigan's
- 9 Scott's
- 10 Hakkasan
- 11 Sexy Fish

SHOPPING

- 1 The Conran Shop
- 2 Natural Kitchen
- 3 Daunts Books
- 4 Matches Fashion
- 5 Jane Packer
- 6 Asprey
- 7 Marks & Spencers
- 8 Waitrose
- 9 Selfridges
- 10 Cartier
- 11 Burberry

CULTURE & LANDMARKS

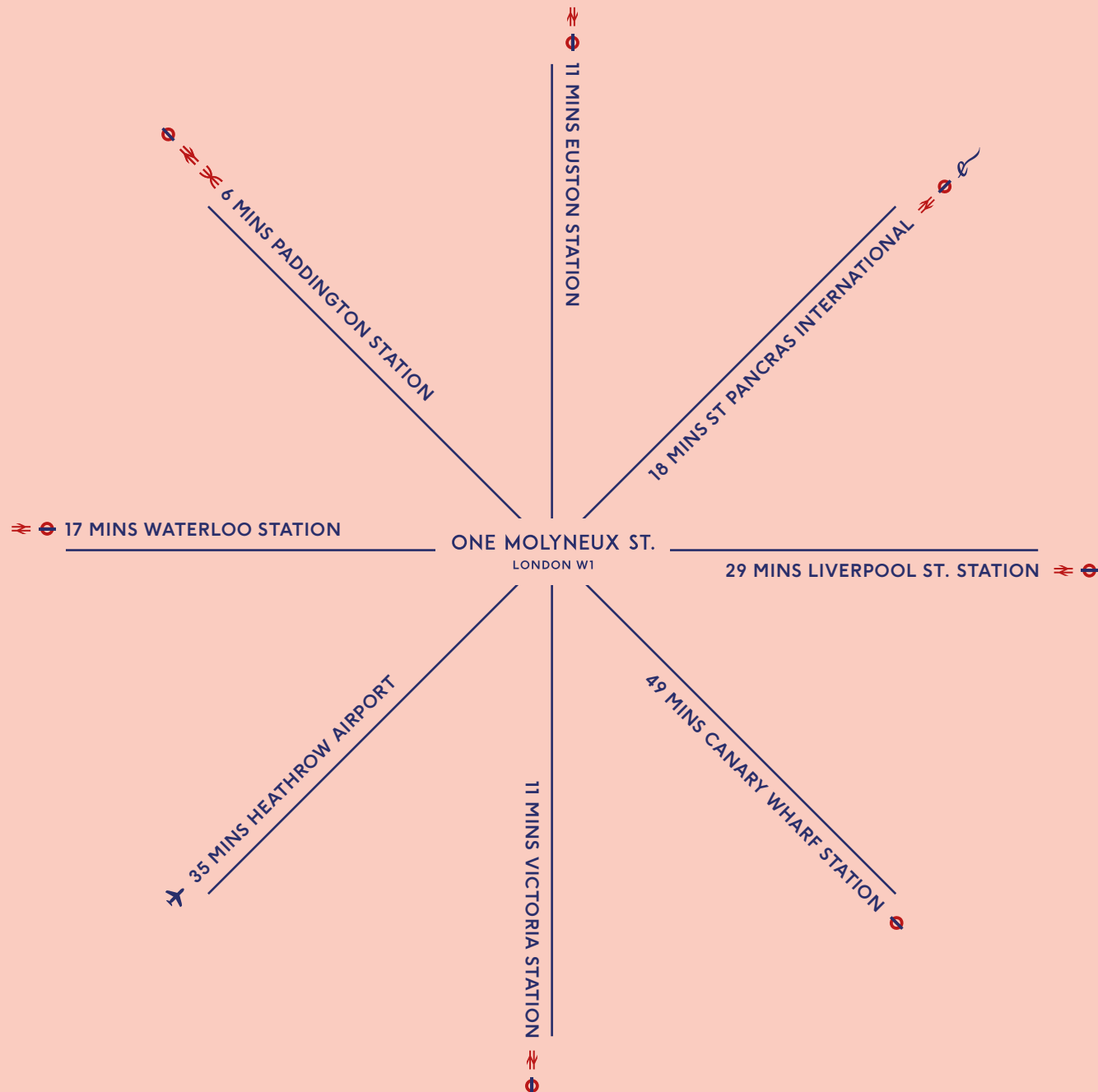
- 1 ZSL London Zoo
- 2 Royal Academy Of Art
- 3 Royal Academy of Music
- 4 The Wallace Collection
- 5 Wigmore Hall
- 6 British Library
- 7 Marble Arch
- 8 British Museum
- 9 English National Opera
- 10 National Gallery
- 11 Serpentine Gallery





PLANNING YOUR JOURNEY

One Molyneux Street's central location is ideal for exploring London's beautiful parks, excellent shopping and far beyond. Just a short walk and you can be at the excellent tube connections of Edgware Road, or the Elizabeth Line (Crossrail) and national rail lines of Paddington which will take you to Heathrow, Oxford and further afield. Its proximity to the A40 also makes leaving London easy even in the comfort of your own car.



Journey times are by car and taken from City Mapper



King's Cross St. Pancras Station



Marylebone Station



Paddington Station



IN CLOSE QUARTERS

- 01 The City
- 02 Marylebone High Street
- 03 Regent's Park
- 04 Bond Street
- 05 Oxford Street
- 06 Hyde Park
- 07 Green Park

12



13



Village living in London

Marylebone is a neighbourhood with a village feel, where one of your local shops is Conran's spectacular concept store. Pick up your weekly groceries at the iconic Selfridges food hall, or take a stroll to St Christopher's Place for a casual bite to eat and a browse in its boutique shops.

Boasting a fashionable reputation since the 1700s and bordered by Bond Street to the south, Marylebone has evolved into the chicest of destinations with cutting-edge design and fashion dotting the streets. Don't be fooled by its central location though; a close-knit community and the neighbouring vast green spaces of Hyde and Regent's Parks keeps this a quiet village within the city.



16

01.

01. HYDE PARK

The Albert Memorial is one of London's most ornate monuments, designed by George Gilbert Scott.

02. THE SERPENTINE

The Serpentine is a 40 acre recreational lake in Hyde Park.

03. REGENT'S PARK

Fountain in the picturesque Avenue Gardens, located near the Broad Walk on the northern edge of Regent's Park.



BORDERED BY TWO OF LONDON'S FINEST PARKS

Residents of Marylebone are lucky enough to enjoy not one but two spectacular back gardens, with both Hyde Park and Regent's Park bordering the village. Visit Regent's Park for an elegant stroll amongst the gardens, while Hyde Park is just ideal for that long weekend run followed by a rest along the Serpentine.

02.



17

03.



CULINARY DELIGHTS FOR THE DISCERNING

Marylebone is the setting for some of the most exciting things happening in the culinary world, ranging from the hugely hyped to the understated but certainly not to be underestimated.



01.



02.



03.



04.

01. SEXY FISH

From the restaurateur behind Le Caprice and J.Sheekey, this is true occasion dining with breathtaking displays of sushi.

02. THE IVY CAFÉ

A true neighbourhood restaurant, the café fits neatly into Marylebone's village-style environment. The menu features some of the best-sellers from its larger sister restaurant The Ivy.

03. MONOCLE CAFÉ

This boutique café is the place to pick up your copy of the eponymous magazine and read over an Allpress coffee and Swedish pastry.

04. CORRIGAN'S

Lauded Irish chef Richard Corrigan's restaurant opened to wild acclaim in 2008, and it continues to wow with its exceptional menu.



THE WORLD'S PREMIERE SHOPPING DISTRICT

Bordering Marylebone Village and less than twenty minutes' walk from One Molyneux Street you'll find some of London's best shopping experiences, from a world-famous department store to the city's most acclaimed fashion district.

20



01.



02.

21

01. SELFRIDGES

One of London's best-loved landmarks and home to some of the world's finest brands, Selfridges is not just a shop but an experience. While away the hours in couture fashion, or stop at the Champagne and Oyster bar for Caviar House's finest.

02. NEW BOND STREET

The city's premier shopping street, home to many of the world's luxury labels including Hermes, Miu Miu, Chanel, Burberry and Louis Vuitton.

Rich materials & sumptuous spaces within

The chic Marylebone style can be seen throughout every detail at One Molyneux Street, with a luxurious materiality complemented by a generous layout and truly impressive proportions.

Spacious living areas are matched by grand terraces, and master suites are places to escape to. Should you want to entertain, relax, get away from it all or be at the heart of the home there's a room for every whim – the media lounge for example is an addition which elevates the apartments to the next level of city living. This level of attention to detail radiates through every element of One Molyneux Street, from the fabric of the building to the smallest fixtures. Throughout each apartment you'll find a beautiful herringbone flooring, which lends the space a certain style and finesse to complement furniture pieces. Decorative recessed lighting brings a grandeur that perfectly fits with the heritage of the street, while feature walls draw the eye.

Discreet and private
entrance into the
grand lobby

24

25

ONE
MOLYNEUX
ST.



















40

41



INTERIORS BY CORONADO INTERIOR DESIGNS

One Molyneux Street has been design by Coronado Interior Designs, a studio dedicated to creating exception and carefully crafted design.

Coronado Interior Designs passion for excellence and attention to detail has made One Molyneux Street a truly exceptional offering. The integration of the best in traditional and modern design with careful selection of rich materials, including marble, natural stone and metals of a pure quality results in an exclusive, bespoke home that perfectly complements your lifestyle.

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SPECIFICATIONS

FEATURES & INTERIOR FINISHES

Paneled internal doors in Grey Coto Oak veneer

Brushed satin nickel door ironmongery

Herringbone hard wood flooring

Screwless brushed nickel switch plates

Scene lighting to principle rooms

Master bedroom with bespoke wardrobe joinery Thermo Oak veneer, glass doors to joinery and integrated lighting

Guest bedrooms with lacquered wardrobes, incorporating shelving, hanging rails

Carpet floor finishes to all bedrooms

Private balconies and terraces to select apartments with millboard decking and painted guard rails

Ground floor access to street

ELEGANT RECEPTION LOBBY

24HR Concierge desk

Comfortable residents and guest seating area

Square LED lit coffered ceiling with integral feature lighting leading to a double height ceiling area with chandelier

Wallpapered finish

Bio ethanol fireplace with full double height porcelain chimney breast

Selected artwork

Backlit wall panels and free standing concierge desk

LOBBY LIFT

Two dedicated passenger lifts securely servicing all floors including underground parking and media lounge

BESPOKE KITCHENS

Handleless Atlanta Terra Oak veneered doors to tall cupboards

Door panels in Soft Basalt Grey

Stainless steel Channel handle

20mm Misty Carrara Caesarstone worktop

Breakfast island worktop and front finished with Misty Carrara Caesarstone worktop

Grey smoked mirror splashback

Quooker instant boiling and filter water tap

Integrated feature lighting

Herringbone hard wood flooring

Miele or similar integrated appliances to include:

- Combination oven
- Combination microwave oven
- Integrated induction hob with integrated extractor
- Fridge/freezer
- Dishwasher
- Washer/dryer (When not in Utility room)
- Wine cooler to selected apartments

MASTER BATHROOM

Polished marble effect to wall and floor finish

Sanitary ware by Duravit and Dornbracht brassware

Walk in shower cubicle with marble effect feature wall and bespoke shower screen

Free standing bath with lever handle

Mirrored vanity wall cabinet over Alape vanity unit with integral lighting and integral shaving point

Wall hung WC

Thermostatically controlled under floor heating

Whole house ventilation system

Electronically heated towel rail with thermostatic control

BATHROOMS AND CLOAKROOMS

Sanitary ware by Duravit and Dornbracht brassware

Porcelain floor finish

Mirror above vanity unit with integral lighting and integral shaving point

Thermostatically controlled under floor heating

Electronically heated towel rail with thermostatic control

Walk in shower cubicle and bespoke shower screen where applicable

Wall hung WC

MEDIA LOUNGE

Bar and Lounge area

Full height joinery

Dark Oak flooring

Fireplace in full height joinery

Kitchen

Toilets

HOME AUTOMATION & AUDIO-VISUAL

Audio/video intercom entry phone system

BT points to principal living areas and master bedroom

Broadband connection (purchaser subscription)

TV points (incl SKY+ and SKY HD) to principal living areas

Communal satellite dish

MECHANICAL & ENERGY SYSTEMS

Underfloor heating throughout

Comfort cooling/heating throughout

Photovoltaic panels to roof

Green living roof with Sedum plants

CAR PARKING*

Secure underground parking system

CCTV security system

Bike storage area

Electric car charging points

SECURITY

Manned 24/7 concierge on site

Banham Security locks or equivalent

Entry through fob system

CCTV security system to communal and private areas

Mains supply smoke detectors and sprinkler system

MANAGING COMPANY

Knight Frank will be appointed to manage all community facilities providing residents with a high quality luxurious living experience (service charge applicable)

PEACE OF MIND

999 year lease

10 year build warranty

* There will be a right to park in accordance with the Car Parking Strategy document which is available upon request



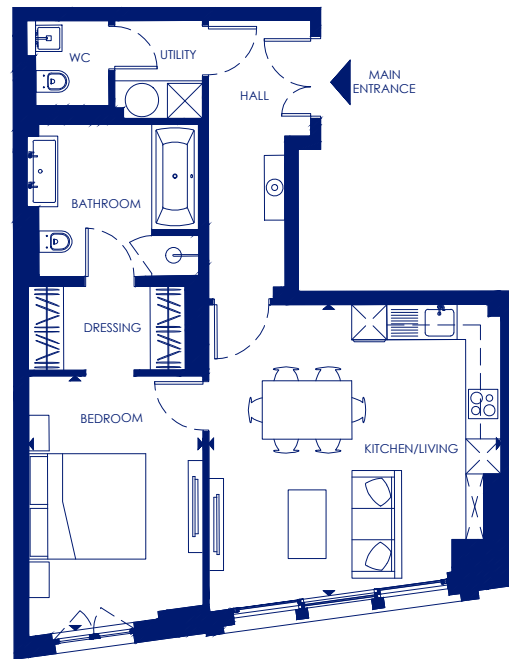
Floorplans

Within each apartment at One Molyneux Street you will find large windows that provide a wealth of natural light, creating a sense of space and a bright, airy ambience. Properties have spectacular views over the surrounding streets & parks of central London. Beautifully proportioned living areas, with fully fitted designer kitchens and generously proportioned bathroom suites create stylish surroundings ideal for relaxed living in the heart of London.

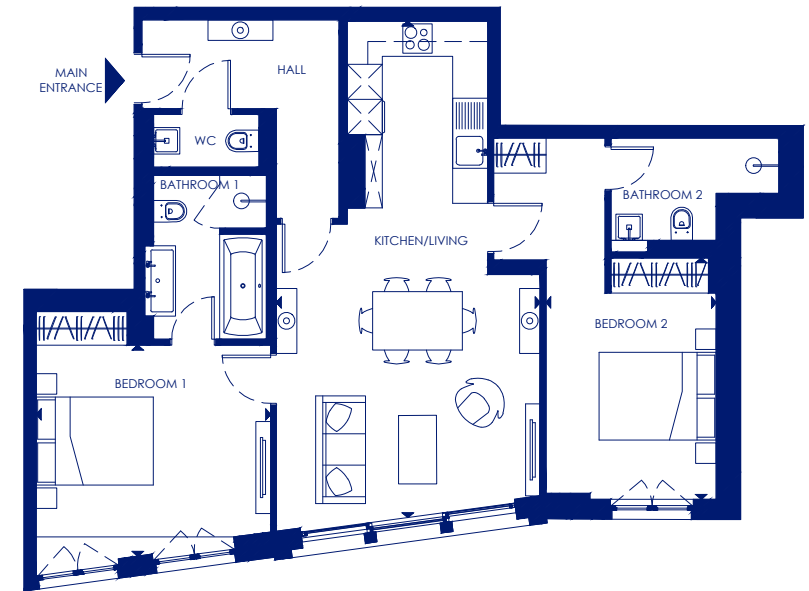
APARTMENT 01



APARTMENT 02



48



49

TOTAL AREA	62.96 sq m	678 sq ft
Kitchen/Living	5.0m x 5.0m	16'5" x 16'5"
Bedroom	4.4m x 3.0m	14'5" x 9'10"



TOTAL AREA	84.25 sq m	907 sq ft
Kitchen/Living	8.3m x 4.5m	27'3" x 14'9"
Bedroom 1	4.0m x 3.6m	13'1" x 11'10"
Bedroom 2	4.1m x 2.9m	13'5" x 9'6"



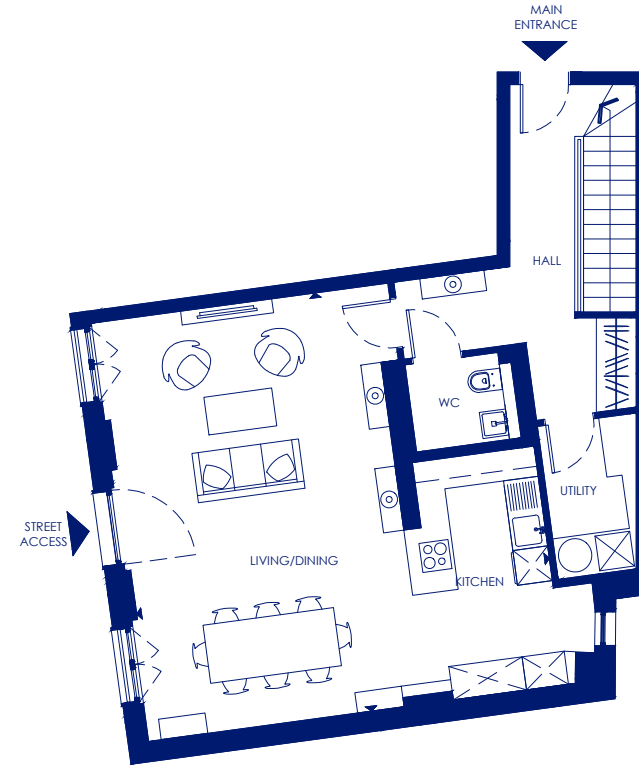
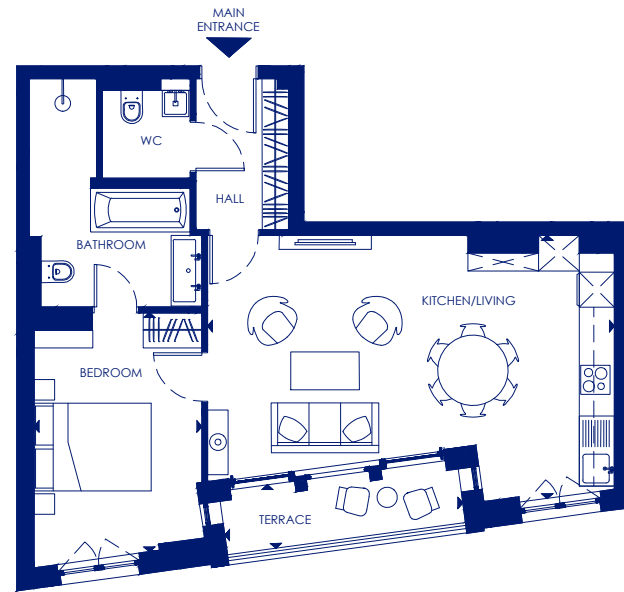
APARTMENT 03



APARTMENT 04 - DUPLEX



50



GROUND



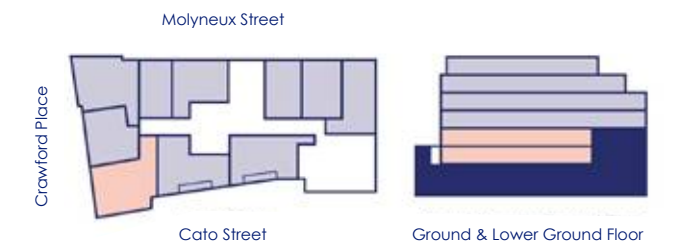
LOWER GROUND

51

TOTAL AREA	55.86 sq m	601 sq ft
Kitchen/Living	6.9m x 4.5m	22'8" x 14'9"
Bedroom	4.1m x 2.9m	13'5" x 9'6"
Terrace	4.1m x 1.1m	13'5" x 3'7"



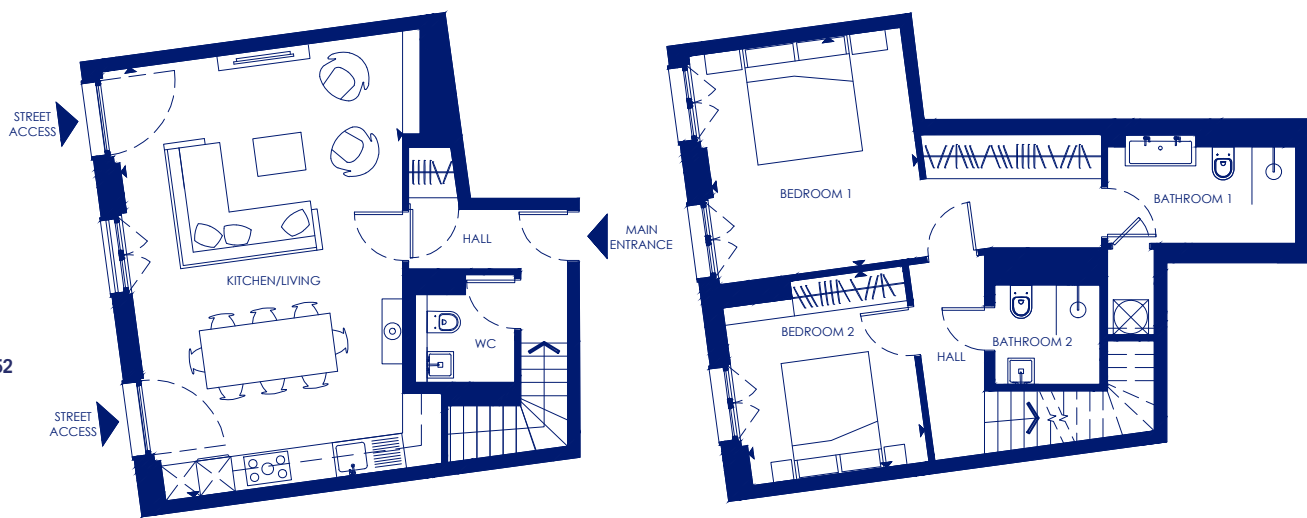
TOTAL AREA	135.42 sq m	1,458 sq ft
Kitchen/Living	7.2m x 7.1m	23'7" x 23'4"
Bedroom 1	4.3m x 3.8m	14'1" x 12'6"
Bedroom 2	4.5m x 2.6m	14'9" x 8'6"
Bedroom 3	4.1m x 3.1m	13'5" x 10'2"



APARTMENT 05 - DUPLEX



APARTMENT 06 - DUPLEX

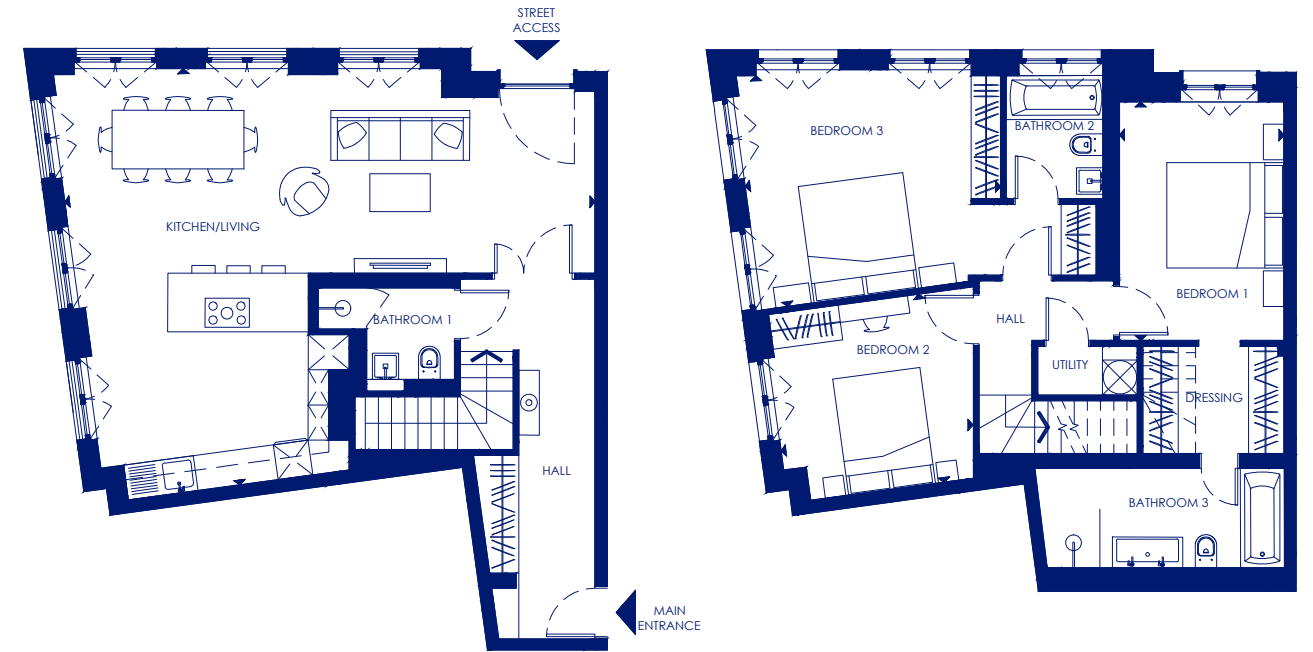
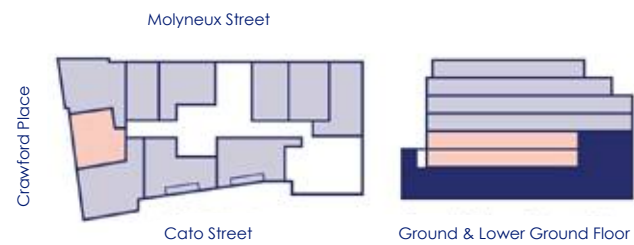


52

GROUND

LOWER GROUND

TOTAL AREA	99.97 sq m	1,076 sq ft
Kitchen/Living	7.4m x 4.9m	24'3" x 16'1"
Bedroom 1	3.9m x 3.7m	12'9" x 12'2"
Bedroom 2	3.4m x 3.0m	11'2" x 9'10"

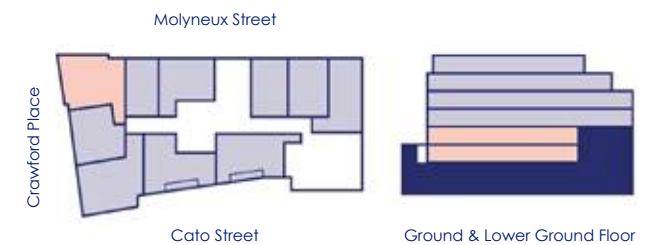


53

GROUND

LOWER GROUND

TOTAL AREA	132.43 sq m	1,425 sq ft
Kitchen/Living	9.1m x 7.2m	29'10" x 23'7"
Bedroom 1	4.4m x 4.0m	14'5" x 13'1"
Bedroom 2	3.3m x 3.2m	11'0" x 10'6"
Bedroom 3	4.1m x 2.8m	13'5" x 9'2"



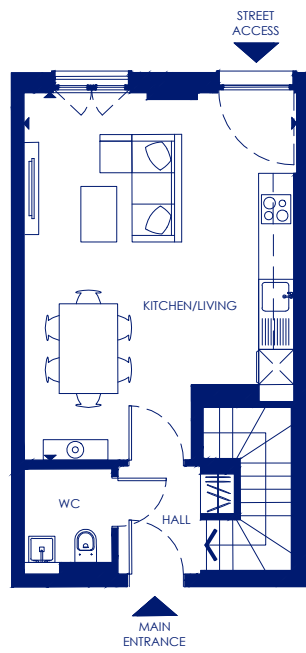
APARTMENT 07 - DUPLEX



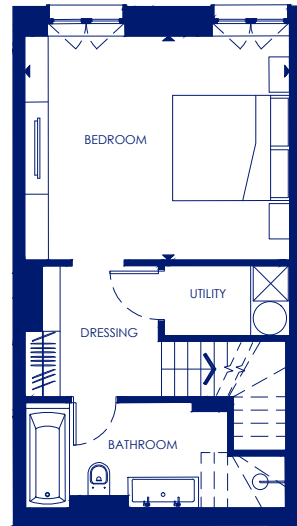
APARTMENT 08 - DUPLEX



54

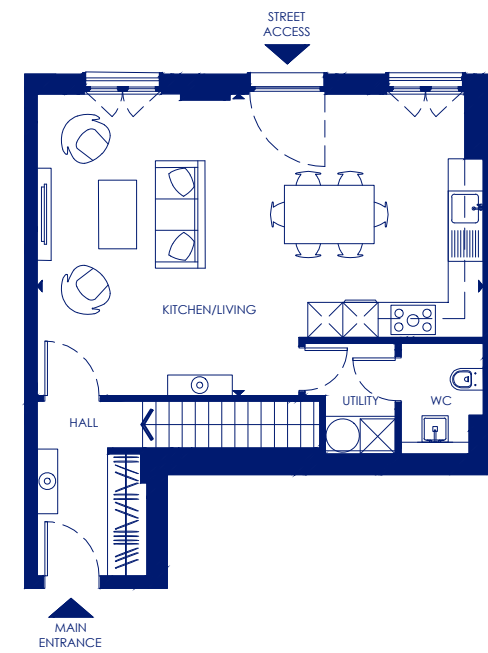
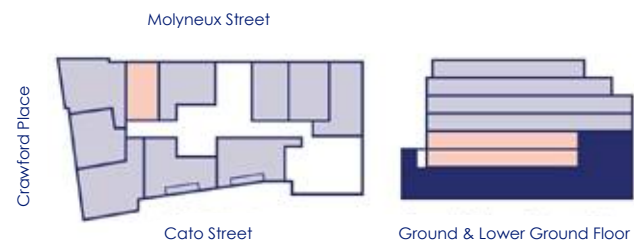


GROUND

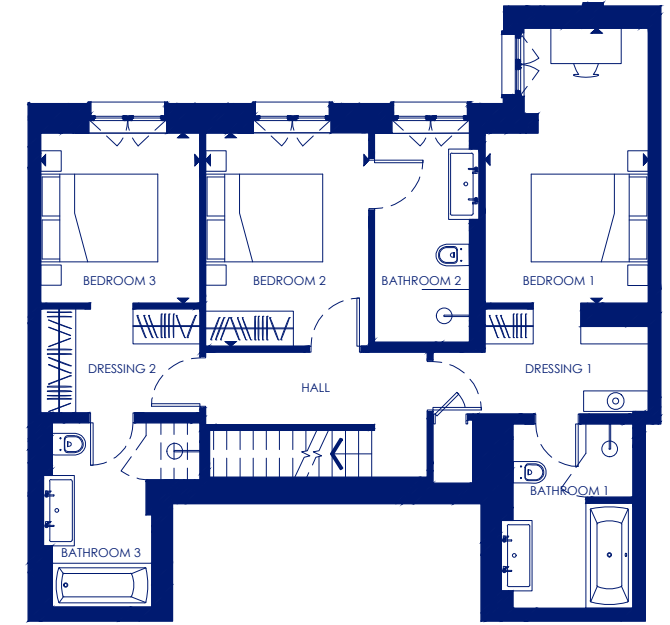


LOWER GROUND

TOTAL AREA	73.91 sq m	796 sq ft
Kitchen/Living	6.3m x 4.7m	20'8" x 15'5"
Bedroom 1	4.5m x 3.8m	14'9" x 12'6"

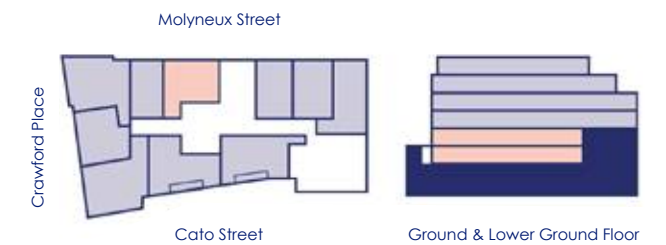


GROUND



LOWER GROUND

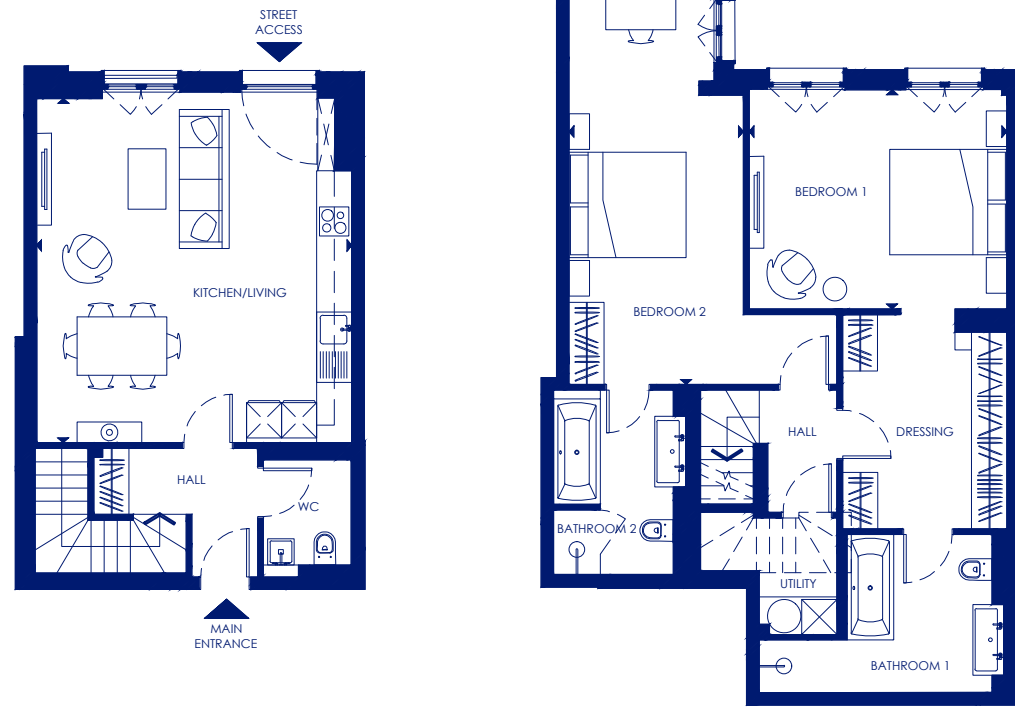
TOTAL AREA	124.08 sq m	1,336 sq ft
Kitchen/Living	7.6m x 5.2m	24'11" x 17'1"
Bedroom 1	4.7m x 2.8m	15'5" x 9'2"
Bedroom 2	3.7m x 2.8m	12'2" x 9'2"
Bedroom 3	2.9m x 2.7m	9'6" x 8'10"



55



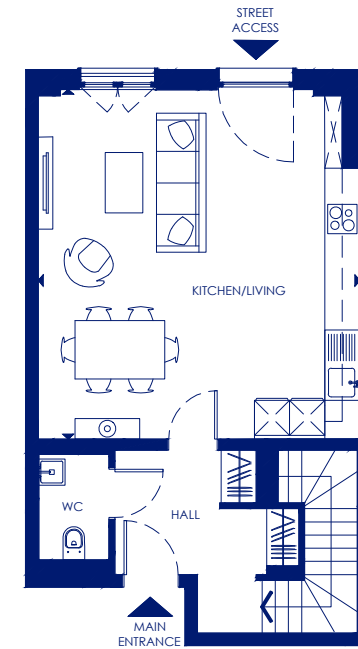
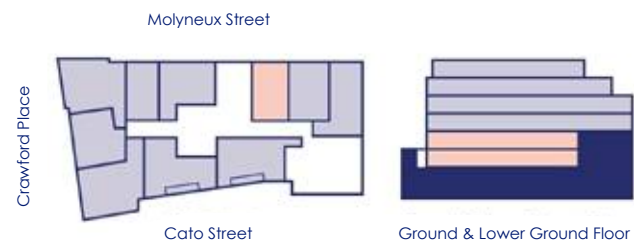
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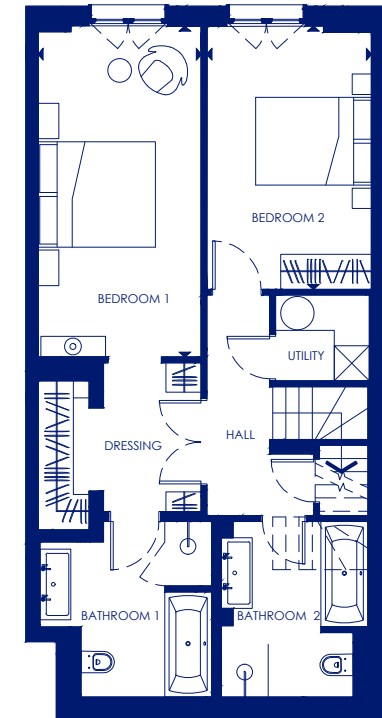
GROUND

LOWER GROUND

TOTAL AREA	119.38 sq m	1,285 sq ft
Kitchen/Living	5.9m x 5.4m	19'2" x 17'9"
Bedroom 1	4.4m x 3.7m	14'5" x 12'2"
Bedroom 2	6.7m x 3.0m	21'12" x 9'10"

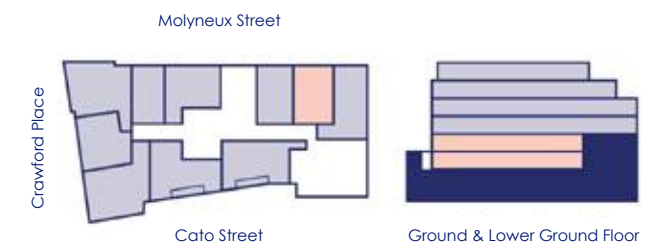


GROUND



LOWER GROUND

TOTAL AREA	111.64 sq m	1,202 sq ft
Kitchen/Living	6.0m x 5.5m	19'8" x 18'1"
Bedroom 1	5.7m x 2.8m	18'4" x 9'2"
Bedroom 2	4.5m x 2.8m	14'9" x 9'2"



57

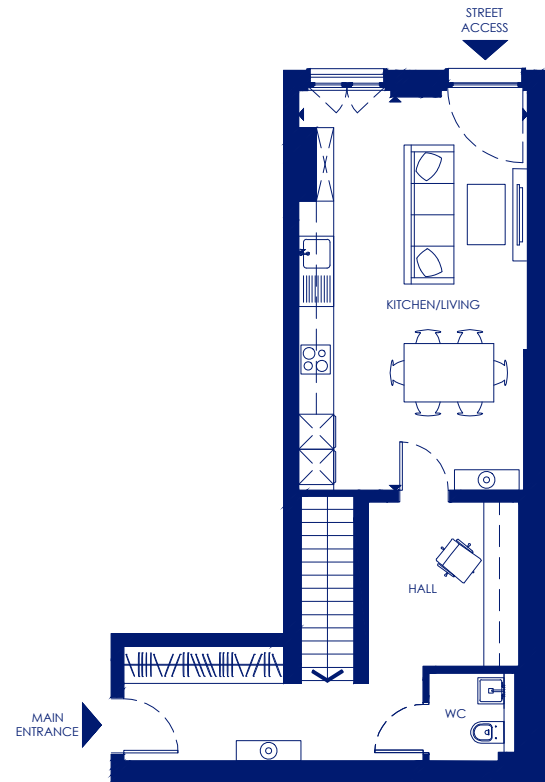
APARTMENT 11 - DUPLEX



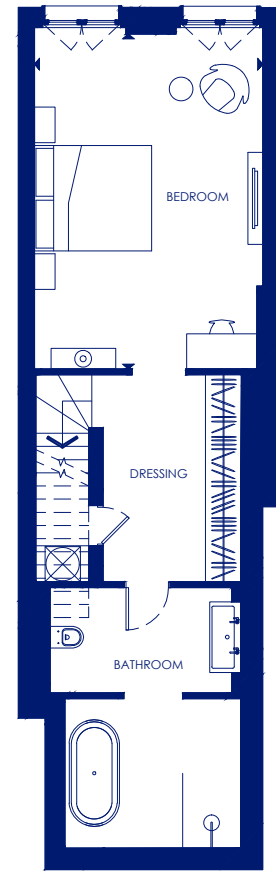
APARTMENT 12



58



GROUND

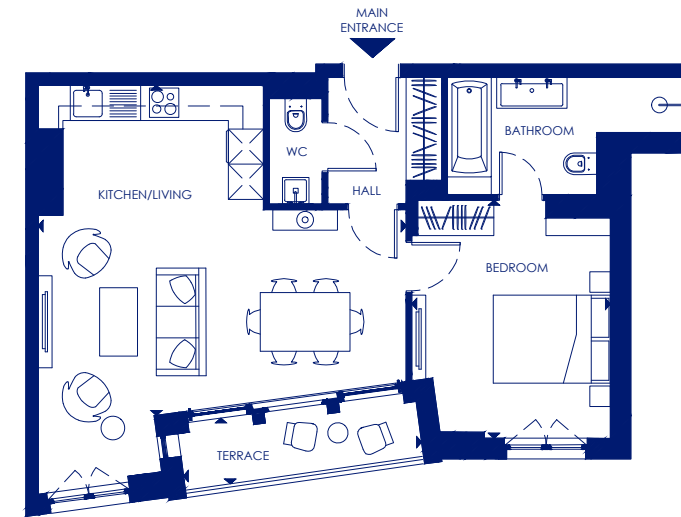


LOWER GROUND

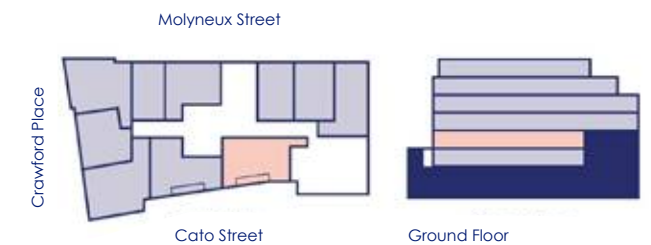
TOTAL AREA	99.81 sq m	1074 sq ft
Kitchen/Living	6.7m x 3.9m	21'12" x 12'10"
Bedroom	5.7m x 3.9m	18'8" x 12'10"



59



TOTAL AREA	58.91 sq m	634 sq ft
Kitchen/Living	6.3m x 5.7m	20'8" x 18'8"
Bedroom	4.1m x 3.4m	13'5" x 11'2"
Terrace	4.1m x 1.1m	13'5" x 3'7"



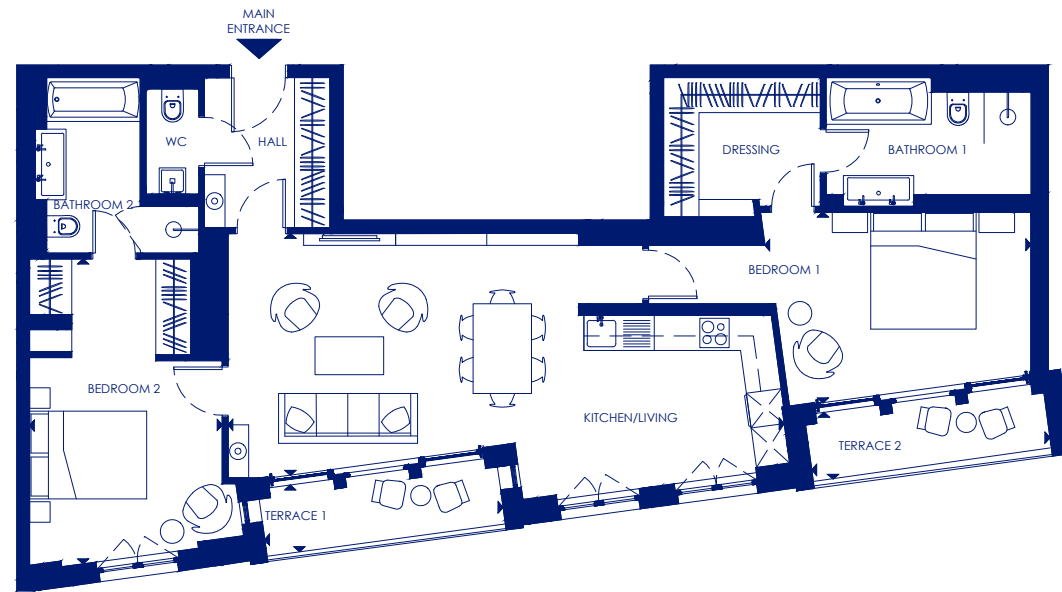
APARTMENT 13



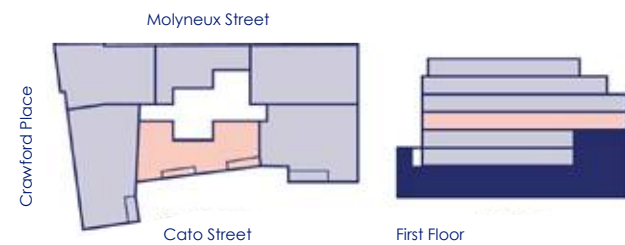
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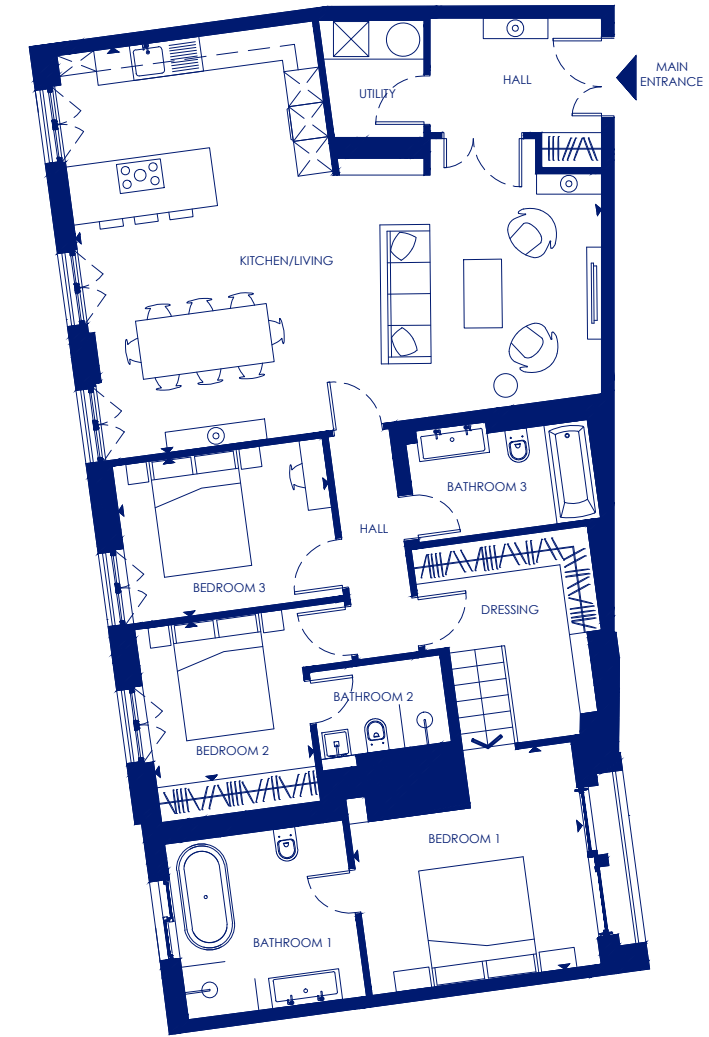
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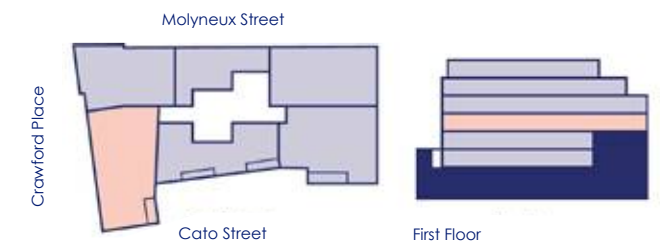
TOTAL AREA	99.18 sq m	1,068 sq ft
Kitchen/Living	9.5m x 4.1m	31'2" x 13'5"
Bedroom 1	4.5m x 3.2m	14'9" x 10'6"
Bedroom 2	5.2m x 3.3m	17'1" x 10'10"
Terrace 1	4.1m x 1.2m	13'5" x 3'11"
Terrace 2	4.1m x 1.2m	13'5" x 3'11"



61



TOTAL AREA	135.21 sq m	1,455 sq ft
Kitchen/Living	9.0m x 7.0m	29'6" x 22'11"
Bedroom 1	4.0m x 3.8m	13'1" x 12'6"
Bedroom 2	2.8m x 2.7m	9'2" x 8'10"
Bedroom 3	3.6m x 2.7m	11'10" x 8'10"



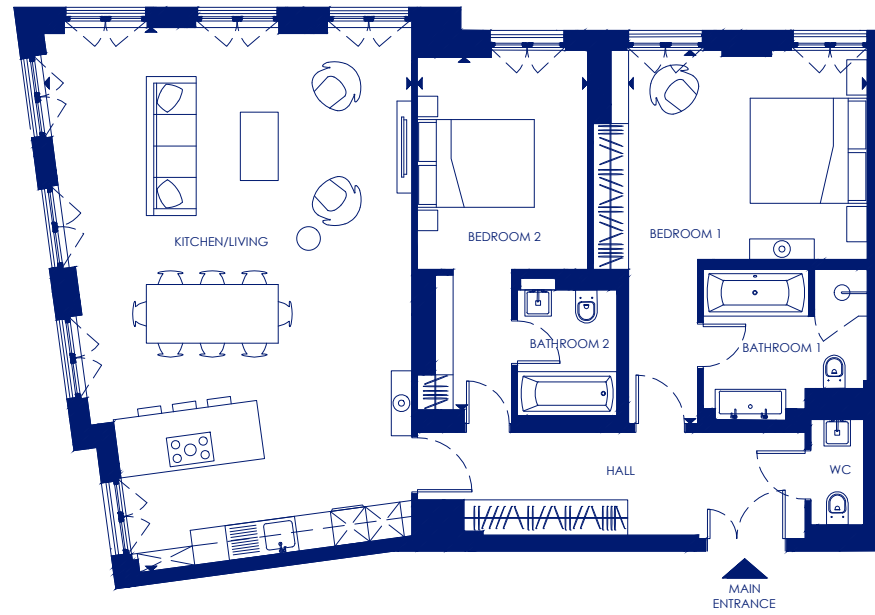
APARTMENT 15



APARTMENT 16



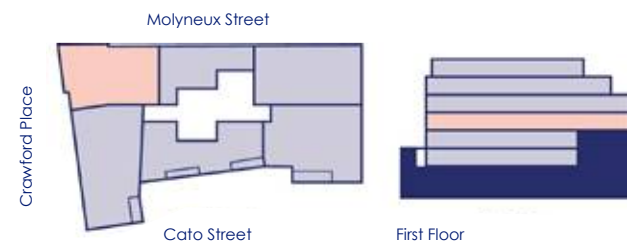
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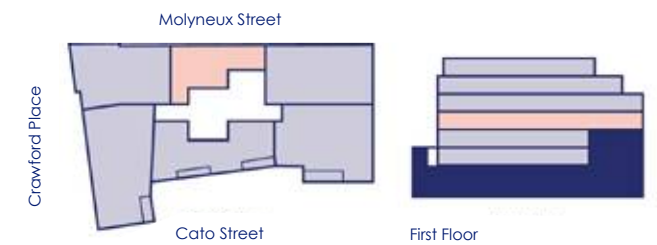
63



TOTAL AREA	115.17 sq m	1,240 sq ft
Kitchen/Living	9.3m x 6.3m	30'6" x 20'8"
Bedroom 1	6.4m x 4.1m	21'0" x 13'5"
Bedroom 2	6.0m x 2.9m	19'8" x 9'6"



TOTAL AREA	74.03 sq m	797 sq ft
Kitchen/Living	6.2m x 4.1m	20'4" x 13'5"
Bedroom 1	4.4m x 2.7m	14'5" x 8'10"
Bedroom 2	3.1m x 2.9m	10'2" x 9'6"



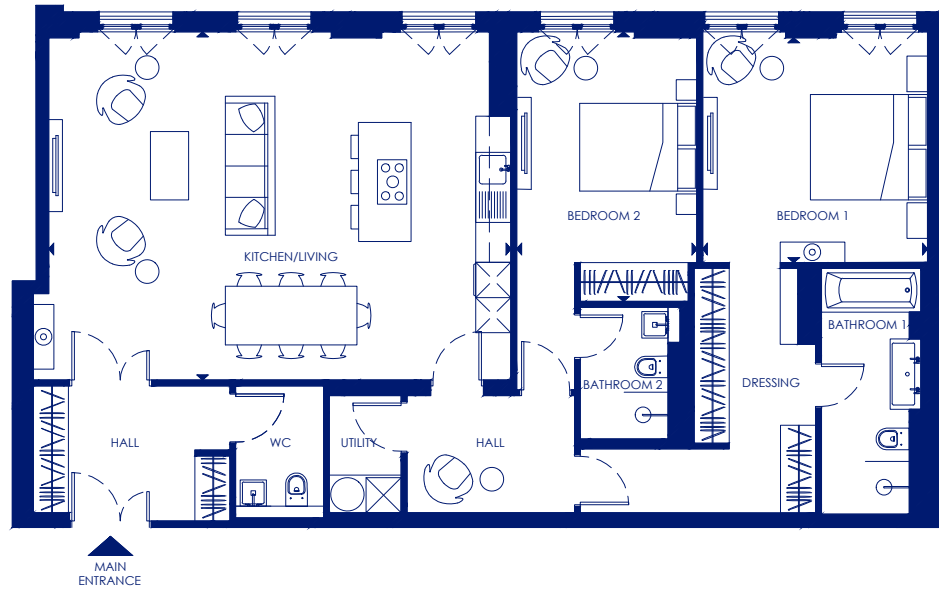
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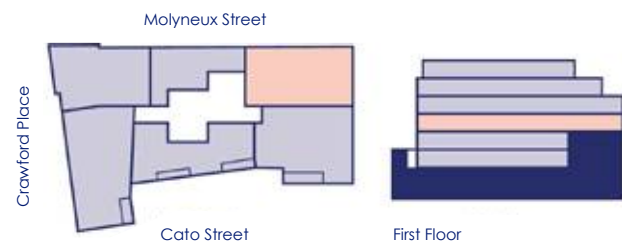
APARTMENT 18



64



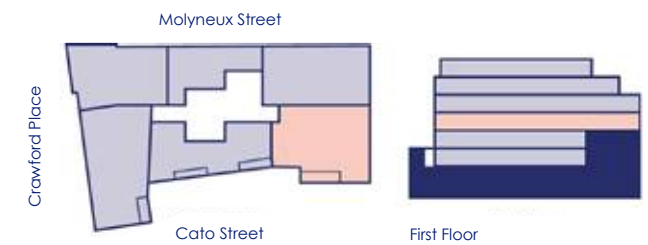
TOTAL AREA	123.31 sq m	1,327 sq ft
Kitchen/Living	7.9m x 6.0m	25'11" x 19'8"
Bedroom 1	3.8m x 3.8m	12'6" x 12'6"
Bedroom 2	4.6m x 3.1m	15'1" x 10'2"



65



TOTAL AREA	121.38 sq m	1,307 sq ft
Kitchen/Living	8.7m x 5.3m	28'7" x 17'5"
Bedroom 1	4.3m x 3.9m	14'1" x 12'9"
Bedroom 2	4.4m x 3.7m	14'5" x 12'2"
Terrace	5.4m x 1.3m	17'9" x 4'3"



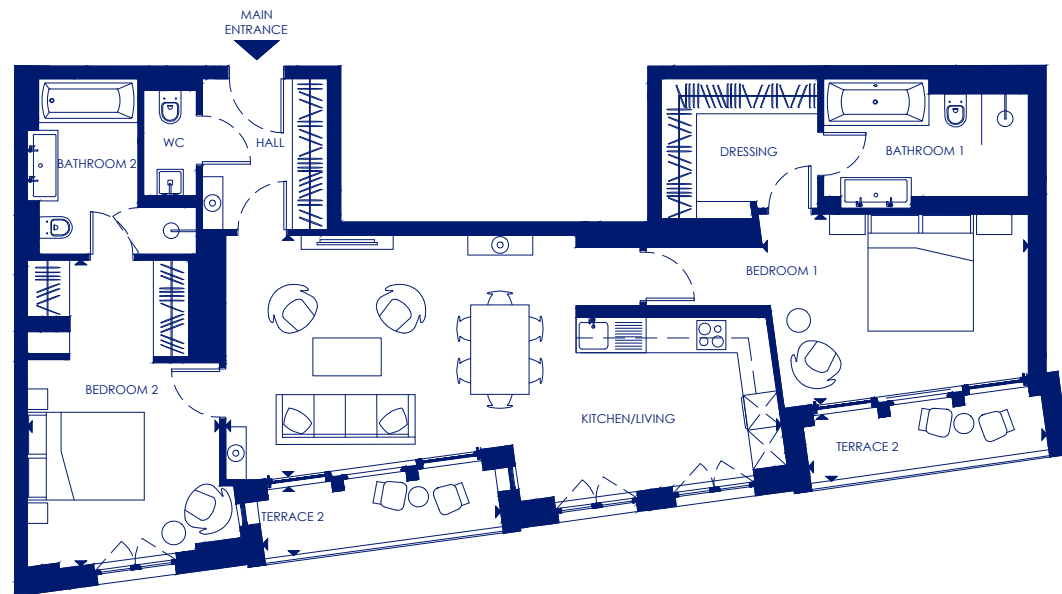
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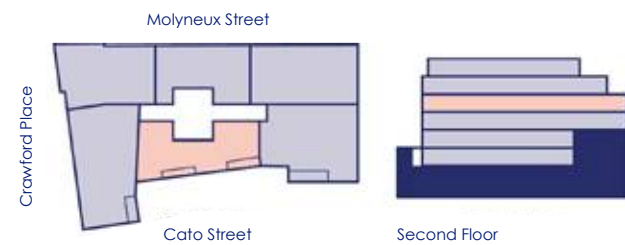
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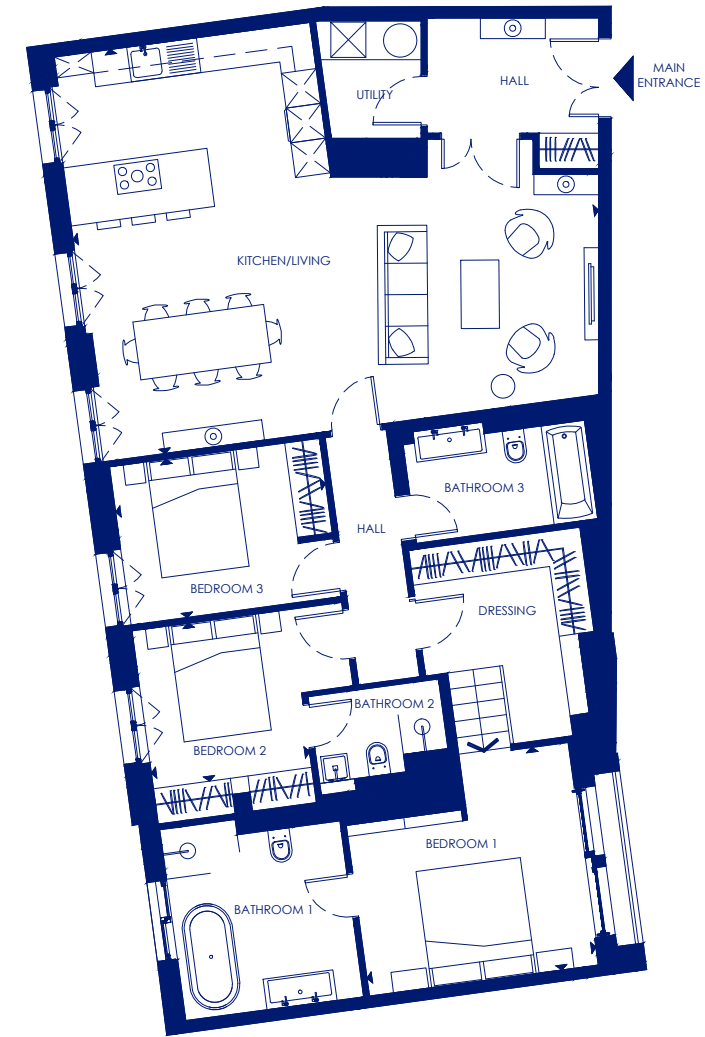
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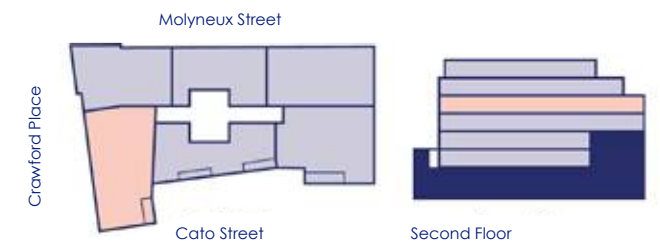
TOTAL AREA	99.42 sq m	1,070 sq ft
Kitchen/Living	9.5m x 4.1m	31'2" x 13'5"
Bedroom 1	4.5m x 3.2m	14'9" x 10'6"
Bedroom 2	5.2m x 3.3m	17'1" x 10'10"
Terrace 1	4.1m x 1.2m	13'5" x 3'11"
Terrace 2	4.1m x 1.2m	13'5" x 3'11"



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TOTAL AREA	134.10 sq m	1,443 sq ft
Kitchen/Living	9.0m x 7.0m	29'6" x 22'11"
Bedroom 1	4.0m x 3.8m	13'1" x 12'6"
Bedroom 2	2.7m x 2.7m	8'10" x 8'10"
Bedroom 3	3.6m x 2.7m	11'10" x 8'10"



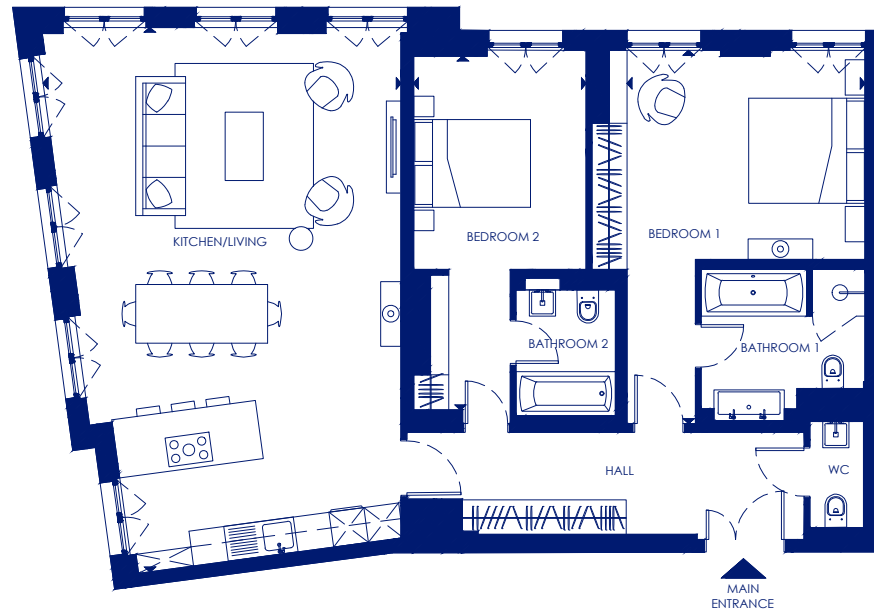
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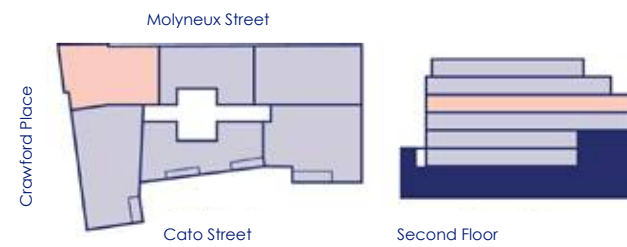
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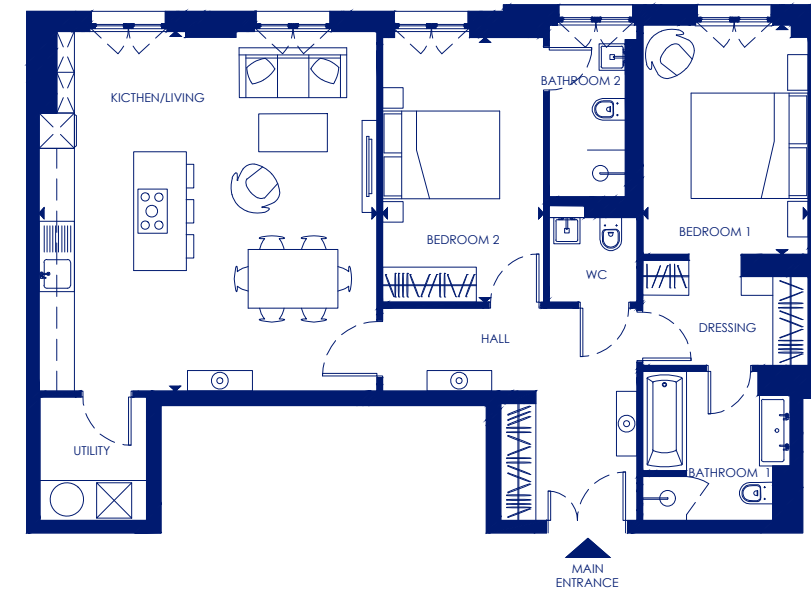
68



TOTAL AREA	115.20 sq m	1,240 sq ft
Kitchen/Living	9.3m x 6.1m	30'6" x 20'0"
Bedroom 1	6.4m x 4.1m	21'0" x 13'5"
Bedroom 2	6.0m x 3.0m	19'8" x 9'10"



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TOTAL AREA	95.74 sq m	1,031 sq ft
Kitchen/Living	6.2m x 5.8m	20'4" x 19'0"
Bedroom 1	4.0m x 2.8m	13'2" x 8'10"
Bedroom 2	4.5m x 2.8m	14'9" x 9'2"



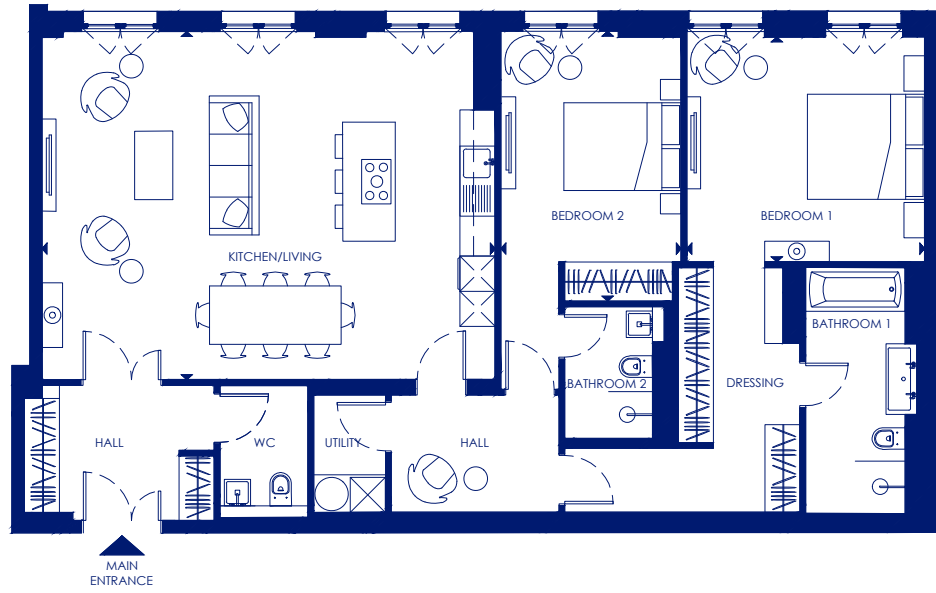
APARTMENT 23



APARTMENT 24



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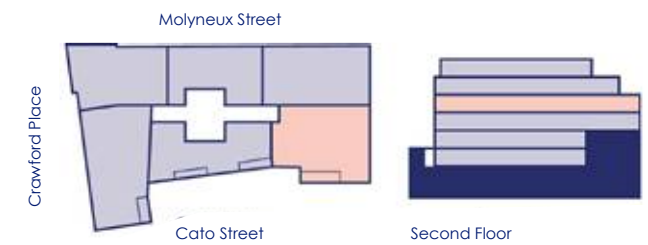
TOTAL AREA	124.61 sq m	1,341 sq ft
Kitchen/Living	7.7m x 6.0m	25'3" x 19'8"
Bedroom 1	4.1m x 3.8m	13'5" x 12'6"
Bedroom 2	4.6m x 3.1m	15'1" x 10'2"



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TOTAL AREA	121.98 sq m	1,313 sq ft
Kitchen/Living	8.7m x 5.4m	28'7" x 17'9"
Bedroom 1	4.3m x 4.0m	14'1" x 13'1"
Bedroom 2	4.4m x 3.7m	14'5" x 12'2"
Terrace	5.4m x 1.3m	17'9" x 4'3"



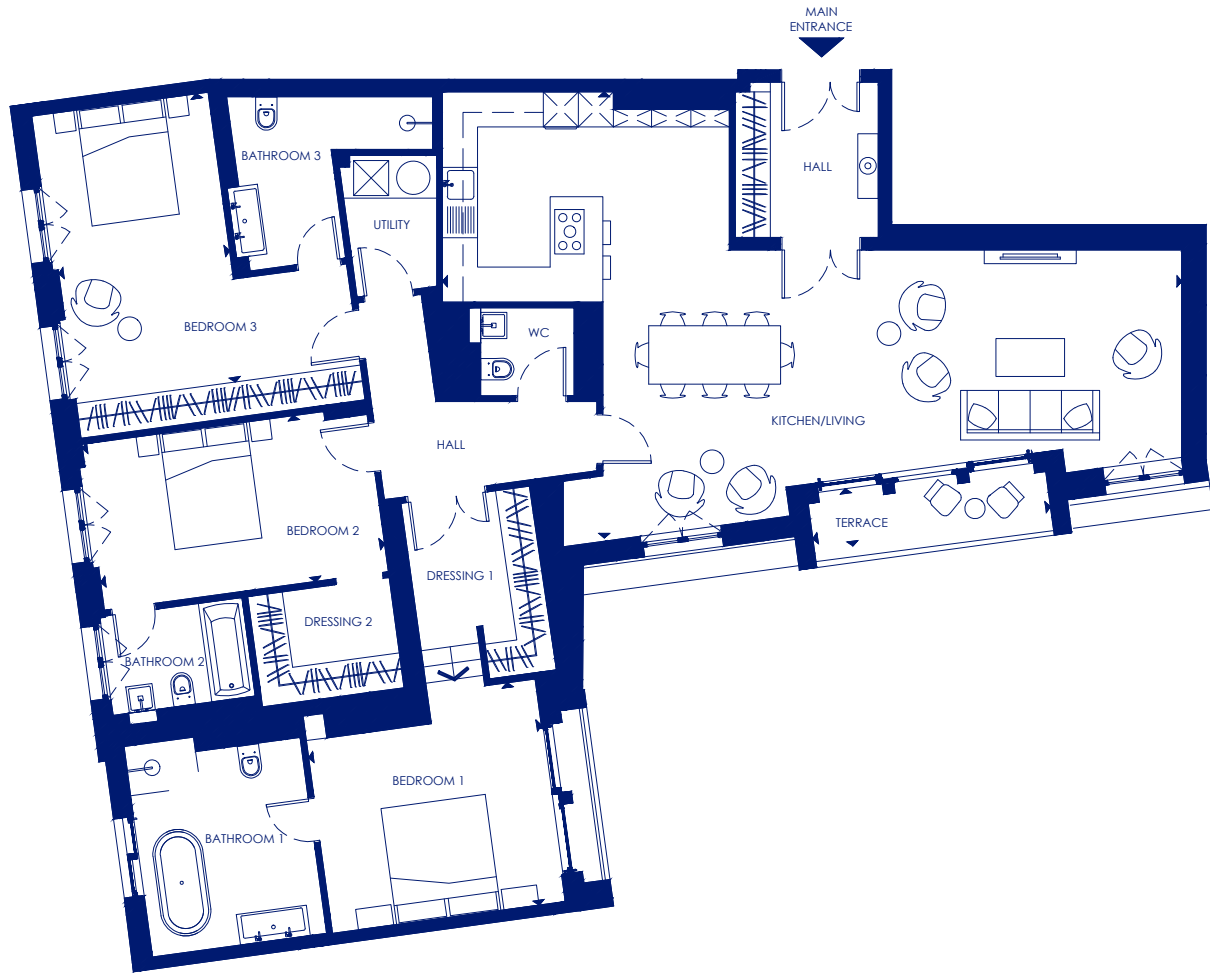
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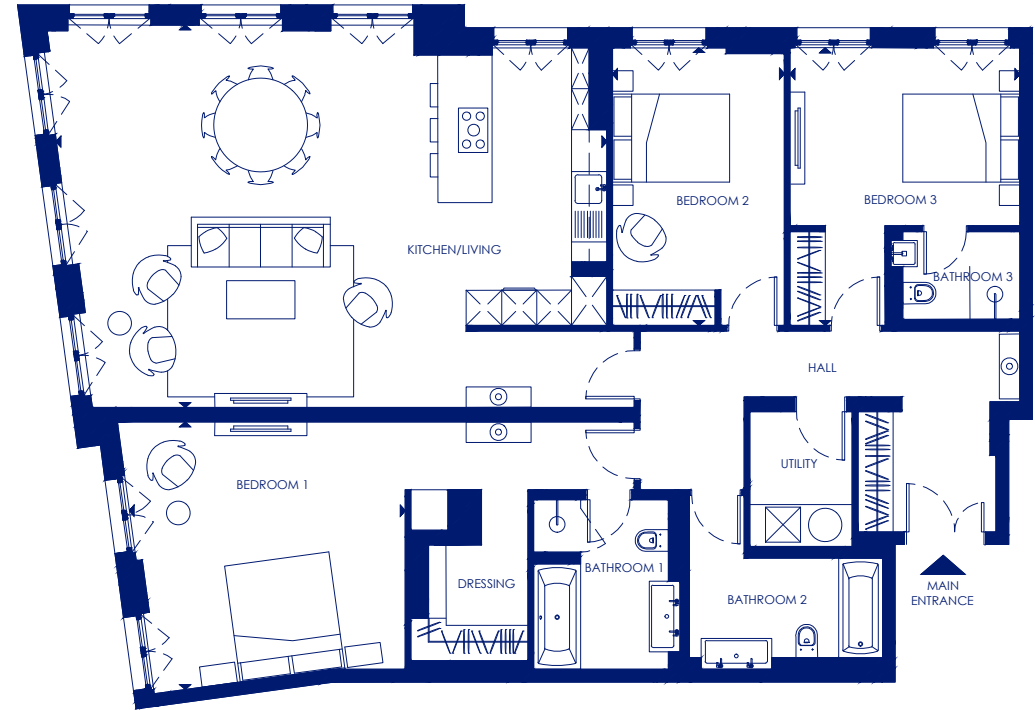
APARTMENT 26



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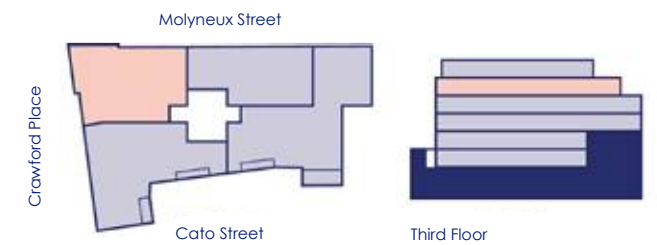
73



TOTAL AREA	172.59 sq m	1,858 sq ft
Kitchen/Living	12.6m x 7.6m	41'4" x 24'11"
Bedroom 1	4.1m x 3.8m	13'5" x 12'6"
Bedroom 2	4.9m x 2.9m	16'1" x 9'6"
Bedroom 3	5.0m x 3.0m	16'5" x 9'10"
Terrace	4.1m x 1.0m	13'5" x 3'3"



TOTAL AREA	163.41 sq m	1,759 sq ft
Kitchen/Living	9.4m x 6.5m	30'10" x 21'4"
Bedroom 1	4.7m x 4.6m	15'5" x 15'1"
Bedroom 2	4.7m x 2.9m	15'5" x 9'6"
Bedroom 3	4.7m x 3.9m	15'5" x 12'10"



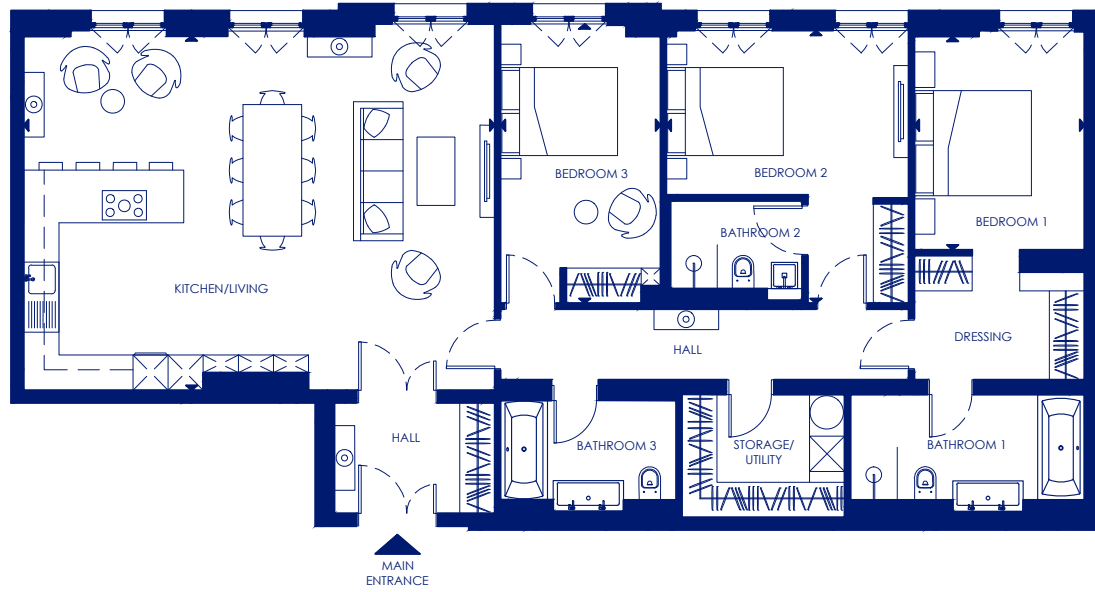
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APARTMENT 28



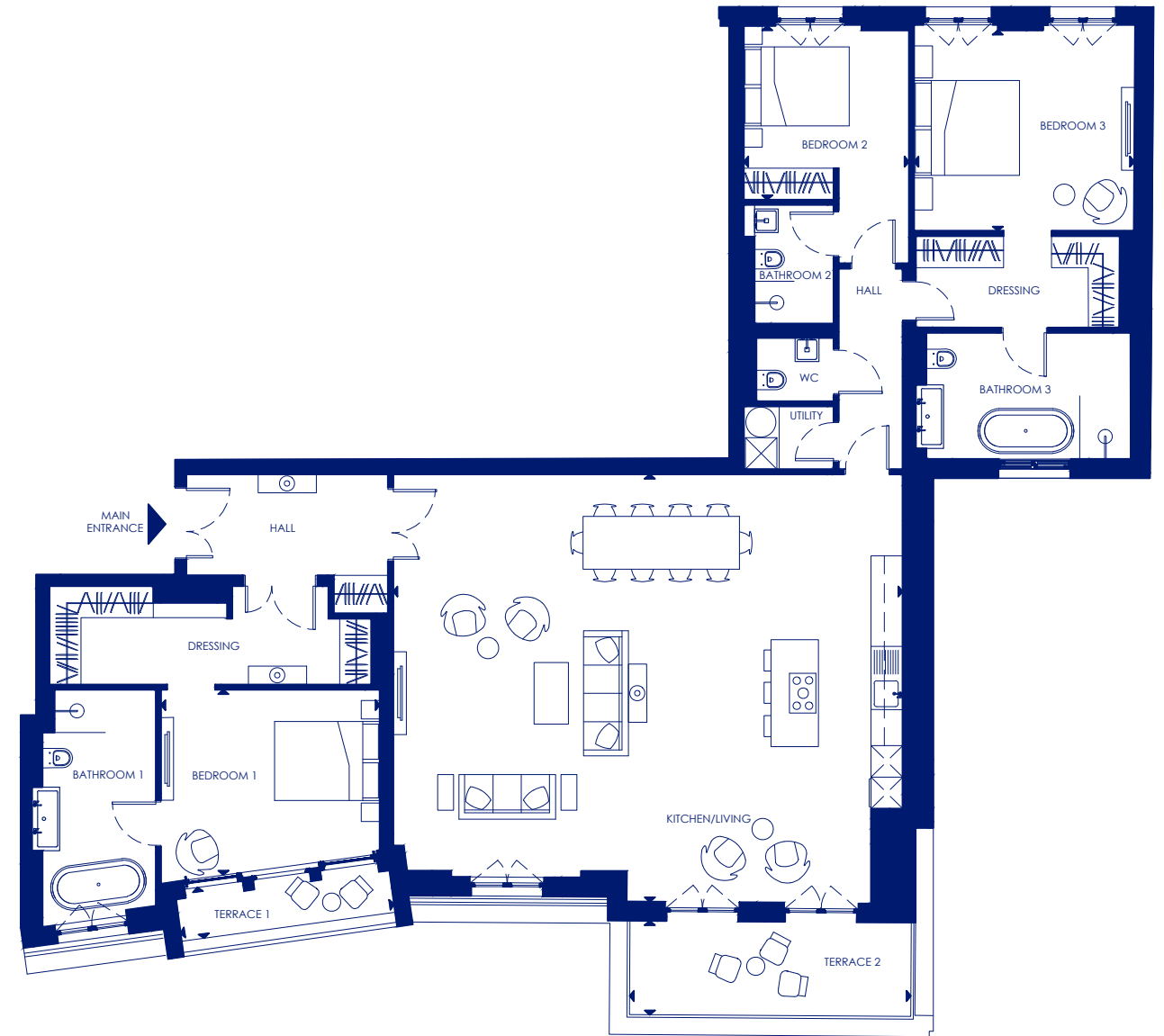
74



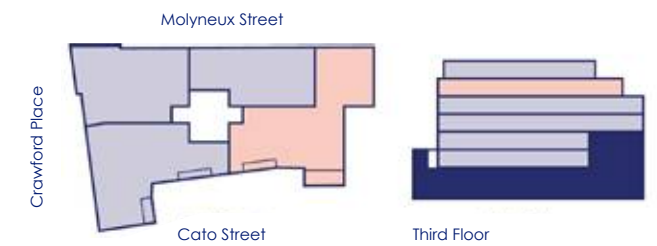
TOTAL AREA	138.41 sq m	1,490 sq ft
Kitchen/Living	8.1m x 6.1m	26'7" x 20'0"
Bedroom 1	3.7m x 2.9m	12'2" x 9'6"
Bedroom 2	4.7m x 4.1m	15'5" x 13'5"
Bedroom 3	4.8m x 2.7m	15'9" x 8'10"



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TOTAL AREA	183.80 sq m	1,978 sq ft
Kitchen/Living	9.7m x 8.1m	31'10" x 26'7"
Bedroom 1	4.2m x 3.5m	13'9" x 11'6"
Bedroom 2	3.3m x 3.1m	10'10" x 10'2"
Bedroom 3	4.1m x 3.9m	13'5" x 12'10"
Terrace 1	4.1m x 1.0m	13'5" x 3'3"
Terrace 2	5.3m x 1.8m	17'5" x 5'11"



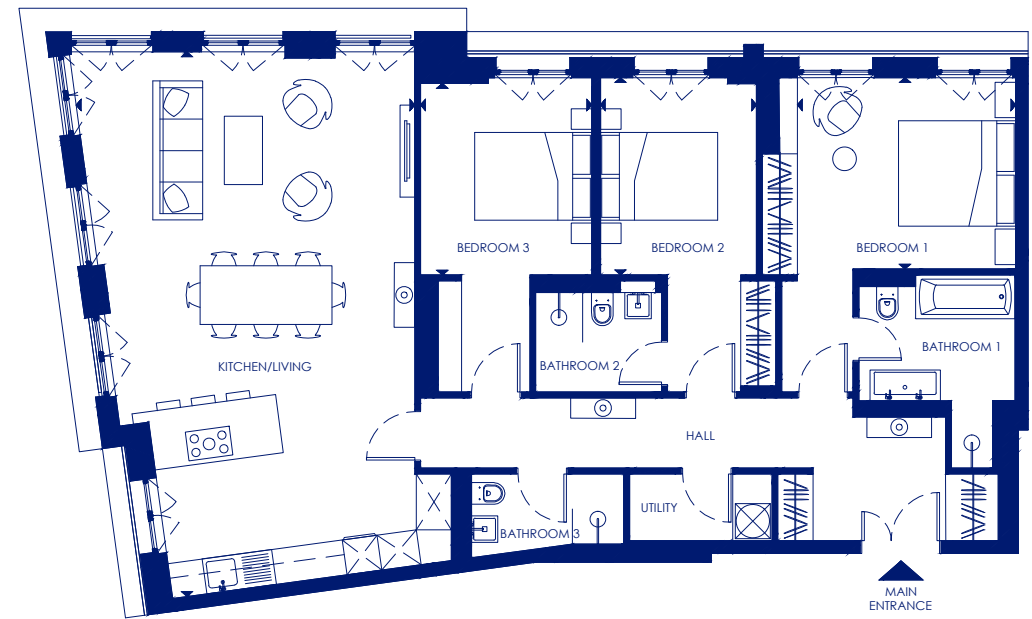
APARTMENT 29



APARTMENT 30

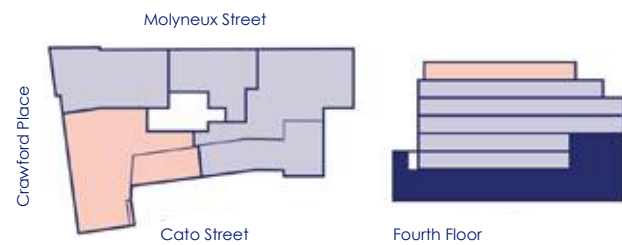


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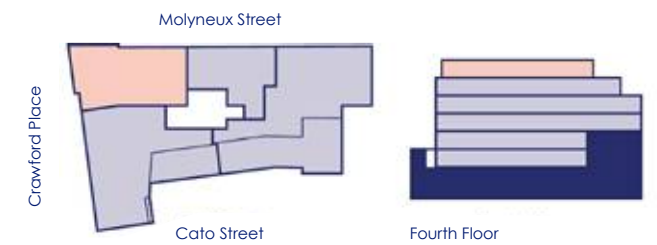


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TOTAL AREA	157.38 sq m	1,694 sq ft
Kitchen/Living	8.9m x 6.6m	29'2" x 21'8"
Bedroom 1	4.0m x 2.9m	13'2" x 9'6"
Bedroom 2	3.3m x 3.1m	10'10" x 10'2"
Bedroom 3	3.8m x 2.6m	12'6" x 8'6"
Terrace	10.1m x 3.2m	33'2" x 10'2"



TOTAL AREA	127.41 sq m	1,371 sq ft
Kitchen/Living	9.3m x 5.8m	30'6" x 19'0"
Bedroom 1	3.7m x 3.3m	12'2" x 10'10"
Bedroom 2	3.4m x 2.7m	11'2" x 8'10"
Bedroom 3	3.3m x 2.9m	10'10" x 9'6"



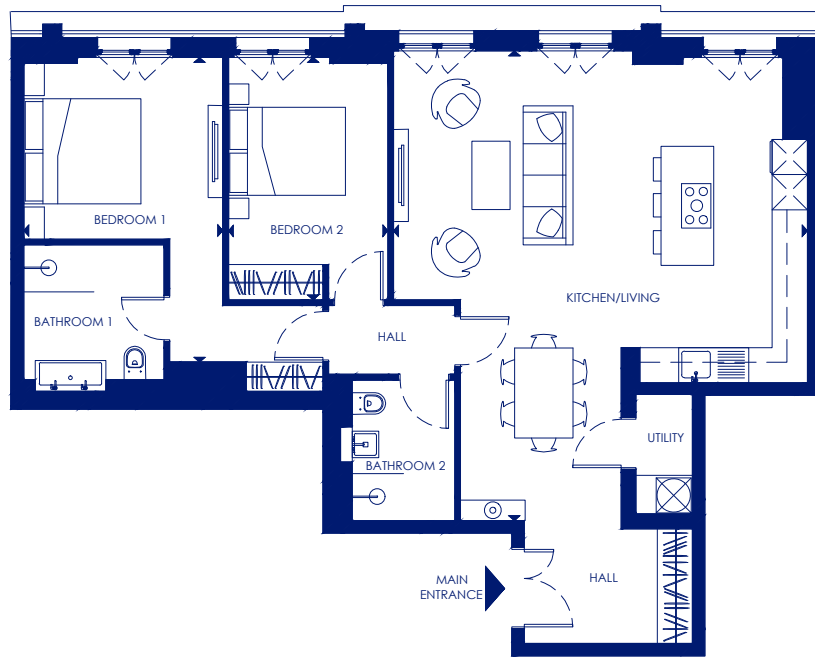
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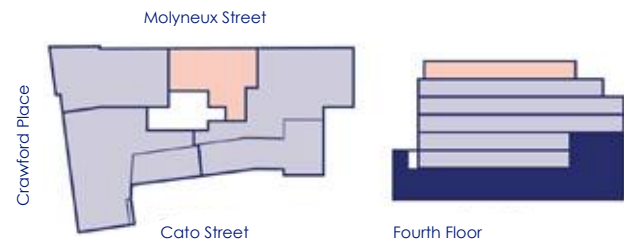
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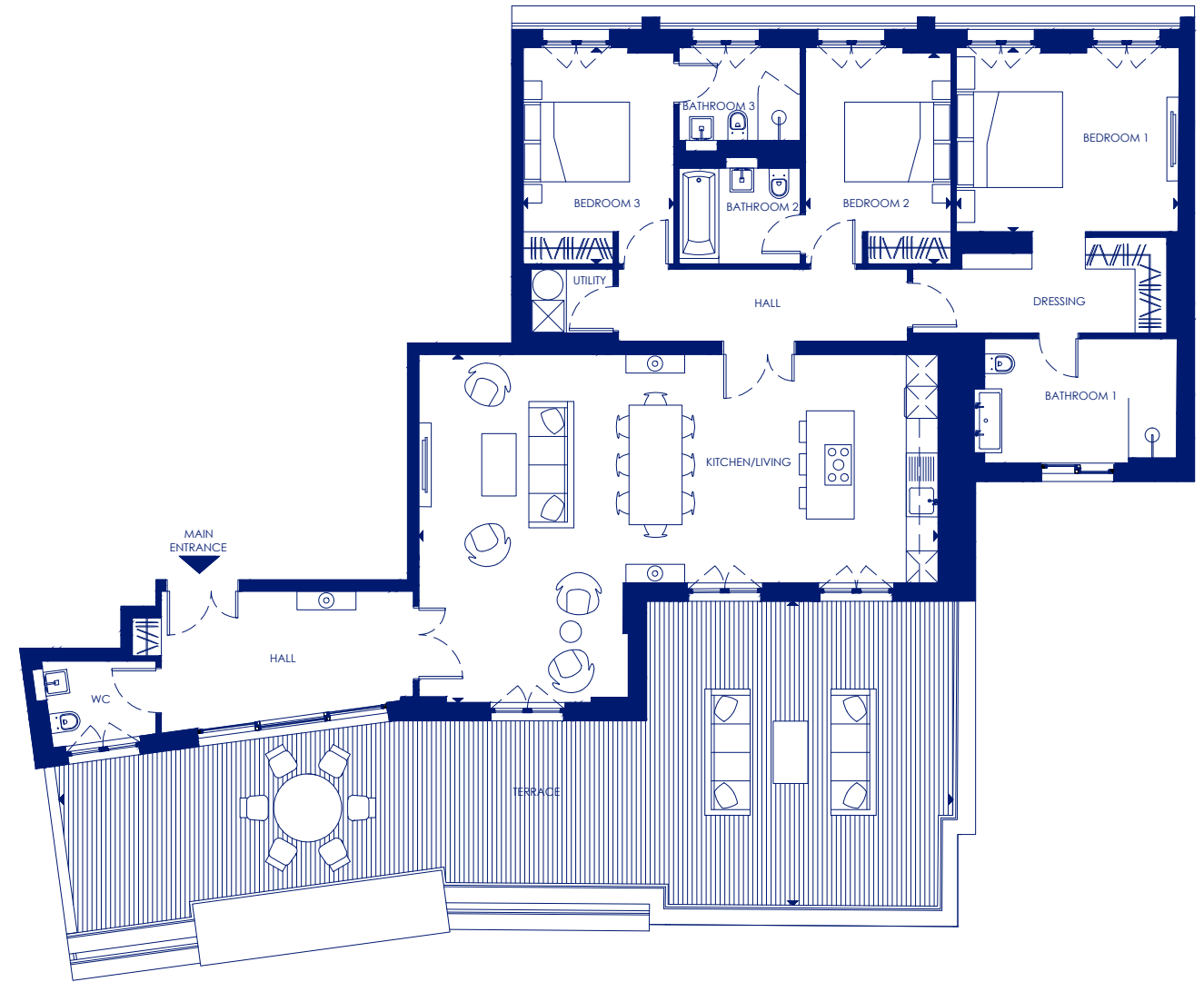
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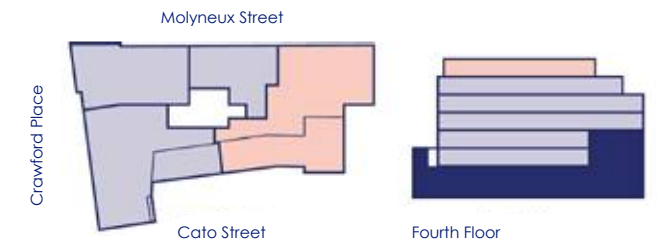
TOTAL AREA	95.53 sq m	1,028 sq ft
Kitchen/Living	8.0m x 7.1m	26'3" x 23'4"
Bedroom 1	5.2m x 3.4m	17'1" x 11'2"
Bedroom 2	4.1m x 2.7m	13'5" x 8'10"



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TOTAL AREA	145.36 sq m	1,565 sq ft
Kitchen/Living	9.8m x 6.6m	32'2" x 21'8"
Bedroom 1	4.2m x 3.5m	13'9" x 11'6"
Bedroom 2	4.0m x 2.7m	13'2" x 8'10"
Bedroom 3	4.1m x 2.8m	13'5" x 9'2"
Terrace	16.8m x 5.7m	55'2" x 18'4"





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