

# Hyde Park Hayes

## Accommodation and Area Schedule - Block A/B/C/D

01.12.2025

Produced by tp bennett

## Block A1

Accommodation Schedule (sqm)																			
1-Bed 2pers			2-Bed 3pers			2-Bed 4pers			3-Bed 4pers		3-Bed 5pers		Sub-totals						
Area (sqm)		TYPE 1 1B2P 50-55	TYPE 1 2B3P 61-65		TYPE 1 2B4P 70-75				TYPE 1 3B5P 85-100			1-Bed	2-Bed	3-Bed	Total hab rooms	Total flats	NIA sqm	*GIA sqm	
Floor																			
Ground		3			1								3	1	-	9	4	194	713
1st		5											5	2	1	21	8	598	783
2nd		5											5	2	2	26	9	612	783
3rd		5											5	2	2	26	9	612	783
4th		5											5	2	2	26	9	612	783
5th		5											5	2	2	26	9	612	783
6th		5											5	2	2	26	9	612	783
7th		5											5	2	2	26	9	612	783
8th		5											5	2	2	26	9	612	783
9th		5											5	2	2	26	9	612	783
10th													-	-	4	20	4	418	577

## Block A2

**Block B1**
**Accommodation Schedule (sqm)**

		1-Bed 2pers		2-Bed 3pers		2-Bed 4pers		3-Bed 4pers		3-Bed 5pers	
Area (sqm)		TYPE 1 1B2P 50-55		TYPE 1 2B3P 61-65		TYPE 1 2B4P 70-75		TYPE 1 3B5P 85-100		TYPE 1 3B5P 85-100	
Floor											
Ground		1		2		2					
1st		6		3		1			1		
2nd		6		3		1			1		
3rd		6		3		1			1		
4th		6		3		1			1		
5th		6		3		1			1		
6th		7		2		2					
7th		7		2		2					

Sub-totals							
1-Bed	2-Bed	3-Bed	Total hab rooms	Total flats		NIA sqm	*GIA sqm
1	4	-	14	5		349	824
6	4	1	29	11		694	855
6	4	1	29	11		694	855
6	4	1	29	11		694	855
6	4	1	29	11		694	855
7	4	-	26	11		694	855
7	4	-	26	11		694	855

		TYPE 1 1B2P 50-55	TYPE 1 2B3P 61-65	TYPE 1 2B4P 70-75	TYPE 1 3B5P 85-100
Area (sqm)					
Sub-totals - Hab rooms	90	-	63	-	33
	34.9%	0.0%	24.4%	0.0%	12.8%
Sub-totals - Apartments	45	-	21	-	11
	51.1%	0.0%	23.9%	0.0%	12.5%

1-Bed total	2-Bed total	3-Bed total	Hab rooms total	Flats total	NIA sqm	*GIA sqm
45	32	5	211	82	5,207	6,809
54.9%	39.0%	6.1%			100%	

**76.5% NIA/GIA**

\*GIA excludes balconies and access decks.  
Includes plant shared with multiple use-classes

**Apartments & Hab rooms - Block B1**

	Apartments	Hab rooms
1-bed apartment (1B2P)	45	54.9%
2-bed apartment (2B3P)	21	25.6%
2-bed apartment (2B4P)	11	13.4%
3-bed apartment (3B4P)	-	0.0%
3-bed apartment (3B5P)	5	6.1%
Total apartments	82	100.0%
	211	100.0%

**Block B2**
**Accommodation Schedule (sqm)**

		1-Bed 2pers		2-Bed 3pers		2-Bed 4pers		3-Bed 4pers		3-Bed 5pers	
Area (sqm)		TYPE 1 1B2P 50-55		TYPE 1 2B3P 61-65		TYPE 1 2B4P 70-75		TYPE 1 3B5P 85-100		TYPE 1 3B5P 85-100	
Floor											
Ground		2				3			1		
1st		2				2			2		
2nd		2				2			2		
3rd		2				2			2		
4th		2				2			2		
5th		2				2			2		
6th		2				2			2		
7th		2				2			2		
8th		2				2			2		
9th		2				2			2		
10th									4		

Sub-totals							
1-Bed	2-Bed	3-Bed	Total hab rooms	Total flats		NIA sqm	*GIA sqm
-	-	-	-	-		0	517
2	3	1	18	6		431	579
2	2	2	20	6		443	579
2	2	2	20	6		443	579
2	2	2	20	6		443	579
2	2	2	20	6		443	579
2	2	2	20	6		443	579
2	2	2	20	6		443	579
2	2	2	20	6		443	579
2	2	2	20	4		372	503

1-Bed total	2-Bed total	3-Bed total	Hab rooms total	Flats total	NIA sqm	*GIA sqm
18	19	21	198	58	4,344	6,231
31.0%	32.8%	36.2%			100%	

**69.7% NIA/GIA**

\*GIA excludes balconies and access decks.  
Includes plant shared with multiple use-classes

**Apartments & Hab rooms - Block B2**

	Apartments	Hab rooms
1-bed apartment (1B2P)	18	31.0%
2-bed apartment (2B3P)	-	0.0%
2-bed apartment (2B4P)	19	32.8%
3-bed apartment (3B4P)	-	0.0%
3-bed apartment (3B5P)	21	36.2%
Total apartments	58	100.0%
	198	100.0%

## Block B3

## Accommodation Schedule (sqm)

1-Bed 2pers		2-Bed 3pers			2-Bed 4pers			3-Bed 4pers			3-Bed 5pers	
TYPE		TYPE		TYPE		TYPE		TYPE		TYPE		
1		1		1		1		1		1		
1B2P		2B3P		2B4P		3B5P						
50-55		61-65		70-75		85-100						
					7						2	
4					3							
4					3							
4					3							
4					3							

Sub-totals						
1-Bed	2-Bed	3-Bed	Total hab rooms	Total flats	NIA sqm	*GIA sqm
-	7	2	31	9	409	642
-	-	-	-	-	412	537
4	3	-	17	7	453	537
4	3	-	17	7	453	537
4	3	-	17	7	453	537
4	3	-	17	7	453	537
-	-	-	-	-	0	50

2,633 3,377

GIA excludes balconies and access decks.  
Includes plant shared with multiple use-classes

## **Apartments & Hab rooms - Block B**

Apartments		Hab rooms	
16	43.2%	32	32.3%
-	0.0%	-	0.0%
19	51.4%	57	57.6%
-	0.0%	-	0.0%
2	5.4%	10	10.1%
37	100.0%	99	100.0%

## Block C

## Accommodation Schedule (sqm)

1-Bed 2pers		2-Bed 3pers			2-Bed 4pers			3-Bed 4pers		3-Bed 5pers	
TYPE		TYPE			TYPE					TYPE	
1		1			1					1	
1B2P		2B3P			2B4P					3B5P	
50-55		61-65			70-75					85-100	
2		12								2	
8										1	
6					8					1	
6					8					1	
6					8					1	
6					8					1	
6					8					1	
2		2			2					4	
1					2					2	
1					2					2	

Sub-totals						
1-Bed	2-Bed	3-Bed	Total hab rooms	Total flats	NIA sqm	*GIA sqm
2	12	2	50	16	682	1,440
8	-	1	21	9	1,040	1,374
6	8	1	41	15	1,061	1,349
6	8	1	41	15	1,061	1,349
6	8	1	41	15	1,061	1,349
6	8	1	41	15	1,061	1,349
2	4	4	36	10	725	1,006
1	2	2	18	5	370	503
1	2	2	18	5	370	503

NIA/CIA

## **Apartments & Hab rooms - Block C**

Apartments		Hab rooms
44	36.7%	88
14	11.7%	42
46	38.3%	138
-	0.0%	-
16	13.3%	80
120	100.0%	348

\*GIA excludes balconies.  
Includes plant shared with  
multiple use-classes.  
Excludes Parking.

## Block D1

## **Apartments & Hab rooms - Block D1**

	Apartments		Hab rooms	
1-bed apartment (1B2P)	28	38.9%	56	25.9%
2-bed apartment (2B3P)	16	22.2%	48	22.2%
2-bed apartment (2B4P)	14	19.4%	42	19.4%
3-bed apartment (3B4P)	-	0.0%	-	0.0%
3-bed apartment (3B5P)	14	19.4%	70	32.4%
Total apartments	72	100.0%	216	100.0%

\*GIA excludes balconies.  
Includes plant shared with  
multiple use-classes.  
Excludes Parking.

## Block D2

Accommodation Schedule (sqm)													
Area (sqm)	1-Bed 2pers			2-Bed 3pers			2-Bed 4pers			3-Bed 4pers		3-Bed 5pers	
	TYPE 1 1B2P 50-55	TYPE 1 2B3P 61-65	TYPE 1 2B4P 70-75	TYPE 1 3B5P 85-100	1	8	-	5	8	8	1	4	
Floor													
<b>Ground</b>	2				8		-				1		
<b>1st</b>	5						5						
<b>2nd</b>	8						8						
<b>3rd</b>	8						8						
<b>4th</b>	8						8						
<b>5th</b>	8						8						
<b>6th</b>	8						8						
<b>7th</b>	2				2		2				4		
<b>8th</b>	1						2				2		
<b>9th</b>	1						2				2		
	TYPE 1 1B2P 50-55	TYPE 1 2B3P 61-65	TYPE 1 2B4P 70-75	TYPE 1 3B5P 85-100									
Area (sqm)													
<b>Sub-totals - Hab rooms</b>	102	-	-	30	-	-	153	-	-	-	45	-	
	39.5%	0.0%	0.0%	11.6%	0.0%	0.0%	59.3%	0.0%	0.0%	0.0%	17.4%	0.0%	
<b>Sub-totals - Apartments</b>	51	-	-	10	-	-	51	-	-	-	9	-	
	58.0%	0.0%	0.0%	11.4%	0.0%	0.0%	58.0%	0.0%	0.0%	0.0%	10.2%	0.0%	

## **Apartments & Hab rooms - Block D2**

	Apartments		Hab rooms	
1-bed apartment (1B2P)	51	42.1%	102	30.9%
2-bed apartment (2B3P)	10	8.3%	30	9.1%
2-bed apartment (2B4P)	51	42.1%	153	46.4%
3-bed apartment (3B4P)	-	0.0%	-	0.0%
3-bed apartment (3B5P)	9	7.4%	45	13.6%
Total apartments	121	100.0%	330	100.0%

\*GIA excludes balconies.  
Includes plant shared with  
multiple use-classes.

## Block Townhouses

## **Accommodation Schedule (sqm)**