The Mansion House Residences

Harberton BT9

The Mansion House Residences achieve a rare blend of timeless architectural elegance and ultra modern design and exude a feeling of space and light throughout.

Externally they are traditionally designed in keeping with their BT9 surroundings and feature patios to the ground floor apartments and terraces to the upper floor apartments to be enjoyed by the residents. Electronic entrance gates offer security and privacy.

Internally the emphasis is on contemporary understated elegance that reflects and enhances modern living - high ceilings, deep moulded skirting boards and architraves blend classical design with open plan state of the art kitchens.

The communal areas feature a beautifully designed and impressive entrance lobby, designated post boxes and a lift to all floors.
The Mansion House Residences

Downshire Hall
Four x 3 Bedroom Apartments
One x 3 Bedroom Penthouse
Pages 6-13

Nugent Hall
Four x 3 Bedroom Apartments
One x 3 Bedroom Penthouse
Pages 14-21

Robson Hall
Four x 3 Bedroom Apartments
Two x 2 Bedroom Apartments
Two x 3 Bedroom Penthouses
Pages 22-31

The Developer

The developers, Hilmark Homes and Blue Horizon Developments have combined their extensive expertise and craftsmanship to offer an exceptional new collection of high quality homes. Their meticulous attention to detail and commitment to excellence is an integral part of the vision and design of this stunning development.
Downshire Hall Rear elevation of Downshire Hall showing patios to ground floor, terraces to first and second floor and communal gardens
Ground Floor Apartments A & B

**APARTMENT A | GROUND FLOOR**
- **Communal Entrance Lobby**
- **Drawing Room** 18’8” × 17’5” 5.75 × 5.35m
- **Kitchen | Dining** 25’10” × 13’8” 7.92 × 4.20m
- **Garden Room** 13’8” × 12’8” 4.21 × 3.90m
- **Pantry** 5’8” × 3’6” 1.78 × 1.10m
- **Utility** 5’8” × 5’2” 1.78 × 1.60m
- **Master Bedroom** 15’6” × 13’0” 4.73 × 3.96m
- **Ensuite** 8’1” × 5’6” 2.47 × 1.72m
- **Bedroom 2** 13’8” × 8’9” 4.20 × 2.70m
- **Bedroom 3** 13’8” × 10’6” 4.20 × 3.20m
- **Bathroom** 10’1” × 6’9” 3.09 × 2.10m

**APARTMENT B | GROUND FLOOR**
- **Communal Entrance Lobby**
- **Drawing Room** 18’8” × 17’5” 5.75 × 5.35m
- **Kitchen | Dining** 25’7” × 13’8” 7.85 × 4.20m
- **Garden Room** 13’8” × 12’8” 4.21 × 3.90m
- **Pantry** 5’8” × 3’6” 1.78 × 1.10m
- **Utility** 5’8” × 5’2” 1.78 × 1.60m
- **Master Bedroom** 16’7” × 12’8” 5.06 × 3.85m
- **Ensuite** 8’7” × 7’3” 2.65 × 2.20m
- **Bedroom 2** 13’8” × 8’6” 4.20 × 2.60m
- **Bedroom 3** 13’8” × 10’0” 4.20 × 3.05m
- **Bathroom** 10’1” × 6’9” 3.09 × 2.10m

**Ground Floor Apartment A**
- Total Floor Area - 1901 sq ft
- Patio Floor Area - 674 sq ft

**Ground Floor Apartment B**
- Total Floor Area - 1860 sq ft
- Patio Floor Area - 674 sq ft
Apartment C | First Floor

Communal Landing

- Drawing Room 18'8" × 17'5" 5.75 × 5.35m
- Kitchen | Dining 25'10" × 13'8" 7.92 × 4.20m
- Pantry 5'8" × 3'6" 1.78 × 1.10m
- Utility 5'8" × 5'2" 1.78 × 1.60m
- Terrace 13'8" × 12'8" 4.21 × 3.90m
- Master Bedroom 15'6" × 13'0" 4.73 × 3.96m
- Ensuite 8'1" × 5'6" 2.47 × 1.72m
- Bedroom 2 13'8" × 8'9" 4.20 × 2.70m
- Bedroom 3 13'8" × 10'6" 4.20 × 3.20m
- Bathroom 10'1" × 6'9" 3.09 × 2.10m

Apartment D | First Floor

Communal Landing

- Drawing Room 18'8" × 17'5" 5.75 × 5.35m
- Kitchen | Dining 25'7" × 12'2" 7.85 × 3.73m
- Pantry 5'8" × 3'6" 1.78 × 1.10m
- Utility 5'8" × 5'2" 1.78 × 1.60m
- Terrace 13'10" × 12'8" 4.26 × 3.91m
- Master Bedroom 16'7" × 12'8" 5.06 × 3.85m
- Ensuite 8'7" × 7'3" 2.65 × 2.20m
- Bedroom 2 13'8" × 8'6" 4.20 × 2.60m
- Bedroom 3 13'8" × 10'0" 4.20 × 3.05m
- Bathroom 10'1" × 6'9" 3.09 × 2.10m

Total Floor Area - 1709 sq ft
Terrace Floor Area - 212 sq ft

Total Floor Area - 1668 sq ft
Terrace Floor Area - 212 sq ft
Downshire Hall
Penthouse Apartment E

Total Floor Area - 2539 sq ft
Terrace Floor Area - 820 sq ft

Downshire Hall

Penthouse Apartment E | SECOND FLOOR
Private Lift Directly to Entrance Hall and Antechamber
Drawing Room 25'7" × 16'9" 7.84 × 5.16m
Terrace 30'5" × 8'0" 9.30 × 2.46m
Kitchen Dining 19'1" × 18'7" 5.82 × 5.68m
Pantry 9’7” × 5’3” 2.95 × 1.61m
Utility 9’7” × 4’3” 2.95 × 1.30m
Bathroom 9’9” × 5’9” 3.03 × 1.80m
Master Bedroom 18’9” × 17’8” 5.76 × 5.45m
Ens Suite 8’6” × 7’5” 2.62 × 2.29m
Dressing Room 9’9” × 7’5” 3.03 × 2.29m
Terrace 30’5” × 8’0” 9.30 × 2.46m
Bedroom 2 15’2” × 11’5” 4.64 × 3.50m
Ens Suite 7’5” × 5’9” 2.29 × 1.80m
Dressing Room 7’4” × 5’9” 2.25 × 1.80m
Bedroom 3 12’10” × 11’8” 3.96 × 3.59m
Ens Suite 7’5” × 5’9” 2.29 × 1.80m
Dressing Room 7’4” × 5’9” 2.25 × 1.80m
Linen 6’5” × 3’4” 2.00 × 1.05m

AERIAL OVERVIEW

THE MANSION HOUSE RESIDENCES

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Rear elevation of Nugent Hall showing patios to ground floor, terraces to first and second floor and communal gardens.
Nugent Hall
Ground Floor Apartments A & B

**APARTMENT A | GROUND FLOOR**

- **Communal Entrance Lobby**
- **Antechamber**
- **Drawing Room 18'8" × 17'5" 5.75 × 5.35m**
- **Kitchen | Dining 25'10" × 13'8" 7.92 × 4.20m**
- **Garden Room 13'6" × 12'2" 4.16 × 3.71m**
- **Pantry 5'8" × 3'6" 1.78 × 1.10m**
- **Utility 5'8" × 5'2" 1.78 × 1.60m**
- **Master Bedroom 15'6" × 13'0" 4.73 × 3.96m**
- **Ensuite 8'1" × 5'6" 2.47 × 1.72m**
- **Bedroom 2 13'8" × 8'9" 4.20 × 2.70m**
- **Bedroom 3 13'8" × 10'6" 4.20 × 3.20m**
- **Bathroom 10'1" × 6'9" 3.09 × 2.10m**
- **Cloakroom**

**APARTMENT B | GROUND FLOOR**

- **Communal Entrance Lobby**
- **Antechamber**
- **Drawing Room 18'8" × 17'5" 5.75 × 5.35m**
- **Kitchen | Dining 25'10" × 13'8" 7.92 × 4.20m**
- **Garden Room 13'6" × 12'2" 4.16 × 3.71m**
- **Pantry 5'8" × 3'6" 1.78 × 1.10m**
- **Utility 5'8" × 5'2" 1.78 × 1.60m**
- **Master Bedroom 16'7" × 12'8" 5.06 × 3.85m**
- **Ensuite 8'7" × 7'3" 2.65 × 2.20m**
- **Bedroom 2 13'8" × 8'6" 4.20 × 2.60m**
- **Bedroom 3 13'8" × 10'0" 4.20 × 3.05m**
- **Bathroom 10'1" × 6'9" 3.09 × 2.10m**
- **Cloakroom**

**Ground Floor Apartment A**
Total Floor Area - 1901 sq ft
Patio Floor Area - 674 sq ft

**Ground Floor Apartment B**
Total Floor Area - 1860 sq ft
Patio Floor Area - 674 sq ft
Aerial Overview

Nugent Hall
First Floor Apartments C & D

Outline showing Apartment C

APARTMENT C | FIRST FLOOR
Communal Landing

Antechamber to Drawing Room

Drawing Room 18'8" × 17'5" 5.75 × 5.35m

Kitchen | Dining 25'10" × 13'8" 7.92 × 4.20m

Pantry 5'8" × 3'6" 1.78 × 1.10m

Utility 5'8" × 5'2" 1.78 × 1.60m

Terrace 13'6" × 12'2" 4.16 × 3.71m

Master Bedroom 15'6" × 13'0" 4.73 × 3.96m

Ensuite 8'1" × 5'6" 2.47 × 1.72m

Bedroom 2 13'8" × 8'9" 4.20 × 2.70m

Bedroom 3 13'8" × 10'6" 4.20 × 3.20m

Bathroom 10'1" × 6'9" 3.09 × 2.10m

Cloakroom

Outline showing Apartment D

APARTMENT D | FIRST FLOOR
Communal Landing

Antechamber to Drawing Room

Drawing Room 18'8" × 17'5" 5.75 × 5.35m

Kitchen | Dining 25'10" × 13'8" 7.92 × 4.20m

Pantry 5'8" × 3'6" 1.78 × 1.10m

Utility 5'8" × 5'2" 1.78 × 1.60m

Terrace 13'6" × 12'2" 4.16 × 3.71m

Master Bedroom 16'7" × 12'8" 5.06 × 3.85m

Ensuite 8'7" × 7'3" 2.65 × 2.20m

Bedroom 2 13'8" × 8'6" 4.20 × 2.60m

Bedroom 3 13'8" × 10'0" 4.20 × 3.05m

Bathroom 10'1" × 6'9" 3.09 × 2.10m

Cloakroom

First Floor Apartment C
Total Floor Area - 1709 sq ft
Terrace Floor Area - 212 sq ft

First Floor Apartment D
Total Floor Area - 1668 sq ft
Terrace Floor Area - 212 sq ft

THE MANSION HOUSE RESIDENCES
PENTHOUSE APARTMENT E | SECOND FLOOR
Private Lift Directly to Entrance Hall and Antechamber

Drawing Room 25’7” × 16’9” 7.84 × 5.16m
Terrace 30’5” × 8’0” 9.30 × 2.45m
Master Bedroom 18’9” × 17’8” 5.76 × 5.45m

Ensuite 8’6” × 7’5” 2.62 × 2.29m
Dressing Room 9’9” × 7’5” 3.03 × 2.29m
Terrace 30’5” × 8’0” 9.30 × 2.45m
Bedroom 2 15’2” × 11’5” 4.64 × 3.50m

Ensuite 7’5” × 5’9” 2.29 × 1.80m
Dressing Room 7’4” × 5’9” 2.25 × 1.80m
Bedroom 3 12’10” × 11’8” 3.96 × 3.59m

Ensuite 7’5” × 5’9” 2.29 × 1.80m
Dressing Room 7’4” × 5’9” 2.25 × 1.80m
Linen 6’5” × 3’4” 2.00 × 1.05m
Rear elevation of Robson Hall showing patios to ground floor, terraces to first and second floor and communal gardens.
Ground Floor Apartment A
- Total Floor Area: 1570 sq ft
- Patio Floor Area: 434 sq ft

Ground Floor Apartment B
- Total Floor Area: 1533 sq ft
- Patio Floor Area: 334 sq ft

Ground Floor Apartment C
- Total Floor Area: 1670 sq ft
- Patio Floor Area: 434 sq ft

APARTMENT A | GROUND FLOOR
Communal Entrance Lobby
- Apartment Entrance to Antechamber
- Drawing Room 19’1” × 12’4” 5.85 × 3.77m
- Kitchen | Dining 25’10” × 12’6” 7.92 × 3.85m
- Garden Room 17’6” × 5’9” 5.36 × 1.79m
- Pantry 7’4” × 5’2” 2.27 × 1.58m
- Master Bedroom 16’6” × 12’6” 5.05 × 3.85m
- Ensuite 7’4” × 5’8” 2.27 × 1.72m
- Bedroom 2 12’0” × 7’7” 3.67 × 2.30m
- Bedroom 3 12’0” × 10’10” 3.67 × 3.29m
- Bathroom 10’2” × 5’9” 3.09 × 1.75m

APARTMENT B | GROUND FLOOR
Communal Entrance Lobby
- Entrance Hall with Cloaks
- Drawing Room 16’9” × 16’9” 5.15 × 5.15m
- Kitchen | Dining 21’0” × 20’6” 6.41 × 6.29m
- Master Bedroom 15’8” × 11’10” 4.82 × 3.60m
- Ensuite 6’9” × 4’11” 2.06 × 1.50m
- Bedroom 2 15’8” × 11’10” 4.82 × 3.60m
- Bathroom 10’2” × 6’7” 3.11 × 2.06m

APARTMENT C | GROUND FLOOR
Communal Entrance Lobby
- Apartment Entrance to Antechamber
- Drawing Room 16’5” × 12’4” 5.02 × 3.77m
- Kitchen | Dining 25’7” × 12’6” 7.85 × 3.85m
- Garden Room 17’6” × 5’7” 5.36 × 1.73m
- Pantry 7’4” × 5’2” 2.27 × 1.58m
- Master Bedroom 16’7” × 12’8” 5.06 × 3.85m
- Ensuite 8’7” × 7’3” 2.65 × 2.20m
- Bedroom 2 12’6” × 10’0” 3.85 × 3.05m
- Bedroom 3 12’6” × 8’6” 3.85 × 2.60m
- Bathroom 10’2” × 5’1” 3.09 × 1.57m

Ground Floor Apartments A, B & C
- Total Floor Area - 4773 sq ft
- Patio Floor Area - 1201 sq ft

Robson Hall
Ground Floor Apartments A, B & C
**Robson Hall**

**First Floor Apartments D, E & F**

**First Floor Apartment D**
- Total Floor Area: 1474 sq ft
- Terrace Floor Area: 114 sq ft

**First Floor Apartment E**
- Total Floor Area: 1395 sq ft
- Terrace Floor Area: 119 sq ft

**First Floor Apartment F**
- Total Floor Area: 1427 sq ft
- Terrace Floor Area: 114 sq ft

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**Aerial Overview**

**Robson Hall**

**First Floor Apartments D, E & F**

**Outline showing Apartment D**

**APARTMENT D | FIRST FLOOR**
- Communal Landing
- Apartment Entrance to Antechamber
- Drawing Room 19'1" × 12'4" 5.84 × 3.77m
- Kitchen | Dining 25'9" × 12'6" 7.90 × 3.85m
- Pantry 7'4" × 4'9" 2.27 × 1.50m
- Terrace 20'8" × 5'7" 6.36 × 1.73m
- Master Bedroom 16'6" × 12'6" 5.05 × 3.85m
- Ensuite 7'7" × 7'4" 2.37 × 2.27m
- Bedroom 2 12'0" × 10'9" 3.67 × 3.32m
- Bedroom 3 12'0" × 7'5" 3.67 × 2.30m
- Bathroom 10'2" × 5'9" 3.09 × 1.75m

**Outline showing Apartment E**

**APARTMENT E | FIRST FLOOR**
- Communal Landing
- Entrance Hall
- Kitchen | Dine | Drawing 21'0" × 20'6" 6.41 × 6.29m
- Terrace 16'9" × 16'9" 5.15 × 5.15m
- Master Bedroom 15'8" × 11'8" 4.82 × 3.60m
- Ensuite 6'9" × 4'11" 2.06 × 1.49m
- Bedroom 2 13'9" × 11'8" 4.22 × 3.60m
- Bedroom 3 12'0" × 9'10" 3.67 × 3.00m
- Bathroom 10'2" × 6'8" 3.11 × 2.06m

**Outline showing Apartment F**

**APARTMENT F | FIRST FLOOR**
- Communal Landing
- Apartment Entrance to Antechamber
- Drawing Room 16'5" × 13'8" 5.02 × 4.21m
- Kitchen | Dining 25'7" × 12'6" 7.85 × 3.85m
- Pantry 7'4" × 5'2" 2.27 × 1.58m
- Terrace 17'6" × 5'7" 5.36 × 1.73m
- Master Bedroom 18'5" × 12'6" 5.65 × 3.85m
- Ensuite 8'7" × 7'3" 2.65 × 2.20m
- Bedroom 2 12'6" × 10'0" 3.85 × 3.05m
- Bedroom 3 12'6" × 8'5" 3.85 × 2.60m
- Bathroom 10'2" × 5'7" 3.09 × 1.75m

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**Outline showing Apartment D**

**Outline showing Apartment E**

**Outline showing Apartment F**

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**First Floor Apartment D**
- Total Floor Area: 1474 sq ft
- Terrace Floor Area: 114 sq ft

**First Floor Apartment E**
- Total Floor Area: 1395 sq ft
- Terrace Floor Area: 119 sq ft

**First Floor Apartment F**
- Total Floor Area: 1427 sq ft
- Terrace Floor Area: 114 sq ft
PENTHOUSE APARTMENT G | SECOND FLOOR

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PENTHOUSE APARTMENT H | SECOND FLOOR

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<td>Pantry</td>
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<td>Reading Room</td>
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<td>Terrace</td>
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Robson Hall
Penthouse Apartments G & H
**Specification**

**Kitchen**
- Choose your luxury Kitchen finishes from our bespoke Harberton Mansion House Residences range at Alwood, Lurgan
- You will be invited to book a personal appointment with the award winning designer Janice Sutherland
- Corian or quartz worktop and hand painted doors
- We have tailored the layout design to optimise the unit and worktop space in each Kitchen
- Integrated Bosch appliances include electric oven and combination microwave with warming drawer, fridge freezer and dishwasher
- Integrated Bora glass ceramic hob with built in downdraft extractor
- Quooker Fusion boiling water tap
- Solid beech cutlery drawer inserts and plate peg boards
- Separate shelved Pantry (where applicable)
- Low voltage down lights
- Bluetooth speaker audio system
- Waste disposal unit

**Sanitary Ware**
- Vitra sanitary ware with quality chrome fittings to Bathrooms and Ensuites
- Wall hung WC with Geberit concealed cistern
- Low profile Acquabella slate shower trays with contemporary Kudos glass panels and doors to Bathrooms and Ensuites
- Heated anti-steam illuminated wall mirror to Bathrooms and Ensuites
- Low voltage down lights
- Dual drench shower head to Ensuites and Bathrooms

**Privacy & Security**
- Remote controlled electronic entrance gates
- Private car parking to rear (2 spaces for each Apartment and 3 spaces for each Penthouse Apartment)
- Each apartment will have a designated postbox
- CCTV video front door entry system
- CCTV video entry gate system

**Flooring**
- Premium carpet and underlay to Bedrooms
- Tiled floor to Kitchen and Dining
- Italian floor and wall tiling to Bathroom and Ensuite
- Wooden flooring to Entrance Hall / Antechamber and living areas
- Pre-cast concrete flooring slabs to all floors

*All photographs are from our Harberton Show Home*
Heating
- Pressurised gas fired central heating system
- Energy efficient boiler
- Underfloor heating throughout
- Heated chrome towel rails to Bathroom and Ensuite

Internal finishes
- Solid wooden feature entrance doors to each Apartment
- Painted internal walls in one colour throughout and white ceilings
- Traditional panel internal doors painted white, with quality ironmongery
- Deep moulded skirting boards and architraves painted white
- Comprehensive range of electrical sockets, switches and telephone points including 5amp socket to living areas
- Security alarm
- mains smoke and carbon monoxide detectors
- Feature cornicing to Entrance Hall / Antechamber and living areas
- Lift to all floors with private lift access to Penthouses
- Beautiful wood paneling to walls of Entrance Hall / Antechamber
- Future proof wiring system for smart homes
- Pre-wired for BT Infinity connection
- TV points to all Bedrooms
- 9’6” ceiling heights creating grand period dimensioned rooms

External & Communal Area finishes
- Traditional cavity wall construction with roughcast render finish
- Traditional finish tiled roof
- uPVC double glazed windows with gunmetal grey finish
- Feature solid wooden painted entrance door to Entrance Foyers
- Feature paneling to walls of Entrance Foyer and Landings
- Paved private parking spaces with cobbled edging
- Terraces and patios finished with granite flagstones
- Landscape plan incorporating wall detailing, planting and hedging throughout the development
- Flagged paths
- Front and rear communal lighting
- Decorative chimney stacks and pots
- Designated post boxes to all Apartments
- External power sockets and feature lighting to Patios and Terraces
- Outside tap to Patios and Terraces
- Aluminium doors to Terraces and Patio areas

All photographs are from our Harberton Show Home
Located in the heart of BT9, Harberton is only a few minutes walk from Lisburn Road’s bustling hub with local amenities, award winning restaurants, friendly coffee shops, elegant boutiques, inspiring interior emporia and quality delicatessens. The wide choice of superb schools, public transport links, golf courses, parks and excellent range of activities for all ages make it the perfect location for family living.

A few minutes away...
- Balmoral Golf Club: 1 minute
- Balmoral Rail Halt: 1 minute
- Lisburn Road: 2 minutes
- M1 Motorway: 2 minutes
- Marks and Spencer: 3 minutes
- Lady Dixon Park: 5 minutes
- Stranmillis Village: 5 minutes
- Malone Golf Club: 5 minutes
- Queens University: 7 minutes
- Belfast City Centre: 10 minutes

Sport and Recreation
- Balmoral Golf Course
- Boat Club and Tennis Club
- The Kings Hall
- Musgrave Park Hospital
- The Giants Ring
- Malone Golf Club
- Mary Peters Athletics Track
- Strangford Ave. Playing Fields
- Harlequins RFC
- Lagan Meadows Trail and Jump Park
- Clement Wilson Park

Education
- The Kings Hall
- Musgrave Park Hospital
- Strangford Ave. Playing Fields
- Harlequins RFC
- Lagan Meadows Trail and Jump Park
- Clement Wilson Park
- Queens University
- Inchmarlo Fleming Fulton School
- Rathmore Grammar School
- St Brides School
- Victoria College
- Drumglas Park House of Sport
- Instonians and Cooke RFC
- Trail and Jump Park

Public Transport
- Strangford Ave. Playing Fields
- Harlequins RFC
- Lagan Meadows Trail and Jump Park
- Clement Wilson Park
- Queens University
- Inchmarlo Fleming Fulton School
- Rathmore Grammar School
- St Brides School
- Victoria College
- Drumglas Park House of Sport
- Instonians and Cooke RFC
- Trail and Jump Park

Walks/Parks
- The Giants Ring
- Malone Golf Club
- Mary Peters Athletics Track
- Strangford Ave. Playing Fields
- Harlequins RFC
- Lagan Meadows Trail and Jump Park
- Clement Wilson Park
- Queens University
- Inchmarlo Fleming Fulton School
- Rathmore Grammar School
- St Brides School
- Victoria College
- Drumglas Park House of Sport
- Instonians and Cooke RFC
- Trail and Jump Park
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