



AMIDST THE  
BUSTLE OF  
LIFE,  
DISCOVER  
A TRANQUILITY  
THAT  
REFRESHES.

EXPERIENCES  
THAT  
CONNECT.  
SPACES  
THAT  
INSPIRE.



*Dear*

*come and own  
a rare gem that defines  
a new luxury of living.*





WHERE  
NATURE'S  
REFUGE  
PROVIDES  
THE SERENE  
SPACE  
FOR LIVING  
LIFE WELL.

WHERE  
FRESH  
EXPERIENCES  
CELEBRATE  
GROWTH  
IN THE  
NEW YOU.

WHERE  
NEW BONDS  
ARE FORGED,  
CONNECTING  
HEARTS AND  
MINDS.

*He will take  
root like the  
cedars of  
Lebanon.  
His shoots  
will sprout,  
and his beauty  
will be like  
the olive tree,  
and his fragrance  
like the cedars  
of Lebanon.*



*Welcome to*

CEDAROE



MANSSION

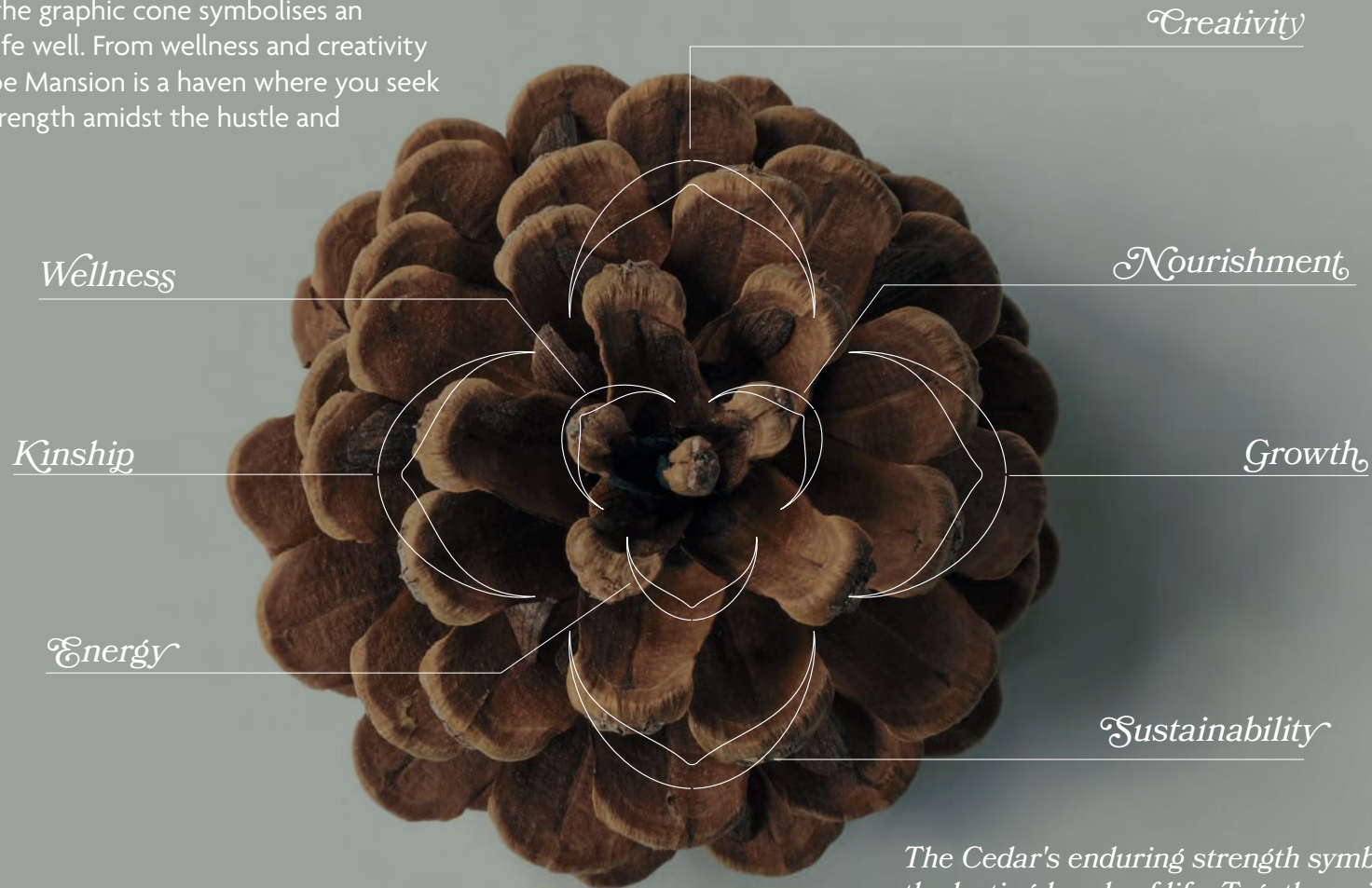
A FREEHOLD BOUTIQUE DEVELOPMENT





Inspired by the majestic splendour and sanctuary of the Cedar tree, our logo is a graphical interpretation of the Cedar cone, a key symbol of life and new growth.

Each segment of the graphic cone symbolises an essence of living life well. From wellness and creativity to kinship, Cedaroe Mansion is a haven where you seek refuge and find strength amidst the hustle and bustle of life.



*The Cedar's enduring strength symbolises the lasting bonds of life. Together with the excellent quality of SEEDoE that defines a new luxury of living, Cedaroe is a name that epitomises an understated luxury.*



A FREEHOLD DEVELOPMENT LOCATED IN CENTRAL LONDON ZONE 2, AMIDST ONE OF EUROPE'S LARGEST SINGLE-SITE REGENERATION MASTERPLANS

SET IN

64

ACRES

8

TOTAL PHASES

CURRENTLY AT PHASE

4

PHASES 1 AND 2 FULLY COMPLETED



PHASE 4  
(LAUNCHED IN 2024)

PHASE 3  
(COMPLETING IN END 2024)

PHASE 5

12  
PUBLIC PARKS  
AND GARDENS

11  
HECTARES OF  
WETLAND

42  
ACRES OF  
RESERVOIR AND  
OPEN WATER

154%  
BIODIVERSITY  
GAIN

4 KM  
OF RUNNING AND  
CYCLING PATHS

5 MINS  
CYCLE TO  
CYCLEWAY 1  
AND 38

10 MINS  
WALK TO UK'S  
MOST POPULAR  
CLIMBING CENTRE



# Where SERENITY CONNECTS








WITH  
*convenience*



Cedaroe Mansion, in the borough of Hackney, is in an unparalleled location, serviced by the Piccadilly Line of London's Underground through the Manor House station which is less than 25m away.

 Fun fact: By 2026, all trains carriages on the Piccadilly Line will be brand new!

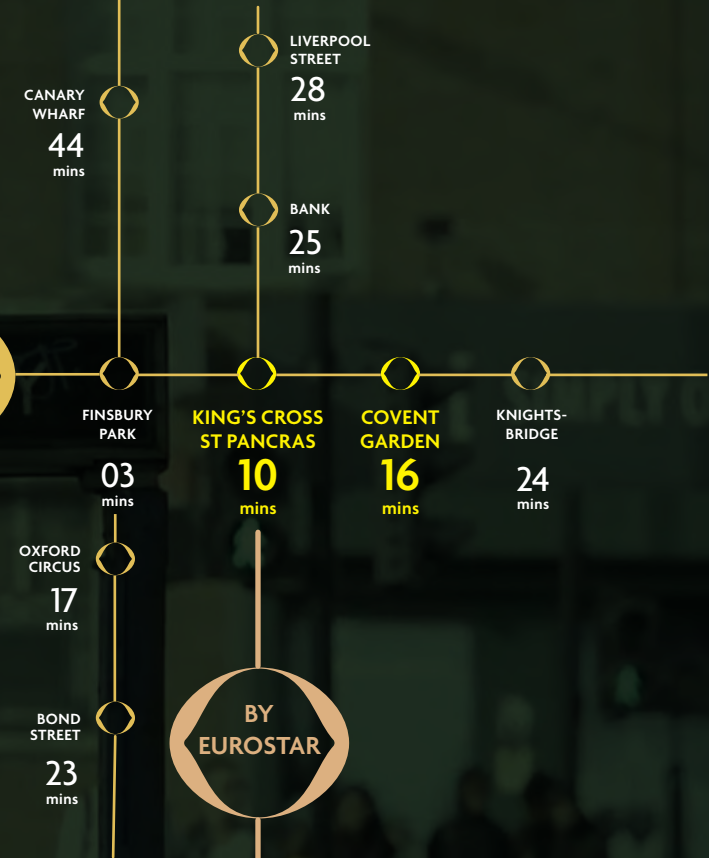




A superb location where the nearest Tube station, Manor House, is a mere 1-minute walk away. Getting around is a cinch!



By train, important cities like Oxford and Cambridge can be reached in just over 1 hour. If travelling via the Tube, King's Cross and St Pancras stations are only 10 minutes away. From there, it takes just over 2 hours to get to Paris or Brussels. Makes for a convenient and quick getaway! For more international travel, Heathrow Airport is just over an hour away.



MANOR HOUSE STATION



# Conveniently LOCATED

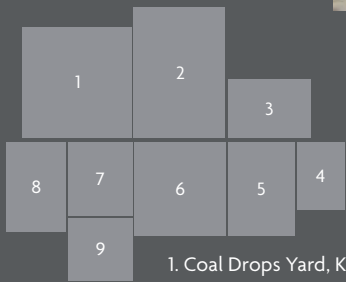
by Manor House station, the Piccadilly Line delivers you to within easy reach of London's finest attractions.



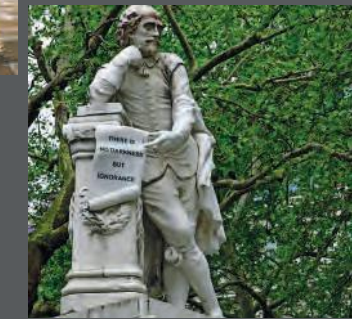
# PICCADILLY



# LINE



1. Coal Drops Yard, King's Cross
2. Eros Statue, Piccadilly Circus
3. Harrods, Knightsbridge
4. Hyde Park
5. Science Museum, South Kensington



6. Buckingham Palace
7. British Museum
8. Covent Garden
9. Shakespeare statue, Leicester Square

Almost all of London's major attractions are conveniently accessible via the Piccadilly Line, including Buckingham Palace, the British Museum, Hyde Park, Covent Garden, Kensington, Harrods at Knightsbridge, King's Cross, Leicester Square, Trafalgar Square, the National Gallery, Piccadilly Circus, Regent Street, Mayfair, Chinatown, and Earl's Court.



SCHOOLS  
AND REPUTABLE  
EDUCATIONAL  
INSTITUTIONS ARE

*Easily*  
ACCESSIBLE

BY  
TUBE

5 - 10 mins

- London Metropolitan University

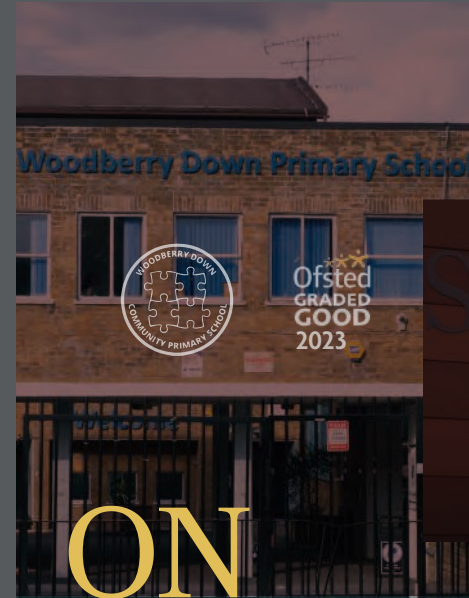
15 - 25 mins

- University of Arts London, Holborn
- Central St Martins
- University of Westminster
- London School of Economics
- University College London
- SOAS

25 - 35 mins

- City, University of London
- Imperial College London
- Royal Academy of Music
- King's College London
- Queen Mary University

source: Citymapper



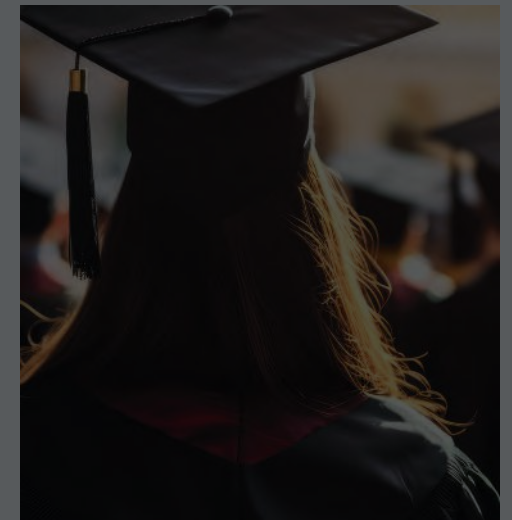
ON  
FOOT

8 - 10 mins

- Woodberry Down Primary School
- Skinners' Academy

source: Google Maps, from Cedaroe Mansion

London's world-renowned universities and educational institutions are easily accessible from Manor House station, a one-minute walk from Cedaroe Mansion.







“ The distinctive architectural aesthetic of Cedaroe Mansion is defined by horizontal bands that protrude and inflect to form large distinctive curved balconies and loggias at the corners, as well as generous in-between spaces – lobbies, hallways, work-from-home spaces – all infused with abundant sunlight and nature. It is a reinterpretation of post-war Art Deco buildings in the immediate neighbourhood to create a modern masterpiece paying homage to heritage. ”

Chris Lee,  
Co-Founder and Principal,  
Serie Architects



Where

SENSES  
AND SPACES

INSPIRE

THE DESIGN CONCEPT







*new*  
EXPERIENCES



*Image is artist's impression only*



Welcome to  
a new luxury of living

  
CEDAROE  
MANSION  
1765 CEDARWOOD



# *Lush greenery*

WITH GENEROUS  
BALCONY GARDENS  
AND HIGH CEILINGS  
FOR EVERY UNIT,  
SIMILAR TO WHAT  
YOU MIGHT FIND  
IN A COVETED  
VICTORIAN HOUSE.





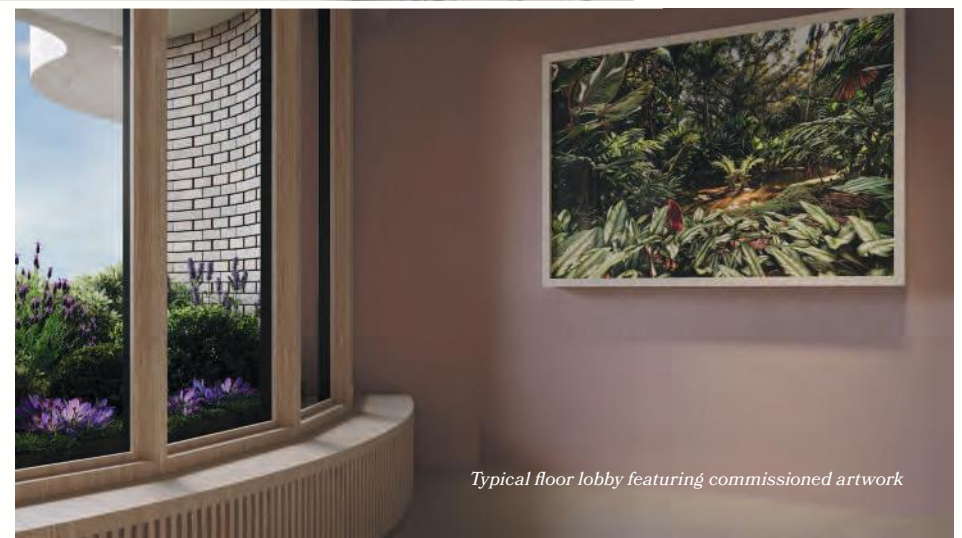
Ground floor lobby — residents' private art gallery



## Welcome home to artful tranquility.

Finely curated artworks adorn the walls of the sunlit lobby, beckoning you to new levels of serenity after a long hectic day.

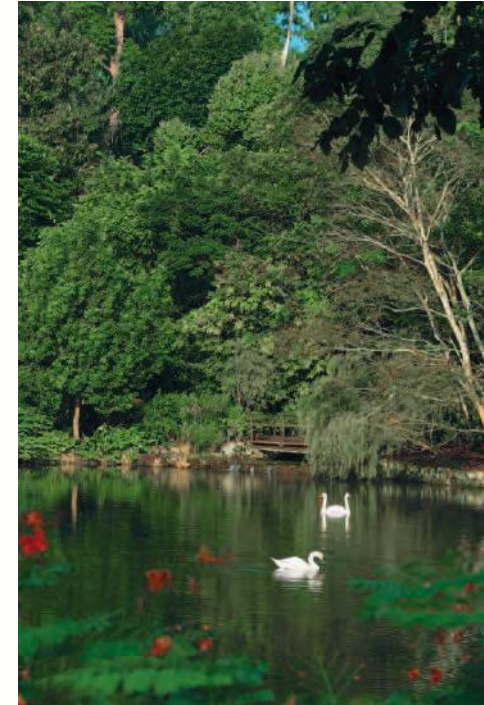
*All images are artist's impressions only*



Typical floor lobby featuring commissioned artwork



WHERE  
ART  
THERAPY  
IS AT ITS



Taken in Singapore, this series of commissioned photographic art by Ivan Joshua Loh shows seemingly idyllic pictures of flora and fauna. However, on closer inspection, some oddities such as perfect symmetry in trees, dual-headed birds and unnatural colours of feathers – special effects created after the pictures were taken – seek to provoke thoughts about how humans should embrace and live in harmony with nature and not try to control it artificially.



1. Psychedelic splendour
2. Skeletal pavilion
3. Swan Lake
4. To be or not to be
5. Symmetry in lushness

*finest!*



Where  
the  
wonders  
of Mother  
Nature



*Ground lobby view towards entry court*

*Upper floor garden lobby*



*Main bedroom*

are captured  
through carefully  
framed views.



*3-bedroom-PLUS. View of garden terrace from kitchen*



Where class shines through  
in every detail.



*3-bedroom-PLUS. Living room, dining room and kitchen*



*Freestanding bathtub*



*Main bedroom wardrobe and bathroom*



*Communal garden,  
picnic area, firepit, children's playground,  
bike repair station.*



Where stories  
are created.



*Premier kitchen with island countertop*



*Penthouse garden terrace*

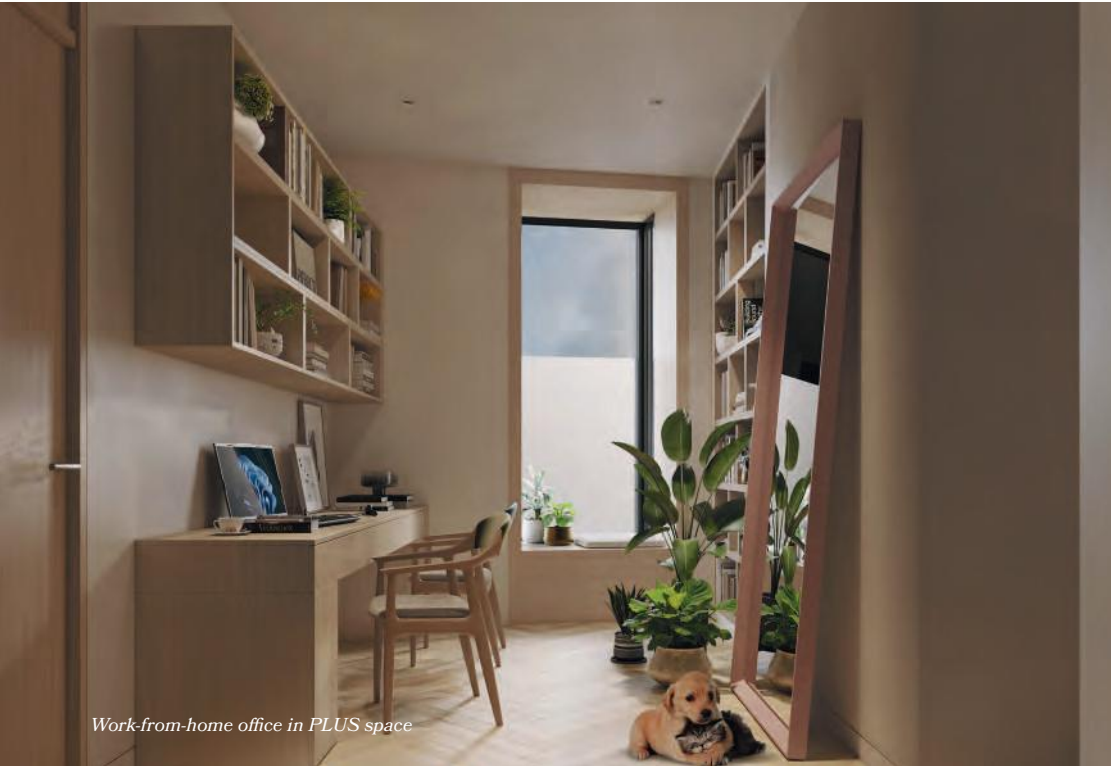


*Penthouse kitchen and dining room*

Comfortable and well-appointed living and dining areas form the ideal backdrop for creating special moments and memories with family and friends.



Where form and function blend elegantly for flawless results.



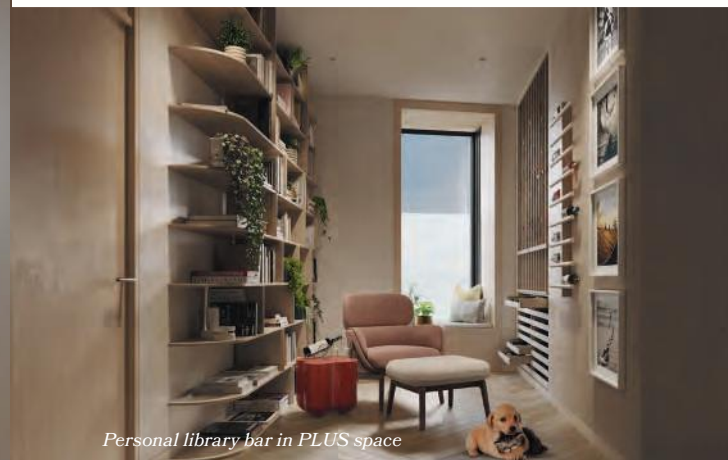
*Work-from-home office in PLUS space*

Each unit comes with a “PLUS” space (an extra smaller room) that is designed with functionality and flexibility in mind.

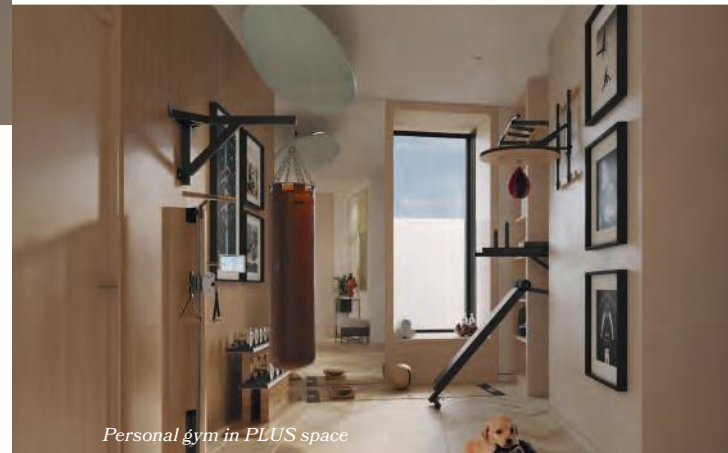
Whether you wish to use it as a home office, a nursery room, a personal library, a bar or a personal gym, the PLUS space is designed to fit your lifestyle.



*Nursery room in PLUS space*



*Personal library bar in PLUS space*



*Personal gym in PLUS space*

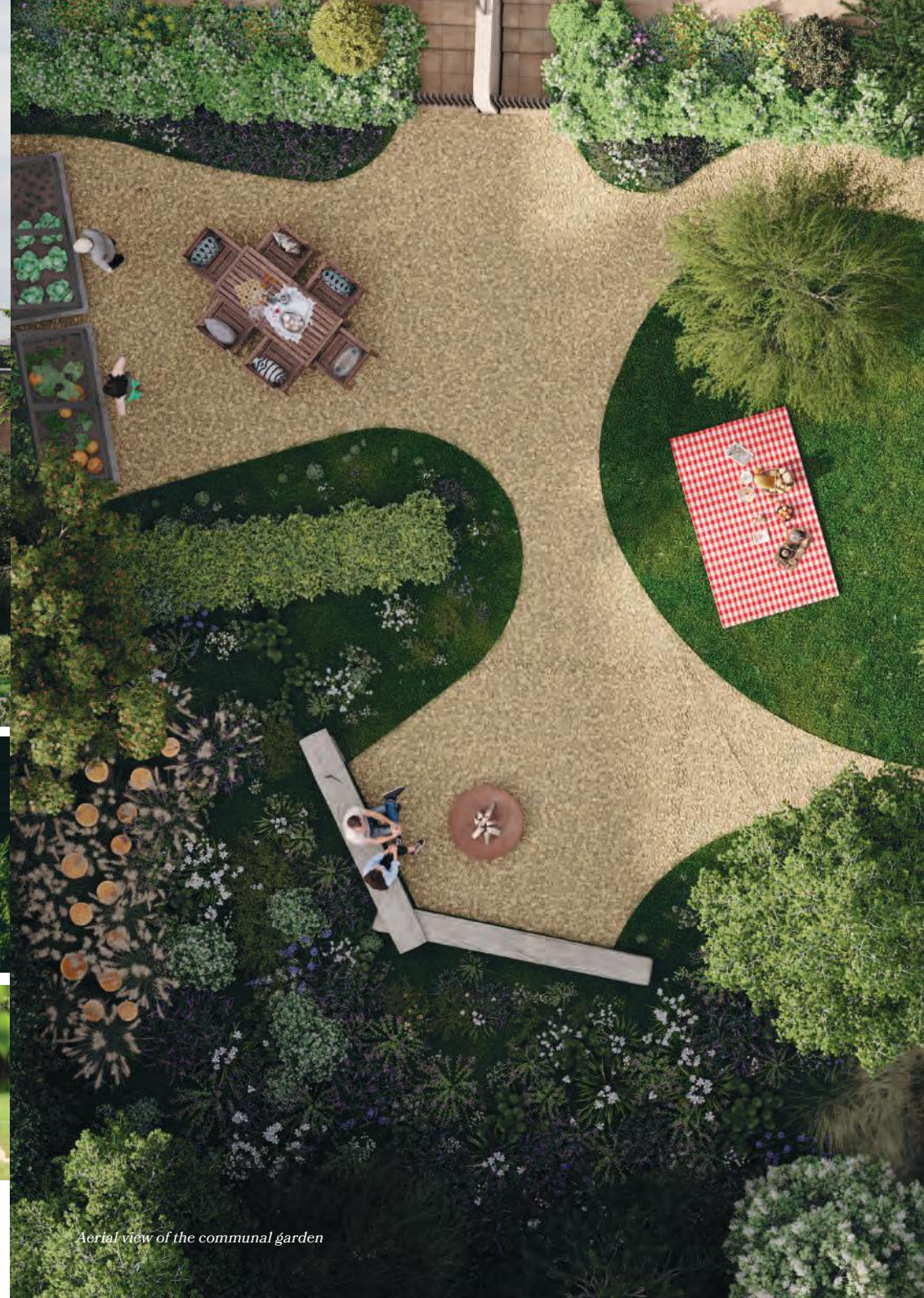


# Play!

LEARN.  
IMAGINE.  
TRY!



A family that plays together stays together. The whole family can relax while having a picnic on the grass. Equipment like platform and hut structures provide fun spaces for children of all ages to play and learn. In addition, a mini green house will provide residents with green thumbs an area for a spot of gardening and to meet the neighbours; a fire pit will be perfect for a barbecue; and a cycle storage shed will house residents' bicycles when not in use.



*Aerial view of the communal garden*



THE CEDAROE DIGITAL  
CONCIERGE MAKES  
LIGHT WORK OF  
YOUR DAILY  
ACTIVITIES AND  
MORE, ALLOWING  
YOU TO LIVE WELL,  
LIVE SMART AND LIVE  
SUSTAINABLY.

NOW THAT'S SMART!



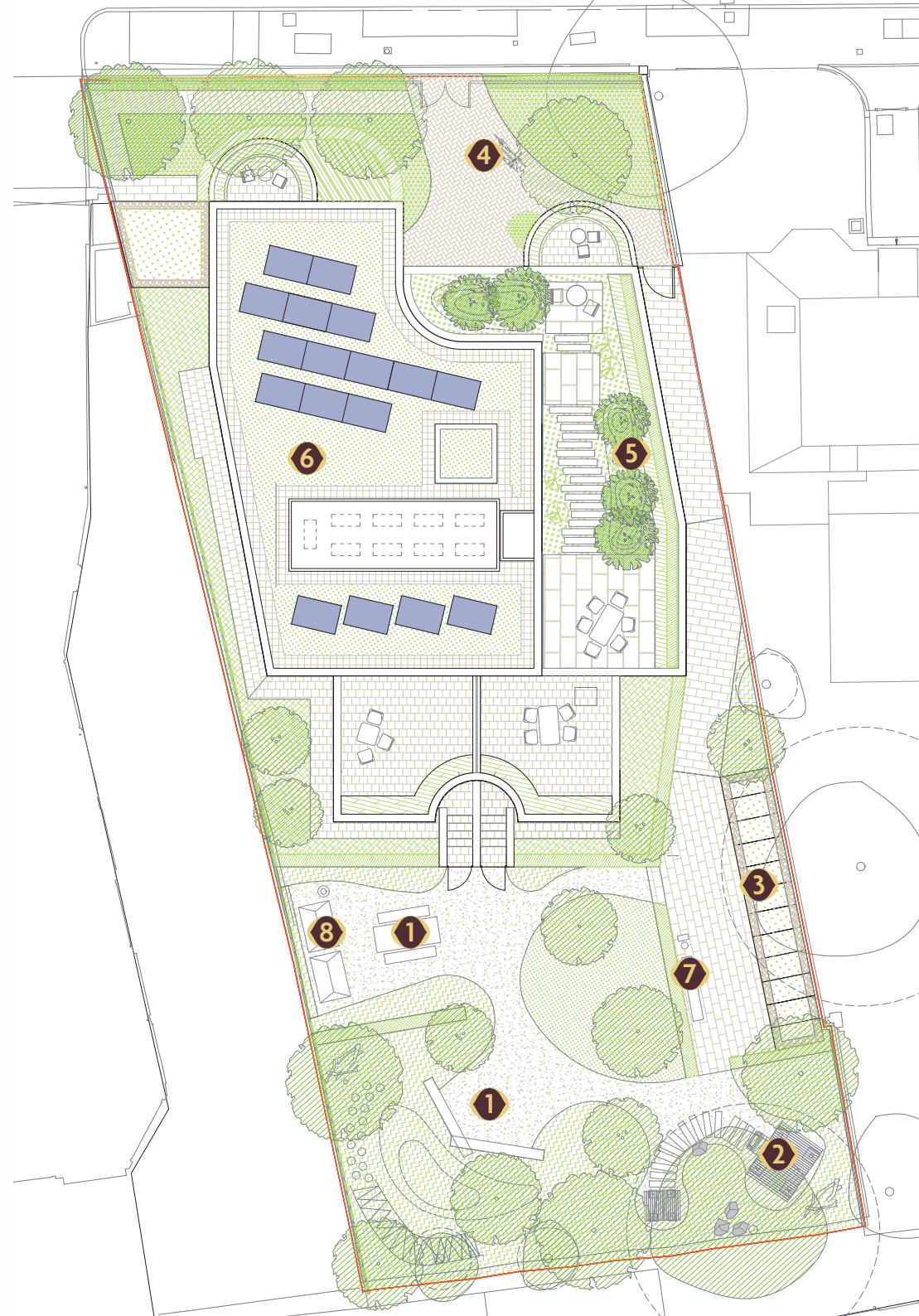
17 solar PV panels



App-based digital concierge for security and visitor management



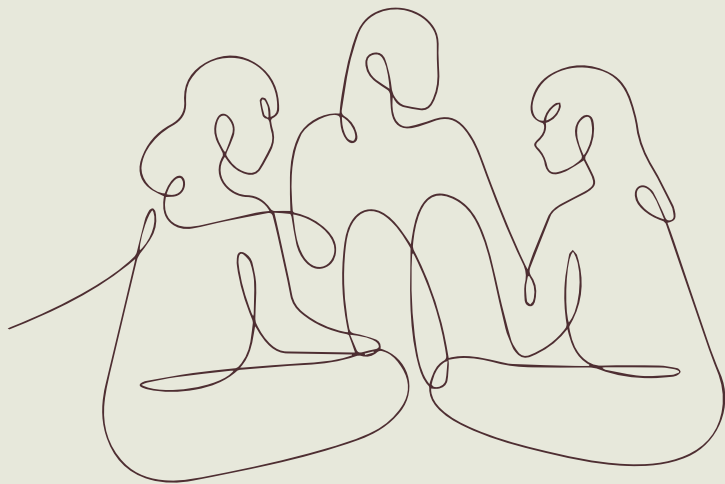
Dimmable smart lighting system to most rooms



### SITE AMENITIES

- ① Communal garden with picnic area and firepit
- ② Playable space and dedicated play equipment for young children
- ③ Designated bicycle storage of 2 lots to each apartment
- ④ Visitor bicycle parking
- ⑤ Cargo bike parking provision
- ⑥ Biodiverse green roof
- ⑦ Bike repair station
- ⑧ Greenhouse/urban farm





“ I love living in Woodberry Down. It has the best of everything. It is only minutes by Tube to central London where I meet my clients and it is super convenient to get to Heathrow Airport. It also has wide swathes of nature literally at my doorstep. On my off-days, I sometimes walk to the Woodberry Wetlands and enjoy my lunch while checking out the wildlife — kingfishers, Great Crested Grebes, Gadwall Ducks and Holly Blue Butterflies; and if I’m lucky, I’ll catch a glimpse of Red Foxes. With a diverse cultural mix forming the community, I’m spoilt for choice when it comes to eating out, but I’m partial to the Turkish restaurants here, which I think are the best in London. It’s a very friendly neighbourhood and bartenders of the local pubs know me by my first name. ”

Stephanie Bennett,  
a resident of Woodberry Down



# Where DELIGHTFUL MOMENTS







Whether it is bonding with family over a meal at a nearby bistro, soaking up the sun with friends and neighbours at a boardwalk near the reservoir, or engaging in exercise, you are always close to all the bountiful goodness Mother Nature has to offer.

# AND THE GREAT OUTDOORS *connect*







# Immerse

YOURSELF IN A VIBRANT AND BUZZING COMMUNITY.

There's just so much to do at Woodberry Down! Take your pick from tennis, running, basketball, hockey, boating, baseball, skating, climbing, sailing, swimming, kayaking and paddle boarding — there's something for everyone. To refuel, there's a plethora of exciting cafes, bars and restaurants to suit the most discerning of tastebuds.







# Well-situated

BETWEEN THE QUIET,  
TREE-LINED BOULEVARDS OF  
FINSBURY PARK AND THE BUSTLE  
OF THE WEST RESERVOIR,  
CEDAROE MANSION COMMANDS  
AN ENVIABLE LOCATION.

“ How I love to hear the rustle of the  
leaves upon the trees  
When the foliage of summer is a  
moving in the breeze  
When the oak and beech and maple  
are a tuning up the air  
As they hear the quaking aspen  
sending signals everywhere... ”

*The Music of the Trees,*  
Charles A Heath





**Dining & Drinking**

- ① Dobar Breakfast Project
- ② Sublime Italian Restaurant
- ③ Drury N4
- ④ Hala Green Lanes
- ⑤ Coal House
- ⑥ Zer Cafe & Juice Bar
- ⑦ GAIL'S Bakery Finsbury Park
- ⑧ The Naturalist
- ⑨ The WB Yeats
- ⑩ The Finsbury
- ⑪ The Auld Shillelagh

**Leisure & Recreation**

- ⑫ Tennis Court
- ⑬ Running Track WOODFORD HILL
- ⑭ Basketball Court
- ⑮ Hockey Field
- ⑯ Boating Lake
- ⑰ Baseball Pitch
- ⑱ Skatepark
- ⑲ Climbing Centre
- ⑳ Children's Play Area
- ㉑ Sailing, Open Water Swimming, Kayaking, Paddle Boarding
- ㉒ Nature Reserve & Wetlands
- ㉓ Parkland Walk

**Schools**

- ㉔ Woodberry Down Primary School
- ㉕ Skinners Academy
- ㉖ Woodberry Down Children's Centre
- ㉗ Grazebrook Primary School
- ㉘ South Haringay Junior School

**Services**

- ㉙ Sainsbury's Local
- ㉚ Yohome Oriental
- ㉛ The Gym Group Manor House
- ㉜ Manor House Dry Cleaners and Launderer
- ㉝ Optica
- ㉞ Rowlands Pharmacy
- ㉟ Woodberry Grove Post Office
- ㊱ Picturehouse Cinema Finsbury Park

- ▭ Parkland
- ▭ Water
- Rail / Overground
- - - Underground



## On Sourdough (ADD SIDE SALAD / 2)

**OPTION ONE / 8**  
SCRAMBLED EGGS ON SOURDOUGH

**OPTION TWO / 10 (VG)**  
SEASONED SMASHED AVOCADO ON SOURDOUGH

## Brunch (ADD SIDE SALAD / 2)

**EGGS BENEDICT / 14**  
TOASTED BRIOCHE BUNS TOPPED WITH STREAKY BACON, POACHED EGGS, DRIZZLED WITH HOLLANDAISE

**EGGS FLORENTINE / 14 (V)**  
TOASTED BRIOCHE BUNS TOPPED WITH SAUTÉED BABY SPINACH, POACHED EGGS DRIZZLED WITH HOLLANDAISE

**EGGS ROYALE / 15**  
SOURDOUGH TOPPED WITH SMOKED SALMON, POACHED EGGS DRIZZLED WITH HOLLANDAISE

**SMASHED IT / 16**  
SOURDOUGH TOPPED WITH SEASONED SMASHED AVOCADO, SMOKED SALMON OR STREAKY BACON AND POACHED EGGS

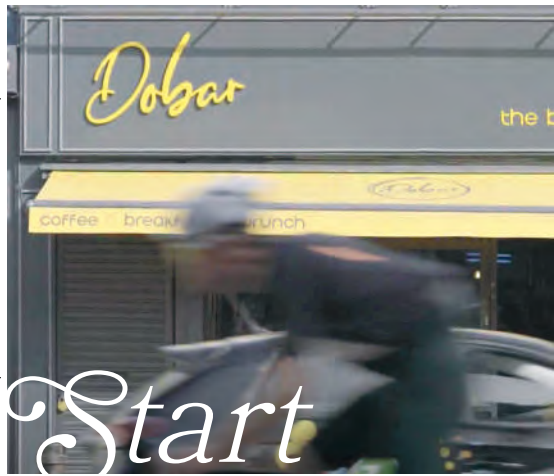
**LAND & SEA / 15.5**  
2 FREE-RANGE FRIED EGGS, AVOCADO, SMOKE SALMON, GRILLED CHERRY TOMATOES, PORTOBELLO MUSHROOM SERVED WITH HOMEMADE SOURDOUGH

**THE GREEN LANES / 15.5 (V)**  
SEASONED SMASHED AVOCADO ON SOURDOUGH TOPPED WITH HALLLOUMI CHEESE AND POACHED EGGS

## Mediterranean Breakfast

**MEDI BREEZE / 16.5**  
SPICY BEEF SUJUK, HALLOUMI, FETA CHEESE, SCRAMBLED EGGS, HELVA JAM, TAHINI MOLASSES, SEASONED OLIVES, HONEY & CREAM SERVED WITH SOURDOUGH

**OTTOMAN DAYS / 14**  
POACHED EGGS SERVED ON A BASE OF STRAINED YOGHURT DRESSED WITH A HINT OF GARLIC, TOASTED BUTTER AND RED CHILLIFLAK PEPPERS SERVED WITH SOURDOUGH



# Start

**YOUR DAY WITH A PERFECT BLEND OF HAPPINESS AND CAFFEINE AT DOBAR CAFE!**



## Signatures (SERVED WITH MIX FRUITS, CLOTTED CREAM & MAPLE SYRUP)

**O.M.G. / 17.5**  
PANCAKES SERVED WITH SCRAMBLED EGGS, STREAKY BACON, CUMBERLAND SAUSAGE, HASH BROWNS AND BAKED BEANS

**MANHATTAN / 16**  
LAYERS OF PANCAKES TOPPED WITH MAPLE SYRUP ALONG WITH STREAKY BACON AND 2 FRIED EGGS

**FRENCH TOURIST / 16**  
FRENCH TOAST SERVED WITH 2 FRIED EGGS, CUMBERLAND SAUSAGE, STREAKY BACON, HASH BROWNS AND BAKED BEANS

**MEDI CLASH / 17.5**  
PANCAKES SERVED WITH GRILLED CHERRY TOMATOES, PORTOBELLO MUSHROOM AND GRILLED CHEESE

**VEGE LOVE / 17.5 (V)**  
PANCAKES SERVED WITH AVOCADO, VEGETARIAN SAUSAGE, BAKED BEANS



## Extras

FRIED EGG/POACHED EGG 1.9	SMASHED AVOCADO 3	SAUTÉED BABY SPINACH 3
SCRAMBLED EGGS 2.9	BLACK PUDDING 2.5	FRIES 3.9
BACON 3.2	PORTOBELLO MUSHROOM 2.2	CURLY FRIES 4.5
STREAKY SMOKED BACON 3.5	GRILLED CHERRY TOMATOES 2	GLUTEN FREE BREAD 2
CUMBERLAND SAUSAGE 3	FALAFEL (3) 2.3	SOURDOUGH BREAD 2
VEGETARIAN SAUSAGE 2	SMOKED SALMON 4.5	
TURKEY RASHER 3.5	GRILLED HALLOUMI 4	
BEEF SAUSAGE 2.5	FETA CHEESE 3	
HASH BROWNS 2.5	SIDE SALAD 3	
BAKED BEANS 2.2	MIXED FRUITS 3	
BUBBLE & SOUPEAK 2.5	SUJUK 3	
	MAPLE SYRUP 0.5	
	NUTELLA 1	
	BISCOFF 1	
	DOUBLE PANCAKE 7	
	FRENCH TOAST 7	

## Desserts (ALL DESSERTS ARE DRESSED TO IMPRESS)

**BISCOFF DREAMS / 17**  
LAYERS OF HOMEMADE PANCAKES, DRESSED WITH BISCOFF SAUCE, BISCOFF CRUMBS AND VANILLA ICE CREAM

**PANCAKE TACOS / 23**  
CONSISTS OF 4 PANCAKES IN TACO STYLE, FILLED WITH PLENTY OF FRUITS, CLOTTED CREAM TOPPED WITH BISCOFF CRUMBS AND A SIDE BISCOFF SAUCE TO DRIZZLE. PERFECT FOR SHARING

**NAUGHTY BON VOYAGE / 17**  
2 THICKLY SLICED FRENCH BRIOCHE SOAKED IN OUR HOME CINNAMON SAUCE, DRESSED IN NUTELLA, TOPPED WITH FRUITS AND HOMEMADE CLOTTED CREAM

**NAUGHTY NUTELLA / 17**  
LAYERS OF FLUFFY HOMEMADE PANCAKES, DRESSED WITH NUTELLA, SEASONAL FRUITS, HOME MADE CLOTTED CREAM DRIZZLED WITH MAPLE SYRUP

## Hot Drinks Soft Drinks

**COFFEE (DOUBLE SHOTS)**  
ESPRESSO 2.5  
AMERICANO 3  
MACCHIATO 3.2  
CORTADO 3.2  
FLAT WHITE 3.2  
LATTE 3.2  
CAPPUCCINO 3.2  
MOCHA 3.7  
HOT CHOCOLATE 3.5  
BISCOFF HOT CHOCOLATE 3.5

**STILL WATER 2.2**  
SPARKLING WATER 2.2  
COCA COLA 2.9  
DIET COLA 2.9  
ZERO COLA 2.9  
FANTA ORANGE 2.9  
SPRITE 2.9

## Iced Coffee

ICED AMERICANO 3  
ICED LATTE 3.5  
ICED MOCHA 4

## Tea (FOR 1)

ENGLISH BREAKFAST 3  
EARL GREY 3  
PURE PEPPERMINT 3  
GREEN TEA 3  
CAMOMILE & HONEY 3  
FRESH LEMON & MINT 3

## Milkshakes

STRAWBERRY GLORY / 6  
(STRAWBERRY AND BANANA)  
LIVIN LAVIDA / 6  
(CHOCOLATE AND VANILLA)  
KINDER BUENO / 6.9

## Smoothies

**TROPICAL CRUSH 5.5**  
PASSION FRUIT, MANGO AND PINEAPPLE

**STRAWBERRY SPLIT 5.5**  
STRAWBERRIES AND BANANAS

**COCO LOCO 5.5**  
MANGO, PINEAPPLE, COCONUT, LIME AND MINT

**AVO BOOSTER 5.5**  
AVOCADO, MANGO, SPINACH, BROCCOLI, COCONUT, GINGER AND LIME



**FROM DAILY ESSENTIALS TO ORGANIC PRODUCE, YOU WILL FIND EVERYTHING YOU NEED AT SAINSBURY'S.**



# Re-charge.

**REFRESH.  
REJUVENATE.**

**11 HECTARES  
OF WILDLIFE  
SANCTUARY.**

**HOME TO  
MIGRATORY  
BIRDS ALL  
YEAR  
ROUND.**

**ONLY A 7-MIN  
WALK FROM  
CEDAROE  
MANSION.**

**THIS IS  
WOOD-  
BERRY  
WETLANDS.**

WOODBERRY  
WETLANDS

A WELCOMING  
HAVEN AMIDST  
A BUSTLING  
NEIGHBOURHOOD.

Woodberry Wetlands is a nature reserve managed by London Wildlife Trust and is a designated Site of Metropolitan Importance on the site of the East Reservoir in the Manor House area in the London Borough of Hackney. The site opened to the public for the first time in 200 years on 1 May 2016.



**PLAYS HOST TO A DIVERSITY OF BIRDS, INCLUDING  
KINGFISHERS, BITTERNs, AND THE RARE CETTI'S WARBLERS.**



**"EVERYONE SHOULD HAVE  
ACCESS TO THIS JOY"  
- SIR DAVID ATTENBOROUGH**





# Swim,

**PADDLE,  
ROW!**

**INDULGE  
IN WATER  
ACTIVITIES  
AT THE  
RESERVOIR.**

**WHAT  
AN  
EXHILARATING  
ESCAPE!**

**ONLY AN 8-MIN  
WALK FROM  
CEDAROE  
MANSION.**

**THIS IS  
WEST  
RESERVOIR  
CENTRE.**



**RATED ONE OF  
THE BEST PLACES  
IN ZONE 2 TO  
GO FOR WILD  
SWIMMING.**

**WHERE  
23 ACRES  
OF WATER  
OFFER  
ENDLESS  
HOURS  
OF  
ADVENTURE  
AND  
RELAXATION.**



The West Reservoir Centre provides young people with the opportunity to participate in watersports as well as hosting school holiday multi-activity courses, private and small group sessions along with Open Water Swimming in the heart of London.

**RATED ONE OF LONDON'S  
BEST-KEPT SAILING SECRETS.**





# Hear

THE CALMING  
RUSTLING OF  
LEAVES AS  
YOU WANDER  
ALONG  
BROAD  
TREE-LINED  
AVENUES.

ONLY A 2-MIN  
WALK FROM  
CEDAROE  
MANSION.

THIS IS  
FINSBURY  
PARK.



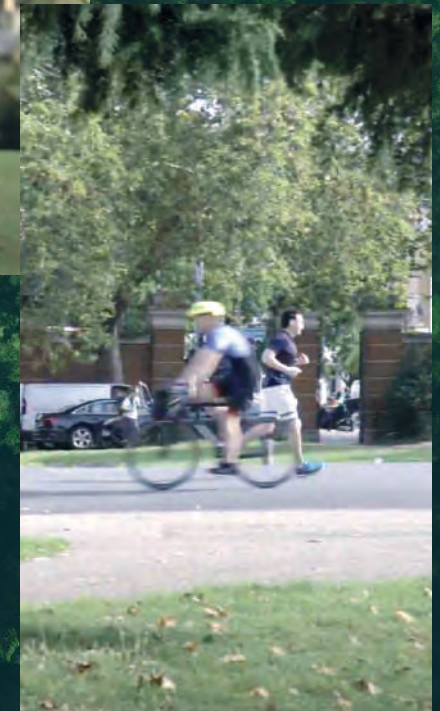
DISCOVER AN  
ABUNDANCE  
OF GREEN  
SPACES  
RIGHT AT  
YOUR  
DOORSTEP.



FINSBURY PARK IS A  
GREENFLAG AWARD WINNER

Finsbury Park, a 46-hectare (115-acre) public park, was one of the first great London parks laid out in the Victorian era. It has a mix of open ground, formal gardens, avenues of mature trees and an arboretum area with a mix of more unusual trees. There is also a lake, a children's play area, a cafe and an art exhibition space.

Let Mother Nature's embrace renew  
your senses.





# Fancy

SCALING  
NEW  
HEIGHTS  
IN A  
MAGNIFICENT  
VICTORIAN  
WATER  
PUMPING  
STATION?

ONLY A 10-MIN  
WALK FROM  
CEDAROE  
MANSION.

THIS IS  
THE  
CASTLE  
CLIMBING  
CENTRE.



"Lovely, welcoming climbing centre - I booked a family taster session for my husband and [son] as a Fathers' Day gift and it went down a treat. The instructor was great with my son who was nervous at first. Me and the toddler got to enjoy the lovely garden in the sunshine too. Win!"

Kathryn, Facebook review



THE MOST POPULAR  
CLIMBING CENTRE IN  
THE UK

Set within a magnificent Victorian water pumping station, The Castle Climbing Centre is the largest and busiest of the Central London climbing walls. It boasts some fantastic top rope/lead climb routes that reach a dizzying height of 12.5m. This, in addition to a wealth of well-set bouldering routes, makes The Castle a must-visit for any level of climber. Let's face it, we love The Castle!



ONE OF THE LEADING  
CLIMBING CENTRES  
IN EUROPE





“ We pay close attention to every detail of the residences at Cedaroe Mansion to bring a new form of luxury that embraces the art of living where nature, technology and spaces inspire everyday life. Our vision is for Cedaroe Mansion to be the backdrop for a collection of precious memories and a lifetime of neighbourly bonds for residents and owners to deliver just exceptional value. ”

Arthur Aw,  
Executive Director,  
SEEDoE Group



# Where GARDEN LIVING







DEFINES  
YOUR  
PERSONAL

*spaces.*







# Designed

**TO BRING NATURE  
INTO EVERY  
LIVING SPACE**

At Cedaroe Mansion, you are immersed in nature. From every angle of your apartment, you get a glimpse of nature. The experience starts right from the entrance where an avenue of trees form a natural kind of boundary and a landmark tree demarcates the entrance. Planters of varying sizes fill the lift foyers and lobbies with greenery. Within the apartments, generous semi-circular balconies brimming with plant life frame the views out to the parks beyond.

*Residents' communal garden*



*Balcony garden terrace*



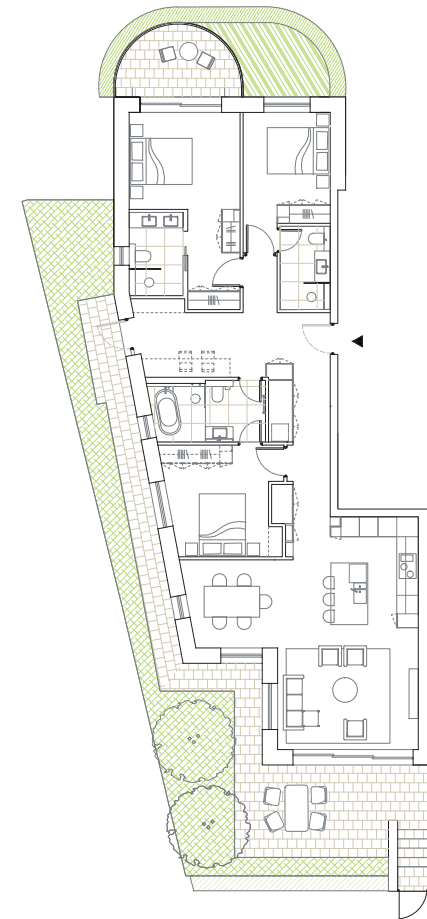
*Penthouse — living room and landscape terrace*

*All images are artist's impressions only*

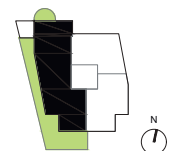
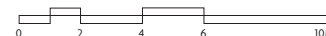


# TOP 10 REASONS TO BUY A UNIT IN CEDAROE MANSION

- ① Massive room for capital appreciation
- ② Location, location, location
- ③ Nestled in nature and wide, open spaces
- ④ A freehold legacy
- ⑤ Exclusivity for the discerning few
- ⑥ A trophy asset – makings of a heritage building
- ⑦ Garden “mansion” living in an apartment
- ⑧ Living a lifestyle of new luxury
- ⑨ Sustainable, smart living
- ⑩ From neighbours to friends

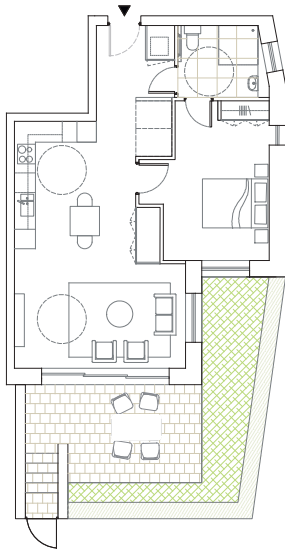


APARTMENT 1 GROUND FLOOR (3 Bedroom PLUS)	128.0 SQ M	1378 SQ FT
Kitchen	4.0 m x 3.5 m	13.1 ft x 11.5 ft
Living	4.5 m x 4.0 m	14.8 ft x 13.1 ft
Dining	3.4 m x 2.8 m	11.2 ft x 9.2 ft
Main Bedroom	3.6 m x 3.1 m	11.8 ft x 10.2 ft
Bedroom 2	3.6 m x 2.8 m	11.8 ft x 9.2 ft
Bedroom 3	3.6 m x 3.3 m	11.8 ft x 10.8 ft
Bathroom 1	3.6 m x 2 m	11.8 ft x 6.6 ft
Bathroom 2	2.7 m x 1.7 m	8.9 ft x 5.6 ft
Bathroom 3	2.7 m x 1.6 m	8.9 ft x 5.2 ft
PLUS space	4.9 m x 2.5 m	16.1 ft x 8.2 ft
<b>Patio</b>	<b>8.2 sq m</b>	<b>88.3 sq ft</b>
<b>Private Garden</b>	<b>72.6 sq m</b>	<b>781.5 sq ft</b>



Note that actual measurements and sizes may differ by up to 10%

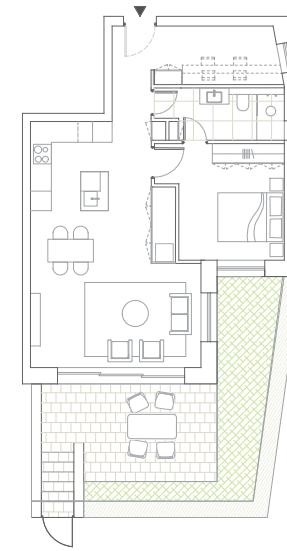
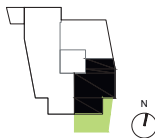




**APARTMENT 2 GROUND FLOOR**  
(1 Bedroom Accessible)

**65.6 SQ M**      **706 SQ FT**

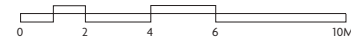
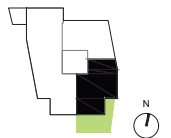
Kitchen	3.9 m x 3.7 m	12.8 ft x 12.1 ft
Living / Dining	5.2 m x 3.6 m	17.06 ft x 11.8 ft
Main Bedroom	3.2 m x 4.8 m	9.84 ft x 15.75 ft
Bathroom 1	2.2 m x 2.6 m	7.22 ft x 8.53 ft
<b>Private Garden</b>	<b>30.2 sq m</b>	<b>325.1 sq ft</b>



**APARTMENT 2 GROUND FLOOR**  
(1 Bedroom PLUS Alternate)

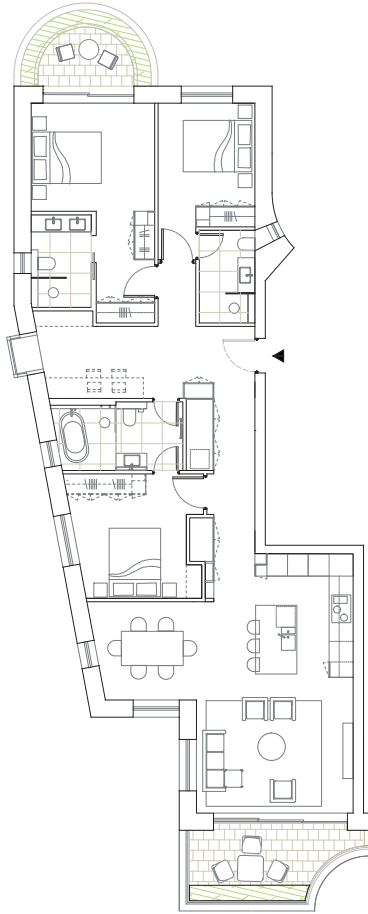
**65.6 SQ M**      **706 SQ FT**

Kitchen	3.7 m x 2.7 m	12.1 ft x 8.9 ft
Living / Dining	4.8 m x 5.2 m	15.7 ft x 17.1 ft
Main Bedroom	3.5 m x 3.2 m	11.5 ft x 10.5 ft
Bathroom 1	3.2 m x 1.6 m	10.5 ft x 5.2 ft
PLUS Space	3.9 m x 1.8 m	12.8 ft x 5.9 ft
<b>Private Garden</b>	<b>30.2 sq m</b>	<b>325.1 sq ft</b>



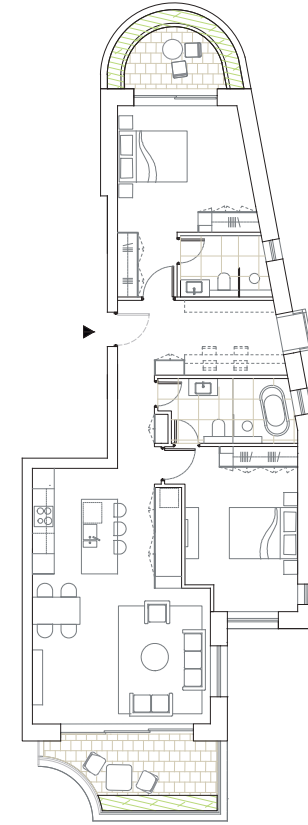
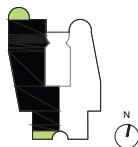
Note that actual measurements and sizes may differ by up to 10%





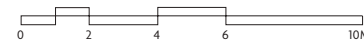
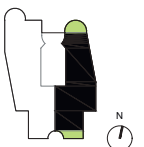
**APARTMENT 3 FIRST FLOOR**  
**APARTMENT 5 SECOND FLOOR**  
 (3 Bedroom PLUS)

	<b>128.0 SQ M</b>	<b>1378 SQ FT</b>
Kitchen	4.0 m x 3.5 m	13.1 ft x 11.5 ft
Living	4.5 m x 4.0 m	14.8 ft x 13.1 ft
Dining	3.4 m x 2.8 m	11.2 ft x 9.2 ft
Main Bedroom	3.6 m x 3.1 m	11.8 ft x 10.2 ft
Bedroom 2	3.6 m x 2.8 m	11.8 ft x 9.2 ft
Bedroom 3	3.6 m x 3.3 m	11.8 ft x 10.8 ft
Bathroom 1	3.6 m x 2.0 m	11.8 ft x 6.6 ft
Bathroom 2	2.7 m x 1.7 m	8.9 ft x 5.6 ft
Bathroom 3	2.7 m x 1.6 m	8.9 ft x 5.2 ft
PLUS space	4.9 m x 2.5 m	16.1 ft x 8.2 ft
<b>Balcony 1</b>	<b>6.9 sq m</b>	<b>74.3 sq ft</b>
<b>Balcony 2</b>	<b>9.2 sq m</b>	<b>99.0 sq ft</b>



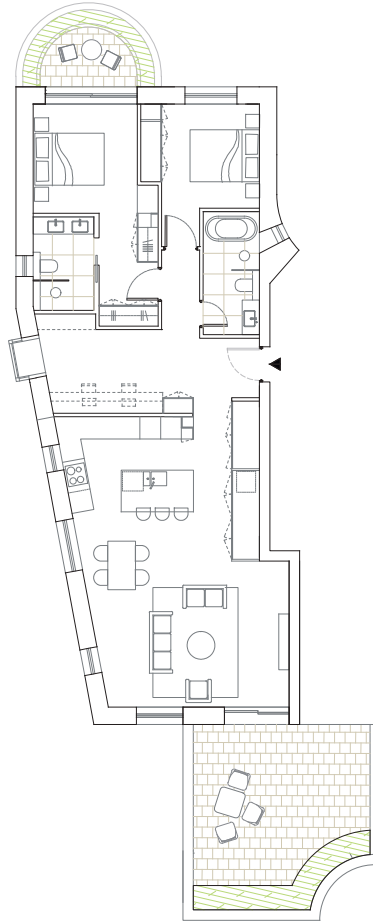
**APARTMENT 4 FIRST FLOOR**  
**APARTMENT 6 SECOND FLOOR**  
 (2 Bedroom PLUS)

	<b>98.0 SQ M</b>	<b>1055 SQ FT</b>
Kitchen	3.5 m x 3.1 m	11.5 ft x 10.2 ft
Living / Dining	5.2 m x 4.4 m	17.1 ft x 14.4 ft
Main Bedroom	3.9 m x 3.7 m	12.8 ft x 12.1 ft
Bedroom 2	4.8 m x 3.3 m	15.7 ft x 10.8 ft
Bathroom 1	3.6 m x 1.9 m	11.8 ft x 6.2 ft
Bathroom 2	2.5 m x 1.8 m	8.2 ft x 5.9 ft
PLUS space	3.7 m x 2.2 m	12.1 ft x 7.2 ft
<b>Balcony 1</b>	<b>7.4 sq m</b>	<b>79.7 sq ft</b>
<b>Balcony 2</b>	<b>9.2 sq m</b>	<b>99.0 sq ft</b>



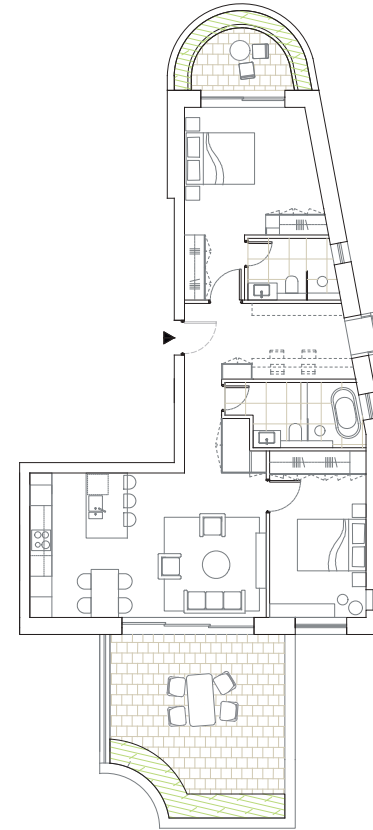
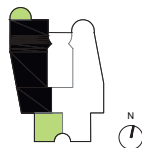
Note that actual measurements and sizes may differ by up to 10%





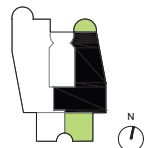
**APARTMENT 7 THIRD FLOOR**  
(2 Bedroom PLUS)

	<b>104.6 SQ M</b>	<b>1126 SQ FT</b>
Kitchen	5.6 m x 3.0 m	18.4 ft x 9.8 ft
Living / Dining	5.3 m x 5.6 m	17.4 ft x 18.4 ft
Main Bedroom	3.6 m x 3.1 m	11.8 ft x 10.2 ft
Bedroom 2	3.0 m x 3.4 m	9.8 ft x 11.2 ft
Bathroom 1	2.7 m x 1.7 m	8.9 ft x 5.6 ft
Bathroom 2	3.5 m x 1.6 m	11.5 ft x 5.2 ft
PLUS space	4.2 m x 2.8 m	13.8 ft x 9.2 ft
<b>Balcony 1</b>	<b>6.9 sq m</b>	<b>74.3 sq ft</b>
<b>Terrace</b>	<b>25.2 sq m</b>	<b>271.3 sq ft</b>



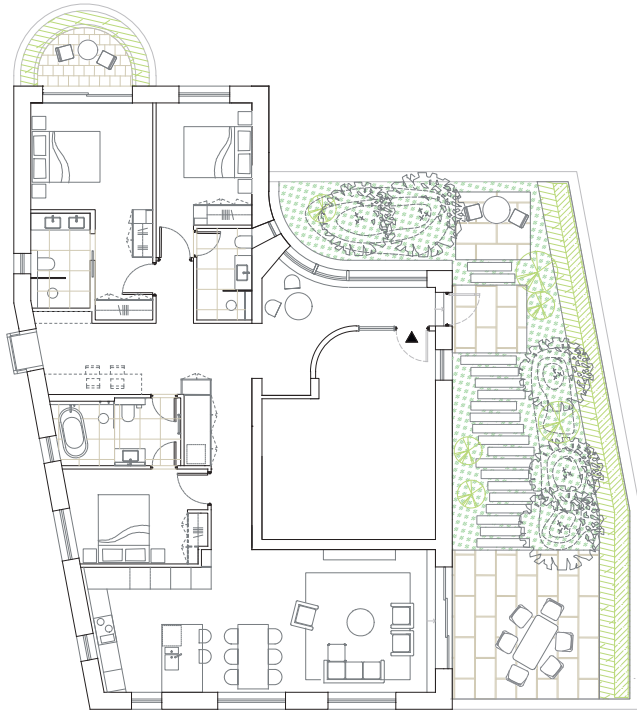
**APARTMENT 8 THIRD FLOOR**  
(2 Bedroom PLUS)

	<b>89.3 SQ M</b>	<b>961 SQ FT</b>
Kitchen	4.2 m x 3.1 m	13.8 ft x 10.2 ft
Living / Dining	5.1 m x 4.2 m	16.7 ft x 13.8 ft
Main Bedroom	3.8 m x 3.7 m	12.5 ft x 12.1 ft
Bedroom 2	4.8 m x 2.8 m	15.7 ft x 9.2 ft
Bathroom 1	3.1 m x 1.9 m	10.2 ft x 6.2 ft
Bathroom 2	2.5 m x 1.8 m	8.2 ft x 5.9 ft
PLUS space	3.7 m x 2.2 m	12.1 ft x 7.2 ft
<b>Balcony</b>	<b>7.4 sq m</b>	<b>79.7 sq ft</b>
<b>Terrace</b>	<b>25.2 sq m</b>	<b>271.3 sq ft</b>



Note that actual measurements and sizes may differ by up to 10%





**PENTHOUSE  
APARTMENT 9 TOP FLOOR  
(3 Bedroom PLUS)**

**139.0 SQ M**

**1497 SQ FT**

Kitchen	3.6 m x 3.5 m	11.8 ft x 11.5 ft
Living	4.3 m x 4.2 m	14.1 ft x 13.8 ft
Dining	4.2 m x 2.3 m	13.8 ft x 7.5 ft
Main Bedroom	3.6 m x 3.1 m	11.8 ft x 10.2 ft
Bedroom 2	3.6 m x 2.8 m	11.8 ft x 9.2 ft
Bedroom 3	4.0 m x 2.8 m	13.1 ft x 9.2 ft
Bathroom 1	3.6 m x 2.0 m	11.8 ft x 6.6 ft
Bathroom 2	2.8 m x 1.7 m	9.2 ft x 5.6 ft
Bathroom 3	2.7 m x 1.6 m	8.9 ft x 5.2 ft
PLUS space	5.0 m x 2.6 m	16.4 ft x 8.5 ft
<b>Balcony</b>	<b>6.9 sq m</b>	<b>74.3 sq ft</b>
<b>Terrace</b>	<b>84.1 sq m</b>	<b>905.3 sq ft</b>



Note that actual measurements and sizes may differ by up to 10%



*View of Cedaroe Mansion from the communal garden*



# SPECIFICATIONS

## *Interior / Exterior Finishes*

- Engineered herringbone pattern timber flooring for living room, kitchen, dining room and PLUS space
- Stained solid wood main entrance door
- Straight bar lever door handles
- Internal doors in wood veneer finish
- Skirting in painted finish
- Porcelain floor tile to balcony, patio, and terrace

## *Kitchen*

- Laminate finish with soft-close cabinets and units
- Sintered porcelain stone worktop
- Sintered porcelain stone splashback
- Stainless steel sink
- Brushed stainless steel tap
- Compartmentalised waste storage
- Siemens or similar integrated oven
- Siemens or similar integrated microwave
- Siemens or similar induction hob with integrated extractor
- Siemens or similar integrated fridge-freezer
- Siemens or similar integrated dishwasher
- Integrated wine cooler (except for units 2 and 8)
- Siemens or similar freestanding washer & freestanding dryer in utility area (except integrated washer dryer for units 2 and 8)

## *Bathrooms*

- Almost all with natural light and natural ventilation
- WC with soft-close seat and concealed cistern
- His and Hers white ceramic washbasins for most Main Bathrooms
- Mixer tap
- White acrylic freestanding bathtub
- Rainfall shower head and hand-held shower on rail
- Shower hose for bath
- Walk-in shower glass enclosure
- Individual heated towel bars
- Robe hooks
- Sintered porcelain stone tiles to floor and walls
- Sintered porcelain stone vanity countertop
- Laminate finished drawer unit
- Wall-mounted mirrored cabinet

## *Security & Peace of Mind*

- Access to apartments via audio/video intercom
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10-year structural warranty
- 24/7 CCTV security monitoring

## *Lighting & Electrical Finishes*

- Undermounted LED strips to kitchen wall units
- Undermounted LED downlights to all areas
- LED lighting to wardrobes and most storage cupboards
- Shaver sockets to bathrooms
- Multimedia plate in living area and Main bedroom
- Dimmable smart lighting system to most rooms
- Zoned thermostatic controls to underfloor heating
- USB outlet sockets to kitchen island, Main Bedroom
- Pendant point to dining area
- Cat6A cabling for ultrafast connectivity

## *Telecommunications*

- Wired for Sky Q, Virgin Media, High-Definition-ready television, DAB and FM radio telephone and data services
- Wired for high-speed broadband connectivity to each apartment

## *Interior Storage*

- Jacket & shoe cabinet
- Corridor cabinetry

## *Bicycle Storage*

- Designated bicycle storage of 2 lots to each apartment
- Communal cargo bike parking space

## *Communal Areas*

- Porcelain floor to entrance lobby
- Porcelain floor to lift lobby
- Lift access to all floors
- Mini grow house for residents to plant vegetables
- Picnic lawn with firepit and picnic table
- Playable space and dedicated play equipment for children
- 17 solar PV panels
- Non-accessible biodiverse green roof
- Built-in planter box with external tap to balcony
- Secure letter-box and parcel-delivery room
- App-based digital concierge for security and visitor management

## *Bedrooms*

- Fitted carpet
- High-quality soft-closing fitted wardrobe in Main Bedroom and Bedroom 2
- LED strip lighting to bedroom wardrobe

## *Heating*

- Zoned underfloor heating throughout
- Individual heating and hot water supply to each apartment
- MVHR with individual unit heat pump



# The Visionaries

## Developer

### Kimen Group and SEEDoE Group

The Kimen Group is a Singapore-based investment holding group focusing on portfolio investments and real-estate operations.

Kimen adopts a bespoke and design-experiential centric approach in customising its products to the needs of their customers. Armed with over 50 years of asset management experience, its accumulated knowledge, acumen and passion translates into long-term asset value creation. Kimen is committed to integrating sustainability into the design of every asset, incorporating innovation with practicality, and spatial experience with functionality.

Under its real-estate operations, the Group is developing Jervois Mansion in Singapore which was 98% sold out during its launch weekend.

The SEEDoE Group, an affiliate of the Kimen Group, is the launchpad and incubator for establishing platforms for growth beyond the shores of Singapore. Cedaroe Mansion is SEEDoE Group's first venture in London.

## Awards

**2024:**  
**BCI Asia Awards, Top 10 Developer Award**  
Kimen Group

**2022:**  
**EdgeProp Excellence Awards, Top Development Award and Landscape Excellence Award**  
Jervois Mansion

**2021:**  
**Building Construction Authority's (BCA) Green Mark GoldPlus Super Low Energy certification (New Residential Buildings)**  
Jervois Mansion



## Architect

### Serie Architects

London-based Serie Architects, led by Christopher Lee, is an international practice specialising in architecture, urban and sustainable design. Its impressive portfolio includes projects in the UK, Singapore, India, China, and the Middle East.

It has a reputation for designing distinctive buildings known for its spatial intelligence, formal elegance and contextual engagement. Serie is the recipient of the prestigious BD Young Architect of the Year Award and has been named as one of 10 visionary architects for the new decade by the Leading European Architects Forum and was selected by ICON as one of 20 Essential Young Architects in the world in 2008. It was also voted as one of the 50 Best Architectural Firms in the World by the Domus 2020 Guide.

Its notable works include: Oasis Terraces community centre; NUS School of Design & Environment 4; Jameel Arts Centre, Dubai; and the premium residential projects of One Pearl Bank, Singapore; Morena House, Mumbai; and Park Regent @ Desa Park City, Kuala Lumpur.

## Awards

**2023:**  
**The President's Design Award (P\*DA): Design of the Year (Architecture)**  
Singapore State Courts Complex

**2022:**  
**Architectural Review Public Projects Awards**  
Oasis Terraces  
**Architectural Review Future Projects Awards**  
Satsang Hall, Ashram

**2021:**  
**Tatler Design Awards Best Innovation Accolade**  
Singapore State Courts Complex  
**Real Estate Asia Awards: Residential Development of the Year – Malaysia**  
Park Regent

**2020:**  
**IFI Design Distinction Award: Learning**  
NUS School of Design & Environment 4

**2019:**  
**HDB Design Awards: Completed Project – Mixed Development**  
Oasis Terraces  
**Blueprint Award: Best Public-Use Project With Public Funding**  
NUS School of Design & Environment 4  
**World Architecture Festival: Best Completed Mixed-Use Building**  
Oasis Terraces

**2015:**  
**World Architecture Festival: Future Projects (Mixed Use)**  
Oasis Terraces



# Consultants

## LANDSCAPE ARCHITECT

# FARRER HUXLEY

**Landscape Institute Awards 2022 - Excellence in Masterplanning & Urban Design and Winner of RIBA Architecture London Award 2024**

Sustainability Consultant	:	Mendick Waring Limited	Structure & Civil Engineering	:	Webb Yates Engineers Limited
Ecological Consultant	:	Syntegra Consulting Limited	MEP Engineering	:	Mendick Waring Limited
Arboricultural Consultant	:	Marcus Foster Limited	Quantity Surveyor	:	Tim Pearce QS Limited
Air Quality Consultant	:	Syntegra Consulting Limited	Fire Consultant	:	Semper Fire Engineering Limited
Acoustic Consultant	:	Syntegra Consulting Limited	Building Control	:	Socotec UK Limited
Daylight/Sunlight Consultant	:	Schofield Surveyors Limited	Branding	:	Think Foundry
Transport Consultant	:	TTP Consulting Limited	CGI	:	Pixel Graph
Planning Consultant	:	Firstplan Limited	Videography	:	Alperen Ergin Limited



# Collaborators



Signature is Malaysia's leading manufacturer and retailer of high-end kitchen and wardrobe systems as well as built-in living space furniture. Its Signature Kitchen won the Kitchen & Bathroom Achievement Awards 2015 – Best Kitchen Category.



Viatick is a pioneering AIoT company that leverages sensor-based data to create advanced AI-driven insights, empowering businesses and communities to enhance their enterprise and lifestyle needs. It was the winner of Singapore's IMDA Open Innovation Challenge in 2021.

*... plans to prosper you  
... plans to give you hope and a future.*



Grespania is an international ceramic manufacturing company, producing collections which boast both innovative technical properties as well as innovative cutting-edge designs. It was awarded the Company of the Year 2021 by the Spanish newspaper *Mediterráneo*.



