



# THE ROYAL GREEN

BLACKHEATH SE 3





*A collection of 45 studio, one, two  
and three bedroom apartments  
and penthouses, The Royal Green  
combines the ultimate in luxury  
living with a riverside location  
in picturesque Blackheath,  
London's favourite village.*

The Royal Green,  
Osborn Terrace,  
Blackheath,  
London SE3 9DR

THE ROYAL GREEN  
APARTMENTS

*The Royal Green's striking architecture sets the tone for the thoroughly contemporary luxury that awaits inside.*

# THE ROYAL GREEN





# ROCCAFORT

*Surrounded by greenery, yet moments from Central London,  
this is how village life should be lived.*

## THE ROYAL GREEN

Royal Navy College   Royal Observatory   Blackheath Halls   Blackheath Park  
Hare & Billet   Canary Wharf   Blackheath   The Heath





The Royal Green is perfectly located to take advantage of a wealth of transport links. From commercial hubs such as The City, London Bridge Quarter and Canary Wharf to the theatres, shops and restaurants of The West End and the culture of the Southbank, all of London is there to be enjoyed.

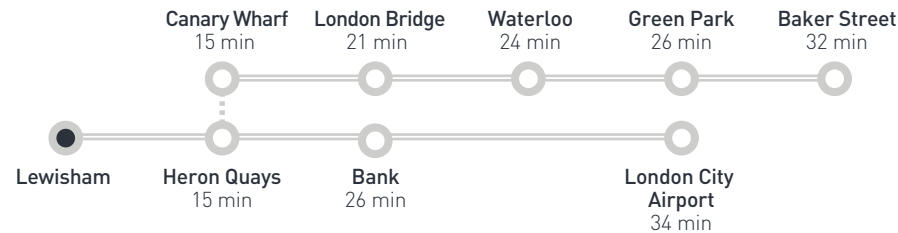
Blackheath overground station is just 10 minutes' walk from The Royal Green and offers quick

services to London Bridge, Charing Cross and Victoria. While a 10 minute bus ride away is Lewisham DLR, which is ideal for reaching Canary Wharf and London City Airport. There are also a wealth of bus services connecting Blackheath to neighbouring areas, such as Greenwich, Lewisham, Beckenham and Sydenham, as well as Stratford and Westminster.

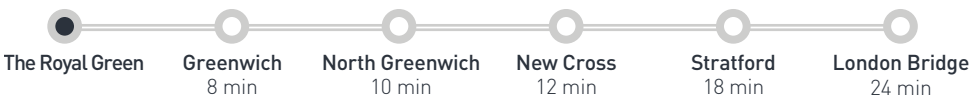
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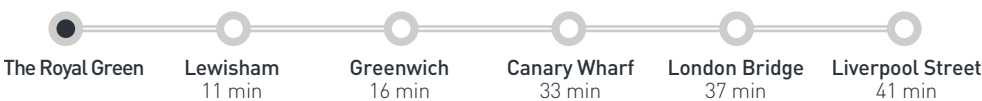
DLR AND TUBE



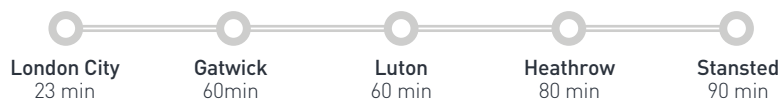
CAR



CYCLE



AIRPORTS



Journey times taken from: Train : www.thetrainline-europe.com DLR/Tube: www.tfl.gov.uk Car & cycling: www.google.co.uk/maps Airports: www.tfl.gov.uk



Map Key

Historical Buildings

- 1 Cutty Sark  
40 mins bus
- 2 Old Royal Naval College  
30 mins bus
- 3 Greenwich Meridian Line  
20 mins bus
- 4 Royal Observatory  
20 mins bus
- 5 Blackheath Halls  
13 mins walk

Retail, Pubs & Restaurants

- 6 The Bookshop On The Heath  
17 mins walk
- 7 The Hare and Billet  
20 mins walk
- 8 Chapters of Blackheath  
17 mins walk
- 9 Oattie and the Bea  
11 mins bus
- 10 Blackheath Cooks  
9 mins bus
- 11 Boulangerie Jade  
15 mins walk
- 12 Coquillage Fishmongers  
15 mins walk
- 13 Buenos Aires Café  
17 mins walk
- 14 Zerodegrees  
17 mins walk

# VILLAGE LIFE



*Food is something that's very important to Blackheath's residents, as its array of restaurants, delis and cafés are testament to.*

**When wandering through Blackheath's charming streets, it's easy to forget the area's proximity to Central London. Alongside well known brands such as Jigsaw, Neal's Yard Remedies, Whistles and Farrow & Ball, there is a thriving community of independents shops - The Bookshop on the Heath, Ottie and the Bea and Blackheath Cooks to name but three - that add to the area's unique spirit.**

Food is something that's very important to Blackheath's residents, as its array of restaurants, delis and cafés are testament to. Boulangerie Jade, a great patisserie, the

fishmongers, Coquillage and Handmade Food, a fabulous seasonal deli and grocers shop, all come highly recommended. As do the Argentinian steak house, Buenos Aires Café, the pizzeria-bar, Zerodegrees, European brasserie, Chapters and the gastro-pub, Hare & Billet. The acclaimed monthly farmers' market is just the icing on the gastronomic cake.

Even with all this on your doorstep, if you want a change of scene, neighbouring Greenwich is readily accessible and offers an array of equally enticing shops and eateries. Or for a complete change of pace, The West End and all it offers is only a train journey away. Blackheath really offers the best of both worlds.





*Blackheath's relaxed village-like atmosphere is like a step back in time.*



Top Left: Blackheath Station  
Top Right: Blackheath Halls  
Left: The Bookshop on the Heath  
Middle Bottom: Boulangerie Jade  
Bottom Right: The Hare & Billet



# GREEN- ERY

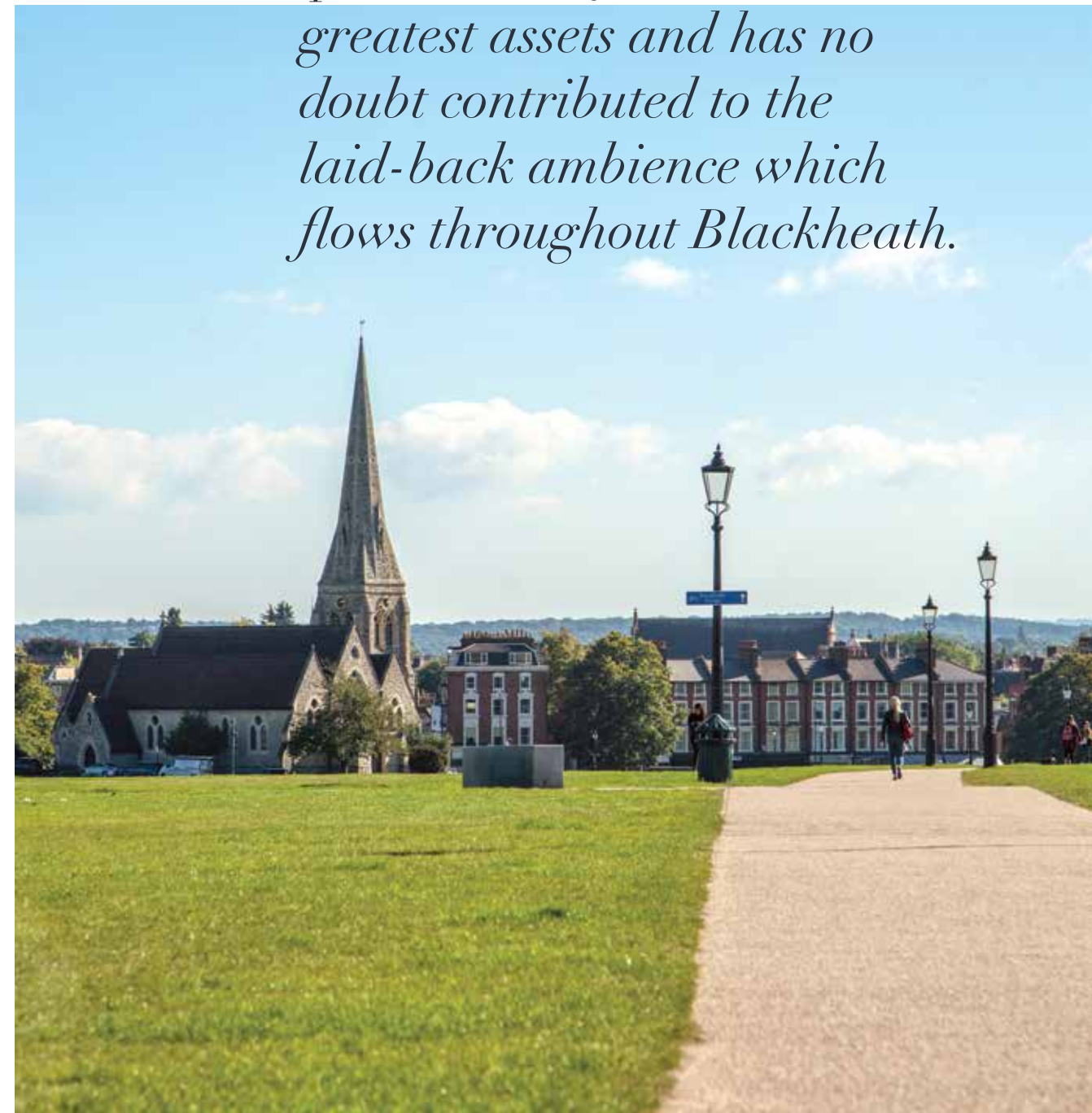
*The abundance of outdoor space is one of the area's greatest assets and has no doubt contributed to the laid-back ambience which flows throughout Blackheath.*

Left: Blackheath Park  
Right: All Saints' Church



With Blackheath Park right on your doorstep and the Heath itself – one of the largest areas of common land in London - just a short stroll away, greenery is not something you'll want for. In fact, the abundance of outdoor space is one of the area's greatest assets and has no doubt contributed to the laid-back ambience which flows throughout Blackheath, belying its prime zone 3 location.

Popular with kite flyers, runners, picnickers and those just looking to enjoy a stroll, the Heath is also host to London's largest free firework display and the On Blackheath Festival – a hugely popular celebration of music, food and arts. Not to mention, along with its neighbour, Greenwich Park, the start of the London Marathon. All in all, it truly is the heart and soul of this wondrous area.





# CONCRETE

*Canary Wharf rising up over the Royal Naval College, in nearby Greenwich, is a prime example of London's blend of modernity and history.*

London is a world class city in every sense. As the capital's ever-changing skyline underlines, The City and Canary Wharf are Europe's leading business and financial powerhouses. However it's the way that this commercial status is combined with centuries of heritage and world class culture that makes London so exciting.

Canary Wharf rising up over the Royal Naval College, in nearby Greenwich, is a prime example of the modernity and history that abounds the city. As is the Southbank's eclectic offering, ranging from The Royal Festival Hall and Tate Modern to the Globe Theatre. All of this diversity, and The West End's world famous designer boutiques, theatres and restaurants, is just moments away thanks to Blackheath's superb transport links.



Top: Royal Naval College and Canary Wharf  
Middle Left: The City  
Centre: The West End  
Bottom: The Houses of Parliament





Penthouse Balcony (Computer Generated Image)





Living/Dining - typical 2 bed apartment (Computer Generated Image)





Living/Dining - typical 2 bed apartment (Computer Generated Image)





Bedroom/Living - typical studio apartment (Computer Generated Image)





Living/Dining - typical studio apartment (Computer Generated Image)





Living/Dining - typical studio apartment (Computer Generated Image)





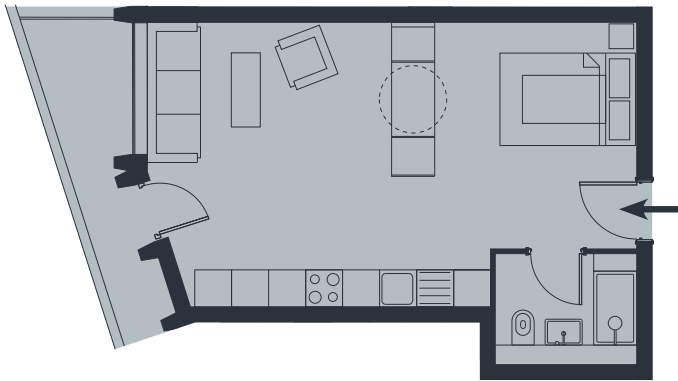
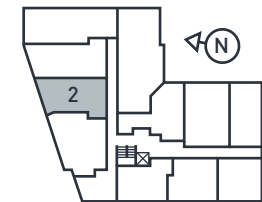
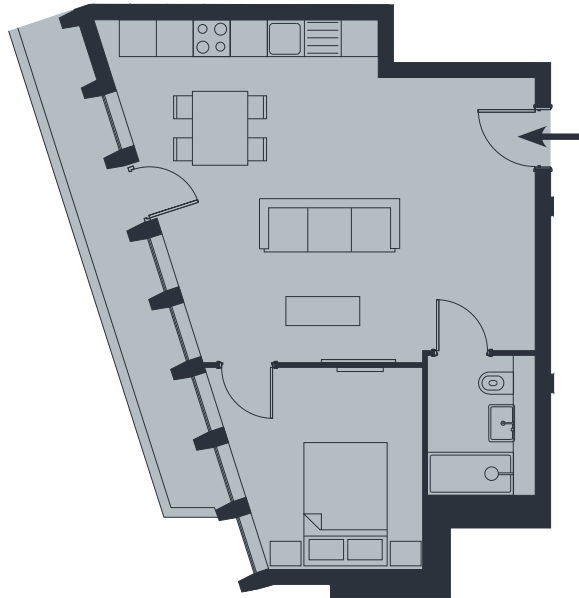
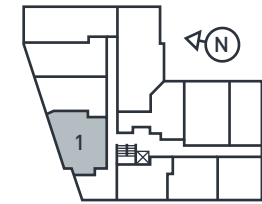
Kitchen (Computer Generated Image)





Bathroom - typical apartment (Computer Generated Image)

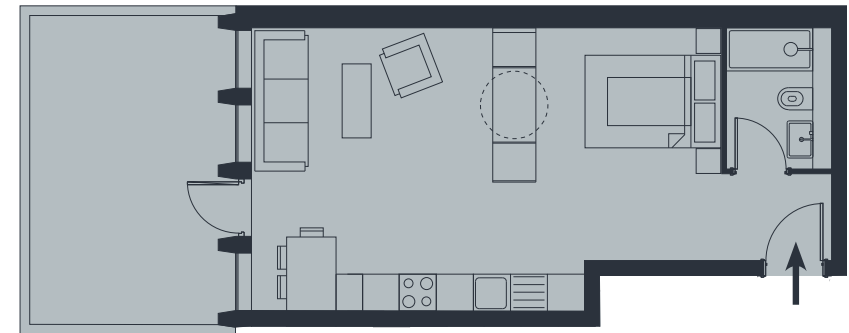
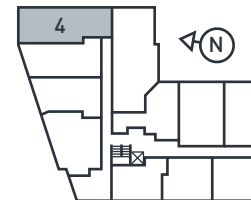
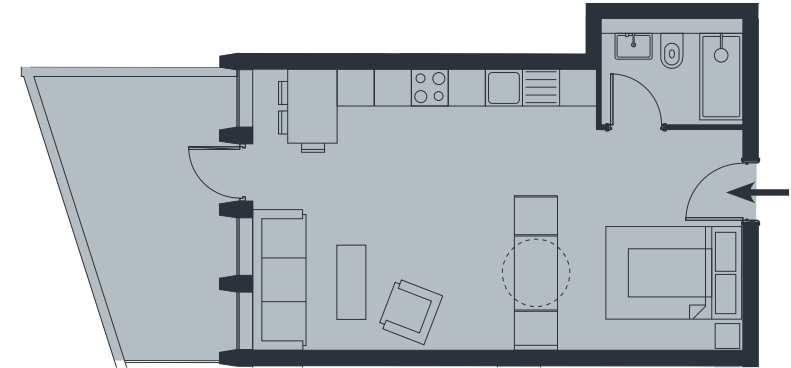
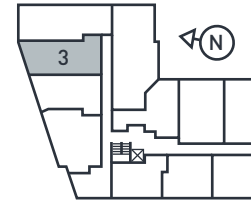




Apartment 1		Ground Floor
1 Bed Apartment with Riverside Terrace		
Living/Kitchen/Dining	6.5m x 5.6 m	21'4" x 18'4"
Bathroom	1.4m x 2.3 m	4'7" x 7'7"
Bedroom	3.3m x 3.3 m	10'10" x 10'10"
Internal Area	46.6m <sup>2</sup>	501.3ft <sup>2</sup>
External Area	8.6m <sup>2</sup>	92.6ft <sup>2</sup>

Apartment 2		Ground Floor
Studio Apartment with Riverside Terrace		
Living/Kitchen/Dining/Bedroom	7.9m x 4.6m	25'11" x 15'1"
Bathroom	2.3m x 1.5m	7'7" x 4'11"
Internal Area	38.1m <sup>2</sup>	409.8ft <sup>2</sup>
External Area	6.4m <sup>2</sup>	68.9ft <sup>2</sup>

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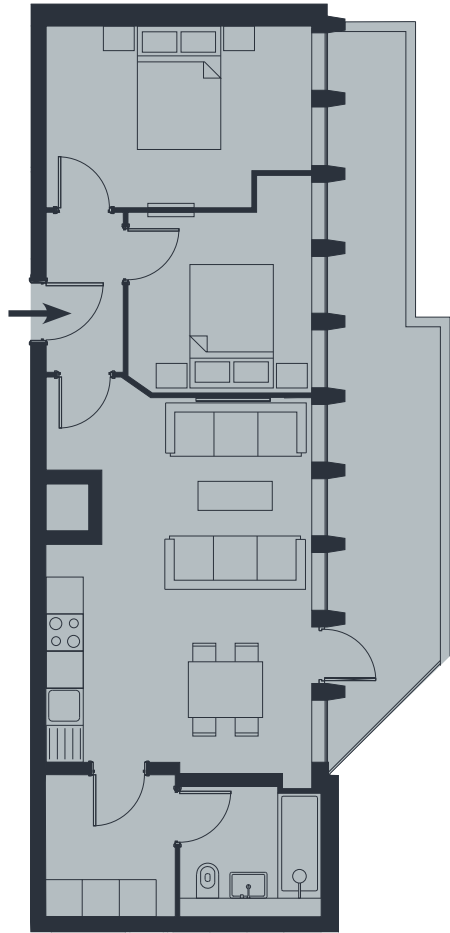


Apartment 3		Ground Floor
Studio Apartment with Riverside Terrace		
Living/Kitchen/Dining/Bedroom	7.9m x 4.6 m	25'11" x 15'1"
Bathroom	2.3m x 1.5m	7'7" x 4'11"
Internal Area	38.0m <sup>2</sup>	409.1ft <sup>2</sup>
External Area	12.6m <sup>2</sup>	135.6ft <sup>2</sup>

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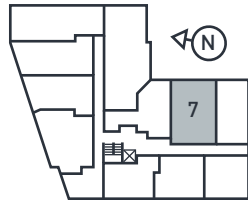
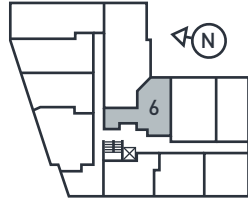
Apartment 4		Ground Floor
Studio Apartment with Riverside Terrace		
Living/Kitchen/Dining/Bedroom	9.4m x 4.6m	30'10" x 15'1"
Bathroom	1.4m x 2.3m	4'7" x 7'7"
Internal Area	39.8m²	428.7ft²
External Area	24.6m²	264.8ft²





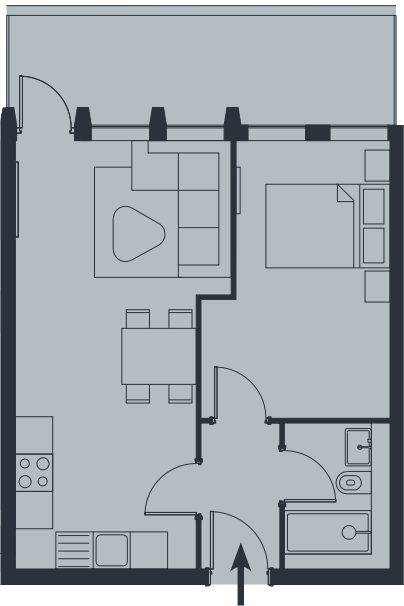
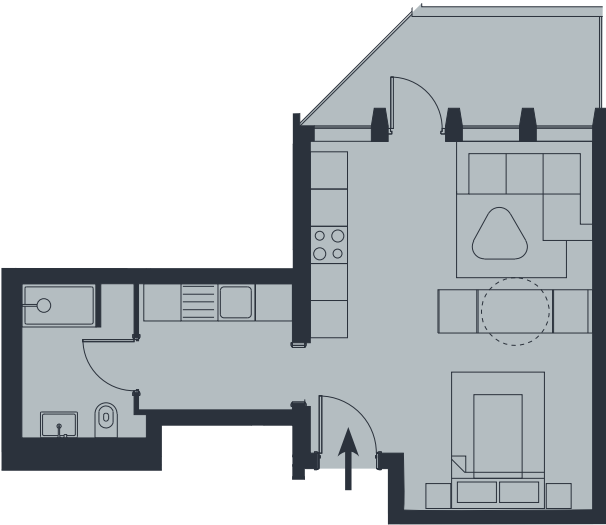
Apartment 5		Ground Floor
2 Bed Apartment with Terrace		
Living/Kitchen/Dining	4.3m x 5.9m	14'1" x 19'4"
Bathroom	2.3m x 2.0m	7'7" x 6'7"
Bedroom 1	4.3m x 2.9m	14'1" x 9'6"
Bedroom 2	3.0m x 2.9m	9'10" x 9'6"
Internal Area	61.2m <sup>2</sup>	658.8ft <sup>2</sup>
External Area	2.5m <sup>2</sup>	26.9ft <sup>2</sup>

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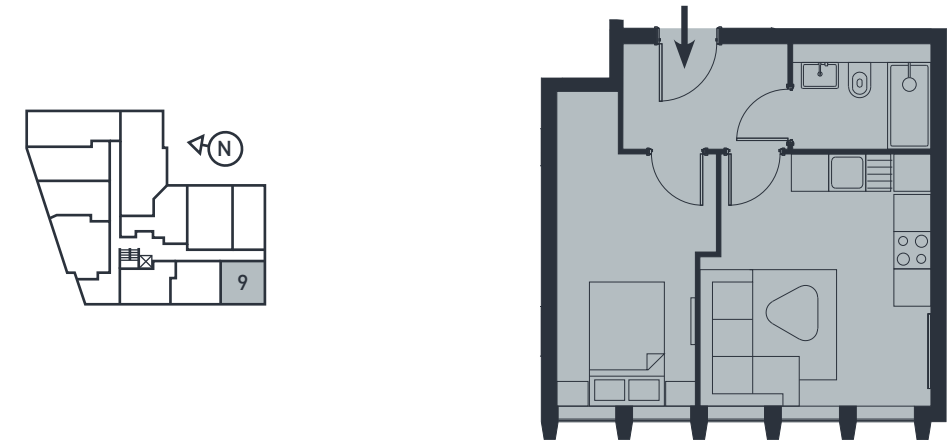
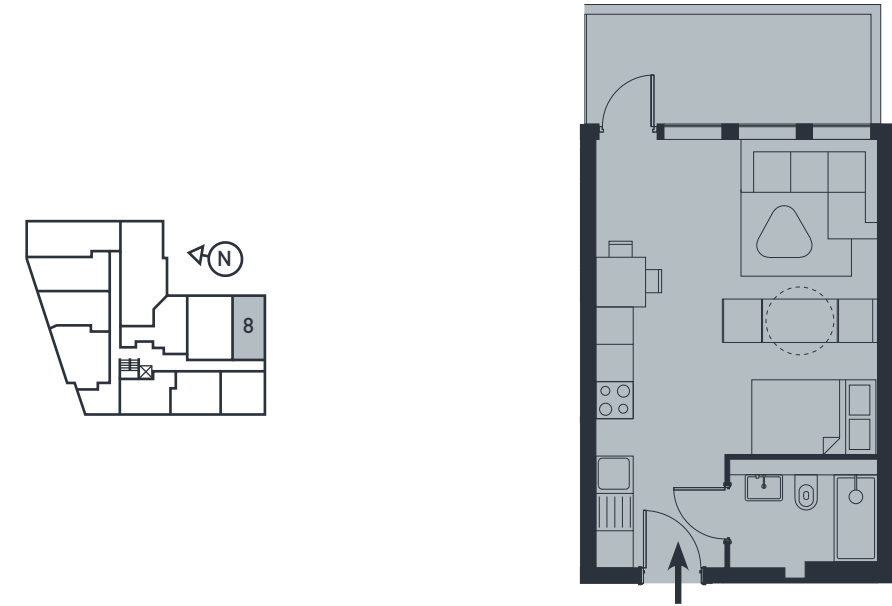


Apartment 6		Ground Floor
Studio Apartment with Terrace		
Living/Kitchen/Dining/Bedroom	4.6m x 5.9m	15'1" x 19'4"
Bathroom	1.8m x 2.5m	5'10" x 8'2"
Internal Area	36.7m <sup>2</sup>	395.5ft <sup>2</sup>
External Area	5.1m <sup>2</sup>	54.9ft <sup>2</sup>

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Apartment 7		Ground Floor
1 Bed Apartment with Terrace		
Living/Kitchen/Dining	3.5m x 6.9m	11'6" x 22'8"
Bathroom	1/4m x 2.1m	4'7" x 6'10"
Bedroom	3.0m x 4.5m	9'10" x 14'9"
Internal Area	41.6m <sup>2</sup>	447.6ft <sup>2</sup>
External Area	7.6m <sup>2</sup>	81.8ft <sup>2</sup>



Apartment 8		Ground Floor
Studio Apartment with Terrace		
Living/Kitchen/Dining/Bedroom	4.5m x 6.9m	14'9" x 22'8"
Bathroom	2.4m x 1.5m	7'10" x 4'10"
Internal Area	31.3m²	336.7ft²
External Area	5.7m²	61.4ft²

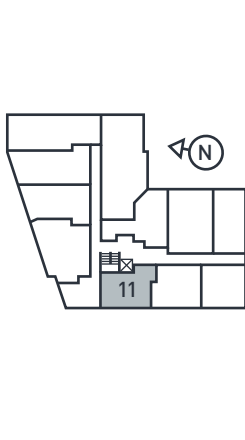
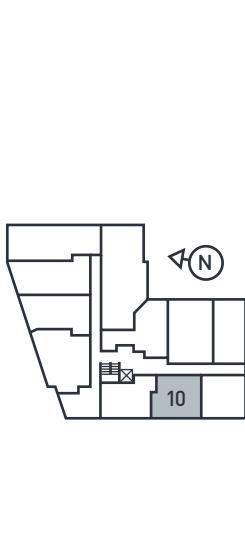
## Apartment 9

Ground Floor

### 1 Bed Apartment

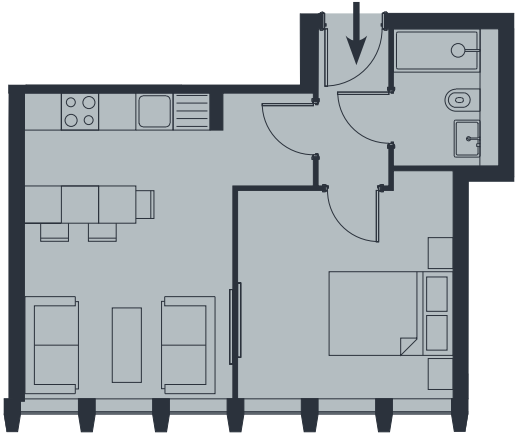
Living/Kitchen/Dining	3.4m x 4.1m	11'2" x 13'5"
Bathroom	2.2m x 1.4m	7'3" x 4'7"
Bedroom	2.6m x 4.1m	8'6" x 13'5"
Internal Area	34.5m <sup>2</sup>	370.9ft <sup>2</sup>

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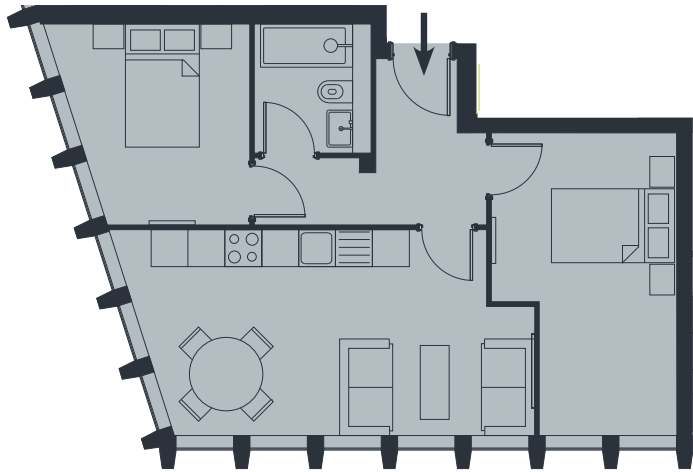
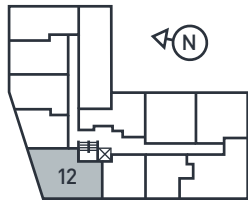
Apartment 10		Ground Floor
1 Bed Apartment		
Living/Kitchen/Dining	4.6m x 6.0m	15'1" x 19'8"
Bathroom	1.5m x 2.4m	4'10" x 7'10"
Bedroom	2.2m x 3.5m	7'3" x 11'6"
Internal Area	39.7m²	427.0ft²

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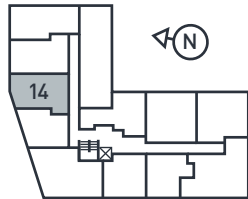
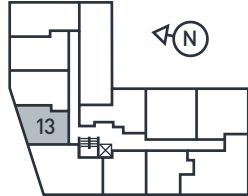
Apartment 11		Ground Floor
1 Bed Apartment		
Living/Kitchen/Dining	4.7m x 4.9m	15'5" x 16'0"
Bathroom	1.4m x 2.2m	4'7" x 7'3"
Bedroom	3.5m x 3.4m	11'6" x 11'2"
Internal Area	38.2m²	410.8ft²





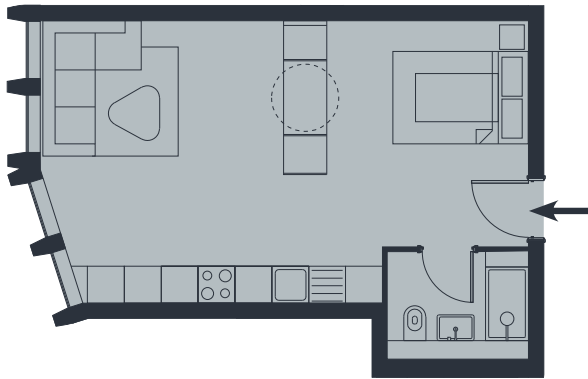
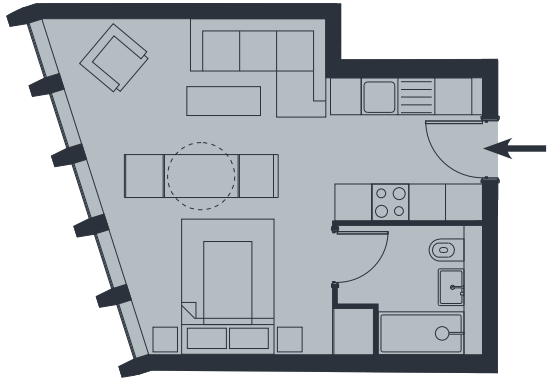
Apartment 12		First Floor
2 Bed Apartment		
Living/Kitchen/Dining	5.9m x 3.4m	19'4" x 11'2"
Bathroom	1.6m x 2.1m	5'3" x 6'10"
Bedroom1	3.0m x 4.9m	9'10" x 16'0"
Bedroom2	3.2m x 3.3m	10'6" x 10'10"
Internal Area	54.8m²	589.6ft²

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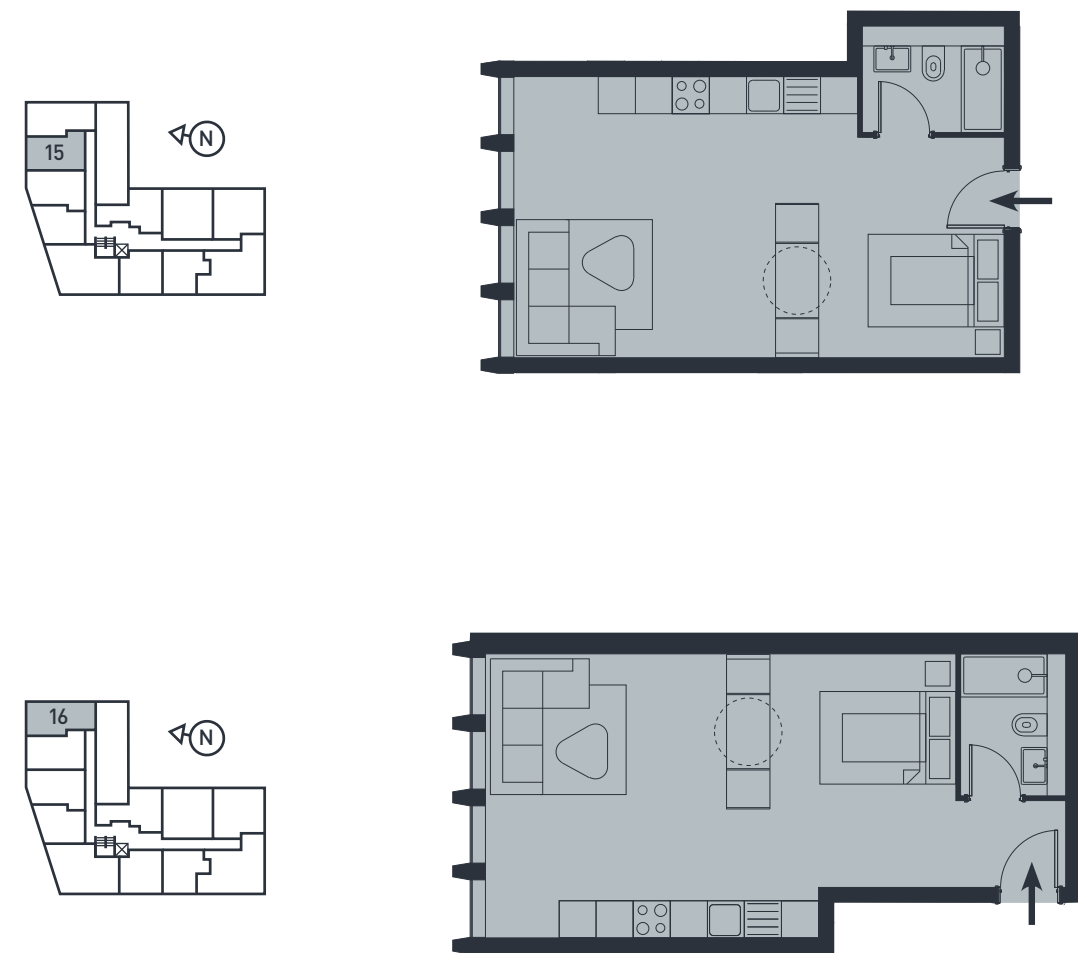


Apartment 13		First Floor
Studio Apartment		
Living/Kitchen/Dining/Bedroom	6.3m x 5.5m	20'8" x 18'0"
Bathroom	2.1m x 2.1m	6'10" x 6'10"
Internal Area	32.0m <sup>2</sup>	344.5ft <sup>2</sup>

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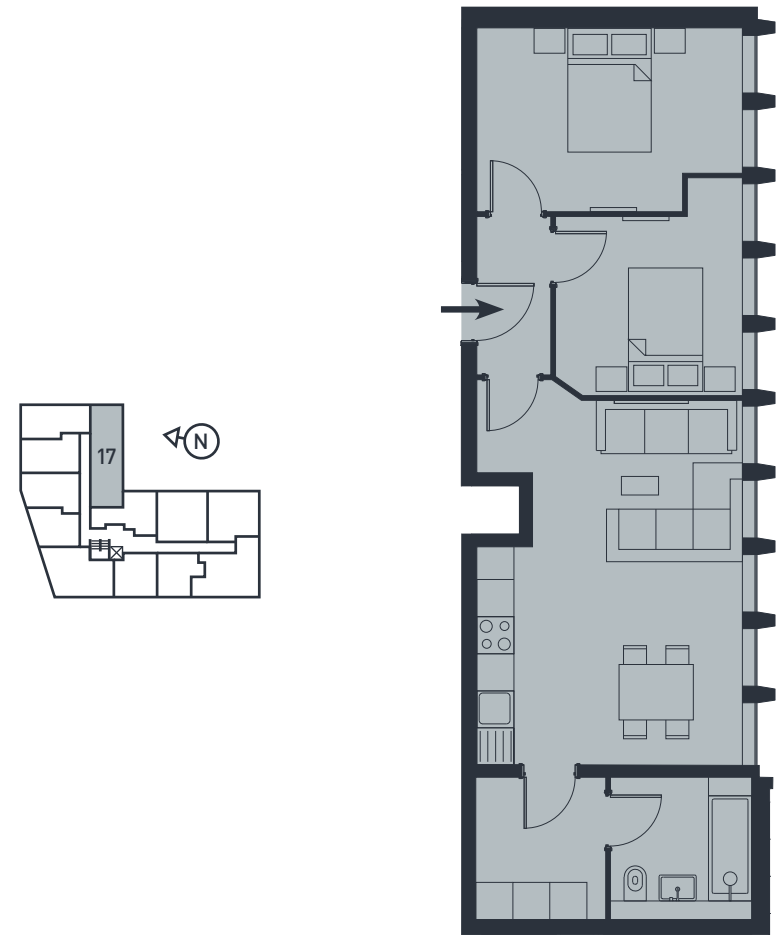
Apartment 14		First Floor
Studio Apartment		
Living/Kitchen/Dining/Bedroom	7.9m x 4.6m	25'10" x 15'1"
Bathroom	2.3m x 1.5m	7'7" x 4'10"
Internal Area	37.8m <sup>2</sup>	407.0ft <sup>2</sup>



Apartment 15		First Floor
Studio Apartment		
Living/Kitchen/Dining/Bedroom	7.9m x 4.6m	25'10" x 15'1"
Bathroom	2.3m x 1.4m	7'7" x 4'7"
Internal Area	38.0m <sup>2</sup>	409.4ft <sup>2</sup>

Apartment 16		First Floor
Studio Apartment		
Living/Kitchen/Dining/Bedroom	9.4m x 4.6m	30'10" x 15'1"
Bathroom	1.4m x 2.3m	4'7" x 7'7"
Internal Area	39.9m <sup>2</sup>	429.7ft <sup>2</sup>

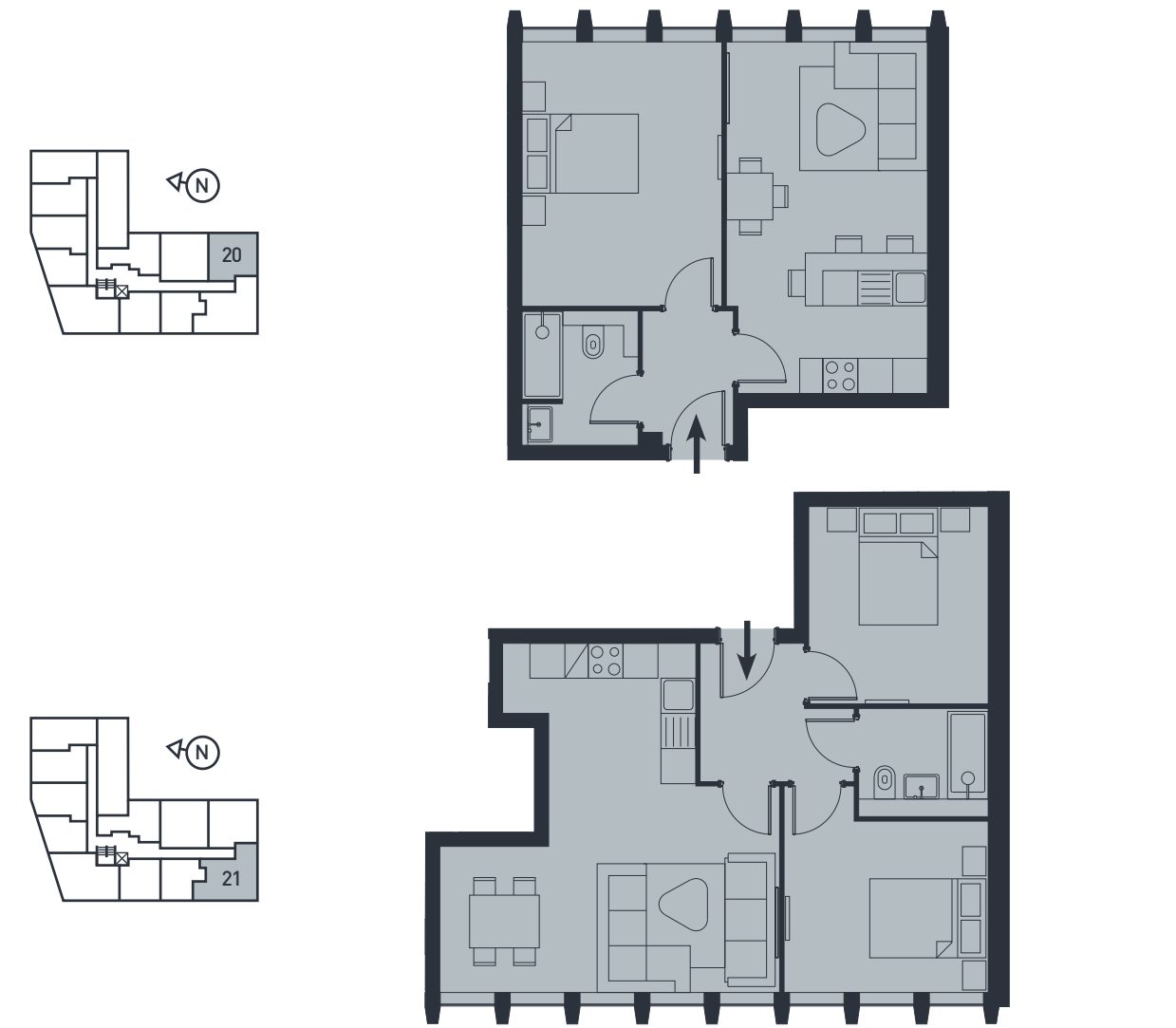
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Apartment 17		First Floor
2 Bed Apartment		
Living/Kitchen/Dining	4.3m x 5.9m	14'1" x 19'4"
Bathroom	2.3m x 2.0m	7'7" x 6'7"
Bedroom 1	4.3m x 3.0m	14'1" x 9'10"
Bedroom 2	3.0m x 2.9m	9'10" x 9'6"
Internal Area	61.4m <sup>2</sup>	660.5ft <sup>2</sup>

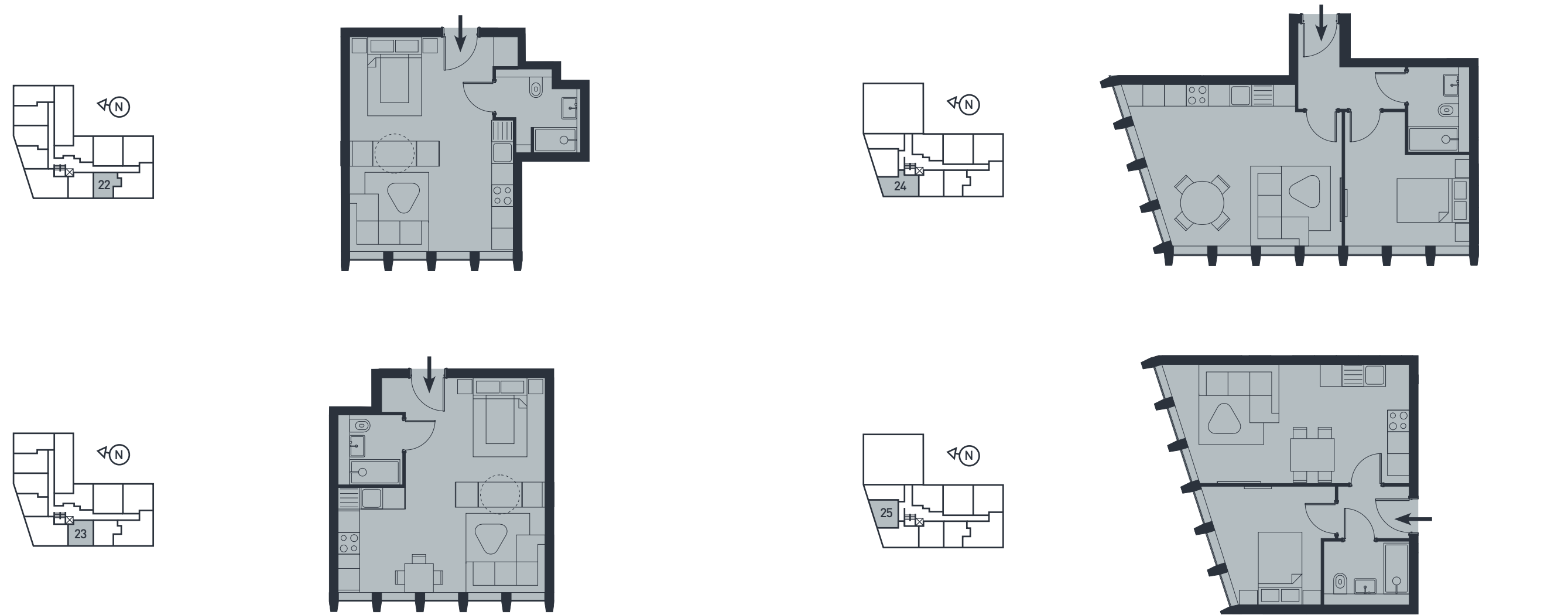
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Apartment 22			First Floor		
Studio Apartment					
Living/Kitchen/Dining/Bedroom	4.6m x 6.0m	15'1" x 19'8"			
Bathroom	2.3m x 2.1m	7'7" x 6'11"			
Internal Area	31.2m <sup>2</sup>	335.9ft <sup>2</sup>			

Apartment 23			First Floor		
Studio Apartment					
Living/Kitchen/Dining/Bedroom	5.6m x 6.0m	18'4" x 19'8"			
Bathroom	1.4m x 1.9m	4'7" x 6'3"			
Internal Area	33.1m <sup>2</sup>	356.3ft <sup>2</sup>			

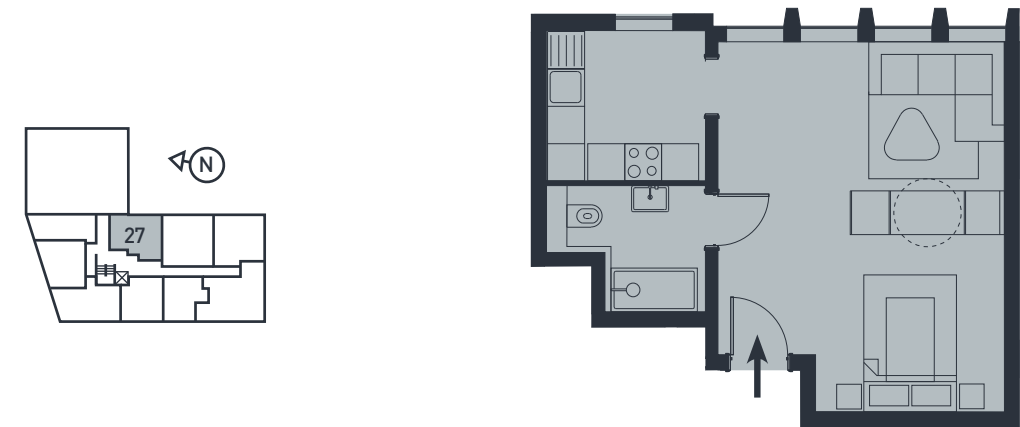
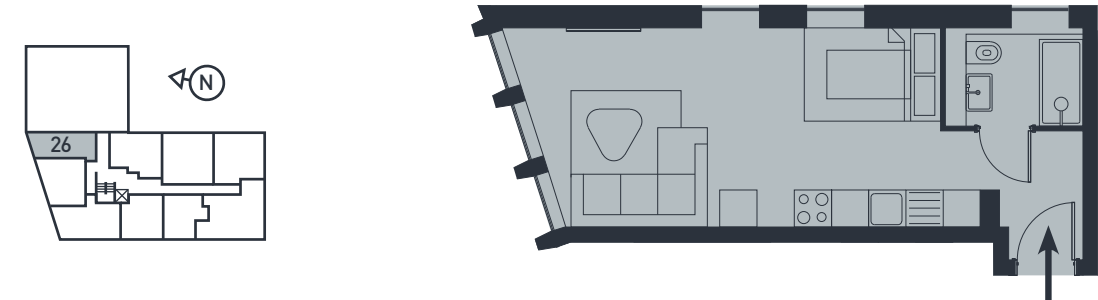
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Apartment 24			Second Floor		
1 Bed Apartment					
Living/Kitchen/Dining	5.5m x 4.5m	18'1" x 14'9"			
Bathroom	1.4m x 2.3m	4'7" x 7'7"			
Bedroom	3.4m x 3.7m	11'2" x 12'2"			
Internal Area	43.2m <sup>2</sup>	465.1ft <sup>2</sup>			

Apartment 25			Second Floor		
1 Bed Apartment					
Living/Kitchen/Dining	6.5m x 3.3m	21'4" x 10'10"			
Bathroom	2.4m x 1.5m	7'10" x 4'11"			
Bedroom	3.5m x 3.3m	11'6" x 10'10"			
Internal Area	38.1m <sup>2</sup>	409.7ft <sup>2</sup>			

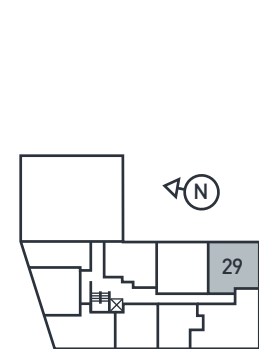
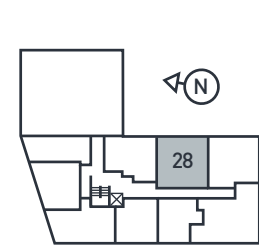
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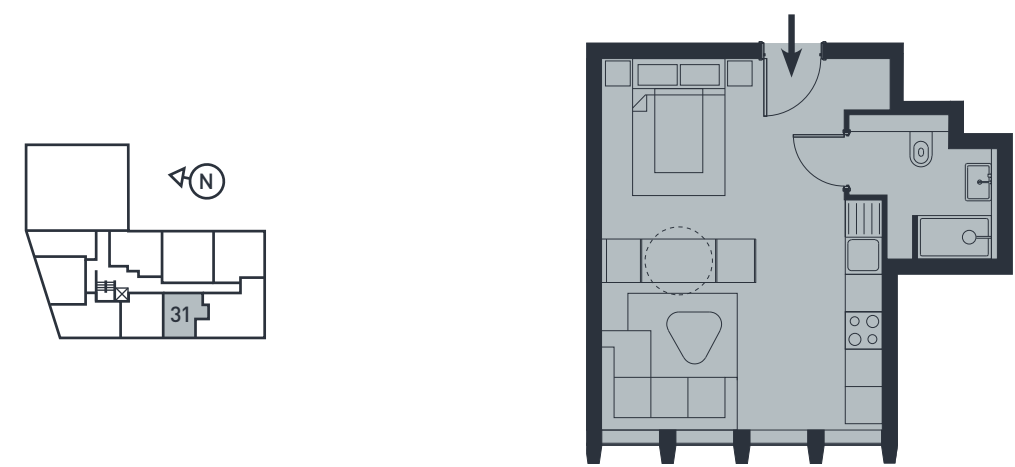
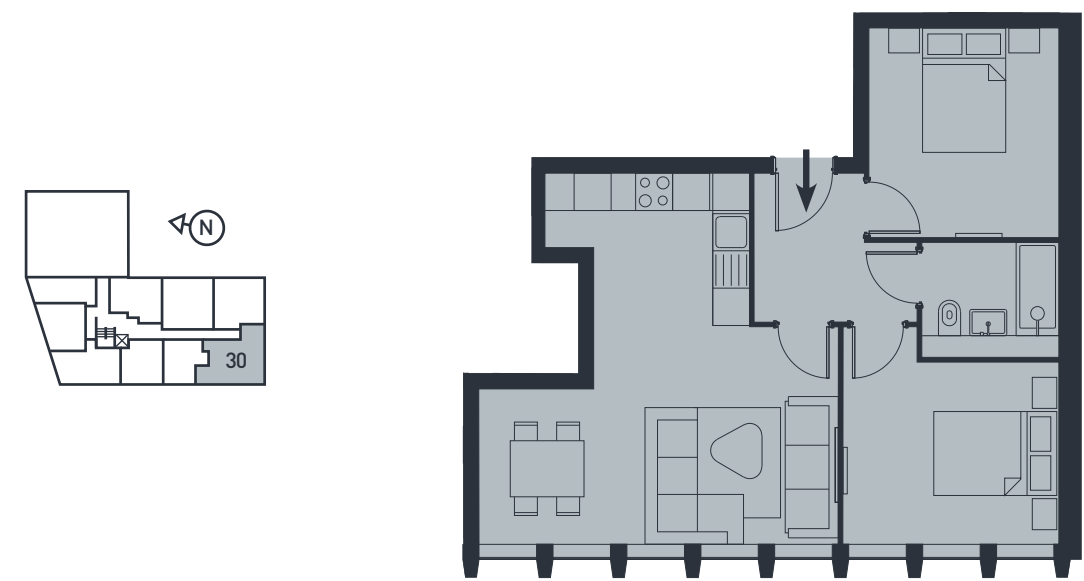
Apartment 26			Second Floor			Apartment 27			Second Floor		
Studio Apartment						Studio Apartment					
Living/Kitchen/Dining/Bedroom	8.4m x 3.2m	27'7" x 10'6"				Kitchen/Dining	2.6m x 2.4m	8'6" x 7'10"			
Bathroom	1.9m x 1.5m	6'3" x 4'11"				Living/Bedroom	4.7m x 5.9m	15'5" x 19'4"			
Internal Area	29.1m <sup>2</sup>	313.3ft <sup>2</sup>				Bathroom	2.3m x 2.0m	7'7" x 6'7"			
						Internal Area	37.6m <sup>2</sup>	404.6ft <sup>2</sup>			

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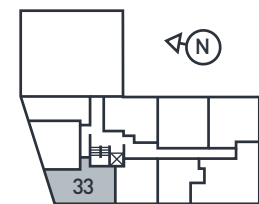
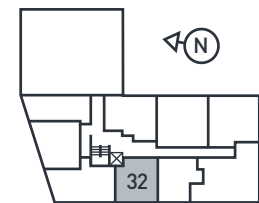
Apartment 28			Second Floor			Apartment 29			Second Floor		
1 Bed Apartment						1 Bed Apartment					
Living/Kitchen/Dining	3.5m x 6.9m	11'6" x 22'8"				Living/Kitchen/Dining	3.5m x 6.0m	11'6" x 29'8"			
Bathroom	2.0m x 2.3m	6'7" x 7'7"				Bathroom	2.0m x 2.3m	6'7" x 7'7"			
Bedroom	3.4m x 4.5m	11'2" x 14'9"				Bedroom	3.4m x 4.5m	11'2" x 14'9"			
Internal Area	48.2m <sup>2</sup>	518.5ft <sup>2</sup>				Internal Area	45.0m <sup>2</sup>	484.9ft <sup>2</sup>			

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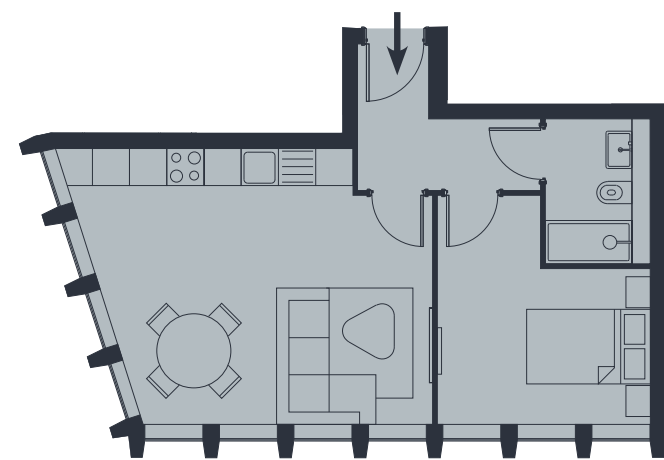
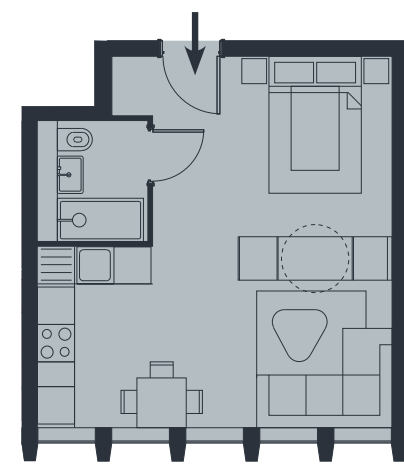


Apartment 30			Second Floor		
2 Bed Apartment					
Living/Kitchen/Dining	5.8m x 6.0m		19'0" x 19'8"		
Bathroom	2.2m x 1.5m		7'3" x 4'11"		
Bedroom 1	3.5m x 2.9m		11'6" x 9'6"		
Bedroom 2	3.1m x 3.4m		10'2" x 11'2"		
Internal Area	58.0m <sup>2</sup>		623.8ft <sup>2</sup>		

Apartment 31			Second Floor		
Studio Apartment					
Living/Kitchen/Dining/Bedroom	4.6m x 6.0m		15'1" x 19'8"		
Bathroom	2.3m x 2.1m		7'7" x 6'11"		
Internal Area	31.2m <sup>2</sup>		335.9ft <sup>2</sup>		



Apartment 32			Second Floor		
Studio Apartment					
Living/Kitchen/Dining/Bedroom	5.8m x 5.6m		19'0" x 18'4"		
Bathroom	1.5m x 1.9m		4'11" x 6'3"		
Internal Area	33.1m <sup>2</sup>		356.2ft <sup>2</sup>		

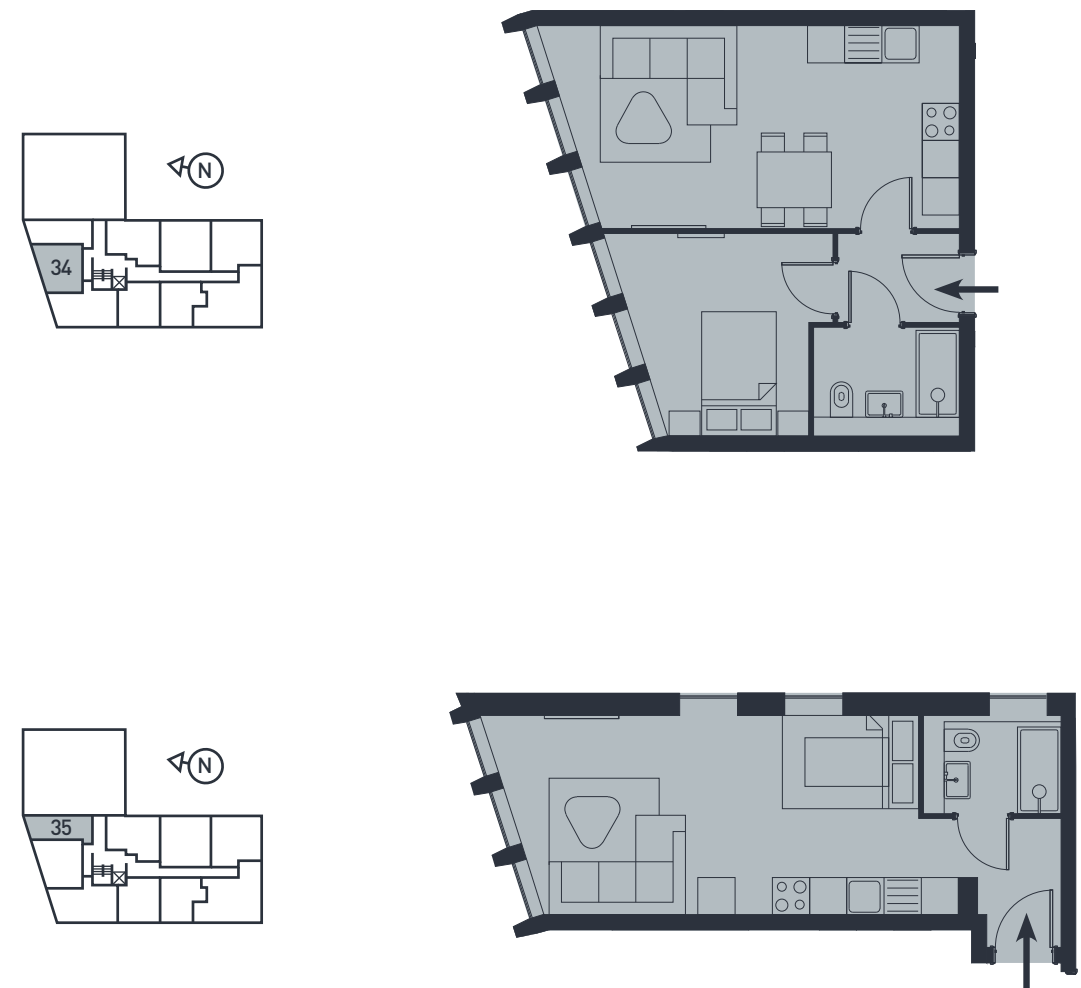


Apartment 33			Third Floor		
1 Bed Apartment					
Living/Kitchen/Dining	5.5m x 4.5m		18'1" x 14'9"		
Bathroom	1.4m x 2.3m		4'7" x 7'7"		
Bedroom	3.4m x 3.7m		11'2" x 12'2"		
Internal Area	43.2m <sup>2</sup>		465.0ft <sup>2</sup>		

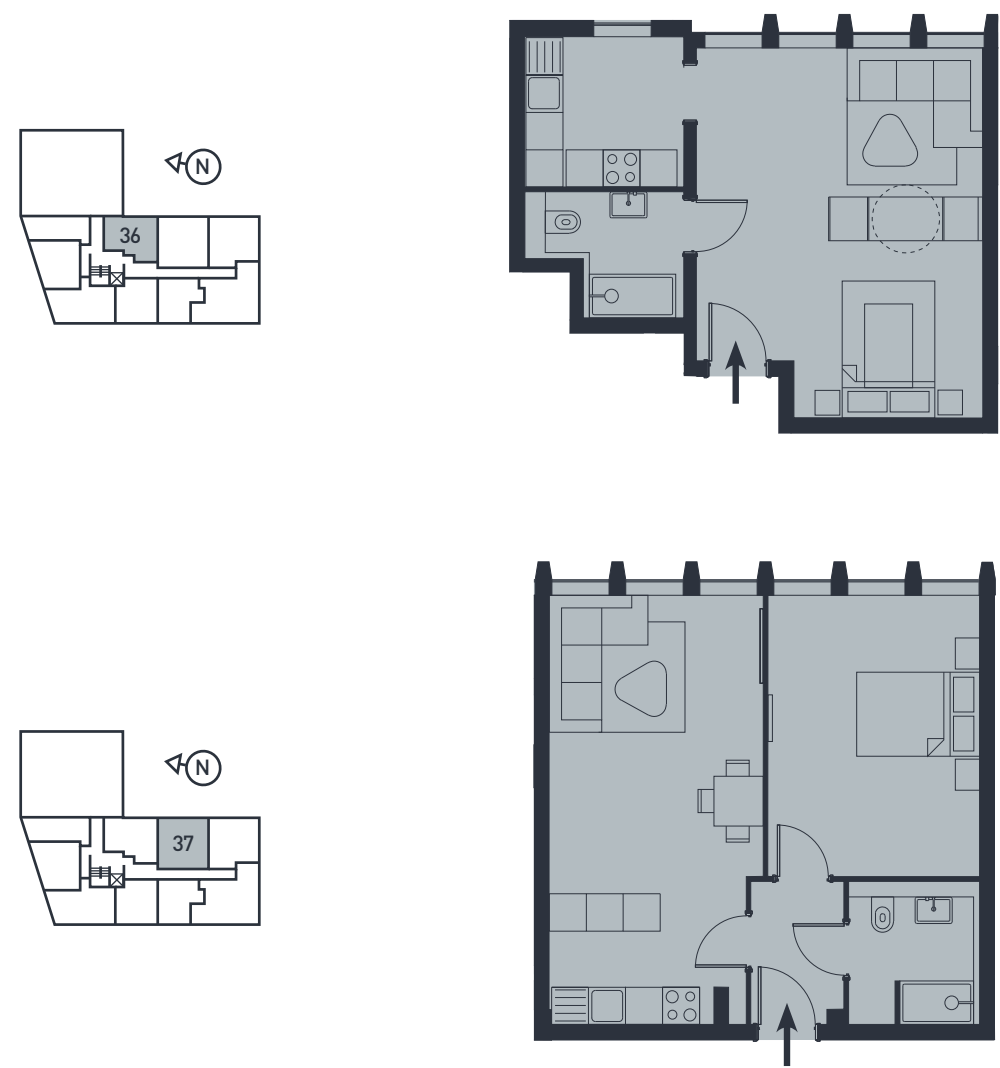
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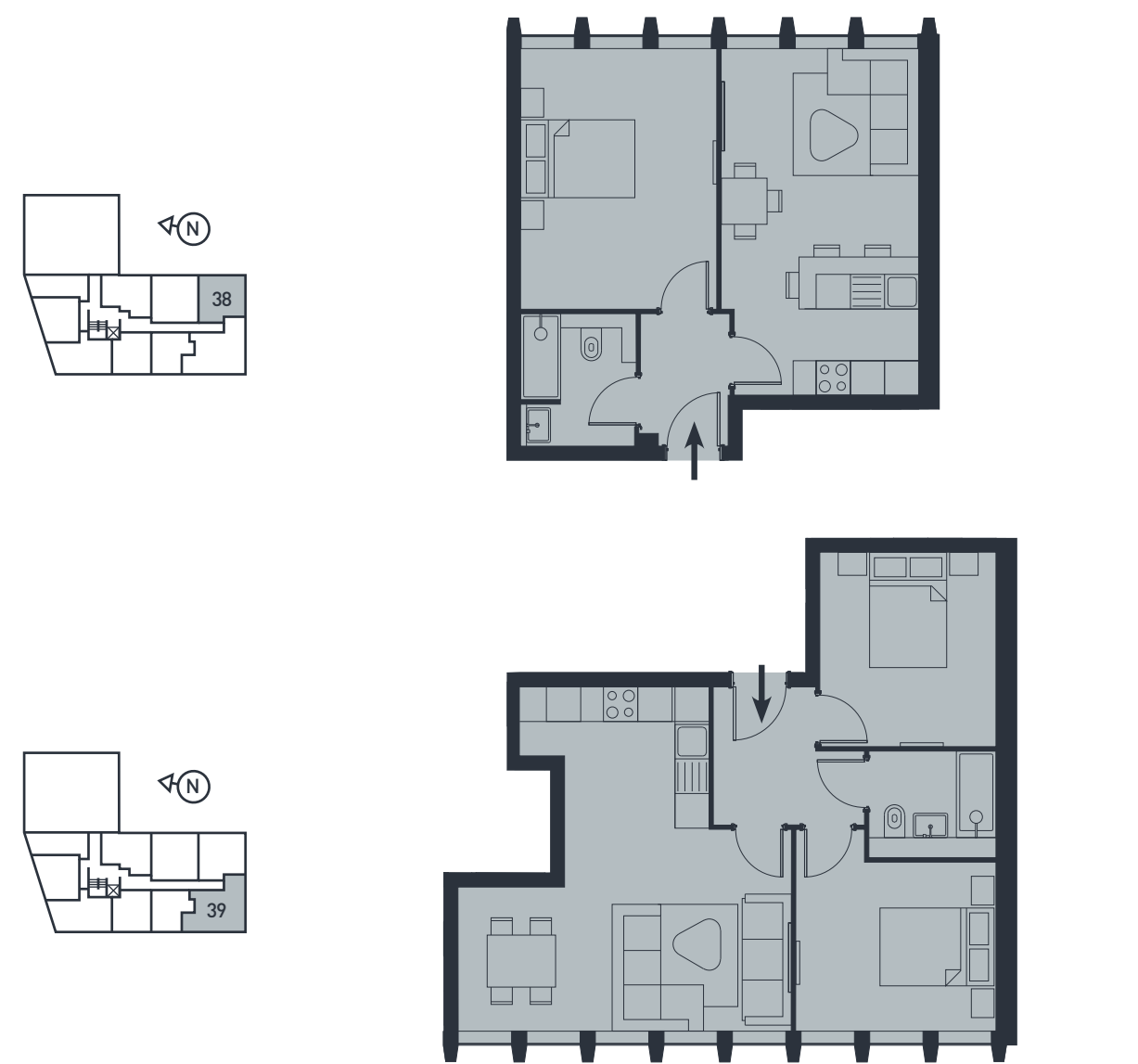




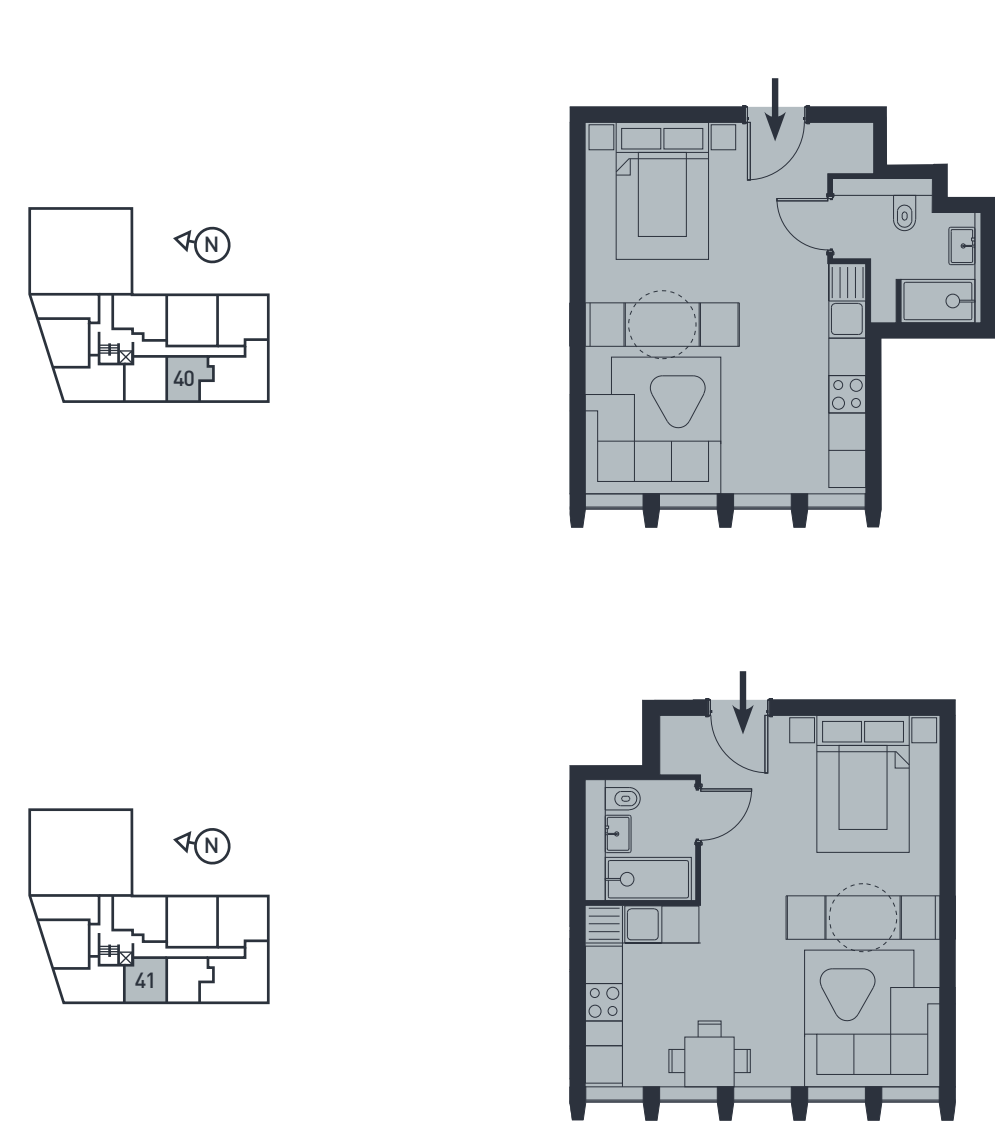
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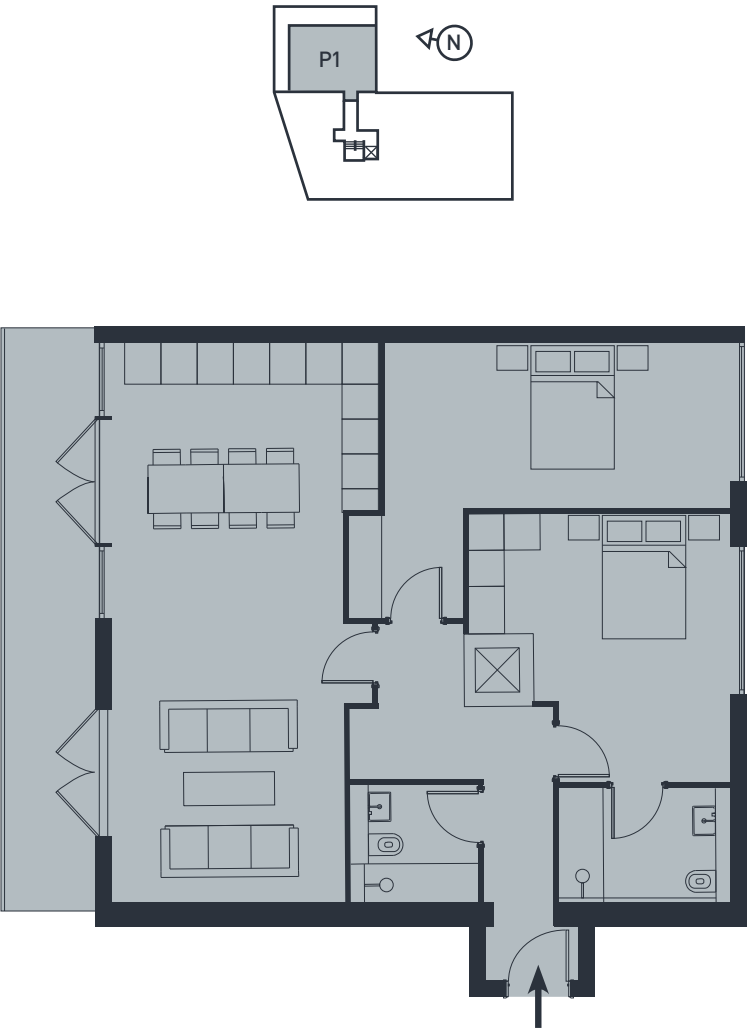


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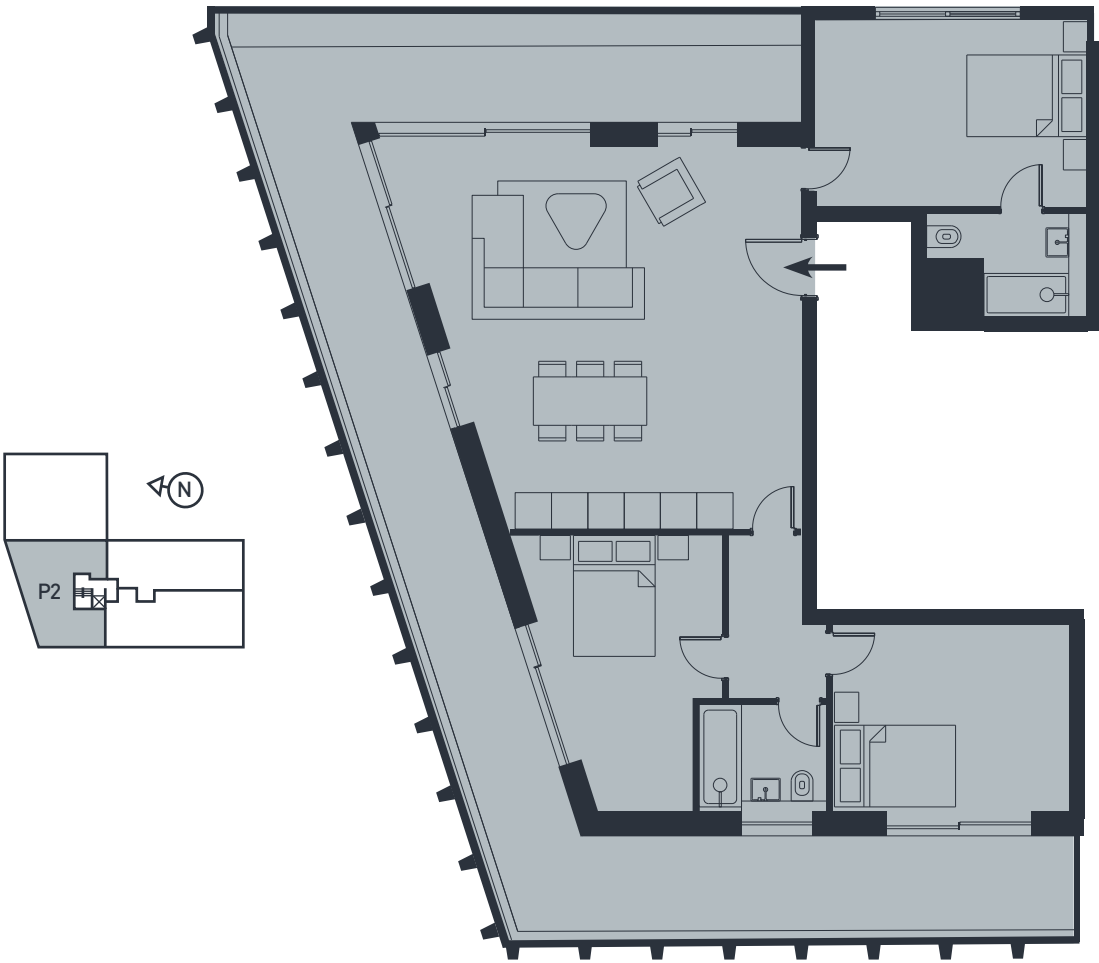
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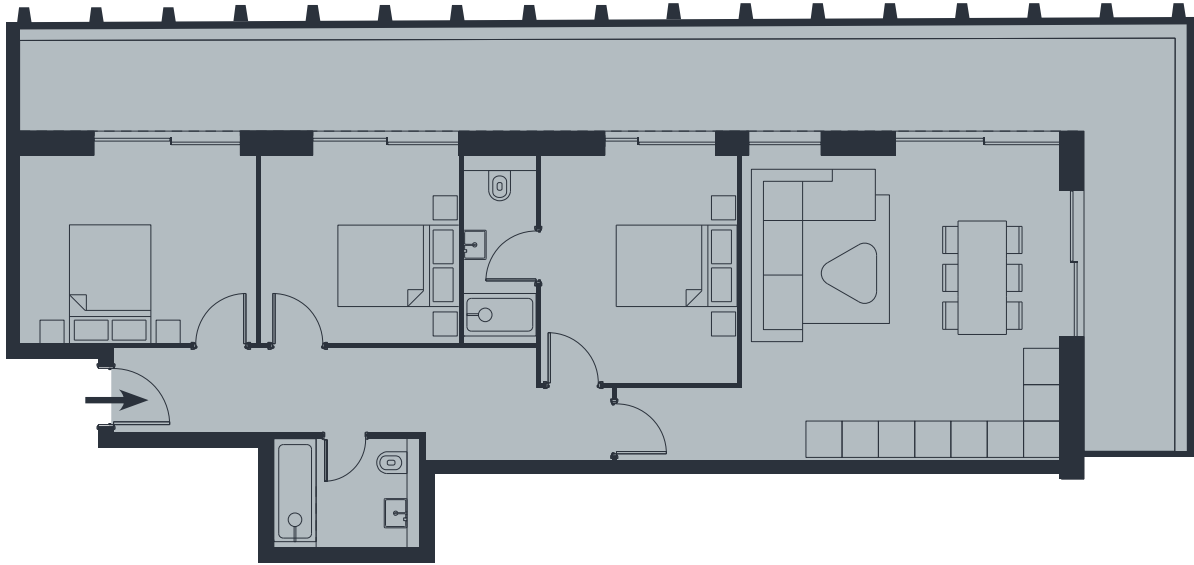
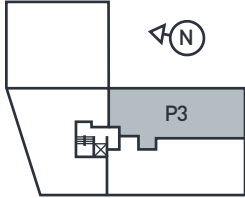
Penthouse 1 - Subject to Planning		Second Floor
2 Bed Apartment with Terrace		
Living/Kitchen/Dining	4.5m x 9.3m	14'9" x 30.6"
Bathroom	2.1m x 2.0m	6'11" x 6'7"
Bedroom 1	4.3m x 4.5m	14'1" x 14'9"
Ensuite	2.8m x 1.9m	9'2" x 6'3"
Bedroom 2	5.7m x 2.7m	18'8" x 8'10"
Internal Area	95.8m <sup>2</sup>	1,031.1ft <sup>2</sup>
External Area	14.2m <sup>2</sup>	152.8ft <sup>2</sup>

Subject to planning. Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale. All measurements are approximate.



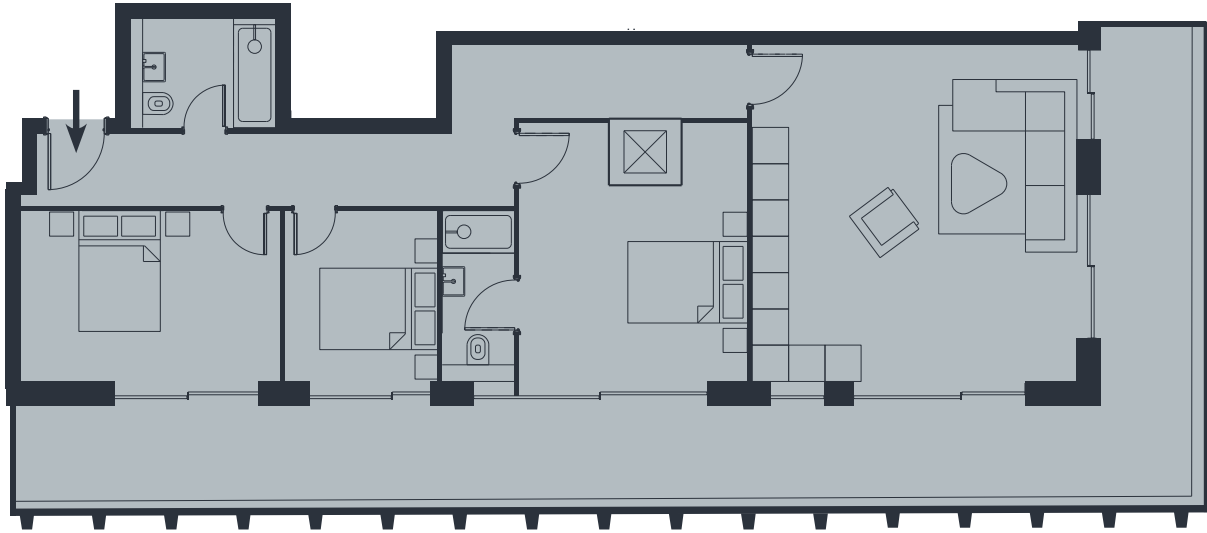
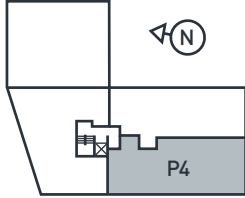
Penthouse 2 - Subject to Planning		Fourth Floor
3 Bed Apartment with Terrace		
Living/Kitchen/Dining	5.8m x 6.3m	19'0" x 20'8"
Bathroom	2.1m x 1.8m	6'11" x 5'11"
Bedroom 1	4.5m x 3.1m	14'9" x 10'2"
Ensuite	2.4m x 1.7m	7'10" x 5'7"
Bedroom 2	3.9m x 3.1m	12'10" x 10'2"
Bedroom 3	3.1m x 4.6m	10'2" x 15'1"
Internal Area	89.9m <sup>2</sup>	968.6ft <sup>2</sup>
External Area	47.5m <sup>2</sup>	511.3ft <sup>2</sup>

Subject to planning. Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale. All measurements are approximate.



Penthouse 3 - Subject to Planning		Fourth Floor
3 Bed Apartment with Terrace		
Living/Kitchen/Dining	5.3m x 5.0m	17'5" x 16'5"
Bathroom	2.4m x 1.8m	7'10" x 5'11"
Bedroom 1	3.3m x 3.8m	10'10" x 12'6"
Ensuite	1.2m x 3.1m	3'11" x 10'2"
Bedroom 2	3.9m x 3.1m	12'10" x 10'2"
Bedroom 3	3.3m x 3.1m	10'10" x 10'2"
Internal Area	86.5m <sup>2</sup>	931.6ft <sup>2</sup>
External Area	37.0m <sup>2</sup>	398.3ft <sup>2</sup>

Subject to planning. Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale. All measurements are approximate.



Penthouse 4 - Subject to Planning		Fourth Floor
3 Bed Apartment with Terrace		
Living/Kitchen/Dining	5.4m x 5.6m	17'9" x 18'4"
Bathroom	2.4m x 1.8m	7'10" x 5'11"
Bedroom 1	3.8m x 4.3m	12'6" x 14'1"
Ensuite	1.2m x 2.8m	3'11" x 9'2"
Bedroom 2	4.3m x 2.8m	14'1" x 9'2"
Bedroom 3	2.5m x 2.8m	8'2" x 9'2"
Internal Area	95.1m <sup>2</sup>	1,024.1ft <sup>2</sup>
External Area	39.2m <sup>2</sup>	421.9ft <sup>2</sup>

Subject to planning. Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale. All measurements are approximate.



# SPECIFICATION

### General Specification

- Walls & ceilings in brilliant white matt finish
- White finish internal doors, door linings, skirtings & architraves
- Matt lacquer engineered oak flooring (living/dining, kitchen area, bedrooms & hallway)
- Satin chrome door furniture
- Vicaima flat entry door
- White satin finish internal doors
- Satin chrome door furniture throughout
- Recessed LED low energy downlighting throughout
- Dimmer switches to living room & all bedroom lighting
- Switch & socket plates

### Telecommunications

- Sky+ TV access in each unit (subject to subscription)
- Broadband access in each unit (subject to subscription)
- Intercom access control system
- All aerial sockets connected to receive terrestrial & digital channels
- Telephone extension sockets to living room

### Heating

- Underfloor heating and heated skirtings to all apartments with temperature sensors

### Hallway

- Matt lacquer engineered oak flooring

### Kitchen

- Matt lacquer engineered oak flooring
- Heated gloss white skirting
- Designer kitchen with handleless units in matt white and dakar, white quartz worktops and off white ceramic tile splashback
- A variety of appliances including:
  - Smeg undermounted combination sink with designer mixer tap
  - Smeg integrated Washer/Dryer
  - Built under Smeg Fridge/Freezer (Studio & 1 Bed Apartments)
  - Smeg Fridge/Freezer 50/50 (2 Bed Apartments & Penthouses)
  - Smeg integrated Dishwasher
  - Bosch Induction Hob
  - Bosch Oven
  - Bosch Integrated Hood

### General Bathroom & Ensuites

- Ceramic tiling to wet walls & floor
- White quartz top to niches
- Wall mounted sink with chrome Vado monobloc mixer & vanity unit
- Wall hung WC pan with concealed cistern, slow close seat and Grohe chrome wall plate
- Stone resin shower tray with glass shower screens
- Bristan exposed fixed shower with diverter
- Wall mounted mirror
- Underfloor heating
- Shaver socket
- Pressurised hot & cold water

### Bedrooms

- Matt lacquer engineered oak flooring
- Bespoke dual-purpose integrated wardrobe
- Space economising joinery
- Intelligent storage solutions

### Security

- Audio entry phone system to each apartment

### Communal

- Porcelain tiled entrance lobbies, carpeted communal corridors
- Communal secure cycle storage
- Passenger lift to all floors
- Low energy wall lighting
- Limited car parking available by separate negotiation

# CONTACT

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