



Finishes

External

- Striking design, newly constructed in buff yellow London stock bricks
- Two entrance doors set in large brick archways
- Double glazed copper-toned windows throughout
- Each apartment has either private outside terrace(s) or patio
- Two landscaped roof gardens for exclusive use of residents

Communal

- The two entrance doors each provide access to different lobbies of the building
- Video entry system for privacy and security
- Tiled flooring and mailboxes in each of the two entrance lobbies
- Three passenger lifts and three carpeted staircases to floors above
- Cycle storage on ground floor
- Refuse storage on ground floor
- 10 year new build structural warranty
- Each apartment will benefit from three years of paid car club membership

Kitchen Finishes

- High quality, contemporary bespoke built kitchens
- Composite stone worktops
- Tiled splash backs
- Contemporary black brassware
- Undercupboard feature low energy lighting
- Integrated extraction above hob
- Integrated appliances to include flush induction hob, fridge freezer, integrated washer dryer, combination fan assisted oven /microwave, integrated dishwasher (except studios, which do not contain dishwashers)
- High quality wide plank oak engineered flooring

Family Bathroom

- Bath with wall mounted thermostatic shower over and glass shower screen
- Wall mounted toilets
- Large panel mirrors
- Comfortable storage with built in cupboards or vanities
- Heated towel rails
- Porcelain tiling to floors, and to part walls
- Painted finish to other walls
- Black finish brassware

Shower Room

- Fully equipped with wall mounted thermostatic showers
- Wall mounted toilets
- Large panel mirrors
- Comfortable storage with built in cupboards or vanities
- Heated towel rails
- Porcelain tiling to floors, and to part walls
- Painted finish to other walls
- Black finish brassware
- Shaver socket

Bedroom Finishes

- Built in wardrobes to master bedroom
- Soft carpet underfoot
- Some apartments have double glazed doors to private terrace from bedrooms (see plans)



Computer generated illustrations and interior images are indicative only



General Information

- Double glazed doors to private terraces
- White painted walls
- Contrasting painted flush doors, skirtings and architraves
- Black ironmongery
- Oak flooring to kitchen, living and hallways, carpet to bedrooms, tiles to bathrooms

Heat and Light

- Electric boiler, providing underfloor heating and hot water
- Mains operated smoke and heat detectors for your safety
- Recessed downlighters to kitchen, living room, hallway, bathroom
- Pendant lights to bedroom
- Dimming controls to kitchen and living areas
- Black light switches
- White electrical sockets

Communication

- Living areas have terrestrial aerial and DAB radio, as well as provision for Sky
- Master bedrooms wired for terrestrial TV and can also access wireless Sky if required
- BT point to Living Room
- Purchaser to arrange connections with service providers