



Specification

Kitchens

- High quality, bespoke, contemporary designer kitchen with full-height wall units (where applicable)
- High quality worktop with upstand
- High quality engineered, wide planked, hardwood floorboards
- Fully integrated extractor unit
- Energy efficient LED, under-mounted worktop lighting
- Stainless steel oven and recessed ceramic touch control hob*
- Fully integrated multi-function dishwasher*
- Fully Integrated washer/dryer*
- Freestanding washer/dryer in storage room where applicable
- Fully integrated fridge/freezer*
- Black switch and sockets plates

* Siemens or equivalent

Living rooms / halls

- High quality engineered, wide planked, hardwood floorboard.
- A combination of high-specification ceiling sunk downlighting spots and wall lights (where applicable)
- Black switch and sockets plates

Bedrooms

- High quality engineered, wide planked, hardwood floorboard
- Black sockets and switch plates
- Built-in wardrobes with full internal structure

Bathrooms

- High quality thermostatic bath/shower mixer
- High quality telescopic hand-held shower
- Ceiling mounted rain head shower
- Contemporary matt black finish ladder style heated towel rail
- Wall mounted mirror with integrated lighting
- Fully integrated and concealed cistern WC with soft close function
- High quality marble and porcelain tiles in herringbone style in floor and wet area

Shower room

- Wall mounted mirror vanity unit with integrated lighting
- Crittal-style frame glass shower enclosure
- High quality black thermostatic shower controls
- Ceiling mounted rain head shower
- Contemporary matt black finish ladder style heated towel rail
- Wall mounted mirror with integrated lighting
- High quality marble porcelain tiles in herringbone style in floor and wet area

Heat & Light

- Underfloor heating with heat recovery system controlled by zoned thermostat
- Mix of wall light and led ceiling sunk downlighting in hallway, bedrooms, living room, bathroom
- Pendent lighting to dining area and kitchens island (where applicable)

Common Areas

- Interior designed communal areas with artwork
- individual lockable mailboxes in Foyer
- 10 years' new build structural warranty
- Cycle storage with secure access
- 8 Passenger lift by OTIS
- Common bin room on ground floor

Security

- CCTV system to front building area
- Access to apartment via electronic video door entry system
- High security multi-point locking entrance
- Door with spyhole viewer to each apartment

Technology

- High-definition TV distribution (including Sky HD & 3D) and Freeview
- Telephone outlet in living rooms
- Wired for high speed internet capabilities

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