

HORNSEY PARK PLACE

INTERIOR DESIGN
OPTIONS



**HORNSEY PARK PLACE
IS A COLLECTION OF
169 MANHATTAN,
ONE, TWO AND THREE-
BEDROOM APARTMENTS,
THOUGHTFULLY DESIGNED
AND BEAUTIFULLY
LANDSCAPED.**



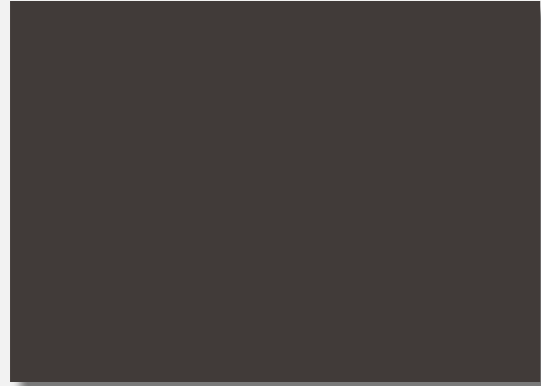
Hornsey Park Place creates a brand new residential district in the heart of North London - a vibrant new city village in a tranquil landscaped setting.

While the brick exterior echoes traditional architecture, the interiors are focused on modern living. Comfort and efficiency blend with luxury touches such as geometric tiling, bespoke kitchen ironmongery and sleek kitchen cabinets. Thoughtful design has created airy bedrooms, relaxing bathrooms and social living and dining spaces. Some apartments enjoy dual aspect, with views over gardens, parklands and London's cityscape.

Home owners can personalise their apartments with three palette options, creating a real sense of space you can call home.

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GALLERY KITCHEN

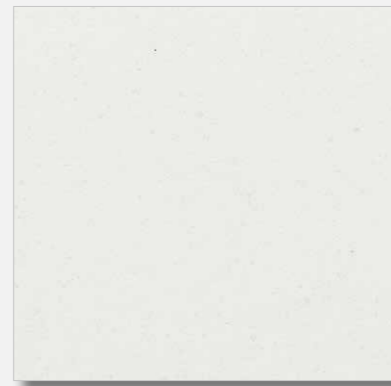


Base and tall units
Graphite grey gloss

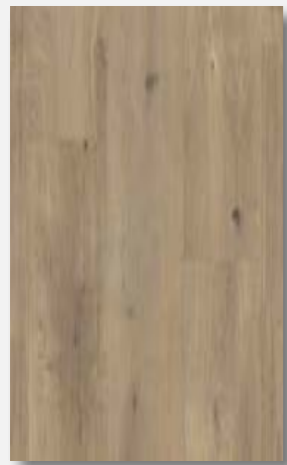
Wall units & shelving
Graphite grey soft
touch matt



Splashback
White gloss metro tile



Countertop
Polished white
composite surface



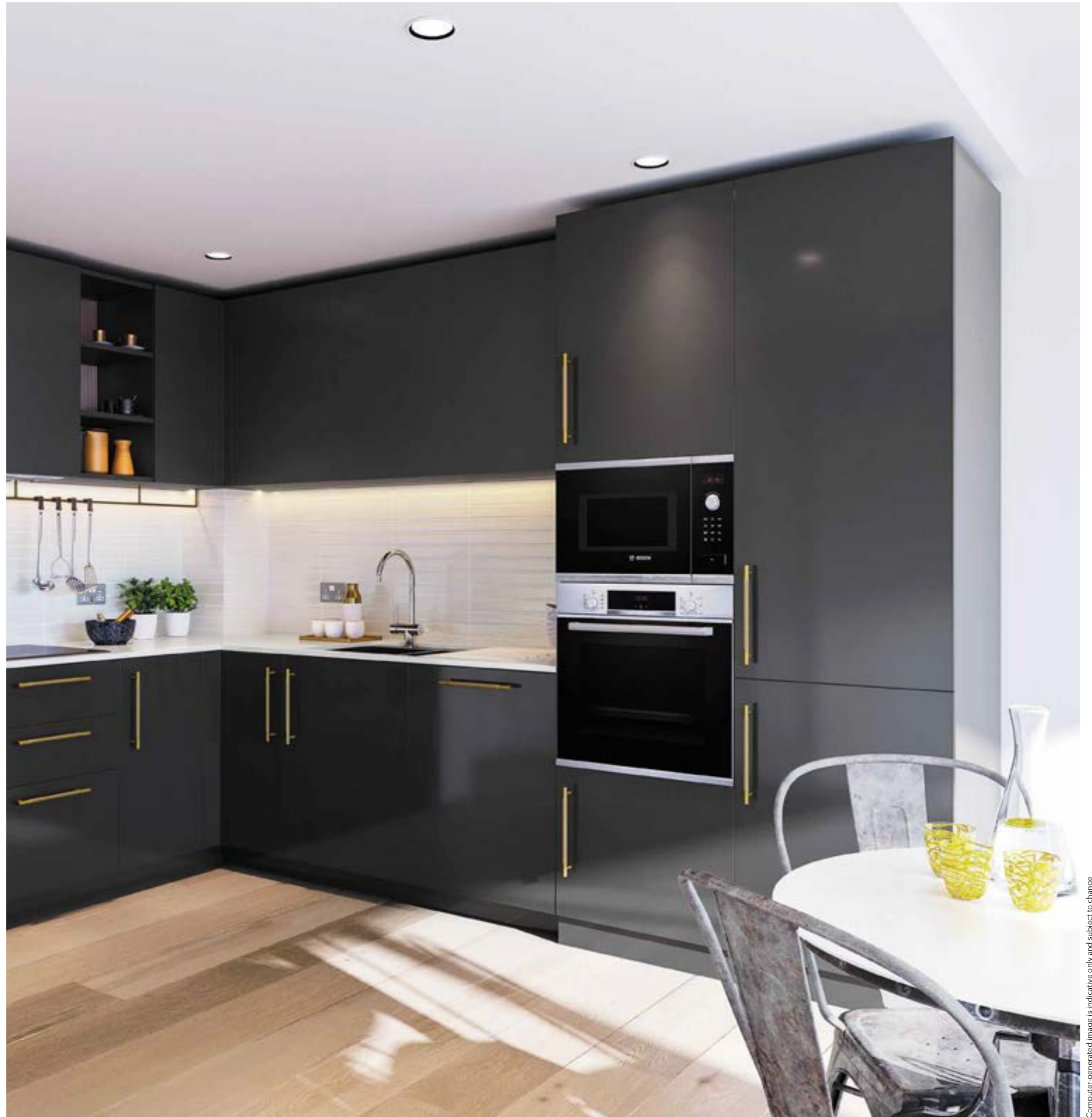
Flooring
Canadian Urban Oak



Open shelf
Fluted accent finish



Bespoke ironmongery
Satin brass with knurling
detail to handles

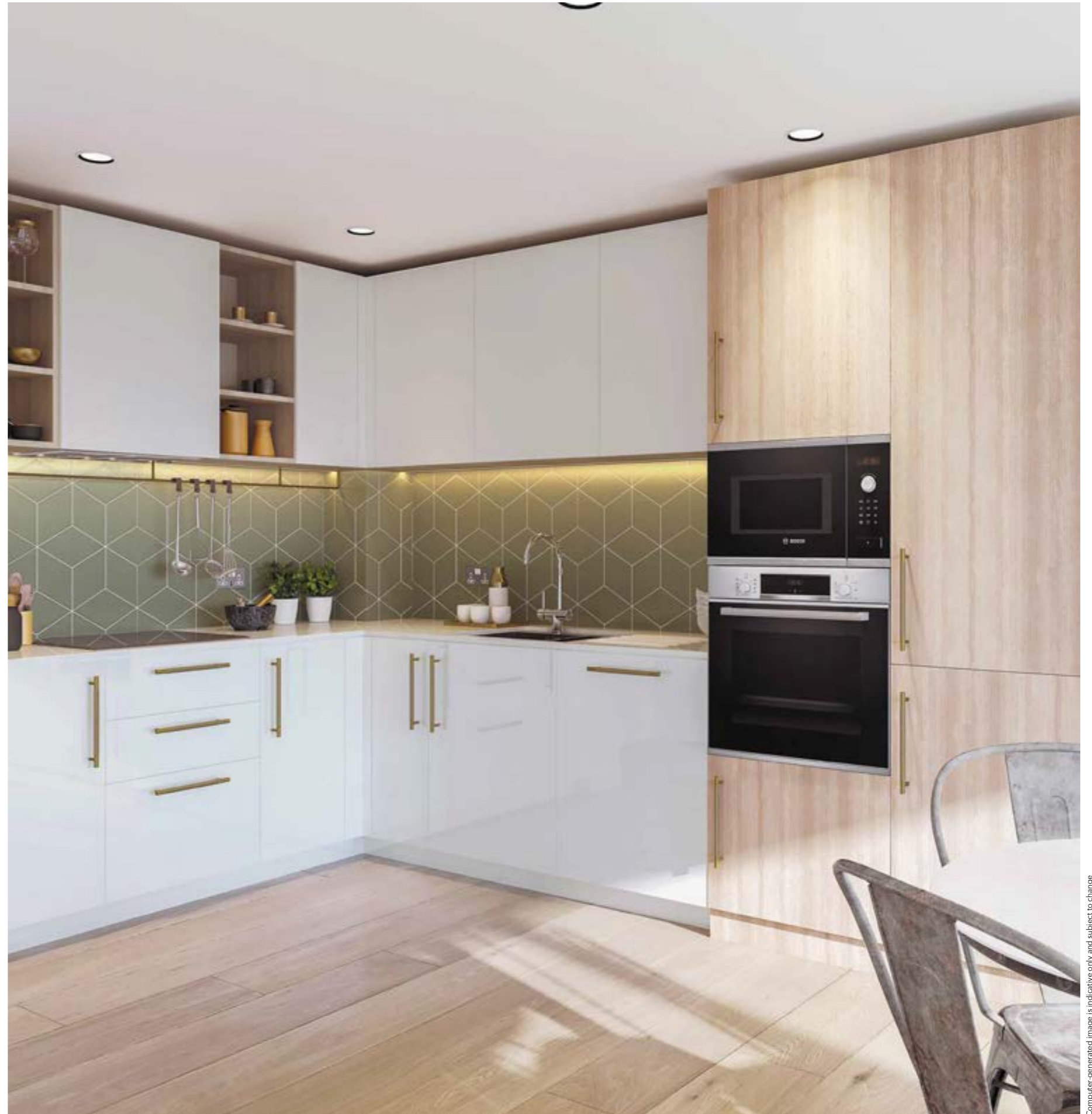
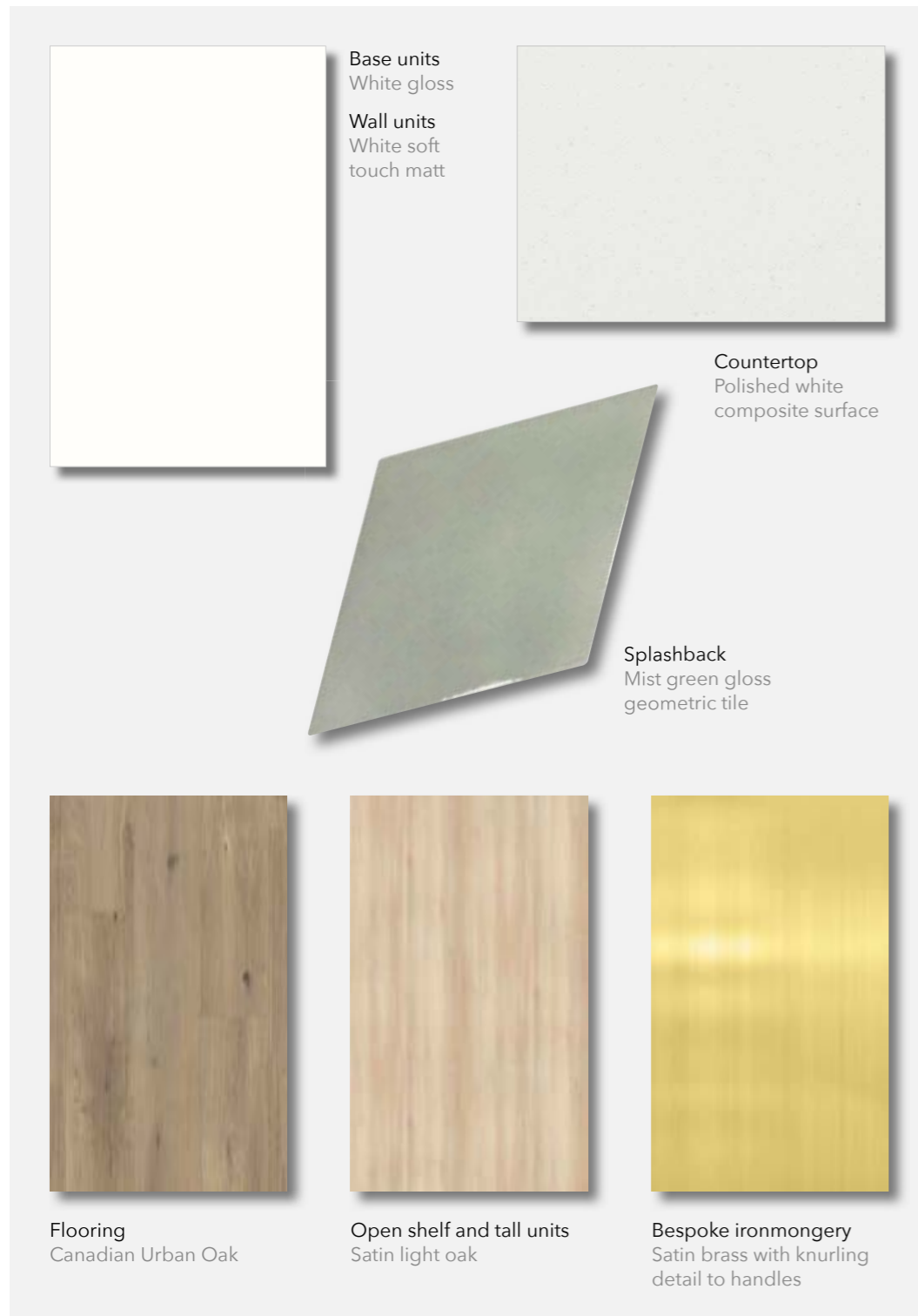


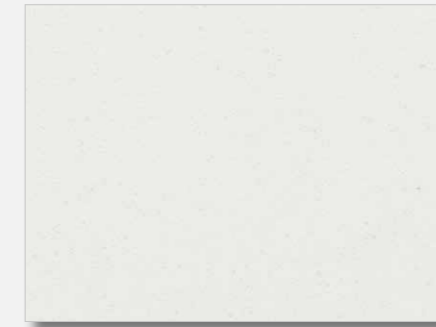
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GALLERY BATHROOM

PARK KITCHEN





Countertop
Polished white
composite surface



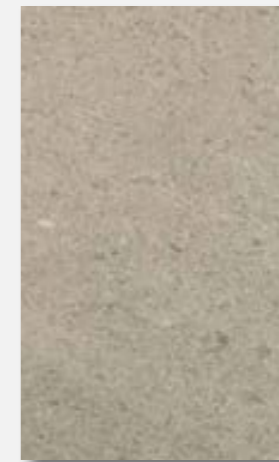
Bespoke vanity unit
White soft touch matt



Feature tiles
Mist green gloss
geometric tile



Wall tile
White gloss



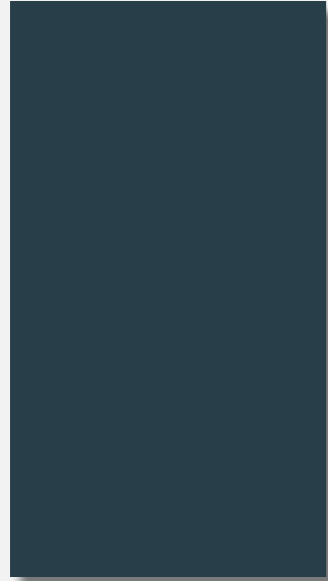
Flooring
Natural finish
stone effect tile



Bespoke wall cabinet
Satin light oak shelving

PARK BATHROOM

TOWN SQUARE KITCHEN



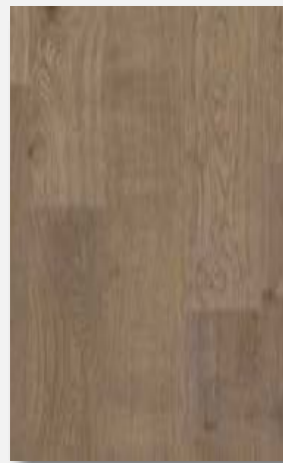
All units and shelving
Satin blue notte



Splashback
Glazed metallic
metro tile



Countertop
Polished white
composite surface



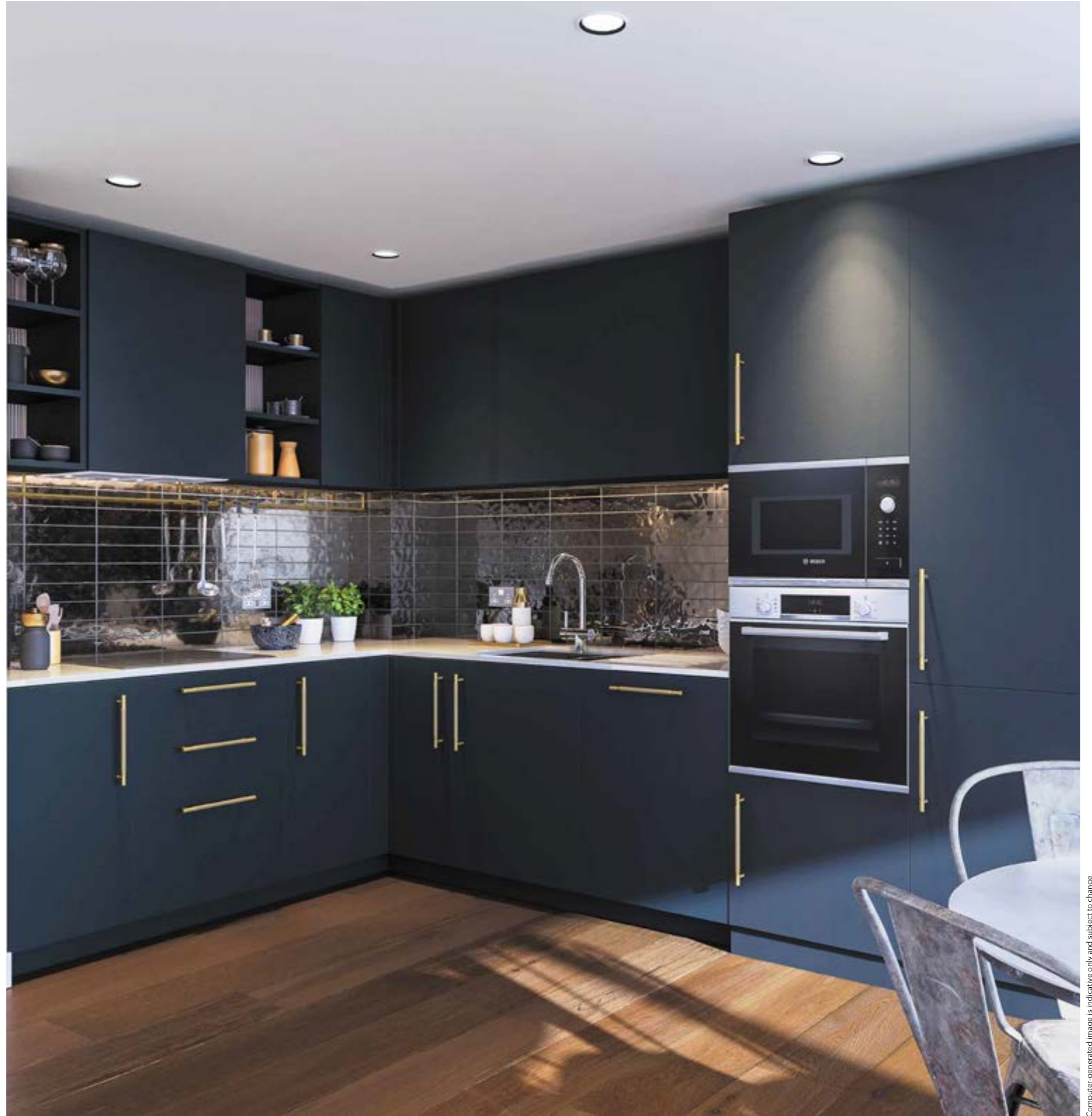
Flooring
Smoked Butternut



Open shelf
Fluted accent finish

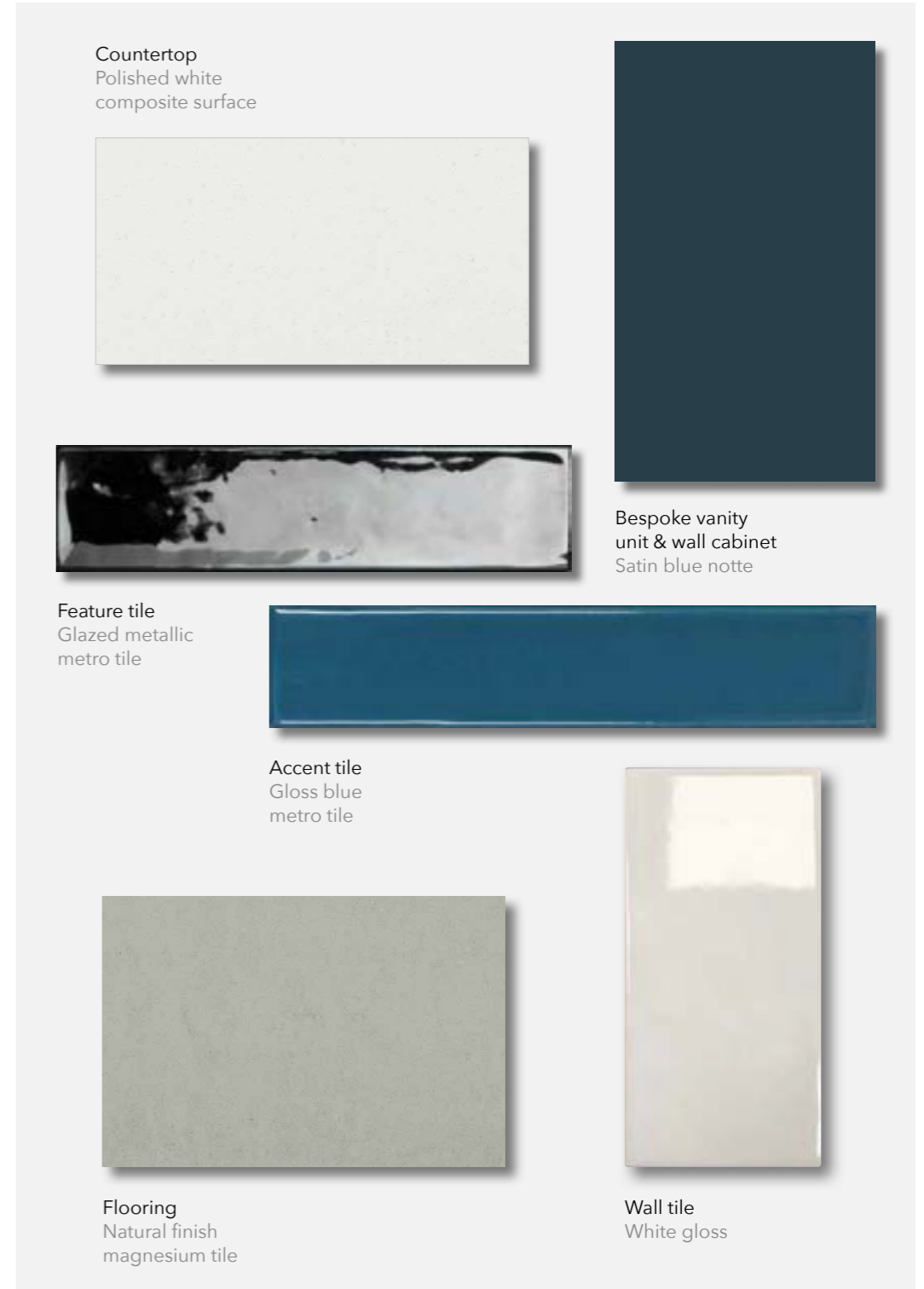


Bespoke ironmongery
Satin brass with knurling
detail to handles





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TOWN SQUARE BATHROOM

KITCHEN UPGRADES



01
Kitchen pendant option
Walnut and brass knuckle
pendant with black
threaded cord.

02
Island option 1
2000 x 900mm or
1500 x 900mm

03
Island option 2
With fixed shelving
unit to match kitchen
base units
2000 x 900mm or
1500 x 900mm



Carpet to bedroom as standard
Luxurious deep pile carpet

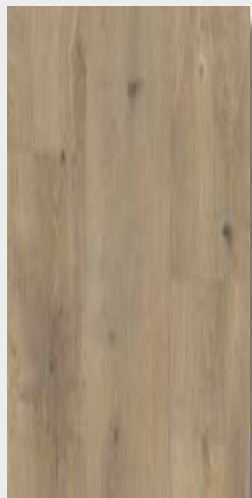


Arctic Grey
Gallery and
Town Square
palettes



Northern Sky
Park palette

Laminate flooring upgrade
to bedrooms
Continuation of laminate
flooring in lieu of carpet.



Canadian Urban Oak
Gallery and Park
palettes



Smoked Butternut
Town Square
palette

BEDROOMS



**Fitted wardrobes
upgrade to second
bedroom**

Palette coordinated
fitted wardrobes
with sliding doors,
high level shelf,
hanging rail and
integrated lighting.



01



02



03

KITCHEN*

Excellent specification with interior designed fitted kitchens available in three palette options**

Bespoke cupboard handles

Utensil hanging rail

Feature lighting to underside of wall units and tiled splash back between worktop and wall units

Fully integrated appliances including:
 - Single oven with black glass finish (to 1 and 2 bedroom apartments only)
 - Microwave oven with black glass finish (to 1 and 2 bedroom apartments only)
 - Combi oven-microwave (to suites)
 - Touch control induction hob with 4 zones
 - Full height fridge/freezer and dishwasher
 - Fully integrated extractor hood

Freestanding washer/dryer located in utility cupboard

Composite stone worktops with undermounted 1.5 bowl stainless steel sink (1 bowl sink to suites) and Hansgrohe monobloc tap

Bespoke joinery to kitchen with feature shelving units

Breakfast bar/island unit and pendant lights available as customer upgrade*

BATHROOM*

Tiled floor and wet walls, available in three palette options**

Feature tile to vanity splashback and one bath/shower wall**

Bespoke designed vanity unit with composite stone top

Mirrored cabinet with feature lighting

Undermounted white ceramic basin with polished chrome Hansgrohe feature tap

White WC with concealed cistern and polished chrome dual flush button

White bath with glass shower screen, Hansgrohe shower, wall mounted mixer and bath filler (where bath shown on floorplan)

White shower tray with sliding glass door, Hansgrohe shower and wall mounted mixer (where shower shown on floorplan)

Shaver socket integrated in cabinet

Chrome heated towel rail

Glass shelf to shower

Chrome toilet roll holder, robe hooks and towel bar on vanity unit

ELECTRICS/LIGHTING

Satin chrome finish to visible kitchen sockets

White switch and sockets to other locations

USB socket in bedrooms, living room and kitchen

Provision for SkyQ to the living room and master bedroom

High and low level HDMI to reception and master bedroom

High level TV point to living room and master bedroom

LED downlights to kitchen/dining/living room, bathroom/en-suite, hall and master bedroom

Pendant lights to second and third bedrooms

Provision for feature pendant lighting to kitchen breakfast bar*

Lighting to utility and coat cupboards

Video door entry system

Entrance to apartment building cores via electronic access control

Entrance to car park via electronic access control

CCTV to car park and external communal areas

WALL & FLOOR FINISHES

Off-white painted internal walls and ceilings

Timber effect flooring to hall, kitchen/living room and coat cupboard*

Tiled floor to utility cupboard

Carpet to all bedrooms*

COAT CUPBOARDS

High level shelf with hanging rail and light

WARDROBE

Fitted wardrobe to master bedrooms with sliding doors, high level shelf, hanging rail and LED strip lighting

Optional upgrade to second bedroom*

DOORS & JOINERY

Timber effect entry door and architrave with multi-point locking system, latch and spy hole

Satin white painted internal doors, skirting, and architraves

Satin stainless steel ironmongery throughout

HEATING/VENTILATION

Radiators throughout

Electric underfloor heating in bathrooms and en-suites

Communal heating system

Mechanical Extract Ventilation (MEV)

COMMUNAL AREAS

Interior designed communal areas

Movement controlled lighting to all corridors

Carpet to corridors

CUSTOMER UPGRADES

Bespoke breakfast bar/island unit to kitchen*

Pendant light over breakfast bar/island unit*

Built in wardrobe to second bedrooms*

Laminate floor finish to bedrooms*

*Where applicable and layout depending.

**Palette options are subject to the build stage at time of reservation.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification.



04

- 01 Balcony
- 02 Timber effect flooring
- 03 Gallery bathroom wall tiles
- 04 Park bathroom



Map for illustration purposes only, not to scale

Visit the Clarendon Sales Office:

107-111 Hornsey Park Road,
Hornsey, London N8 0JX

020 3944 1176
sales.clarendon@stwilliam.co.uk
clarendonn8.co.uk

@BerkeleyGroupUK

berkeley_group

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