THIRD & CAIRD
LONDON W10

THE APARTMENTS

LITTLE VENICE

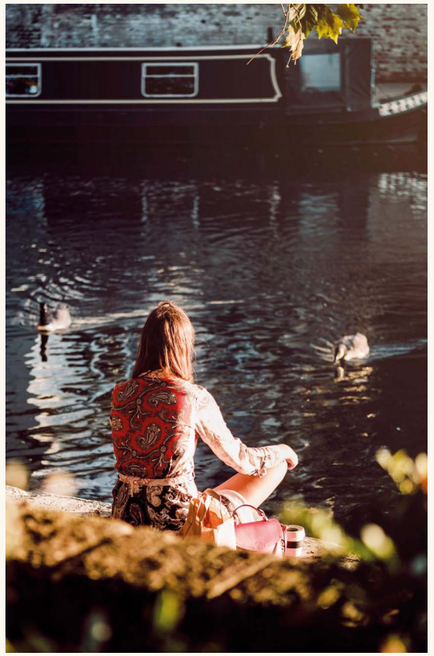
One of London's best kept secrets, this enchanting oasis of leafy canalside walks is the perfect destination for a Sunday stroll or cycle ride.

VIBRANT & ECLECTIC

CHIC & BOHEMIAN

MODERN & STYLISH

THIRD & CAIRD



Live a different kind of life, where the village districts of New York City meet the vibrant neighbourhoods of West London. Free-spirited, individual and distinctly bohemian, this is a place where you're free to break with convention and stamp your own style.

A place to experience stylish apartment-living at its best, with the *charming waterways* of Little Venice, the *buzz* of Portobello Road and the *chic boutiques & cafés* of St John's Wood on your doorstep...

TOP LEFT: LITTLE VENICE Let the world float by;
BOTTOM: PORTOBELLO MARKET Just one of countless characterful places to explore

Village life in the *heart* of London W10

TAKE YOUR PICK OF WHAT WEST LONDON HAS TO OFFER

Ask any of the locals in this part of the capital what makes it so special, and they'll invariably give you the same answer: it's undeniably London, but with a relaxed feel that's anything but urban. In fact, the neighbourhoods surrounding Third & Caird can be best described as a series of villages, much like the leafy, artistic and unconventional 'village' districts of Lower Manhattan. This village vibe, together with New York City's grid system of streets, is the inspiration behind Third & Caird's name. Situated on the corner of Third Avenue and Caird Street, the development brings contemporary apartment-living to the Victorian terraces of Maida Hill, just a short hop from central London. From this Westminster address you can stroll over to St John's Wood and Maida Vale, where you'll find tree-lined avenues, elegant houses and upmarket shopping. Wander south and you'll come to Notting Hill with its candy-coloured houses, eccentric characters and antique treasure troves. Each neighbourhood has its own distinctive hallmarks, but all share in common an eclectic personality and an 'anything goes' bohemian feel that's stayed in touch with its West London roots. The many independent shops and restaurants reflect the area's diverse yet strongly connected communities, made up of people from all walks of life. Embracing this spirit, Third & Caird is a place where you can be whoever you want to be; a place to create a home that's as unique and individual as you.

THIRD & CAIRD

Explore *your* neighbourhood

1.

MAIDA HILL

Maida Hill is known for its broad leafy avenues and red-brick mansion blocks from the late Victorian and Edwardian eras. Within easy reach of Third & Caird is Chamberlayne Road, named by Vogue magazine as the hippest street in Europe. Something of a celebrity hotspot, this is where to come for boutique clothing stores, Sunday brunch venues and bars with live music and adventurous cocktail menus. The two closest Underground stations are Queen's Park, taking you to Oxford Circus in 15 minutes and Westbourne Park, taking you to Paddington in under five minutes.

STEPPING STONE TO LONDON & BEYOND

16 MINUTES TO KING'S CROSS/ ST PANCRAS INTERNATIONAL

15 MILES TO THE M25 AND THE M40

38 MINUTES TO HEATHROW FROM QUEEN'S PARK STATION

2.

QUEEN'S PARK

A quiet but fashionable neighbourhood that's popular with young families, Queen's Park takes its name from the park at its centre. Named in honour of Queen Victoria, this beautiful green space is a fine example of a traditional Victorian park, complete with bandstand, café and ornamental gardens. It's also where Queens Park Rangers football team was formed in 1886. Salusbury Road is the area's popular high street, buzzing with independent shops, cafés and gastropubs, such as The Salusbury. On Sundays, the weekly Queen's Park Farmers' Market is where locals go to pick up organic vegetables, artisan cheeses and free-range meats.

3.

NOTTING HILL

Starting out as a hamlet on rural land, Notting Hill was absorbed into London's suburbs in the 1800s, and has been associated with artists and the arts for more than a century. Over the past 40 years, the area has transformed into one of London's most desirable residential neighbourhoods, known for its beautiful Victorian terraces, private garden squares and burgeoning high-end restaurant scene. Affluent, cosmopolitan and multicultural, it still retains a fiercely independent and artistic spirit, hosting the spectacular Notting Hill Carnival every year. With Holland Park and Kensington Gardens on its doorstep, and Hyde Park close by, it's also one of London's greenest districts.

4.

PORTOBELLO ROAD

Meandering from north to south for almost the entire length of Notting Hill, Portobello Road developed its reputation as an antiques trading centre in the 1940s. Today, it's London's most iconic street market, buzzing with energy and excitement and one of the city's top tourist attractions. In recent years, the market has become a mecca for cutting-edge and vintage fashion for the area's young affluent population. As well as antiques and clothes, you'll find bric-a-brac, fruit and veg and a tempting array of street food. Towards the southern end is the Electric Cinema, one of the oldest working cinemas in Britain and part of the fabric of Portobello Road.

5.

LITTLE VENICE

Little Venice is a recent name given to the parts of Maida Vale and Paddington that surround the junction of the Grand Union Canal, the Regent's Canal and the entrance to Paddington Basin. It is one of London's most prime residential neighbourhoods, famed for its Regency-style white stucco terraces overlooking communal gardens to the dreamy waterways with their colourful narrowboats. Popular canalside venues include the Canal Café Theatre, the Waterside Café and the Summerhouse Restaurant, while a regular waterbus service to Camden Town offers an alternative way to travel into central London.

QUALITY EDUCATION FOR ALL

PRIMARY SCHOOLS

ARK BRUNEL PRIMARY ACADEMY
OFSTED OUTSTANDING – 0.3 MILES

ST THOMAS' C OF E PRIMARY SCHOOL
OFSTED OUTSTANDING – 0.4 MILES

PADDINGTON ACADEMY
OFSTED OUTSTANDING – 0.7 MILES

NOTTING HILL PREPARATORY SCHOOL
1 MILE

NORLAND PLACE SCHOOL
2 MILES

INTERNATIONAL COMMUNITY SCHOOL
2.6 MILES

QUEEN'S COLLEGE PREPARATORY SCHOOL
3.2 MILES

THOMAS'S KENSINGTON
3.6 MILES

SECONDARY SCHOOLS

GODOLPHIN AND LATYMER SCHOOL
3.6 MILES

WESTMINSTER SCHOOL
5.1 MILES

CITY OF LONDON SCHOOL FOR GIRLS
6 MILES

3 OUTSTANDING PRIMARY SCHOOLS WITHIN 1 MILE

UNIVERSITIES

IMPERIAL COLLEGE LONDON
1.7 MILES

ROYAL ACADEMY OF MUSIC
3 MILES

REGENT'S UNIVERSITY LONDON
3.1 MILES

LONDON COLLEGE OF FASHION (UAL)
3.6 MILES

UCL – UNIVERSITY COLLEGE LONDON
3.7 MILES

BIRKBECK, UNIVERSITY OF LONDON
4 MILES

SOAS UNIVERSITY OF LONDON
4.2 MILES

CENTRAL ST MARTINS (UAL)
4.6 MILES

UAL – UNIVERSITY OF THE ARTS LONDON
4.6 MILES

LSE – LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE
4.8 MILES

LONDON COLLEGE OF CONTEMPORARY ARTS
5 MILES

KING'S COLLEGE LONDON
5 MILES

CITY, UNIVERSITY OF LONDON
5.5 MILES

CASS BUSINESS SCHOOL
6.2 MILES

CAFÉS & RESTAURANTS

01. 104 Restaurant
02. 7 Saints
03. Bob's Café Queen's Park
04. Cable Co.
05. Caractère
06. Cocotte
07. Core by Clare Smyth
08. Dhaba@49
09. Granger & Co.
10. Ida
11. Les Douceurs de la Tentation
12. MAM
13. Minkies Delicatessen
14. Mosob
15. Orasay
16. Ottolenghi Notting Hill
17. Parlour Kensal
18. Pizza East Portobello
19. Pomodoro E Basilico
20. The Quince Tree Café at Clifton Nurseries
21. Redemption
22. Sacro Cuore Pizza
23. Snaps + Rye
24. The Cedar
25. The Chipping Forecast - Notting Hill
26. The Ledbury
27. The Shed
28. The Summerhouse
29. The Waterway
30. Ukai
31. Vicki's
32. Zayane

PUBS & BARS

01. Alice House Queen's Park
02. Bertie Blossoms
03. Flora Fine Wines
04. Paradise by Way of Kensal Green
05. Skylark Roof Garden
06. The Chamberlayne
07. The Elgin – Maida Vale
08. The Hero of Maida
09. The Italian Job – Notting Hill
10. The William IV
11. Wolfpack Queen's Park

SHOPPING

01. Rise & Vine with Borough Wines
02. Brooks Butchers
03. Chine
04. Kensal Eyes
05. RISE
06. Scarlet & Violet
07. Supra
08. The Wine Market
09. Verandah

LIFESTYLE

01. Electric Cinema
02. Enrica Rocca Cooking School
03. Graffik Gallery
04. Grand Union Canal
05. Jivita Ayurveda (wellness)
06. Lexi Cinema
07. Lord's Cricket Ground
08. Moberly Sports Centre
09. Notting Hill Carnival
10. Portobello Road Market
11. Queen's Park Farmers' Market
12. Queen's Park petting zoo
13. The Coronet Theatre
14. The Notting Hill Bookshop
15. Unit 1 Gallery

Something for everyone

WELCOME TO VILLAGE LIFE IN THE HEART OF WEST LONDON

West London's village neighbourhoods offer the kind of lifestyle that's hard to find anywhere else. Rubbing shoulders with high-end brands, avant-garde art and Michelin-starred restaurants, you'll find vintage shops, family-run cafés and offbeat cultural venues. Notting Hill Carnival may have put the area on the map, but look a little deeper and you'll find a host of hidden gems like independent cinemas and theatres, and the annual waterways festival at Little Venice. There really is something here for everyone, whatever your pace. Riverside walks, local parks untouched by urbanisation and outstanding schools make it a great choice for families, while young professionals and creatives are drawn by a strong arts and cultural scene, great music venues and some of London's best bars and brunch spots. The diverse mix of local and international residents has shaped the area over the years to give it a cosmopolitan air that influences everything from the culture to the cuisine. With great transport connections taking you into central London within minutes, and easy access to outstanding schools and universities, it's hard to imagine a better place to live.

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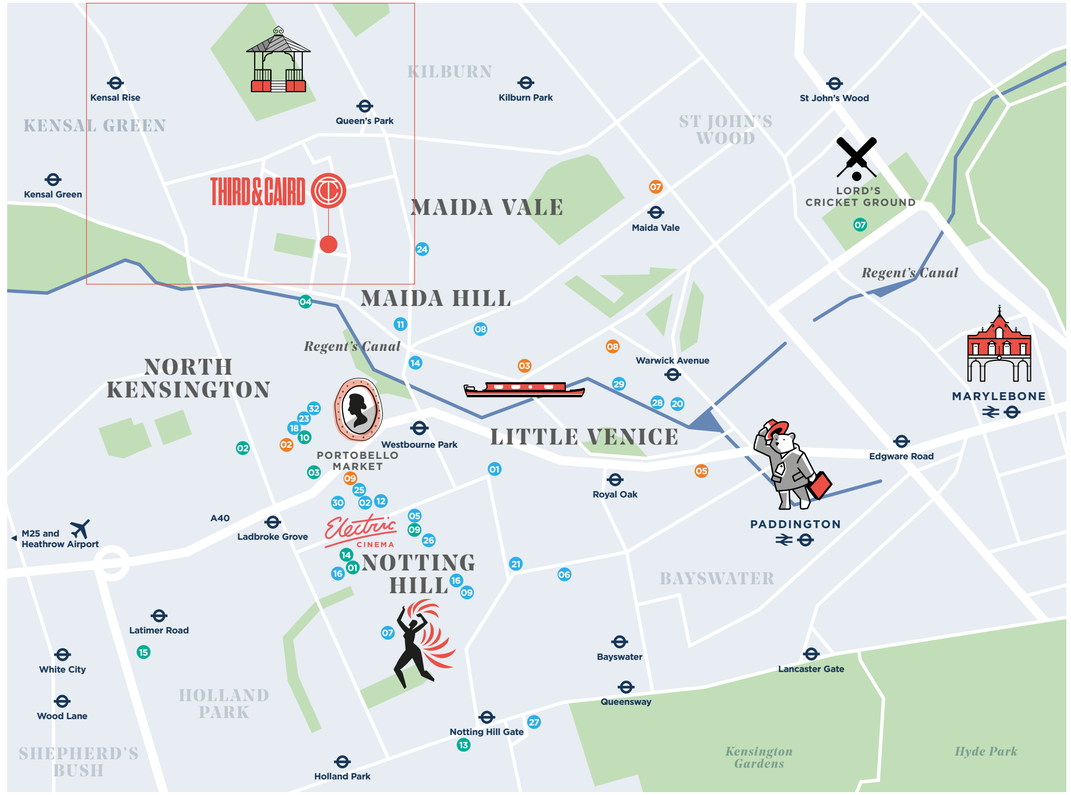
A *little* closer to home

THIRD & CAIRD

Key:
- Cafés & Restaurants
- Pubs & Bars
- Shopping
- Lifestyle



Rail connections:

Via Queen's Park Bakerloo line

Queen's Park — Maida Vale 3 mins — Warwick Avenue 5 mins — 7 mins Paddington — Edgware Road 9 mins — 10 mins Marylebone — Baker Street 11 mins — Regent's Park 13 mins — Oxford Circus 15 mins — Piccadilly Circus 17 mins — 19 mins Charing Cross — Embankment 20 mins — 21 mins Waterloo

Via Queen's Park London Overground

Queen's Park — 4 mins Kilburn High Road — 5 mins South Hampstead — 12 mins Euston

Via Westbourne Park Circle line

Westbourne Park — Paddington 3 mins — Baker Street 9 mins — Euston Square 12 mins — 16 mins King's Cross/St Pancras — 19 mins Farringdon

Travel times indicated represent the fastest travel times by road or rail at the time of going to press.

EMILY ROUX & DIEGO FERRARI
PORTRAIT BY JODI HINDS

“The area’s retained its independent spirit... it’s helped keep a sense of community and a village vibe”

EMILY ROUX, JOINT OWNER OF CARACTÈRE, NOTTING HILL

CARACTÈRE
Quality, up-and-coming local restaurant

“The area is up-and-coming, trendy and young”

EMILY ROUX, CARACTÈRE RESTAURANT

Emily Roux and her husband Diego Ferrari, joint owners of Caractère, looked at lots of locations before opening here:
“We wanted to find a niche where we could grow, with potential to change things around. Notting Hill is very much that; up-and-coming, trendy and young. We have everyone coming through the doors – our clientele is super-eclectic. The Ledbury just down the road is outstanding and a staple of the area, but lots of new restaurants are opening up here, like Core by Clare Smyth.

And there are some great quirky finds too, like The Shed and Granger & Co. I think the area’s retained its independent spirit because of families who’ve been here for generations; young people who grew up and still have grandparents here. It’s helped keep a sense of community and that village vibe."

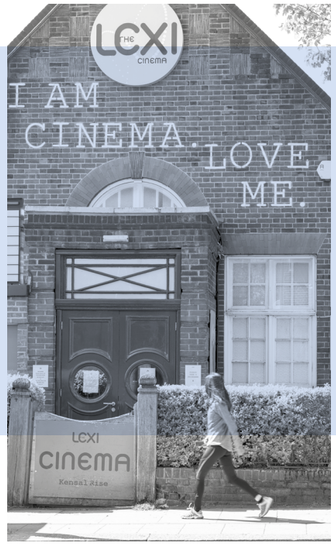
“It’s great to be a part of what’s going on here”

ROBBIE LAING, EVENTS MANAGER SKYLARK ROOF GARDEN

CLOCKWISE FROM THE TOP: SKYLARK ROOF GARDEN Drinks with a view in Paddington; **THE CHAMBERLAYNE** Pioneering gastropub, famed for its steaks; **PARADISE BY WAY OF KENSAL GREEN** Pub, restaurant and live music venue – Time Out’s ‘Late Night Spot 2018’

“It’s a great place to make friends and connect to the community”

ROSIE GREATOREX, CINEMA AND PROGRAMME DIRECTOR,
LEXI CINEMA, KENSAL RISE



ROSIE GREATOREX

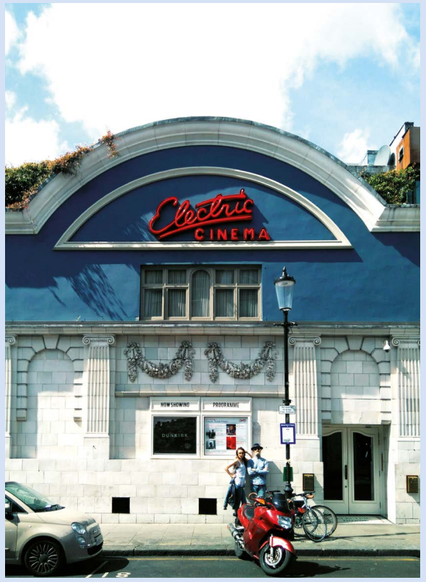
NOTTING HILL CARNIVAL
Annual carnival celebrating West Indian culture

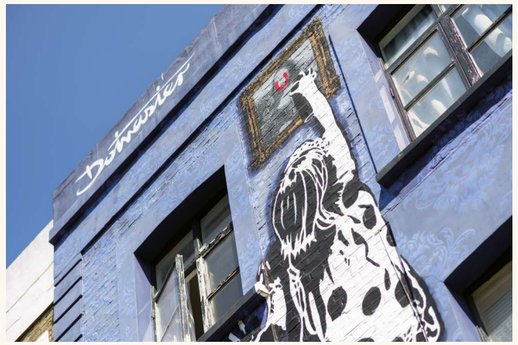
“Notting Hill Carnival totally deserves its reputation as Europe’s biggest street festival... a vivid and thrilling spectacle that celebrates and showcases London’s rich, varied and magnificent multicultural past and present”

TIME OUT LONDON

Staying local is easy with so many things to do on your doorstep. Outdoors, check out Queen’s Park Farmers’ Market or catch a Test match at Lord’s Cricket Ground. For a culture fix, there’s a whole host of arts venues, including Graffik Gallery, The Coronet Theatre and two great indie cinemas: Electric Cinema and The Lexi.

Showing a daily programme that covers everything from cult classics and documentaries to arthouse films and new releases, The Lexi is also the UK’s first social enterprise cinema, with all profits going to charity. For Rosie Greatorex and the team of volunteers who run The Lexi’s box office and bar, it’s much more than a cinema: “We’re a cinema and film school but we’re also a hub for the community. Our customers are very loyal and very local, and people from all walks of life volunteer here. It’s a great way to make friends and connect to the community. I love working in the area – every afternoon I go for a walk in Queen’s Park, which is just beautiful.”





CLOCKWISE FROM TOP LEFT: ELECTRIC CINEMA One of London’s oldest and most romantic cinemas; **GRAFFIK GALLERY** Displaying work by acclaimed street artists; **ALICE’S ANTIQUES** Antiques and curios on Portobello Road

DAISY FREED (VICKI'S DAUGHTER)

"We get a real mix in here – actors, celebrities, market traders from Portobello... you get a lovely broad range of people"

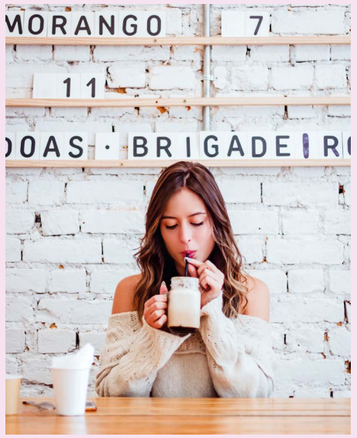
VICKI FREED, VICKI'S CAFÉ, KENSAL RISE

VICKI'S CAFÉ IN KENSAL RISE

“There’s good eating, good drinking, good shopping and some damn fine culture too... the Rise is the place”

TIME OUT LONDON

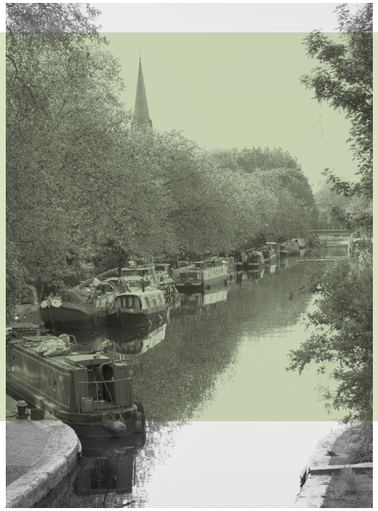
Café culture is a way of life in this part of West London, from chic bistros like Bob’s Café to cool coffee shops like Cable Co. One family-run favourite is Vicki’s Café in Kensal Rise, where a crowd of locals and visitors come to sample the fresh salads prepared on the premises. Owner Vicki Freed ran a café in Little Venice for 25 years before opening here, and loves the area: “It’s really close to central London but it doesn’t feel urban in the same way. What’s lovely is the village feel. I live in Queen’s Park, just a few minutes away. I’ve seen the area change in a good way, keeping room for the local people who’ve lived here for years. Little Venice is beautiful but Kensal Rise is more fun! I love Granger & Co and Joe and the Juice, both on Westbourne Grove. And one of my favourite places to eat is a family-run Italian restaurant just around the corner, called Ida – they make their own pasta and it’s heaven".



CLOCKWISE FROM TOP LEFT: **LE COMPTOIR** Relaxed neighbourhood restaurant; **IDA** Family-run Italian restaurant famous for its hand-rolled pasta; **SALUSBURY FOOD STORE** Renowned Deli & Café

“There’s a *gentle equilibrium* that will reset your balance the more time you spend here”

ALEX KNELL, ARTIST AND LOCAL RESIDENT



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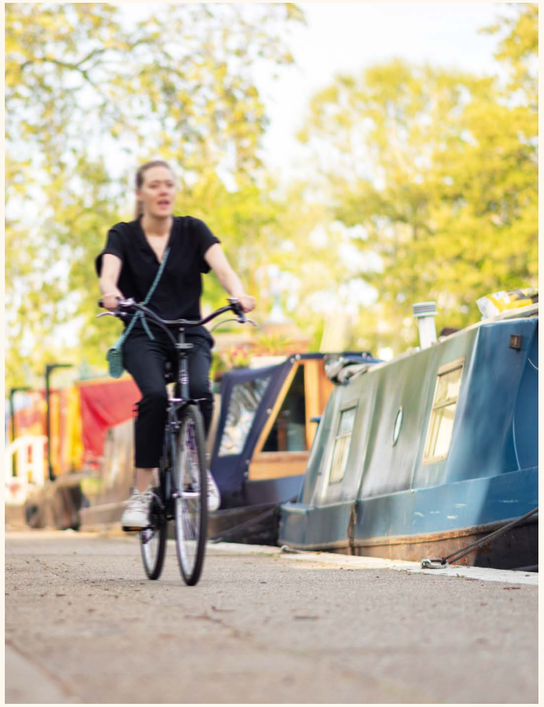


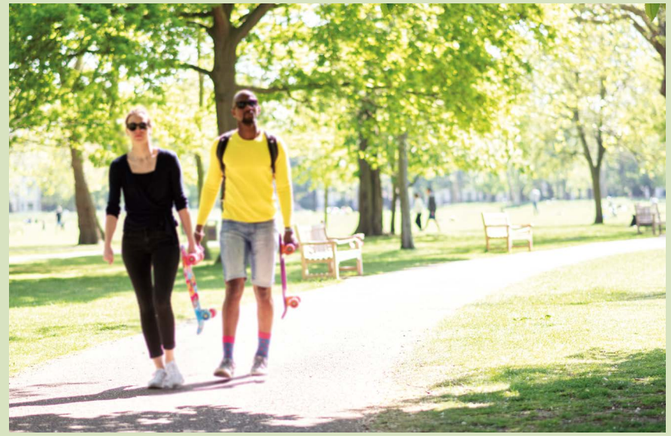
LITTLE VENICE
Beauty and charm in a waterside setting

“The thing I love most about this area is that there’s something quietly understated and off the map about it, which is extremely rare for London”

ALEX KNELL

The Little Venice of today is a tranquil haven in the heart of West London, having changed beyond recognition since its industrial past. It wasn’t until the 1950s and 60s, when Paddington’s canals were cleaned up and locals began to appreciate them, that ‘Little Venice’ was used in publicity material by the council. Since then, the area has truly grown into its name. With its pretty narrowboats and grand stucco terraces set back from the water, it’s an idyllic setting for enjoying a coffee while you watch the world go by.

From green lawns to riverside walks, there are plenty of green spaces where you can cycle, keep fit or just while away a few hours in peace and quiet. Families will love Queen’s Park with its children’s playground, café and petting zoo. If sport’s your thing, Paddington Recreation Ground is a leafy green park with a wide range of sports facilities, including an athletics track and multi-use courts. And for cricket fans, Lord’s Cricket Ground is just a short hop away in St John’s Wood.



CLOCKWISE FROM TOP LEFT: REGENT’S CANAL Explore the canals that cross London; **LITTLE VENICE** Let the world float by and relax; **QUEEN’S PARK** Wander the tree-lined paths through this landscaped park, home of the famous bandstand

Your home

Defined by an understated, minimalist look, the one- and two-bedroom apartments at Third & Caird are designed to give you the freedom to express your own personality and style. Sleek, clean lines and surfaces create a pared-back feel using the highest-quality materials and craftsmanship, and floor-to-ceiling windows let in plenty of natural light.

CGI for illustrative purposes only

Your apartment's location

The apartments

Located on the corner of Third Avenue and Caird Street, this phase of the development brings modern apartment-living to the area, with 17 stylish one- and two-bedroom apartments over five floors.

The townhouses

The next phase to follow the apartments at Third & Caird will deliver an impressive collection of 20 contemporary townhouses facing onto Caird Street.

View looking north east down Caird Street from Third Avenue
CGI for illustrative purposes only

Open & light

The open-plan kitchen, dining and living area creates a feeling of space and light, with a contemporary neutral palette ready for you to add your own personal touch.

CGI for illustrative purposes only

CGI for illustrative purposes only

Style & substance

Characterised by a minimalist, uncluttered feel, the kitchens are fitted with fully integrated appliances and natural-style worktops with matching splashbacks.

Calm & serene

Soft, warm materials create an inviting space where you can relax and unwind. The principal and secondary bedrooms in some apartments come complete with fitted wardrobes to help create a homely, tidy feel.

CGI for illustrative purposes only

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Contemporary & chic

With an emphasis on well-designed lighting, the bathrooms feature a fitted vanity unit in Natural Oak, with contemporary concrete tiles to the floor and white metro wall tiles.

Your home details

Kitchens

- Bespoke custom-crafted kitchen cabinetry in a premium contemporary matt finish
- Natural Oak effect open shelving
- Soft closing doors and drawers throughout
- Composite stone worktops with matching splashbacks
- Fully fitted Bosch appliances, including:
  - Integrated induction hob
  - Integrated oven and extractor
  - Fully integrated dishwasher
  - Fully integrated fridge freezer
  - Freestanding washer/dryer
- Undermounted stainless steel sink
- Single lever mixer tap with swivel spout
- LED strip lighting below wall units

Bathrooms

- Bath with polished chrome mixer
- Concrete effect bath panel with bath screen
- Separate shower head and hand-held shower set, finished in chrome with shower tray
- Wall-mounted mirrored vanity unit with open shelving in Natural Oak and integrated shaver socket
- Concrete effect flooring with full height white metro wall tiles
- White ceramic wall-mounted WC with soft closing seat, concealed cistern and dual flush
- White ceramic wall-mounted basin with a glacial white worktop
- Mono basin mixer tap
- Heated towel rail in chrome

General / Finishes

- Sustainably sourced engineered timber flooring in Spring Oak, continued seamlessly throughout
- Matching flooring to storage cupboards
- Brushed stainless steel door handles to all internal doors
- Dedicated storage cupboards (subject to individual apartment layout)
- Fitted wardrobes in principal and second bedroom with high-level shelf to selected apartments

Mechanical and electrical

- Gas combination boiler
- Whole apartment ventilation system incorporating heat recovery
- Underfloor heating throughout apartments
- Ceiling-mounted smoke detectors and residential sprinklers within apartments

AV / Telephone / Data

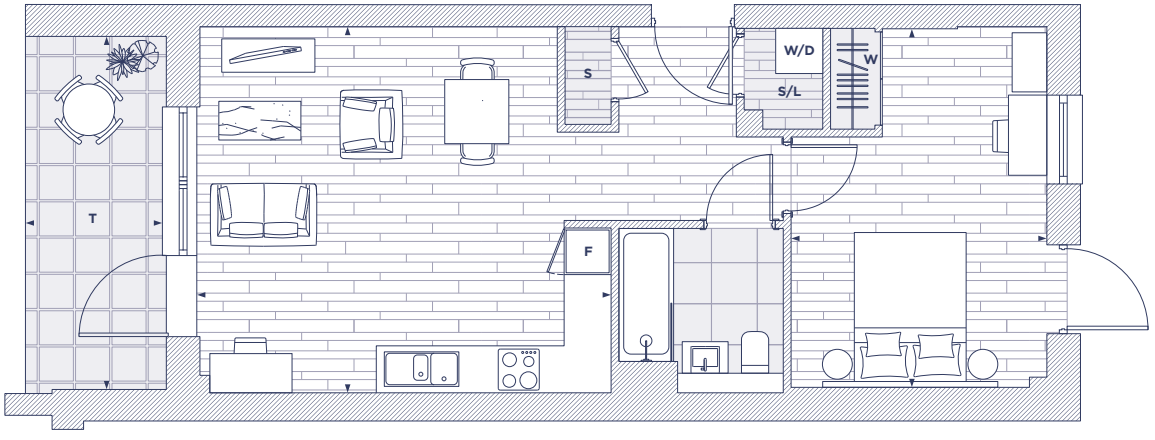
- Media outlet to the living room

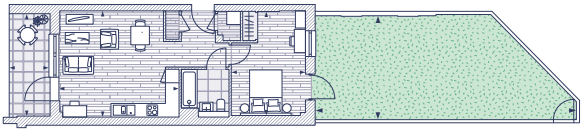
Access and parking

- Secure cycle storage
- Video door entry system

1 Bedroom Apartment

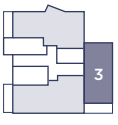
Plot 3





Apartment comes with private garden

Kitchen/Living/Dining	5.25 m	x	4.68 m
Principal Bedroom	4.59 m	x	3.27 m
Terrace	4.51 m	x	1.75 m
Garden	11.47 m	x	4.57 m
Total internal area	**541 sq ft**		**50.3 sq m**
Total external area	**578 sq ft**		**53.7 sq m**



Ground

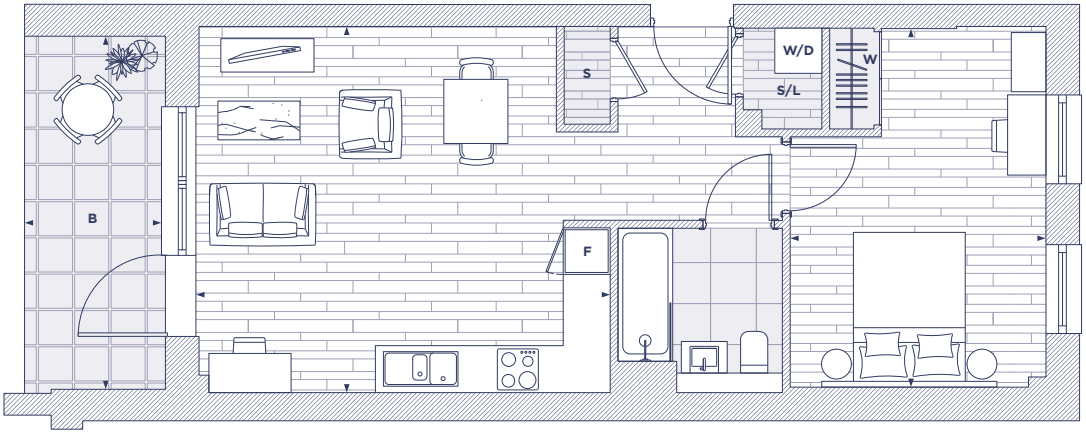
North

F = Fridge freezer T = Terrace L = Laundry W = Wardrobe S = Store W/D = Washer/Dryer

Disclaimer There are minor variations to the total size shown for this apartment type based on floor level, please refer to the individual floorplan as provided by your sales team member. Floorplans shown are approximate measurements only, are not to scale and exact layout may vary. Measurement tolerance +/- 50mm. Furniture is for visual reference only and not included in the purchase price.

1 Bedroom Apartment

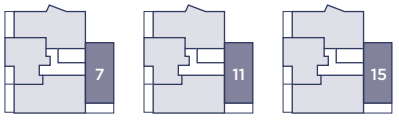
Plot 7/11/15



N

Kitchen/Living/Dining	5.25 m	x	4.68 m
Principal Bedroom	4.60 m	x	3.27 m
Balcony	4.51 m	x	1.75 m
Total internal area	**541 sq ft**		**50.3 sq m**
Total external area	**87 sq ft**		**8.1 sq m**

North



First Second Third

F = Fridge freezer B = Balcony L = Laundry W = Wardrobe S = Store W/D = Washer/Dryer

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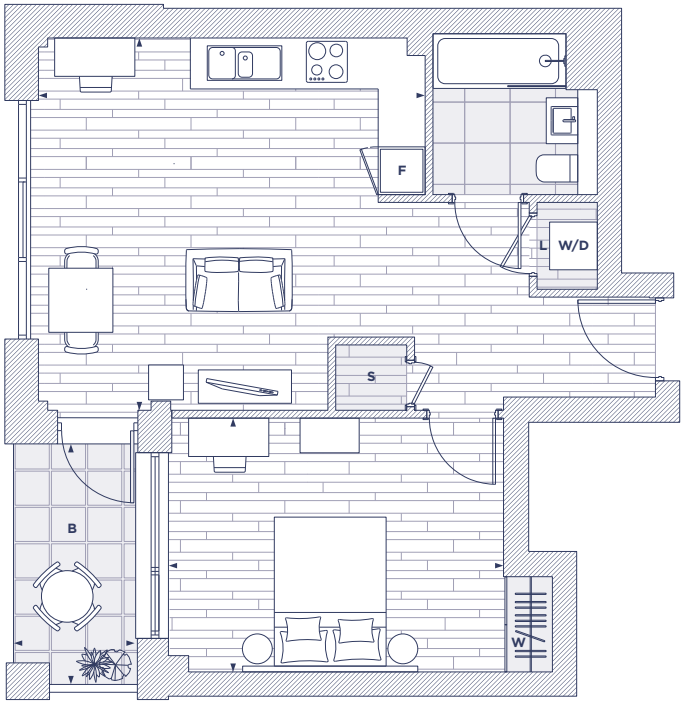
1 Bedroom Apartment

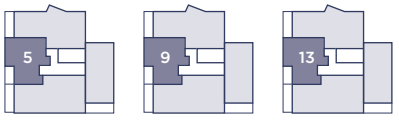
Plot 5/9/13



N

Kitchen/Living/Dining	4.75 m	x	4.92 m
Principal Bedroom	4.24 m	x	3.24 m
Balcony	3.07 m	x	1.58 m
Total internal area	**540 sq ft**		**50.2 sq m**
Total external area	**55 sq ft**		**5.1 sq m**

North



First Second Third

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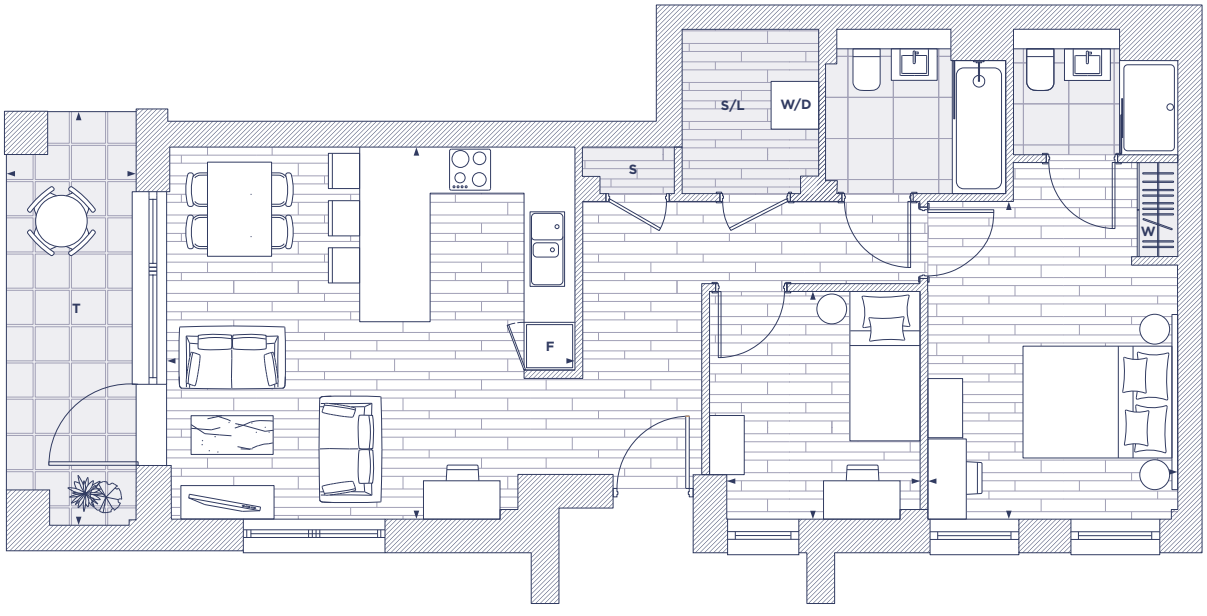
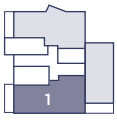
2 Bedroom Apartment

Plot 1



N

Kitchen/Living/Dining	5.16 m	x	4.75 m
Principal Bedroom	4.06 m	x	3.20 m
Bedroom 2	2.91 m	x	2.47 m
Terrace	5.24 m	x	1.61 m
Total internal area	**748 sq ft**		**69.5 sq m**
Total external area	**77 sq ft**		**7.2 sq m**



Ground

North

F = Fridge freezer T = Terrace L = Laundry W = Wardrobe S = Store W/D = Washer/Dryer

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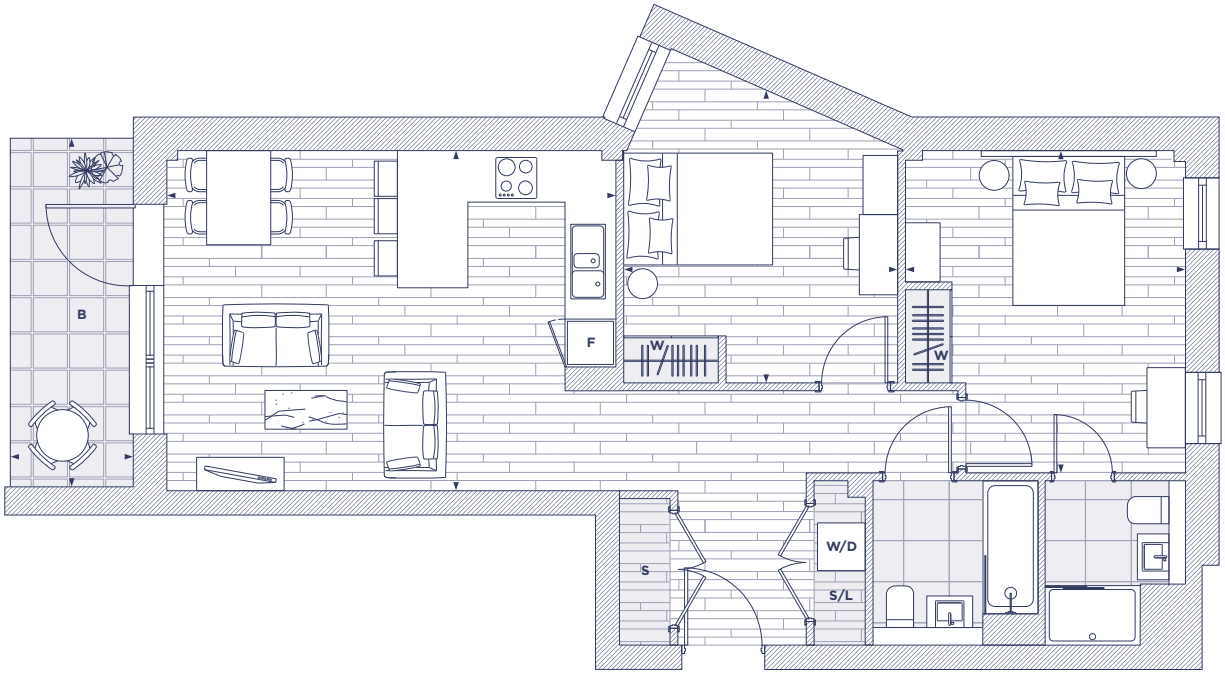
2 Bedroom Apartment

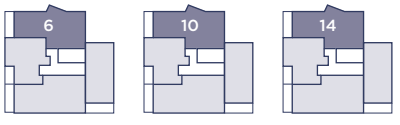
Plot 6/10/14



N

Kitchen/Living/Dining	5.70 m	x	4.35 m
Principal Bedroom	4.10 m	x	3.57 m
Bedroom 2	3.70 m	x	3.50 m
Balcony	4.44 m	x	1.56 m
Total internal area	**781 sq ft**		**72.6 sq m**
Total external area	**72 sq ft**		**6.7 sq m**

North



First Second Third

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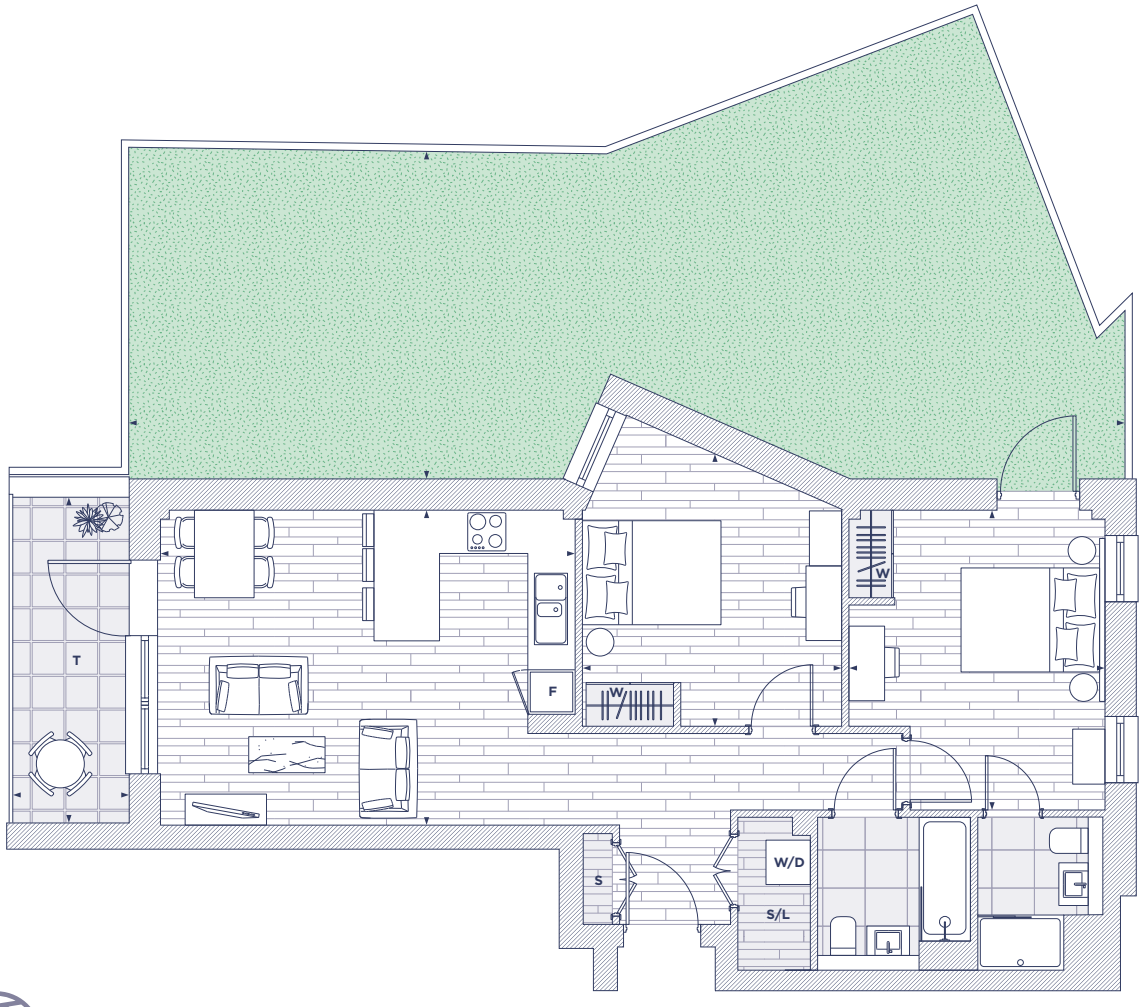
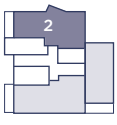
2 Bedroom Apartment

Plot 2



N

Kitchen/Living/Dining	5.69 m	x	4.36 m
Principal Bedroom	4.10 m	x	3.52 m
Bedroom 2	3.70 m	x	3.56 m
Terrace	4.48 m	x	1.60 m
Garden	13.67 m	x	4.50 m
Total internal area	**766 sq ft**		**71.2 sq m**
Total external area	**747 sq ft**		**69.4 sq m**



Ground

North

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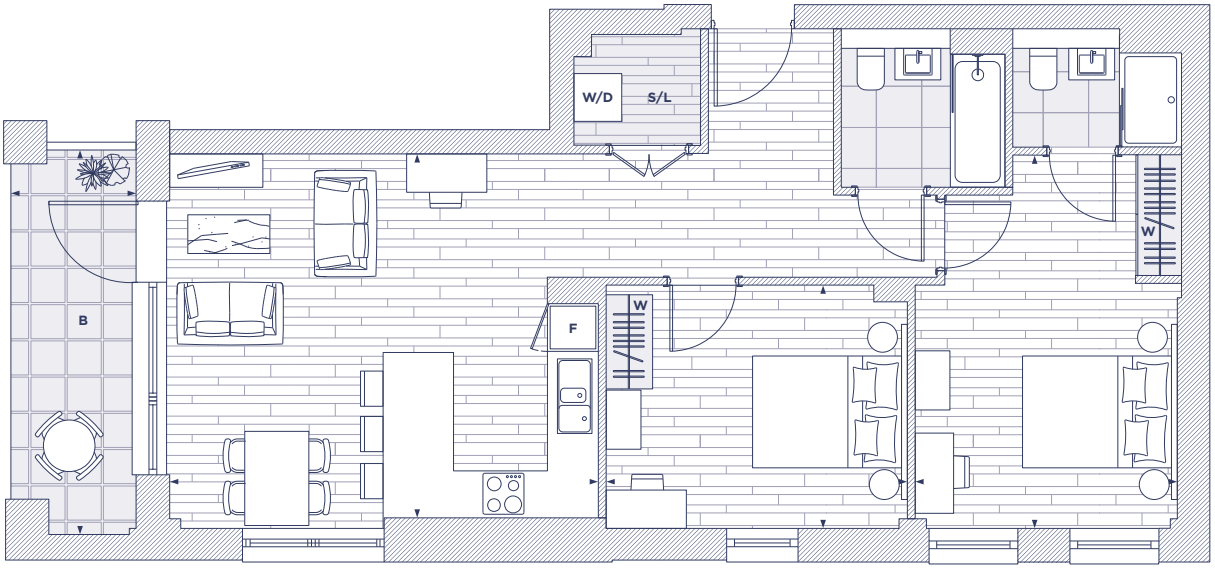
2 Bedroom Apartment

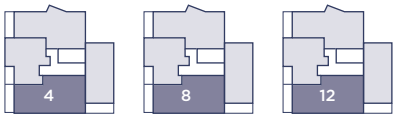
Plot 4/8/12



N

Kitchen/Living/Dining	5.50 m	x	4.65 m
Principal Bedroom	4.76 m	x	3.33 m
Bedroom 2	3.83 m	x	3.11 m
Balcony	4.91 m	x	1.57 m
Total internal area	**796 sq ft**		**74.0 sq m**
Total external area	**78 sq ft**		**7.3 sq m**

North



First Second Third

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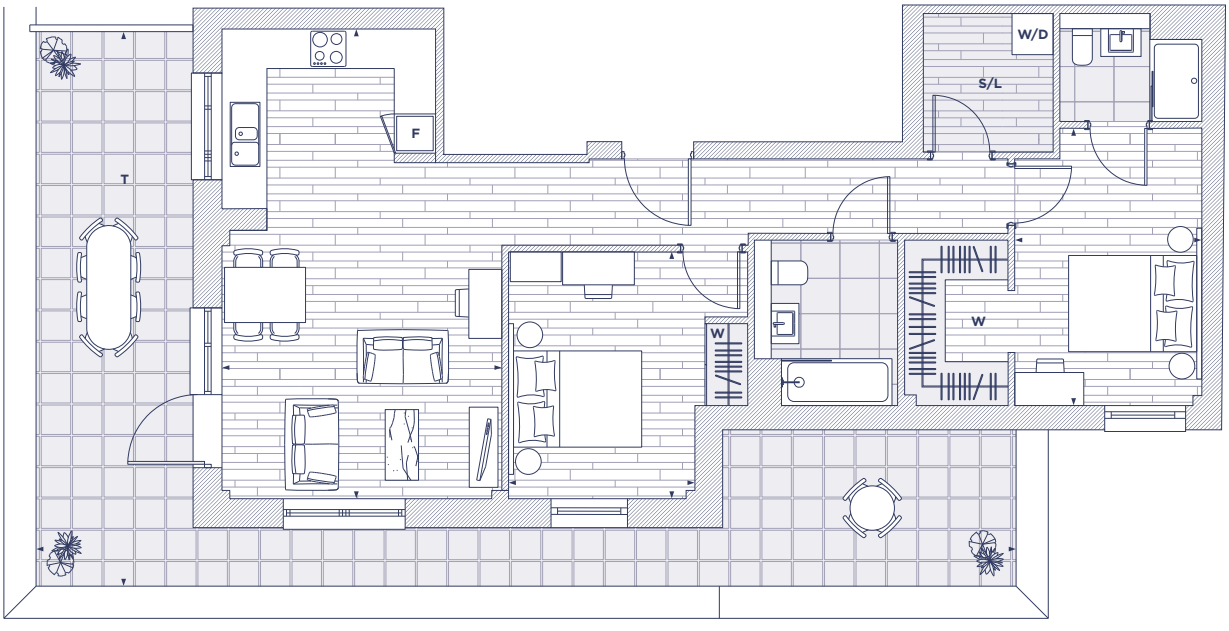
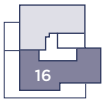
2 Bedroom Apartment

Plot 16



N

Kitchen/Living/Dining	6.97 m	x	4.16 m
Principal Bedroom	4.10 m	x	2.75 m
Bedroom 2	3.65 m	x	2.75 m
Terrace	14.50 m	x	8.23 m
Total internal area	**829 sq ft**		**77 sq m**
Total external area	**413 sq ft**		**38.4 sq m**



Fourth

North

F = Fridge freezer T = Terrace L = Laundry W = Wardrobe S = Store W/D = Washer/Dryer

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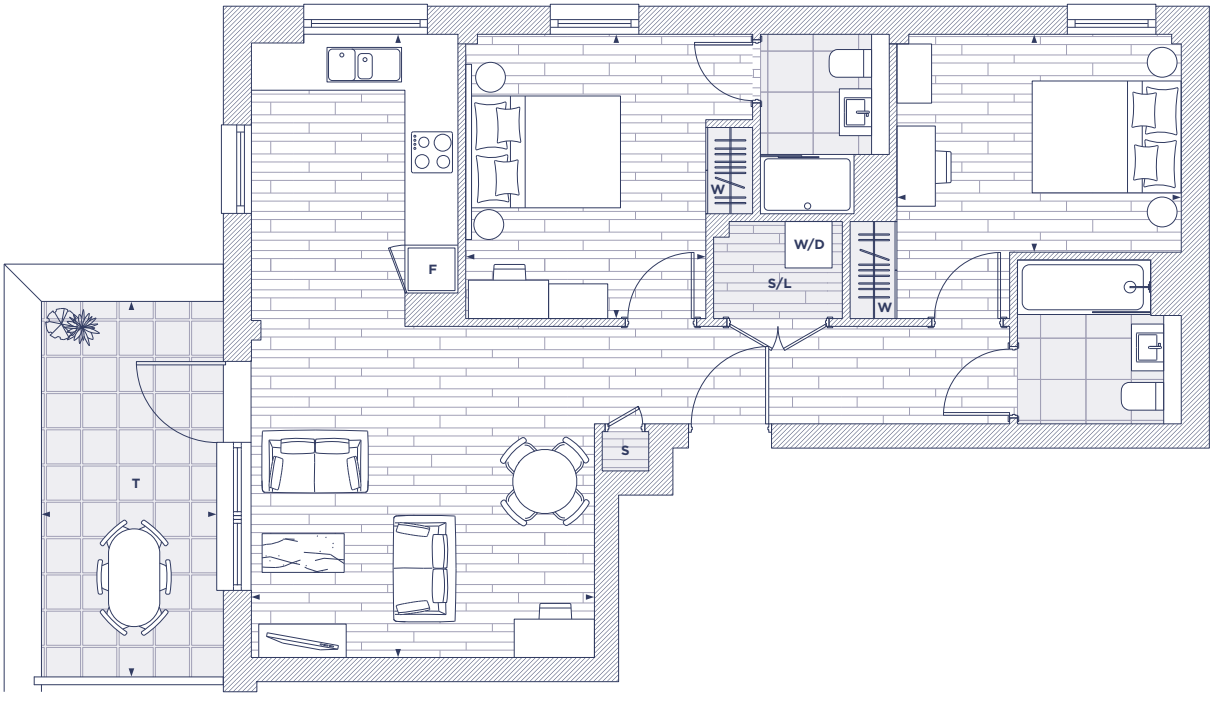
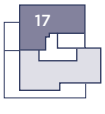
2 Bedroom Apartment

Plot 17



N

Kitchen/Living/Dining	7.99 m	x	4.40 m
Principal Bedroom	3.64 m	x	3.08 m
Bedroom 2	3.64 m	x	2.80 m
Terrace	4.83 m	x	2.33 m
Total internal area	**787 sq ft**		**73.1 sq m**
Total external area	**120 sq ft**		**11.2 sq m**



Fourth

North

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To us, eco isn't just about being green. While we're mindful of our environmental impact, our goal is to create great places that are truly sustainable – creating communities for buyers and renters that grow and develop. We don't leave when the building work finishes either. We stay involved, ensuring our communities grow and thrive. Our focus on design is just as long term, and as important as materials are, we believe design is about far more than the finishes we use. It's about the way a home works. We continually talk to our customers, seeing how they live to find ways to improve and adapt our approach.

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