
SPECIFICATION

OVERALL FINISHES & FEATURES

KEY FEATURES

- 999 year lease
- 10 year BLP warranty
- Communal residents' lobby and gym
- Secure cycle parking
- Concierge and residential management company
- CHP (combined heat and power) system
- Each apartment with individual HIU units – fitted in utility cupboards
- Comfort cooling to living rooms and master bedrooms
- Underfloor heating throughout

GENERAL

- A combination of new brickwork tied into an existing restored brick façade
- Top two storeys clad in powder coated aluminium with matching planters and balustrades, all in 'Anodic Bronze' finish
- A mix of aluminium casement windows and new timber sash windows to the retained façade

ENTRANCE LOBBY & LIFTS

- Main residential entrance into private lobby area, feature walls, a bespoke concierge and post box area
- Feature fireplace by guests' seating area
- 2 passenger lifts (1 per core) and 1 service lift to the basement
- Architectural cove lighting

COMMUNAL GYM

- Secure fobbed access (opening times TBC)
- A range of cardiovascular, strength and resistance equipment
- Integrated water fountain
- Concrete-effect walls and wall-mounted mirrors
- Pavigym floor matting
- Communal television screen and integrated speakers
- CCTV
- Wifi connection
- WC

SAFETY & SECURITY

- Concierge in the main entrance lobby
- CCTV to all communal areas and residential amenities (entrance, lobby, gym, bike store etc)
- Secure key-fobbed access points on all floors and within lift
- Fire alarm integration to every apartment

STANDARD APARTMENTS – PREMIUM UPLIFT WHERE SPECIFIED TO UNITS 35, 36, 37, 38

APARTMENT ENTRANCES

- Black stained oak veneered timber entrance doors
- Ironmongery in bronze finish

FLOORING

- Smoked oak engineered timber flooring laid in plank format throughout apartments and master bedrooms
- In premium units: smoked oak engineered timber flooring in chevron format

WALLS

- Walls to be painted in matt finish

DOORS

- Internal doors – white lacquered
- Ironmongery in bronze finish

LIGHTING

- Recessed downlights throughout apartments to lounges, kitchens, bedrooms, bathrooms and hallways
- Architectural linear ceiling track lighting in lounges
- LED lighting integrated into lounge ceiling coves, bathroom vanity units and kitchen units

AUDIO / VIDEO

- Secure video entry
- Home automation with touchscreen panel to control heating, cooling and door entry
- In premium units: Home automation system to also control the lighting
- Television: Communal digital and satellite (eg Sky Q) television system provided via points to living / dining areas and master bedrooms (subsequent selection, connection and related charges for services are choice of the purchaser).
- Brushed stainless steel sockets and switches
- Selection of power sockets to have integrated USB port
- One telephone point in the living / dining area and one telephone point in the service cupboard
- Internet: Hyperoptic fibre

BEDROOMS

- Fitted wardrobes to all master and second bedrooms
- Matt paint finish with metal handle detail
- Wardrobes fitted with LED lighting
- Smoked oak engineered timber flooring laid in plank format in master bedrooms
- Carpet fitted in second and third bedrooms where applicable
- Double height windows (units 23, 24, 31, 32) provided with motorised blinds

LIVING / DINING ROOMS

- Mostly open-plan kitchen / living layouts
- Studios to include bespoke joinery units where specified

BATHROOMS / ENSUITES

- Bathrooms to be finished in various combinations; either a light, dark matt or dark gloss palette (seek confirmation of exact locations)
- Large format porcelain floor and wall tiles
- White ceramic wall-hung WC with soft-close seat, polished gunmetal flush button and concealed cistern
- White semi-counter wash basin with polished gun metal mixer tap
- Built-in wall-hung mirrored vanity unit
- Walk-in shower with glass shower screen and polished gun metal-finished shower fittings (by Zucchetti)
- Bathtubs where specified
- Heated towel rail

KITCHEN

- Italian kitchens by DADA
- Two tone cabinets – black oak veneer to lower units and matt lacquered high-level units
- All units 'handleless' with soft-close doors
- Silestone worktop with full splash back detail in dark and light palette (seek confirmation of exact location)
- Brushed stainless steel single lever mixer tap by Hansgrohe
- Stainless steel sink
- Veneered cutlery tray
- Integrated Miele appliances include:
 - 4 zone induction hob
 - Oven
 - Microwave
 - Integrated extractor
- Integrated Siemens appliances include:
 - Fridge / freezer
 - Dishwasher
 - Premium units include wine cooler
 - Washing machine (housed in utility cupboard)

TERRACES / BALCONIES

- Landscaping concepts designed by award-winning landscape architect Andy Sturgeon Design
- Balconies fitted with porcelain stone-effect floor tiles
- Balcony balustrades in 'Anodic Bronze' finish
- In some locations, bespoke powder-coated steel planters in 'Anodic Bronze' finish
- Where specified on patio gardens, spike mounted spotlights to light trees, foliage and footpath

PENTHOUSES (UNITS 39 & 40)

GENERAL

- Direct lift access to 5th floor (lobby access to 4th floor)
- Home automation system with touchscreen panel to control heating, cooling, lighting window blinds, speakers and door entry
- Integrated speakers in living rooms, bedrooms and lower-level bathrooms
- Comfort cooling (except 3rd bedroom)

KITCHEN

- Marble worktop and splashback
- Appliances by Miele and Siemens
- Full height fridge and freezer
- 6 zone induction hob
- Separate oven and combi oven
- Warming drawer
- Large kitchen island with integrated pop-up power sockets
- Wine cooler
- Separate utility / larder room

FLOORING

- Smoked oak engineered timber flooring laid in chevron format

BATHROOMS / ENSUITES

- Feature walls in both main bathroom and ensuites
- Polished gun metal trims to vanity units