

Specification

General

- 10 Year NHBC warranty
- 999 Year lease
- Secure cycle parking for 174 bicycles
- Residents' communal terrace
- Concierge & residents' lobby
- Under floor heating
- Communal chp
- All units have balconies or terraces

Building structure & envelope

- The building façade is a buff brick at ground level
- Above ground the building is clad with bespoke cream profiled terracotta cladding in varying profiles, separated at each floor level with a horizontal terracotta banding profile
- The cladding is accentuated with bronze windows and doors and bronze aluminium reveals to the balconies
- The building structure is cast in situ and precast concrete with SFS infill

Entrance lobby, lift & communal facilities

Entrance lobby

- Automatic access doors with video entry
- Terrazzo tiles with brass trim feature and brass dado to main foyer
- Bespoke concierge desk
- Bespoke panelled walls
- Polished plaster wall to alcoves with feature pendant lighting
- Secure mailboxes
- Residents' seating

Residents' fourth floor communal garden

- Landscaped with fixed planters
- Fixed timber seating areas
- Planter uplighters
- Stone paving
- Planting palette to consist of but not limited to sedums, grasses, blossom trees, box hedges and ferns

Hallways

- Painted walls
- Multi tone carpets
- Recessed LED down lights

Lifts

- 4 Lifts across the scheme; 2 serving each pavilion

Apartments

Apartment entrances

- Feature lighting
- Dark laminated entrance doors, solid core with eye spy hole detail
- Brushed bronze handle and bronze apartment numbers

Flooring

- Engineered single plank oak timber flooring in lacquered finish to hallways, kitchens and living/dining areas
- Wool-mix cut pile carpets to bedrooms
- Porcelain 'hexagon' floor tiles to bathrooms

Walls

- Walls throughout painted in contemporary finish
- Ceilings, skirting and architraves in contemporary white paint finish

Doors

- Solid core white painted with stainless steel handles

Bedrooms

- Recessed LED down lights (master bedrooms with dimmable lighting)
- Wool mix cut pile carpets in neutral grey tones
- Fitted wardrobes by LEMA to master bedroom. Neutral doors with linear bronze metal handle detail

Living/dining rooms

- Recessed LED down lights (dimmable) to living/dining areas and kitchens
- Recessed blind box detail to allow for residents to secure own window dressings

Main bathrooms

- Hexagonal porcelain floor tiles with complementary grout detail
- Brick-style gloss tiles laid in vertical format to shower wall and/or bath area in standard bathrooms, horizontal in premium bathrooms
- Wall hung basin with chrome mixer taps and mirrored vanity cabinet where specified
- Recessed shelf with brass detail where possible
- Recessed LED strip light to shower and/or bath depending on location
- White acrylic bathtub (shower only in type N1 & N2)
- Chrome heated towel rail
- Chrome fixed shower head
- Chrome thermostatic controls with hand shower hose
- Chrome toilet roll holder and coat hook
- Floor mounted WC
- Glass shower screen
- Shaver socket inside cabinet

Ensuite bathrooms

- Apartment variations depending on layouts. Please seek clarification

Utility rooms & separate WCs - where applicable

- Rectangular porcelain floor tiles
- Utility areas to have sinks and under counter cupboards

Kitchen

- Fitted floor and wall cabinets in two tones with neutral interior colour, soft-closing doors and drawers
- LED surface mounted task lighting to underside of wall cabinets
- Reconstituted stone (Silestone) worktop with matching splash back
- Undermounted sink with chrome mixer tap
- Telescopic extractor fan
- Integrated Smeg appliances:
 - Single oven
 - Microwave
 - Four zone induction hob
 - Full height fridge freezers
 - Dishwasher – slim line or full-size (depending on configuration)
 - Washer/dryer (location dependent on apartment configuration)

Apartment balconies

- Resin composite decking to balconies
- Balconies feature a wall-mounted light
- Where applicable for privacy and planning, fixed landscaped planters
- Glazed balustrades with bronze trim handrail

Lighting & electrical

- Dimmable LED lighting to living areas and master bedroom
- Double sockets throughout and data points

Audio / video

- 1 Telephone point in the living / dining area and 1 telephone point in the service cupboard

- Television: communal digital and satellite (e.g. Sky+) television system provided via points to living/ dining areas and master bedrooms (subsequent selection, connection and related charges for services are by the purchaser)

Safety & security

- Manned concierge desk (hours TBC) in the main entrance lobby
- Audio and video entry systems with monitor
- Secure key fob access control to communal access doors throughout the development including lifts
- CCTV camera monitoring to main entry points, concierge, and all corridors linked to the concierge and remote monitoring outside concierge hours
- Sprinkler system fitted to apartments
- Fire alarms installed throughout. Additionally in the common areas, the fire alarms are linked to smoke extract systems

Residential management

- Residential management with onsite concierge service

Car & cycle parking – Basement

- Separate cycle entrance with cycle trough to staircase for ease of transport
- Secure basement cycle storage for 174 bicycles
- Disabled use parking bays for 2 cars – allocation to user to be agreed separately
- CCTV monitoring to entrance
- Key fob access to lifts and stairs with concierge override/control

Premium (type I)

The specification for these apartments varies from standard specification in the following areas

Kitchens

- Upgraded Smeg appliances
- Open shelving area with brush brass backing detail
- Slim line wine cooler

Bathrooms

- Penthouse specification sanitary ware
- Wall hung WC
- Catalano wash basin
- Brushed chrome sanitary fittings
- Brushed chrome towel rail and heated mirror

Penthouses (type P)

The specification for these apartments varies from standard specification in the following areas

General

- Alternative finish to lift lobbies at each penthouse apartment entrance
- Higher ceiling heights generally where possible (please seek confirmation for exact measurements/locations)
- Engineered oak chevron flooring through hallway, living, kitchen and dining areas
- Integrated home automation by Crestron on iPad
- Integrated Sonos ceiling speakers to living areas and master bedroom
- Lutron dimmable lighting
- Master bedroom with walk-in open closet area by LEMA
- Mechanical ventilation with heat recovery and comfort cooling

Kitchens

- Upgraded Smeg appliances
- Open shelving area with brush brass backing detail
- Slim line wine cooler

Bathrooms

- Double sink to master ensuite
- Large profile hexagonal floor tile
- Wall hung WC
- Sanitary fittings by Crosswater
- Brushed chrome heated towel rail and heated mirrors

Audio / video

- Integrated home automation system by Crestron
- Fitted Sonos ceiling speakers to living room and master bedroom