SPECIFICATION

EXTERIOR
- Refurbished Victorian building incorporating brick façade, dormer roof, original decorative pilaster and cornicing details.
- The windows have been sympathetically replaced with classic timber sash windows and upgraded with double glazing.

LIVING ROOM
- Select grade fumed Italian engineered oak flooring
- Victorian moulded cornice detailing to ceilings

KITCHENS
- Bespoke designed spray-finished cabinets and wall units with mirror detailing to upper shelves
- Engineered stone worktop
- Full height natural stone splashback
- Miele Integrated Fridge/ Freezer in the majority of flats, or separate under-counter fridge and freezers
- Miele Oven and combination microwave/fan oven
- Meile Hob and extractor
- Miele Dishwasher
- Miele combination washer/dryers and separate washing machines & dryers (where possible). Siemens washer/dryers in Apartments 5, 9, 13 & 19.
- Blanco under-mounted stainless steel sink
- Compartmentalised waste storage
- Contemporary Hansgrohe Taps
- Under cabinet lighting to illuminate work surfaces

BATHROOMS
- Full-height feature natural marble wall tiles lit by recessed ceiling light detail
- Full height porcelain tiled walls adjacent to bath, shower, basin & WC
- Large format high quality porcelain floor tiles
- Bespoke technical stone shelf under cabinet and in shower recess
- Catalano vanity furniture
- Bette Select enameled steel bath
- Glazed bath & shower screen
- Catalano basins & wall-hung WC in white vitrified enamel, with soft-close seat and dual push button flush
- Bathroom mirror with demister pad
- Hansgrohe polished chrome basin mixer
- Zehnder Subway white heated towel rail

BEDROOMS
- Select grade fumed Italian engineered oak flooring
- Bespoke fitted wardrobes, soft close doors with bespoke veneered wooden handles (master) or polished stainless steel handles (secondary)

SECURITY
- Fob, key-pad access control to building entrances
- Banham locks in brass finish to apartment front doors
- Video entry phone system (excluding Apartments One and Two which have private entrances)
- CCTV surveillance to public areas and building entrance
- Wired for intruder alarm system in every apartment
- Hard-wired smoke and heat detectors

LIGHTING, AV & ELECTRICS
- Central high definition TV/satellite system installed
- Low energy downlighters and provisions for pendant lighting

HEATING, COOLING & HOT WATER
- Combi-boilers to each apartment
- Under floor heating throughout apartments
- Programmable heating controls

COMMUNAL SPACES
- Natural stone floors with decorative brass inlay detailing.
- A bespoke, contemporary lift serves all residential floors
- Secure cycle storage
- 25 year zip car club subscription

WARRANTY
- Each apartment will come with the benefit of a 10-year building defects warranty from Checkmate

Disclaimer—
Note: The specification is the anticipated specification and may be subject to change. Variations occur between apartment types, please refer to a sales consultant for individual apartment kitchen and bathroom schedules. Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner.