

A refined and considered SPECIFICATION

GENERAL
- Architecture and interior design by Echlin - Considerate design respecting the building’s heritage - Calm interior palette with high-quality natural finishes and feature materials - Thoughtful interior layouts and space-planning - Generous ceiling heights throughout, varying between 2.65m-3m - Abundant natural light through large feature windows and doors - Specialist architectural and feature designer lighting - Custom joinery and bespoke kitchens throughout
MAIN BATHROOMS & SHOWER ROOMS
- Natural stone effect, large format Claybrook Gandino tiled floors - Claybrook Nettuno Jute gloss porcelain feature tiles to walls - Arabescato Honed Marble to feature walls, ledges and niches - Custom Arabescato Marble basins and polished chrome The Water Monopoly Soho tapware - Custom heated mirror - Light oak veneer joinery with hidden shaver socket - Fixed shower head and handheld shower in polished chrome from The Water Monopoly’s Soho range - Bette enamelled baths - Thermostatic shower and bath mixer in polished chrome from The Water Monopoly’s Soho range - Custom glass bath and shower screens - Recessed niche storage in bath and shower areas - Modern wall-hung WC with concealed cistern, flush plate in polished chrome and soft close seat - Heated towel rail in polished chrome - Discreet extractor fan

KITCHENS
- Bespoke two-toned kitchens with handle-less cupboard and drawer detail - Oak veneer and greige lacquer doors - Arabescato Marble counter-tops and splashback with recessed LED track lighting - Undermounted Franke stainless steel sink integrated into worktop - Stainless steel Quooker Pro tap providing filtered and boiling water on demand - Integrated Miele appliances comprising: - Multi-function electric oven - Combi-oven/microwave - Induction hob - Integrated Siemens appliances comprising: - Extractor hood - Fridge/freezer - Dishwasher
PRINCIPAL ENSUITES
- Natural stone effect, large format Claybrook Gandino tiled floors - Claybrook Fellini matt effect porcelain feature tiles to walls - Polished Calacatta Viola Marble to feature walls, ledges and niches - Custom Calacatta Viola Marble basins and polished chrome The Water Monopoly tapware - Custom heated mirror - American Walnut veneer joinery with hidden shaver socket - Fixed Water Monopoly shower head and handheld shower in polished chrome to baths and showers - Thermostatic Water Monopoly shower and bath mixer controls in polished chrome - Custom glass bath and shower screens - Recessed niche storage - Modern wall-hung WC with concealed cistern, flush plate in polished chrome and soft close seat - Heated towel rail in polished chrome - Discreet extractor fan - Walk-in showers

INTERIOR FINISHES
- Havwoods herringbone parquet engineered wooden flooring - Walls and ceilings are painted in neutral contemporary colours - All skirting and architraves are primed and decorated with an eggshell finish to match walls - Internal solid core traditional style doors with simple traditional matt black ironmongery - Dowsing & Reynolds toggle switches and electric sockets - Double-glazed wooden sash windows and metal external doors in a Crittall style to garden/terrace areas
WARDROBES & STORAGE
- Custom full height lacquer and oak joinery to all bedrooms - Custom full-height lacquer joinery to hallways - Wardrobes to include shelving, hanging rail and concealed automatic LED lighting - Dedicated utility storage or separate utility rooms
HEATING AND ELECTRICS
- Heating and hot water provided by a communal Gas boiler - Concealed air conditioning throughout - Underfloor heating throughout - LED downlights throughout - Feature wall lighting throughout - Provision for pendant lighting to kitchen/living rooms and bedrooms - Generous supply of power points, USB sockets, telephone points and TV/FM points - BT and Virgin Media superfast broadband pre-wired (subject to subscription) - Data points to living rooms and bedrooms - MVHR fresh air throughout living areas and bedrooms
SAFETY & SECURITY
- Hard wired video entry system - CCTV cameras are installed at key positions around the development - Security fob access for residents - Building-wide fire alarm system - Fused spur to allow for future security alarm installation by owner - Secure metal entrance gate

COMMUNAL AREAS
- High speed lift - Architectural lighting - Feature floor tiles and feature wall colours to main entrance spaces - Terrazo and mosaic tile feature staircase
EXTERNAL SPACES
- Landscaped gardens to ground floor rear apartments - Communal garden for the exclusive use of residents - Secure, covered cycle parking provided - Secure, gated car parking available by separate negotiation with provision for future electric vehicle charger installation
SUSTAINABILITY
- Green roofs and wildlife friendly planting to promote biodiversity - Efficient MVHR system providing fresh air to apartments - Underfloor heating for constant internal comfort - High quality building fabric with good thermal performance - High acoustic separation between apartments - Natural materials and finishes throughout - Cycle storage (2x per apartment)
PENTHOUSES
- As main apartment specification - Generous open-play layouts - Custom walk-in dressing rooms to principal bedrooms - Integrated Gaggenau appliances comprising: - Multi-function electric oven - Combi-oven/microwave - Extractor hood - Fridge/freezer - Dishwasher - Contemporary double glazed sliding doors - Wrap-around external terraces - Kitchen islands - Double vanity units to principal ensuite bathrooms