

# Specification Summary

## Apartments

### Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system
- Cloak cupboards with integrated lighting and hanging rails (For 2 bedroom apartments cloak cupboard located in utility room and study)

### Living areas

- Engineered oak timber flooring
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- Brushed stainless steel data and telephone outlet points
- Recessed down lights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture in dining area
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power in centre of room in addition to wall sockets
- Solid brass ironmongery in brushed nickel finish
- Recessed curtain or blind box with potential for remote control

### Kitchen

- Engineered oak timber flooring
- Luxury contemporary kitchen featuring grey composite stone worktops
- Stainless steel under mount double sink
- Miele oven, induction hob, microwave, dishwasher, integrated glass-fronted wine fridge, 90cm Gaggenau fridge/freezer (60cm Gaggenau fridge/freezer in 1 bedroom apartments)
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage

### Utility room / area

- Separate integrated Miele washing machine and vented tumble dryer
- Matt lacquered cloak cupboard with integrated lighting and hanging rails

### All bedrooms

- Engineered oak timber flooring
- Bespoke matt lacquer full height floor to ceiling wardrobes with integrated shelving and hanging rails
- Underfloor heating
- Fan coil unit comfort cooling and ventilation
- Recessed curtain or blind box with potential for remote control

### Master ensuite bathrooms

- Single or double sinks, undermounted with marble vanity top and timber fronted drawers
- White steel enamel bath, under mounted with marble top and surround
- Walk in shower with overhead and hand showerheads; full height marble surrounds
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Dornbracht mixers, taps and showers in brass with a platinum matt finish
- Mirror fronted wall cabinets with demist feature to mirrors and signature wall lights; Interiors fitted with shelving, 2 shaver points, 2 USB points and integrated lighting
- Warm wall with brushed stainless steel towel rails
- Underfloor heating

- Cove lighting
- Ceiling extractor system

#### Ensuite bathrooms

- Undermount sink with marble vanity top and timber fronted drawers
- Either: White steel enamel bath, under mounted with marble top and surround.
- Shower and shower screen
- Or: Walk in shower with overhead and hand showerheads; full height marble surrounds
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Dornbracht mixers, taps and showers in brass with a platinum matt finish
- Mirror fronted wall cabinets with demist feature to mirrors and signature wall lights. Interiors fitted with shelving, shaver point, USB point and integrated lighting.
- Warm wall with brushed stainless steel towel rails
- Underfloor heating
- Cove lighting
- Ceiling extractor system

#### Powder rooms

- Under mount sink with marble vanity top and timber fronted drawers
- Mirror with integrated signature lighting
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- Underfloor heating
- Recessed downlights
- Ceiling extractor system

#### Systems

- Stand-alone system of interlinked smoke alarms, mains operated with battery back-up
- Residential sprinkler system with concealed heads
- Independent AV cabling infrastructure for speaker, IT and TV distribution cabling, including common AV requirements
- High speed fibre optic connection infrastructure directly into each apartment for data/telephone
- Home automation system with controllable touch panels/push buttons where applicable
- Lighting control system where applicable
- Wiring for Sky Q in equipment cupboard with outlets in each room
- Wiring for control point with KNX panel
- Balconies/erandas
- Bronze coloured signature cast aluminium metal work and balustrades
- Composite timber decking
- Power outlet
- Wall-mounted lighting

## Common Areas

#### Reception

- Entrance canopy leading from drop off along Aybrook Street
- 24 hour concierge

#### Courtyard

- Natural stone paved courtyard with stone planters containing silver birch trees and shrubs
- Reflecting pool
- Scene set lighting to planting and pool
- Upper level bridges with glazed balustrades and timber handrail
- Timber front doors to apartments via bridges
- Lifts
- 2 number passenger lifts, each with glazing offering views along the courtyard
- Separate goods lift for furniture and bulk items

#### Car park

- Secure residents' parking
- Separate secure residents' bicycle parking area