

Specifications

Kitchen	<ul style="list-style-type: none"> – Individually designed, fully fitted – Italian designer kitchens manufactured by Bontempi and supplied by By Design – Granite work surfaces and upstands – Integrated appliances by Kuppertsbusch and Tekki – Odour extracting ovens – High quality extractor hoods – Brushed stainless steel electrical faceplates – Under-shelf lighting – Porcelain floor tiles – Kuppertsbusch electric, A-rated oven and built-in grill – Kuppertsbusch electric, four-ring hob – Kuppertsbusch 750 watt integrated microwave – Kuppertsbusch triple A-rated dishwasher – Kuppertsbusch frost-free, combined fridge freezer – SMEG washer dryer 	Heating	<ul style="list-style-type: none"> – Energy efficient, gas fired combination boiler with thermostatically controlled hot water radiators
		Windows & doors	<ul style="list-style-type: none"> – Crittal steel, double glazed windows and patio doors to meet building regulations, with bronze coloured, minimal frames – Solid oak front doors – Oak veneer internal doors
		Finishes	<ul style="list-style-type: none"> – Thema oak floor by Forbo – Solid oak skirtings and architraves – Painted plasterboard walls and ceilings
		External features	<ul style="list-style-type: none"> – Covered bicycle storage areas – Waste bin storage areas – Natural stone paving to balconies and gardens, red cedar wood fencing to gardens – Sandstone communal walkways
Bathroom	<ul style="list-style-type: none"> – Individually designed, fully fitted – Manufactured by Pronorm Einbaukuchen – Villeroy and Boch white, wall mounted sanitary ware – Grohe fittings – Frameless glazing shower screens and enclosures with anti-limescale treatment – Porcelain wall and floor tiles 	Walkways Access	<ul style="list-style-type: none"> – External store units – Lift access to upper floor – Mailbox collection at residential entrance – Fob access to entrance
		Security	<ul style="list-style-type: none"> – Digital video entry phone to residential entrance – CCTV cameras protecting entrance, linked to the management suite
Electrical & lighting	<ul style="list-style-type: none"> – Intelligent cabling – CAT 6E cables – Smart home lighting system as standard – Bega front door light fitting – Internal: a mixture of low voltage halogen and low voltage compact fluorescent lighting, designed by a specialist lighting consultant. – Chamaeleon Technologies flexible strip, neon tube light fittings to garden 	Tenure	<ul style="list-style-type: none"> – Superior long leasehold interest held by Land Securities – 125 years Leasehold – 10 year Zurich building guarantee – £250 annual ground rent charge with a 25 year review – Annual service charge payable

Outside Space

Units 4 - 9	Metric	Imperial	Units 12 - 15	Metric	Imperial		
Unit 4	– Garden	4.75m x 4.14m	15'6" x 13'6"	Unit 12	– Garden	6.52m x 5.25m	21'4" x 17'2"
Unit 5	– Garden	4.37m x 5.84m	14'3" x 19'2"	– Balcony	6.13m x 2.55m	20'1" x 8'4"	
	– Garden studios	3.84m x 3.28m	12'6" x 10'8"	Unit 13	– Garden	6.52m x 5.22m	21'4" x 17'1"
Unit 6	– Garden	4.58m x 6.34m	15' x 20'8"	– Balcony	6.13m x 2.55m	20'1" x 8'4"	
	– Garden studios	4.05m x 3.29m	13'3" x 10'8"	Unit 14	– Garden	5.50m x 9.83m	18' x 32'3"
Unit 7	– Garden	3.94m x 7.38m	12'9" x 24'2"	– Balcony	6.13m x 2.55m	20'1" x 8'4"	
	– Garden studios	3.66m x 3.25m	12' x 10'7"	Unit 15	– Garden	4.14m x 11.39m	13'6" x 37'4"
Unit 8	– Garden	4.48m x 3.95m	14'7" x 12'9"	– Balcony	6.13m x 2.55m	20'1" x 8'4"	
	– Garden studios	3.85m x 2.26m	12'6" x 7'4"				
Unit 9	– Garden	4.37m x 5.23m	14'3" x 17'2"				