



# Specification



## GENERAL

- LED downlight fittings throughout
- Satin black ironmongery and door furniture
- Contemporary satin black switches and sockets
- Internal doors contemporary quarter cut oak
- Built in storage and utility cupboard with washer/dryer
- Homekit ready
- Electrical rad heating app enabled
- Airconditioning in bedrooms and living areas
- Fresh air ventilation system in all apartments
- Broadband fibre in all apartments

## HALLWAY

- Engineered oak floors
- Video entry phone system (colour, in-apartment display on your mobile device)
- High security multi-point locking entrance door
- White painted skirting and architraves
- Glass door to living space

## LIVING / DINING

- Engineered oak floors
- Cable TV / media outlet points
- White painted skirtings and architraves
- Floor to ceiling window
- Apple home-kit

## KITCHEN

- Contemporary Italian kitchen units designed & supplied by Urban Living Interiors, Marylebone W1
- Quartzstone splashback
- Quartzstone worktop
- SIEMENS hob, multi-function oven and extractor
- Integrated fridge/freezer and dishwasher
- Black flexible contemporary kitchen tap
- Black undermounted sink
- Undermounted LED light
- Feature open shelving
- USB Plug sockets

## BEDROOM

- Engineered oak floors
- Fitted wardrobes with hanging rail and internal shelving
- USB and telephone points in master bedroom
- Painted skirting and architraves

## BATHROOM / EN SUITE

- Porcelain wall tiles
- Italian Terrazzo floor tiles
- Contemporary black HANSGROHE brassware
- Mirrored wall cabinet with built in shaver socket
- Glass shower and bath screens
- Contemporary black sanitaryware

## COMMUNAL AREAS

- CCTV to internal entrance and common areas
- Integrated building fire detection system
- High security multi-point locking entrances and external common areas
- 10 year building warranty
- Subterranean bike storage with lift access to residents floors
- Lock up storage for each apartment located in the basement.
- Residents' courtyard at ground level
- Digital concierge post box system

