

### GENERAL

999-year lease with a share of freehold

#### NHBC ten year warranty

Three-point security key operated locking system to front door and lift door

#### SSAIB approved security alarm system

Category five wiring for telephone, modem and broadband in all bedrooms and reception rooms

#### Central hub for integrated four line telephone access, modem and broadband

Switching for fully automated curtain tracking system to bedrooms and reception rooms

#### Mode light system for mood set lighting to all rooms

Five amp sockets for additional table lights to main rooms

#### Xenon lighting to selected areas

Crestron central control system for remote operation of music including CD downloads and radio stations, television and satellite reception via LCD wall mounted controllers

#### Water based air-cooling system to all bedrooms, reception rooms, entrance halls and kitchen

Wet system under floor heating throughout with independent controls to each room

#### Central water softening

Oversized walnut doors

#### Walnut architrave and skirting to entrance halls, reception/dining rooms and all bedrooms

Walnut flooring to entrance halls, reception/dining rooms, studies and all bedrooms

#### Bronze light switches and door furniture

### VIDEO ENTRY

Full communication from the entry doors to the apartments or concierge, as well as apartment to concierge desk call facility. Ophera monitor with high definition 3.5" LCD TFT colour screen

### ACCESS CONTROL

CDI Services access control system installed to all main entrance doors and vehicle gates

### CCTV

State of the art fully automatic CDI Services CCTV monitoring system covering the entire property 24 hours a day

### INTRUDER ALARMS

Secure Grade Three intruder alarm system, connected to CDI Services Alarm Receiving Centre using Grade Four Redcare GSM communication. The system is also connected to the on site concierge's system

### LEISURE FACILITY

Access down steps from garden or basement car park

#### Under floor heating throughout

Fossil Molianos stone tiles to entrance area floors

### POOL AREA

Swimming pool approximate size 14 x 5 metres

#### Harmonie mosaic pool tiles

Fossil Molianos stone tiles to pool surround floor and walls

#### Hydrospa approximate size 2.6 x 2.3 metres

Natural lighting to pool area together with underwater pool/spa lights and wall lighting

### CHANGING ROOMS

Fossil Molianos stone tiles to floor

Otto Biege tiles to walls throughout

Wall mounted w.c.'s

Fossil Molianos shower trays

Wall mounted white china basins

Electric hand drier

Solid wood benches

Token operated lockers

### GYMNASIUM

Comfort cooling

Dalsouple rubber tiled floor

Painted walls with full height safety mirrors

Two Life Fitness running machines

Two Life Fitness bikes

Life Fitness cross trainer

Bench & weights

50" Plasma TV

### COMMUNAL GARDEN

Pathways of sandstone pavers with bands of sandstone sets

Two traditional teak benches

Fine lawns framed with sandstone bands

Two raised planters of rendered block work with sandstone copings, filled with feature trees including Magnolia and Amelanchier with low level shrubs

Set of steps leading up to the woodland area

The leisure facility roof has a sandstone path and is extensively planted with low level shrubs on either side

Ceramic pots in front of the leisure facility filled with clipped box cubes

The feature walls within the garden are clad in a variety of stones and textures

(COMMUNAL GARDEN Continued)

Two hard limestone water walls either side of the leisure facility are framed with limestone key stones and the periphery are sandstone slips of various sizes. The rest of the wall is a dressed 'dry stone' wall

The planting to the communal garden comprises formal box hedges set within fine lawns with shrub and bulb planting

Low level lighting throughout the garden highlights and accents the feature trees

### WOODLAND WALK

A specially constructed woodland walk topped with bark mulch has been created within the existing established wooded area making it a sensitive surface cover to protect the root system of the existing trees

A teak bench is positioned along the route

Planting comprises native understory and seasonal bulbs

The woodland area is maintained under a woodland management scheme agreed with Barnet Council

### ENTRANCE AREA

Concentric circle of porphyry sets

The central circular area features a water fountain with jets of varying heights illuminated at night

The pedestrian lobby entrance is delineated with sandstone slabs and sawn sided porphyry sets for detail

The dividing wall between the entrance area and the communal garden is constructed of sandstone clad sections with decorative metal-work panels

The small kick walls around the entrance area are rendered block work with sandstone copings

The planting to the entrance area uses a native plant palette