



SPECIFICATION

INTERNAL

- Walnut flooring, skirtings and architraves
- Over-size bespoke walnut veneer doors with bronze door furniture
- Bespoke fully-fitted wardrobes to dressing rooms
- Dropped coffered ceilings to reception rooms
- Feature remote-controlled gas fires to main reception

KITCHENS & UTILITY

- Boffi kitchen units finished in Macassar ebony veneer with Kashmir white stone work surfaces and glass splash-backs
- Gaggenau appliances including 2 x ovens, microwave, wine-cooler and gas hob
- Separate utility rooms with Miele washer and tumble dryer

BATHROOMS

- Master bathrooms finished in Verde Pastello/ Bianco Neve marble
- Twin wash basins and marble topped vanity unit with demisting mirror
- Walk-in shower and free-standing or double ended bath
- Dornbracht shower head and taps
- Secondary bathrooms finished in limestone with Dornbracht taps and shower fittings

SECURITY

- Direct lift access to apartments
- 24 hour on-site security personnel
- Individual apartment intruder alarms
- Site-wide CCTV security cameras
- Electronically controlled entry gates

MECHANICAL & ELECTRICAL

- Under-floor heating throughout
- Air-cooling throughout (except bathrooms)
- Mood lighting system
- Crestron centrally controlled audio/visual system with Bowers & Wilkins speakers
- Fitted 42" plasma screens to master bedrooms and some family rooms
- Fitted LCD TV screens to kitchen and master bedrooms
- Category 5 wiring to all principal rooms and bedrooms
- 999-Year Lease with a Share of Freehold
- NHBC Ten Year Warranty