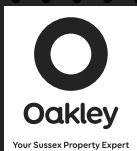


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# Specifications

## Kitchen

- Luxury designer furniture with soft close cupboards and drawers
- AEG appliances comprising single oven, four zone induction hob, cooker hood, integrated fridge/freezer, dishwasher and washer/dryer
- Larder cupboards and deep pan draws
- Stone worktops and upstands
- Under cabinetry light detailing

## Bathrooms and En-Suites

- Luxury marble stone floor and wall tiles
- Wall hung basins
- Brushed brass brassware and shower/bath details
- Soft close wall hung WCs with dual flush push button fittings
- Matt black towel radiators
- LED illuminated mirrors

## Electrical, Security and Heating

- Low energy LED down lighting throughout
- Extractor fans and multi point shaver sockets to all bathrooms and en-suites
- Mains operated heat/smoke detectors
- Switches/sockets finished in brushed brass
- Telephone/TV aerial points to selected rooms
- USB double sockets to bedrooms
- Energy efficient boiler

## Architectural Features

- New double glazed sash windows
- Heritage panel doors and architraves with brushed brass ironmongery
- Restored stone fire place surrounds and hearths in selected apartments
- Designer column radiators

## Decoration and Finishes

- Farrow and Ball colour palette to all walls and ceilings
- Bespoke oak engineered flooring to all living rooms
- Luxury silk effect carpet to bedrooms
- Built in wardrobes to master bedroom to selected apartments

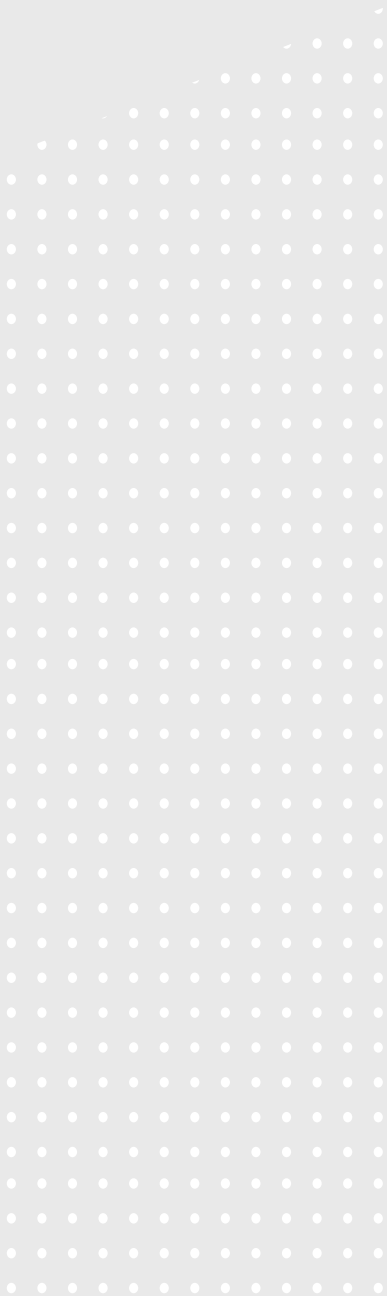
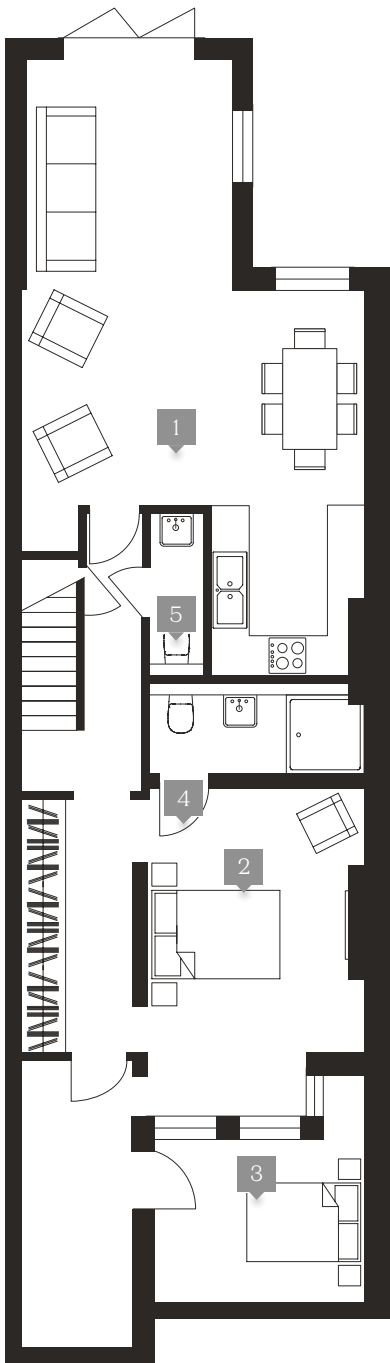
## External and Common Ways

- External terrace or garden to all apartments
- Internal hallways fully decorated with carpet runner and decorative carpet bars
- Large separate postboxes in entrance hall



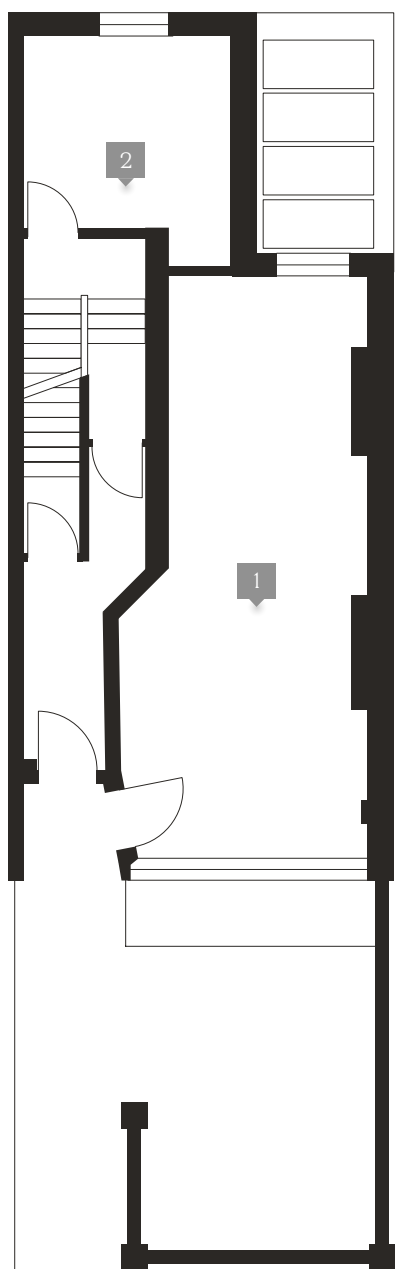
# Lower Ground Floor Apartment

Room	Metres	Feet/Inches
1. Living Room and Kitchen	5.2 × 9.4	17.0 × 30.8
2. Bedroom 1	5.2 × 4.95	17.0 × 16.2
3. Bedroom 2	3.9 × 4.95	12.8 × 16.2
4. Ensuite Bathroom	1.4 × 3.25	4.6 × 10.7
5. Washroom	8.0 × 2.45	26.2 × 8.0



# Ground Floor Shop

Room	Metres	Feet/Inches
1. Main shop	3.75 × 8.8	12.3 × 28.8
2. Storage area	3.15 × 2.8	10.3 × 9.2



# First Floor/Loft Apartment

Room	Metres	Feet/Inches
1. Living Room and Kitchen	5.2 × 7.15	17.0 × 23.4
2. Bedroom 1	3.1 × 2.5	10.2 × 8.2
3. Bedroom 2	5.8 × 4.0	19.0 × 13.1
4. Bathroom	1.5 × 2.95	4.9 × 9.7
5. Ensuite Bathroom	1.7 × 1.9	5.6 × 6.2

Key:  
B — Balcony



Viewing strictly by appointment

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