

WHERE QUALITY MATTERS



You'll love the quality and attention to detail evident throughout your new home. From the sleek lines of the impressive kitchen, to the recessed bathroom lighting, you'll find the perfect mix of style and function. Designed for comfort and adaptability, the airy kitchen/dining/living space will match your lifestyle, whether you are snuggling up in front of the TV or cooking for friends. Most homes have their own outside space and there is communal landscaping for everyone to enjoy. Allocated parking is available to selected plots, whilst for those on two wheels there is cycle storage at the rear of the homes, accessed via fob controlled gates.

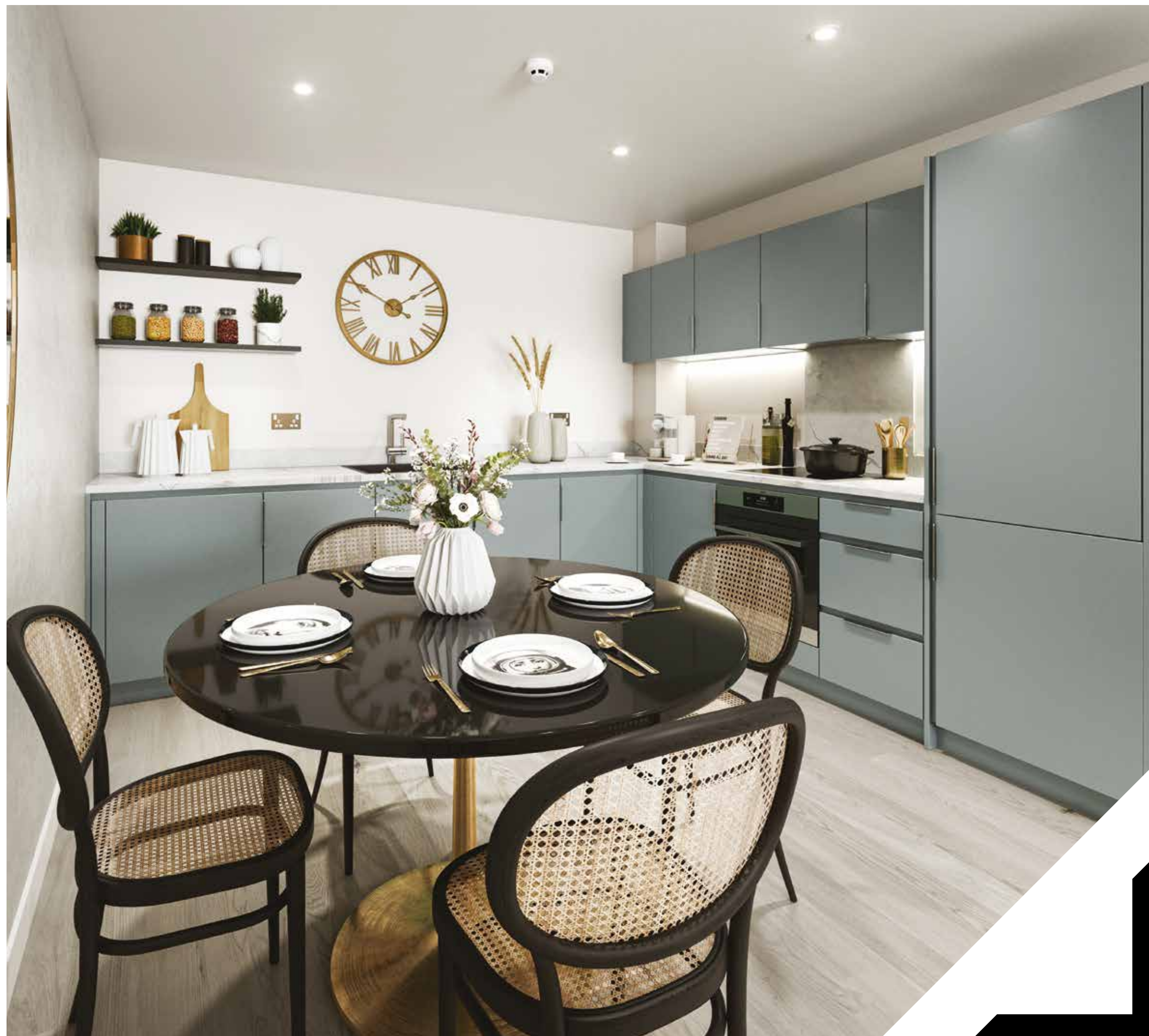
WHERE BEAUTY IS IN EVERY DETAIL

KITCHEN

- Sleek kitchens in a choice of matt lacquered laminate colour ways with slim handles that wrap the cabinet door edge
- A choice* of laminate worktops with upstand and full height splashback behind hob
- LED strip lighting fitted to the underside of wall units
- Stainless steel sink with single lever mixer tap
- Zanussi stainless steel integrated single oven
- Zanussi black glass induction hob
- Zanussi integrated fridge /freezer
- Zanussi integrated dishwasher (slimline where applicable)
- Zanussi integrated concealed extractor
- There is a choice of kitchen upgrades available subject to build stage, please speak to your Sales Executive

BATHROOM

- Large format tiling in a choice of three colour ways*, full height to bath and half height around basin and WC
- Semi recessed basin with mono basin mixer
- Bespoke mirror cabinet with open shelving and LED strip lighting to underside
- WC with soft close lid and dual flush plate
- Single ended steel bath with white gloss bath panel
- Shower on a riser with integrated bath mixer and thermostatic control.
- Two panel folding square bath screen
- Chrome brassware
- Ladder heated towel rail





EN SUITE

- Large format tiling in a choice of three colour ways*, full height to bath and half height around basin and WC
- Semi recessed basin with mono basin mixer
- Bespoke mirror cabinet with open shelving and LED strip lighting to underside
- WC with soft close lid and dual flush plate
- Shaver socket within mirrored cabinet
- Shower enclosure with sliding glass door
- Shower on a riser with thermostatic controls
- Chrome brassware
- Ladder heated towel rail

ELECTRICAL

- Stainless steel sockets with black inserts above kitchen worktop. White moulded sockets and switches throughout the remainder of the apartment
- USB port to master bedroom, kitchen and living room
- Recessed downlights to kitchen/dining, bathroom and ensuite
- Pendant lighting to the hallway, bedrooms and living room
- Communal aerial and wired for Sky Q, Virgin Media, BT and Hyperoptic connections with data points in living area and all bedrooms
- Designated work from home station with power and data

For the detailed specification, please contact our Sales Executives. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. A number of choices and options are available to personalise your home. Choices and colour options are subject to stage of construction and availability. London Square reserves the right to make these changes as required.

GENERAL

- Mountain Grey veneer finish entrance door
- White flush internal doors with contemporary polished chrome ironmongery
- Electric panel heaters
- Wood effect flooring to the hallway, living, dining and kitchen area*
- Ceramic floor tiling to bathrooms and ensuite in a choice of colours*
- A choice of carpet to the bedrooms*
- Fitted wardrobe with mirrored sliding doors to the principle bedroom
- White painted walls and ceilings throughout
- Zanussi freestanding washer dryer located in hall cupboard

SECURITY & PEACE OF MIND

- Video phone entry system
- Security locks to windows, balcony or terrace
- Hardwired smoke alarms and detection
- Heat detection to the kitchen
- Ten year Premier Guarantee warranty
- 2 year London Square Customer Service Warranty

COMMUNAL AREAS

- UPVC windows and patio doors, sliding doors where applicable
- Paved balcony or terrace where applicable
- Metal balustrade to balconies or terrace where applicable
- Lift and Stair access to all floors
- Cycle store
- Bin refuse
- Gated car park with electric gates

