

SLIP INTO *Luxury & comfort*



Computer generated images of London Square Walton-on-Thames and is indicative only.

MODERN *Specification*

GENERAL SPECIFICATION

- IG front door with obscure glazed panels and side lights
- White painted walls and ceilings
- Grey moulded panel internal doors and matching grey painted skirting, architraves and staircase
- Set of glazed panel doors to kitchen/dining/family room
- Bi fold patio doors to the garden
- Contemporary chrome ironmongery
- Underfloor heating to ground floor and radiators to remainder. All with Hive control heating capability
- Separately controlled electric underfloor heating and towel radiators to upper floor bathrooms and en-suites
- A choice of tiled flooring to the hallway, kitchen/dining/family area*, utility, WC
- Timber herringbone flooring to the living room
- A choice of carpet to the bedrooms*, stairs and landing
- Fitted full height wardrobes to the dressing area in the master bedroom in a choice of finishes*
- Optional upgrade of gel fireplace to living room
- Garage with electrically operated door where applicable

ELECTRICAL

- Stainless steel sockets and switches with white inserts above kitchen worktops. White screwless sockets and switches throughout the remainder of the house
- USB port to master bedroom and second bedrooms either side of the bed and further port fitted to the living area and above the kitchen worktop
- Recessed downlighters throughout
- Wired for SkyQ, Virgin Media, BT and Hyperoptic connections with data points in living area and all bedrooms.

SECURITY & PEACE OF MIND

- Security locks to windows and doors
- Hardwired smoke alarms and detection
- Heat detection to the kitchen
- The development adopts the Secured by Design initiative
- Ten year Premiere Guarantee warranty
- 2 year London Square Customer Service Warranty

KITCHENS

- Shaker style matt lacquer kitchen units in a choice of colours* with soft close hinges and feature glass doors
- A choice of 3 stainless steel door handle options
- Silestone worktops with matching full height splashback in a choice of colours*
- LED strip lighting fitted to the underside of wall units
- Stainless steel one and a half bowl underslung sink with brushed nickel boiling water and mixer tap
- Siemens stainless steel integrated single oven
- Siemens stainless steel integrated combination microwave and oven
- Siemens warming drawer
- Siemens 5 ring gas hob
- Siemens integrated fridge /freezer
- Siemens integrated dishwasher
- Caple integrated wine fridge
- Elica telescopic integrated extractor

UTILITY

- Shaker style matt lacquer kitchen units in a choice of colours* with soft close hinges
- Silestone worktops with matching upstand in a choice of colours*
- Single underslung sink with mixer tap
- Freestanding Zanussi washing machine
- Freestanding Zanussi tumble dryer
- Utility cupboard with Zanussi washing machine and tumble dryer to The Edwards and The Westcroft in the WC

WC

- Wall hung WC with soft close lid and dual flush plate
- Bespoke vanity unity to underside of double basin with storage drawer. Available in a choice of colour options*
- Chrome ladder heated towel rail

PRINCIPAL EN-SUITE

- A choice of wall and floor tiling*. Full height tiling to the shower enclosure and half height elsewhere.
- Bespoke vanity unity to underside of double basin with storage drawer. Available in a choice of colour options.* Single basin to The Edwards and The Westcroft
- Mirrored cabinet above dual basins with LED lighting to the underside
- Shaver socket inside cabinet
- Wall hung WC with soft close lid and dual flush plate
- Freestanding bath with wall mounted controls and hand held shower head where applicable
- Shower enclosure with fixed shower head, hand held shower, thermostatic controls
- Feature tiled recess within the shower enclosure
- Chrome ladder heated towel rail

FAMILY BATHROOMS

- A choice of wall and floor tiling*. Full height tiling to the bath and shower enclosure (where applicable) and half height elsewhere.
- Bespoke vanity unity to underside of basin with storage drawer. Available in a choice of colour options*
- Full height mirror above the basin with tiled bottle ledge
- Wall hung WC with soft close lid and dual flush plate
- Double ended bath with fixed shower head above, hand held shower, thermostatic controls and shower screen where applicable
- Shower enclosure with feature tiled recess where applicable
- Chrome finish taps and brassware
- Chrome ladder heated towel rail

SECONDARY EN-SUITES

- A choice of wall and floor tiling*. Full height tiling to the shower enclosure and half height tiling behind the WC and basin.
- Bespoke vanity unity to underside of basin with storage drawer. Available in a choice of colour options*
- Full height mirror above the basin with tiled bottle ledge
- Wall hung WC with soft close lid and dual flush plate
- Chrome finish taps and brassware
- Chrome ladder heated towel rail

*Please ask your Sales Executive for further details, choices and upgrades are subject to timeframes and cut off dates.

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.

