



CGI IS INDICATIVE ONLY

London Square ensures a level of intricacy and detail in which you can feel the care and thought throughout each apartment.



KITCHENS

- Bespoke timber kitchens finished in a light oak stain with pebble grey carcass
- Concrete-finish composite stone worktop with gunmetal undermounted sink
- Gunmetal-finish 3-in-1 hot water tap
- Light-tiled splashback
- Siemens and NEFF (or similar) integrated appliances with visible appliances in a black and anthracite finish
- Appliances include a single oven (1, 2 and 3 beds), combination microwave and oven, warming drawer (2 and 3 beds), induction hob, extractor, dishwasher (slimline to studios and some 1 beds), fridge freezer, wine fridge (1, 2 and 3 beds)

BATHROOMS & EN-SUITES

- Bespoke light-stained oak-finish finish cabinetry both high and low-level offering generous storage
- Full-height tiling, where applicable, with a large format tile below basin line and to the floor and a matching linear tile above in a soft calm colour
- Tiled full-height recess within bath/shower enclosure with pin light above and glass shelving
- Recessed basin with concrete effect composite stone vanity top
- Full height and width fitted mirror behind basin with demister



- Wall hung WC with soft close lid
- Baths, where applicable, benefit from wall-mounted handheld shower heads, a ceiling-mounted fixed shower head and glazed glass bath screen
- Showers, where applicable, benefit from wall-mounted handheld shower head, a ceiling-mounted fixed shower head and hinged glass shower door and enclosure
- Brassware, flush plate, towel rail, and shower screen finished in matt white
- Feature pendant light beside high-level cabinetry in a white and glass finish with LED lighting below low-level vanity storage drawer and within high level cabinetry

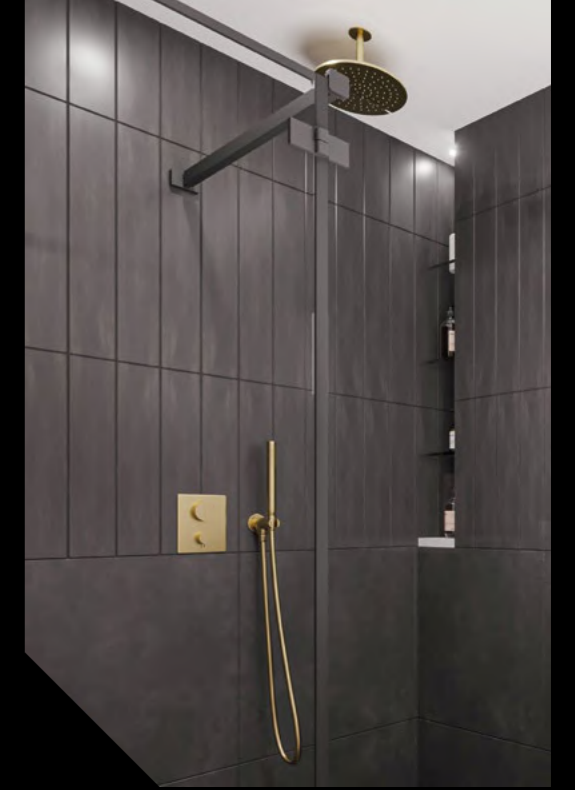
KITCHENS

- Bespoke timber kitchens finished in a dark oak stain with graphite grey carcass
- Concrete-finish composite stone worktop with brushed gold undermounted sink
- Brushed-gold-finish 3-in-1 hot water tap
- Dark-tiled splashback
- Siemens and NEFF (or similar) integrated appliances with visible appliances in a black and anthracite finish
- Appliances include a single oven (1, 2 and 3 beds), combination microwave and oven, warming drawer (2 and 3 beds), induction hob, extractor, dishwasher (slimline to studios and some 1 beds), fridge freezer, wine fridge (1, 2 and 3 beds)

BATHROOMS AND EN-SUITES

- Bespoke dark stained oak-finish cabinetry both high and low-level offering generous storage
- Full-height tiling, where applicable, with a large format tile below basin line and to the floor and a matching linear tile above in a deep dark colour
- Tiled full-height recess within bath/shower enclosure with pin light above and glass shelving
- Recessed basin with concrete effect composite stone vanity top
- Full height and width fitted mirror behind basin with demister

- Wall hung WC with soft close lid
- Baths, where applicable, benefit from wall-mounted handheld shower heads, a ceiling-mounted fixed shower head and hinged glazed glass bath screen
- Showers, where applicable, benefit from wall-mounted handheld shower head, a ceiling-mounted fixed shower head and hinged glass shower door and enclosure
- Brassware and flush plate finished in brushed brass with towel rail and shower screen in matt black
- Feature pendant light beside high-level cabinetry in a white and glass finish with LED lighting below low-level vanity storage drawer and within high level cabinetry



ELEGANT KITCHENS



OPULENT BATHROOMS



EN-SUITES WITH STYLE





ALL IN THE DETAIL

GENERAL SPECIFICATION

- Timber grain effect internal doors with matching architraves
- Contemporary ironmongery in a matt bronze finish
- Washer dryer in a separate cupboard with fluted door
- Bespoke fitted wardrobe to principal and second bedroom with internal LED lighting
- A choice of porcelain tile in a soft calm colour or engineered wood in a dark tone throughout the hall, living, dining and kitchen areas
- Luxurious soft carpet to bedrooms finished in stone colour with the option to upgrade to porcelain tile or engineered wood
- Painted internal walls in matt white with bathroom and en-suites finished in a feature grey colour

HEATING & COOLING

- Zoned underfloor heating throughout supplied via district heating network and centralised boilers
- Heated towel radiator to bathrooms and en-suites
- Comfort cooling to living room and principal bedroom
- Mechanical ventilation with heat recovery

EXTERIOR

- External wall with high-quality precast concrete panel and bronze finish cladding
- Reinforced concrete slab with appropriate floor finishes
- Double-glazed aluminium windows including opening lights, where appropriate, and double-glazed aluminium doors to balconies and terraces where appropriate with durable steel powder-coated finish
- Steel powder-coated cladding and balustrade with stone-effect finish

BALCONIES

- Inset balconies with stone-effect floor finish tiles
- Metal cladding to balcony walls
- Powder-coated metal balustrade

LIGHTING AND ELECTRICAL

- Downlights in bedroom, kitchen and living area with dimmable function to kitchen and living area
- LED lighting to underside of kitchen cabinets and worktop
- External wall downlight to the balcony
- TV point to living room and all bedrooms
- Datapoint to living room and all bedrooms including where work from home station is indicated
- Provision for high-speed fibre broadband
- Smoke and heat detector and sprinkler systems throughout
- USB and USC sockets to kitchen, living area and bedrooms
- Ceiling speakers to living room and principal bedroom

COMMUNAL AREA

- Entrance lobby with residential lounge incorporating soft seating and workspaces
- 24-hour concierge behind a bespoke timber reception desk with stone countertop and feature pendant lighting above
- Timber veneer post boxes to entrance lobby with bronze detailing
- Three custom-designed residential lifts with bronze aluminium doors
- Feature wayfinding signage
- Carpet to residential communal corridors
- In-situ or pre-cast concrete stairs with steel balustrades in common areas
- 76 standard parking spaces, 9 motorbike and 9 mobility spaces - available for select apartments only
- Access to electric car charging from all parking spaces
- 334 basement cycles spaces, plus space for 7 mobility scooters
- Feature timber grain effect apartment front entrance door with matching surround benefitting from feature external light and bronze door number
- Communal CCTV system
- Fob and video entry to main entrance engaging automatic doors