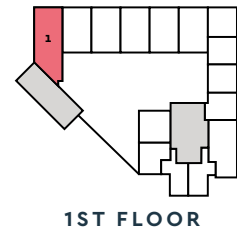
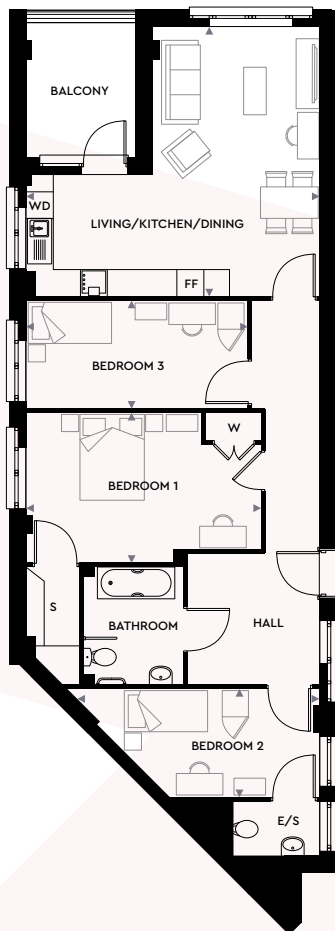


THREE BEDROOM APARTMENTS

APARTMENT 1



GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.

LIVING/KITCHEN/DINING

6.51M X 5.93M | 21'3" X 19'4"

BEDROOM 1

5.21M X 3.28M | 17'0" X 10'7"

BEDROOM 2

5.58M X 2.40M | 18'3" X 7'8"

BEDROOM 3

4.91M X 2.40M | 16'1" X 7'8"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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**INSPIRED BY YOU
BUILT FOR YOU**

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

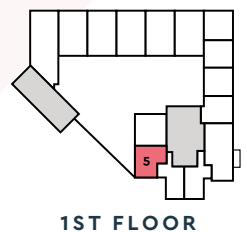
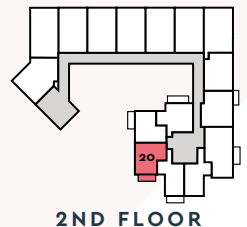
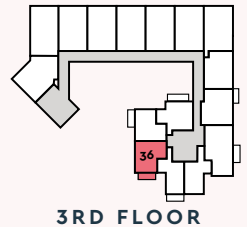
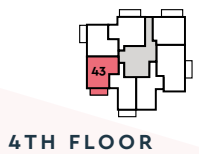
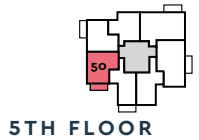
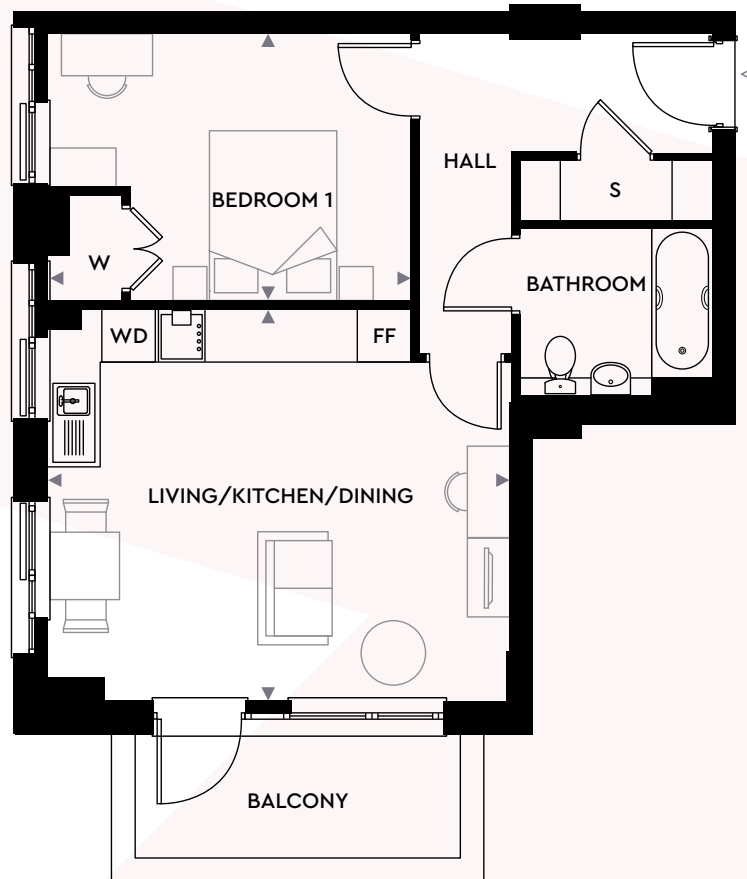
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

*Refer to floorplans for information on apartments with en suites/WC. The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our Sales Advisor for more details. December 2020.

ONE BEDROOM APARTMENTS

APARTMENTS 5, 20, 36, 43 & 50



GROSS INTERNAL AREA: 50.0 SQ. M. | 538.1 SQ. FT.

LIVING/KITCHEN/DINING

5.30M X 4.46M | 17'3" X 14'6"

BEDROOM 1

4.16M X 3.06M | 13'6" X 10'0"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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INSPIRED BY YOU
BUILT FOR YOU

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

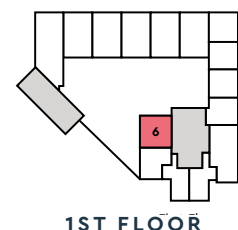
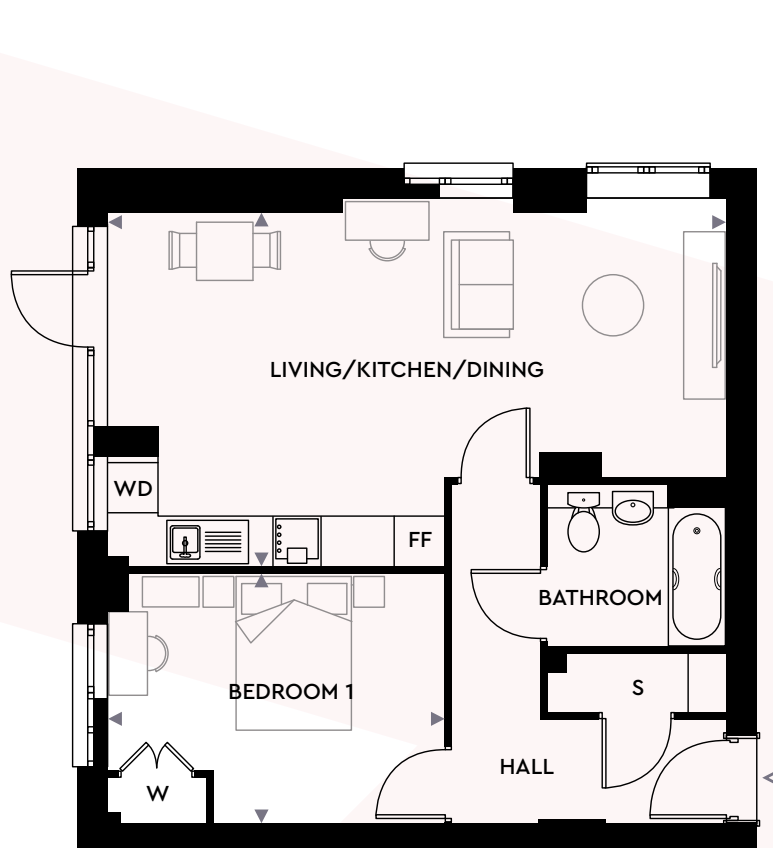
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

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ONE BEDROOM
APARTMENTS

APARTMENT 6



1ST FLOOR

GROSS INTERNAL AREA: 58.0 SQ. M. | 624.3 SQ. FT.

LIVING/KITCHEN/DINING

7.61M X 4.50M | 24'9" X 14'7"

BEDROOM 1

4.16M X 3.13M | 13'6" X 10'2"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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INSPIRED BY YOU
BUILT FOR YOU

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

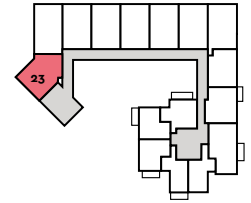
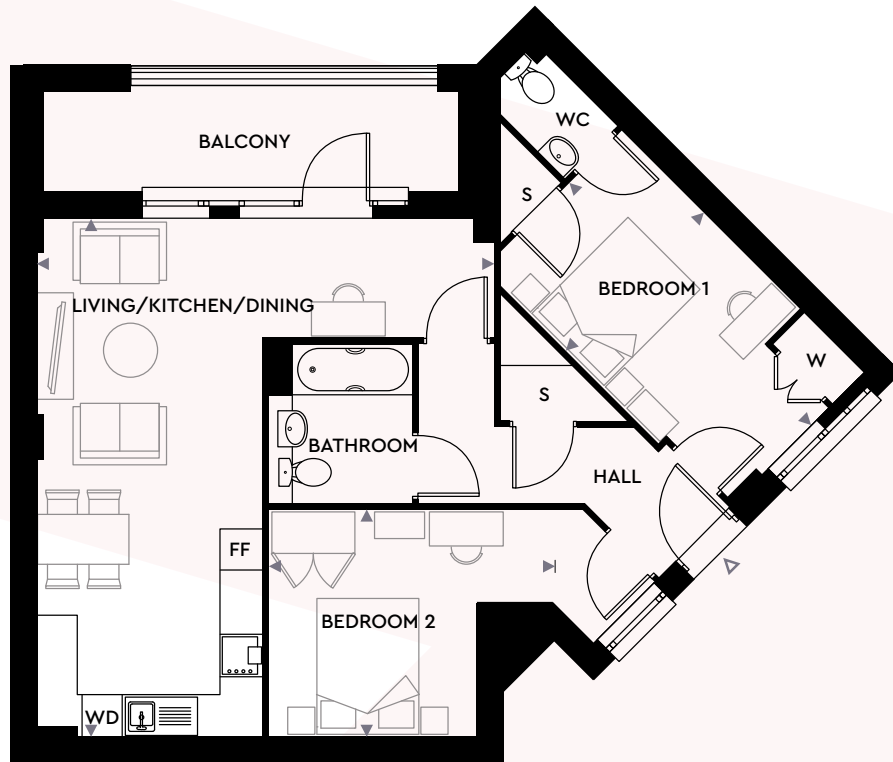
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

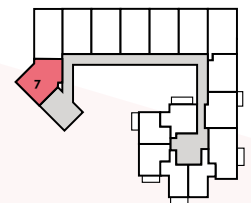
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TWO BEDROOM APARTMENTS

APARTMENTS 7 & 23



3RD FLOOR



2ND FLOOR

GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.

LIVING/KITCHEN/DINING

7.33M X 3.18M | 24'0" X 10'4"

BEDROOM 1

4.80M X 2.75M | 15'7" X 9'0"

BEDROOM 2

4.36M X 3.26M | 14'3" X 10'6"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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INSPIRED BY YOU
BUILT FOR YOU

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

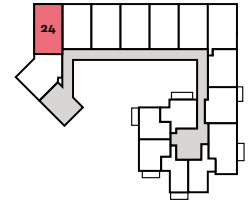
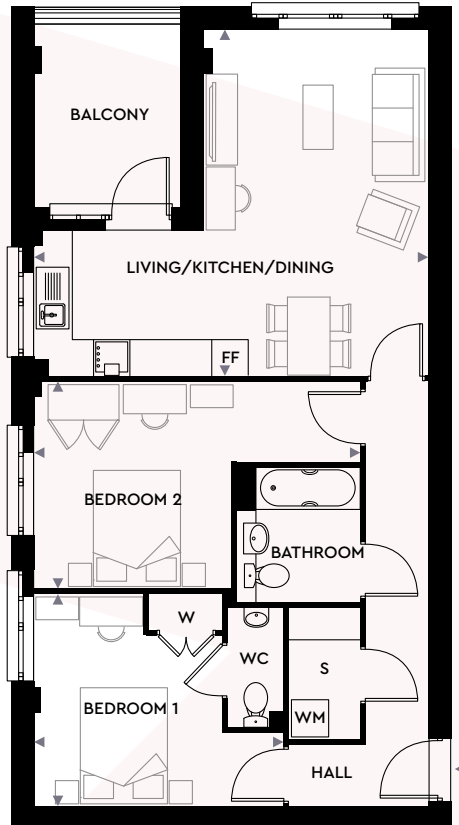
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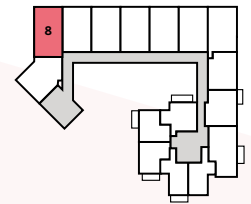
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TWO BEDROOM APARTMENTS

APARTMENTS 8 & 24



3RD FLOOR



2ND FLOOR

GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.

LIVING/KITCHEN/DINING

6.51M X 5.66M | 21'3" X 18'5"

BEDROOM 1

3.53M X 3.11M | 11'5" X 10'2"

BEDROOM 2

3.35M X 3.26M | 10'9" X 10'6"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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SPECIFICATION

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 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
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 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
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- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
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- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

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BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
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- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
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- Aluminium-framed double-glazed windows

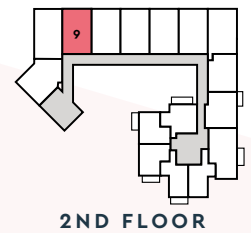
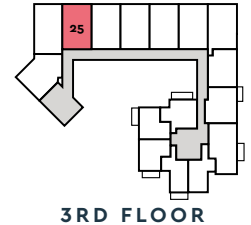
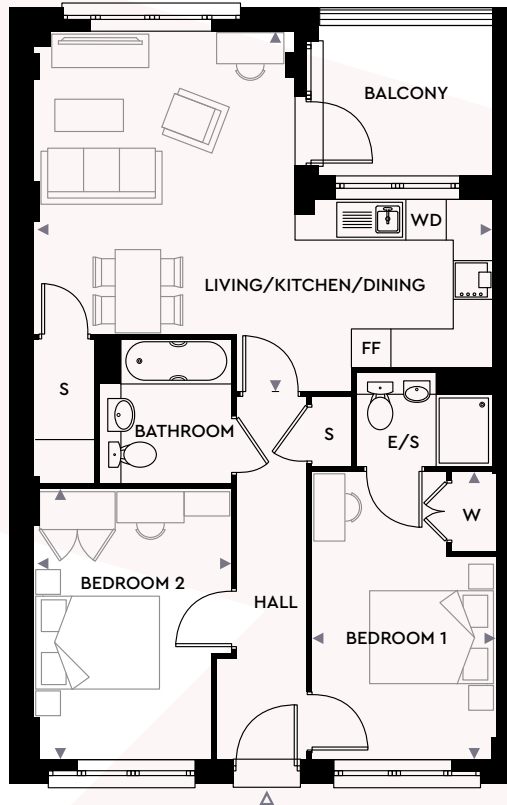
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

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TWO BEDROOM APARTMENTS

APARTMENTS 9 & 25



GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.

LIVING/KITCHEN/DINING

7.00M X 4.60M | 22'9" X 15'0"

BEDROOM 1

4.37M X 2.75M | 14'3" X 9'0"

BEDROOM 2

4.12M X 3.05M | 13'5" X 10'0"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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**INSPIRED BY YOU
BUILT FOR YOU**

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

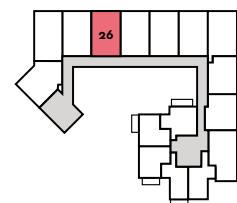
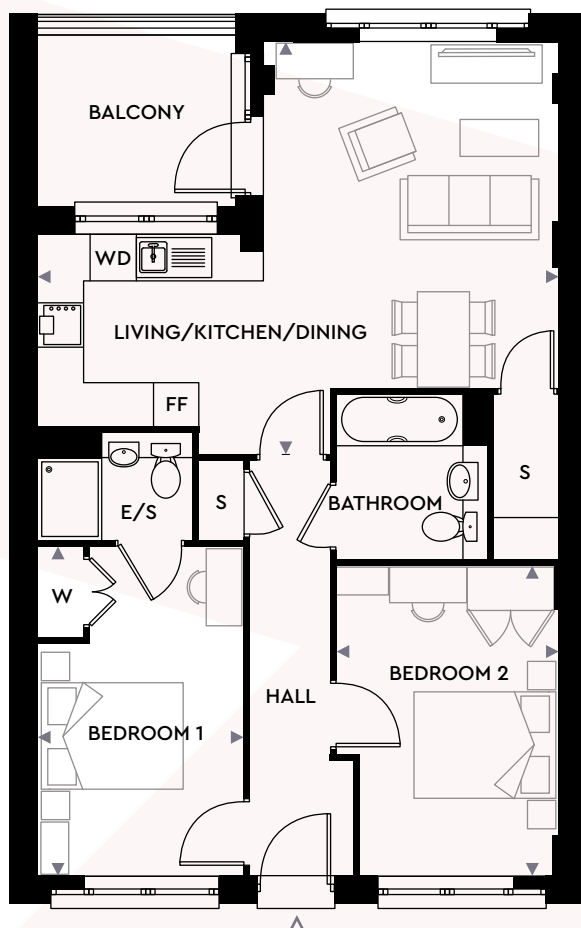
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

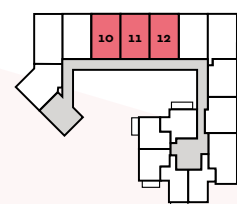
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TWO BEDROOM APARTMENTS

APARTMENTS 10, 11, 12 & 26



3RD FLOOR



2ND FLOOR

GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.

LIVING/KITCHEN/DINING

7.05M X 4.60M | 23'1" X 15'0"

BEDROOM 1

4.37M X 2.75M | 14'3" X 9'0"

BEDROOM 2

4.12M X 3.05M | 13'5" X 10'0"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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INSPIRED BY YOU
BUILT FOR YOU

SPECIFICATION

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- Bosch integrated appliances including:
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 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

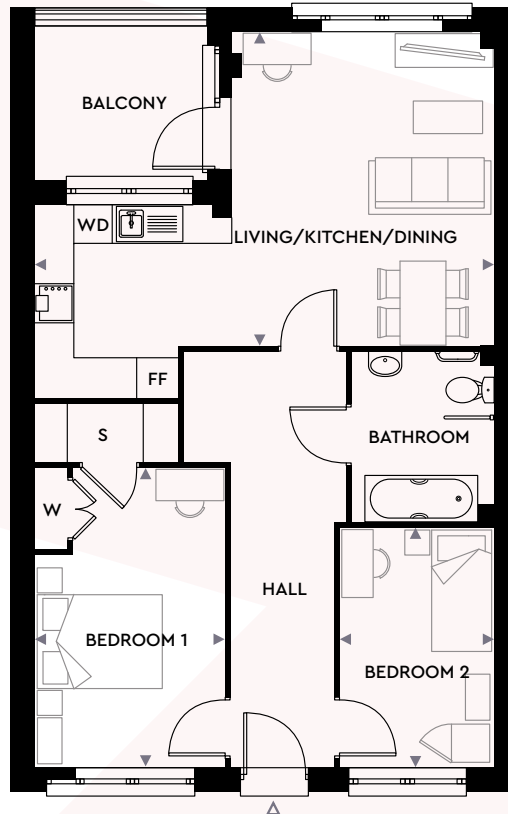
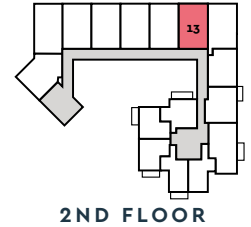
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

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TWO BEDROOM APARTMENTS

APARTMENT 13



GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.

LIVING/KITCHEN/DINING

7.14M X 4.72M | 23'4" X 15'4"

BEDROOM 1

4.50M X 3.00M | 14'7" X 9'8"

BEDROOM 2

3.60M X 2.40M | 11'8" X 7'8"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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**INSPIRED BY YOU
BUILT FOR YOU**

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

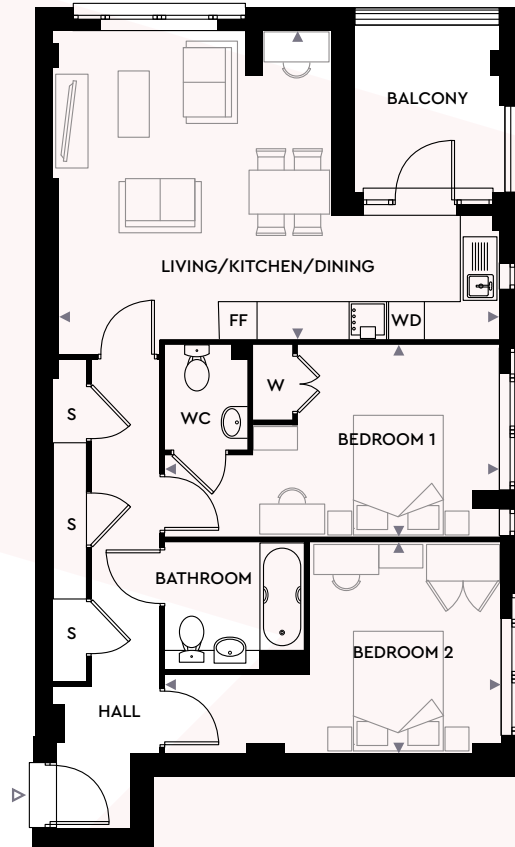
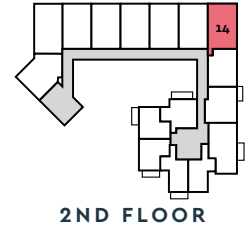
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

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TWO BEDROOM APARTMENTS

APARTMENT 14



GROSS INTERNAL AREA: 77.0 SQ. M. | 828.8 SQ. FT.

LIVING/KITCHEN/DINING

7.02M X 4.87M | 23'0" X 15'9"

BEDROOM 1

5.32M X 3.04M | 17'4" X 9'9"

BEDROOM 2

5.32M X 3.34M | 17'4" X 10'9"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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**INSPIRED BY YOU
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SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

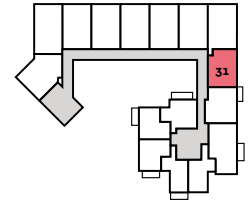
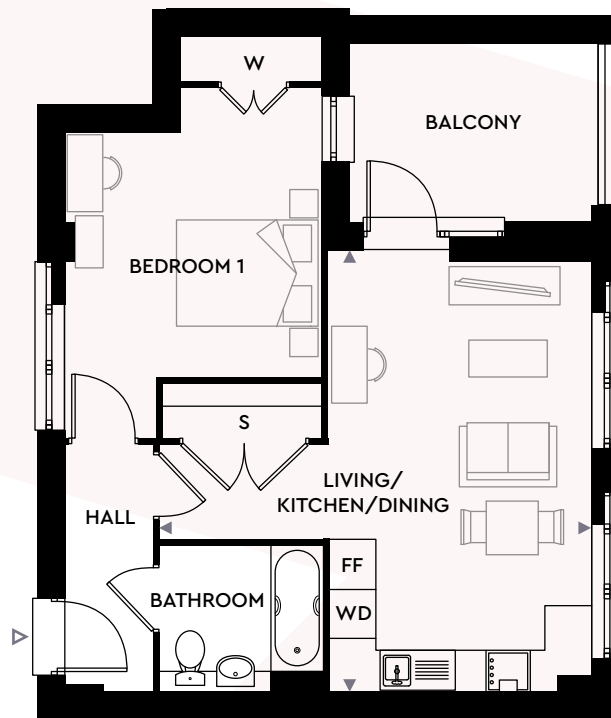
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
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- Secure residents' cycle store
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- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

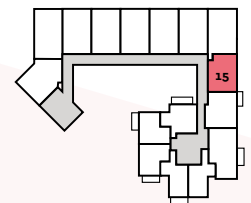
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ONE BEDROOM APARTMENTS

APARTMENTS 15 & 31



3RD FLOOR



2ND FLOOR

GROSS INTERNAL AREA: 50.0 SQ. M. | 538.1 SQ. FT.

LIVING/KITCHEN/DINING

5.93M X 3.50M | 19'4" X 11'4"

BEDROOM 1

4.58M X 3.47M | 15'0" X 11'3"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
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BEDROOM

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ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
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INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
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SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
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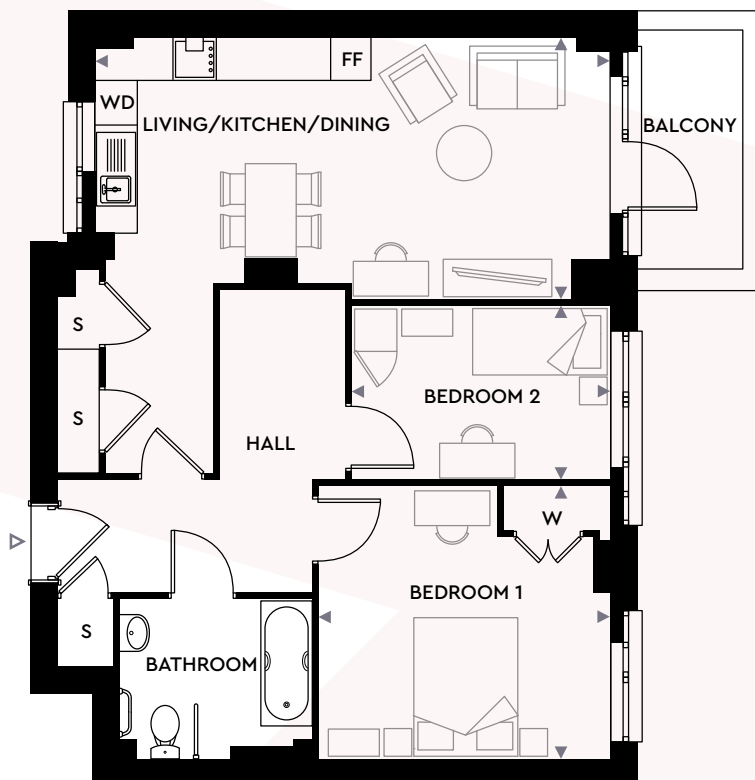
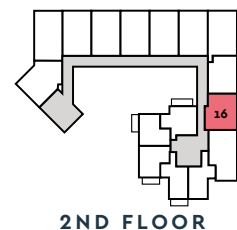
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TWO BEDROOM
APARTMENTS

APARTMENT 16



GROSS INTERNAL AREA: 74.0 SQ. M. | 796.5 SQ. FT.

LIVING/KITCHEN/DINING

7.07M X 3.64M | 23'1" X 11'9"

BEDROOM 1

4.01M X 3.70M | 13'1" X 12'1"

BEDROOM 2

3.55M X 2.40M | 11'6" X 7'8"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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- Zanussi integrated appliances including:
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 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
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- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

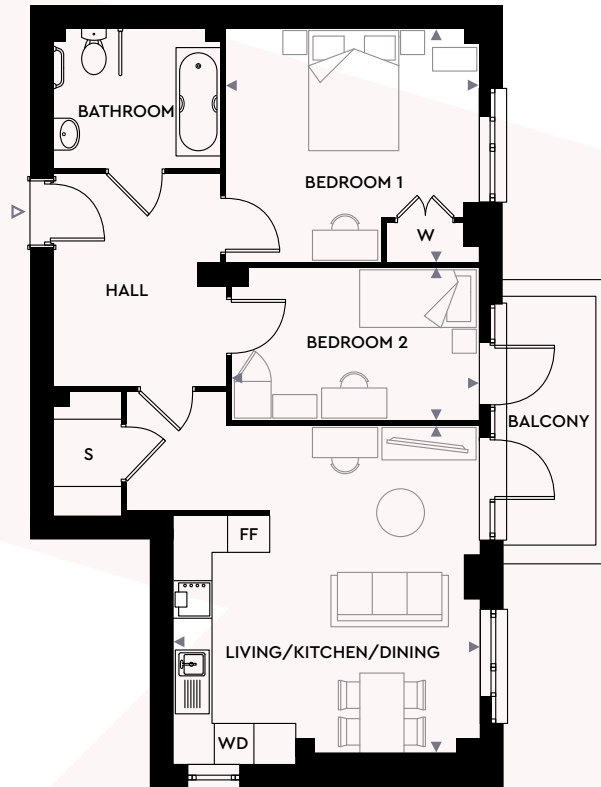
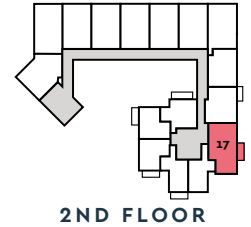
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

*Refer to floorplans for information on apartments with en suites/WC. The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our Sales Advisor for more details. December 2020.

TWO BEDROOM APARTMENTS

APARTMENT 17



GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.

LIVING/KITCHEN/DINING

5.30M X 4.82M | 17'3" X 15'8"

BEDROOM 1

4.01M X 3.70M | 13'1" X 12'1"

BEDROOM 2

3.91M X 2.40M | 12'8" X 7'8"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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**INSPIRED BY YOU
BUILT FOR YOU**

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

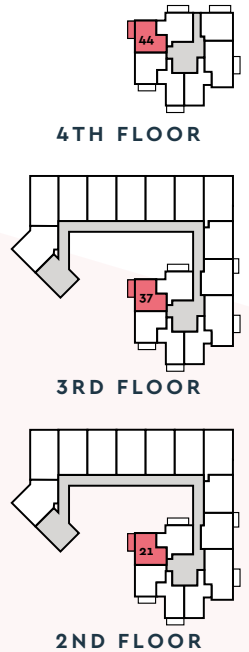
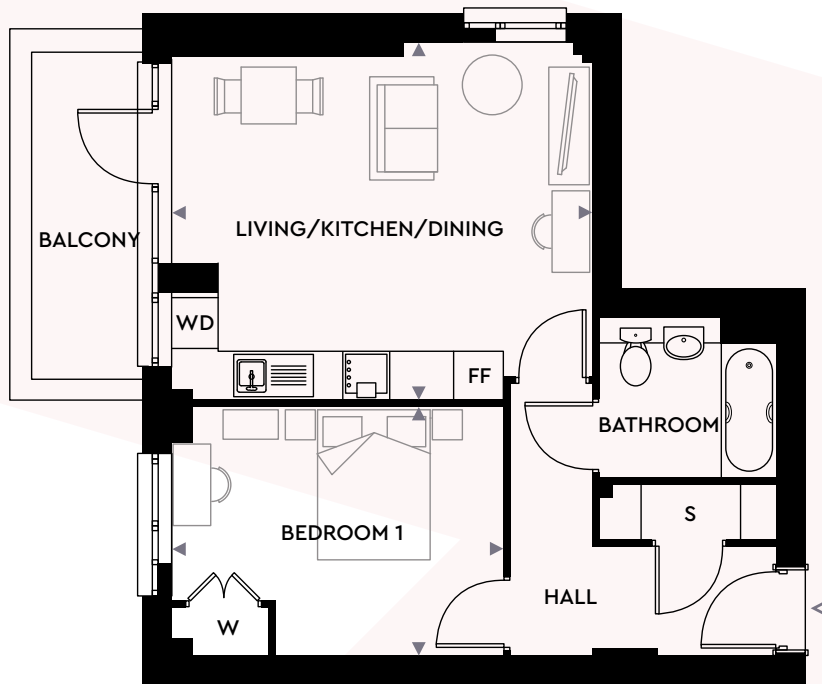
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

*Refer to floorplans for information on apartments with en suites/WC. The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our Sales Advisor for more details. December 2020.

ONE BEDROOM APARTMENTS

APARTMENTS 21, 37 & 44



GROSS INTERNAL AREA: 50.0 SQ. M. | 538.1 SQ. FT.

LIVING/KITCHEN/DINING

5.30M X 4.50M | 17'3" X 14'7"

BEDROOM 1

4.16M X 3.13M | 13'6" X 10'2"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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**INSPIRED BY YOU
BUILT FOR YOU**

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

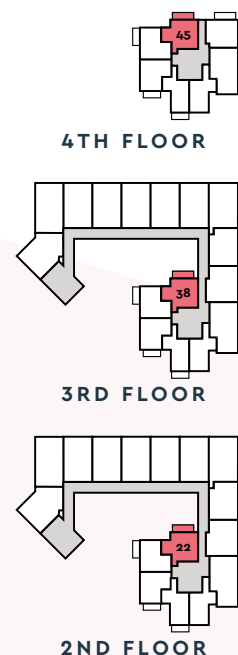
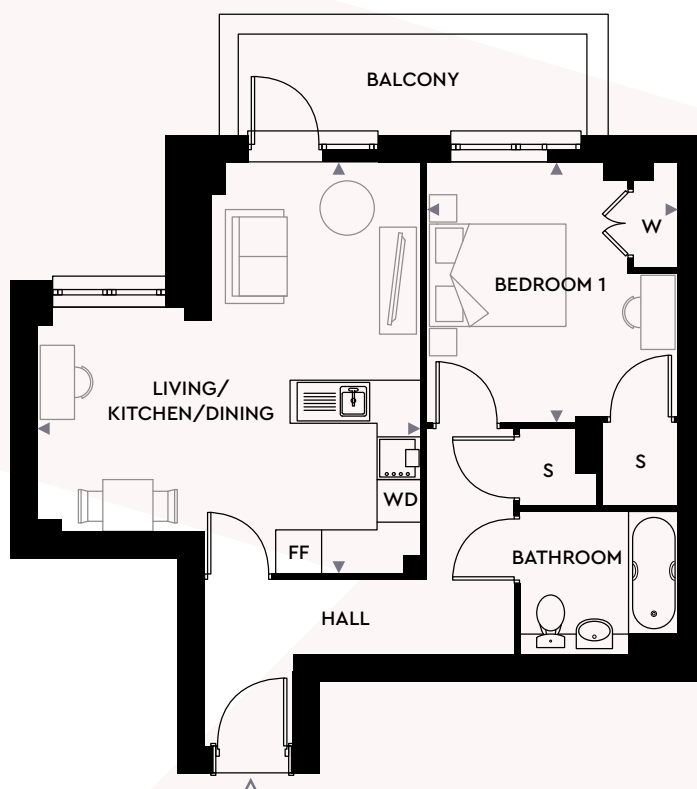
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

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ONE BEDROOM APARTMENTS

APARTMENTS 22, 38 & 45



GROSS INTERNAL AREA: **54.0 SQ. M. | 581.2 SQ. FT.**

LIVING/KITCHEN/DINING

5.71M X 5.42M | 18'7" X 17'7"

BEDROOM 1

3.61M X 3.50M | 11'8" X 11'4"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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INSPIRED BY YOU
BUILT FOR YOU

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
 - induction hob with TouchSelect and PowerBoost functions
 - multifunction oven with LED display and pop-out controls
 - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
 - dishwasher
 - fridge/freezer
 - washer dryer
- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

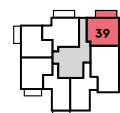
EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
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- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

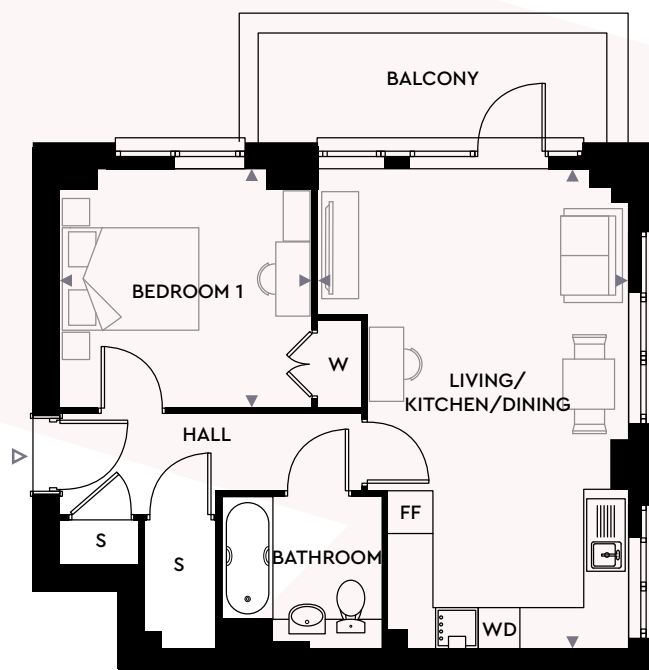
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ONE BEDROOM
APARTMENTS

APARTMENT 39



4TH FLOOR



GROSS INTERNAL AREA: 50.0 SQ. M. | 538.1 SQ. FT.

LIVING/KITCHEN/DINING

6.68M X 3.60M | 21'9" X 11'8"

BEDROOM 1

3.46M X 3.28M | 11'3" X 10'7"

FF – Fridge Freezer S – Storage Cupboard W – Wardrobe WD – Washer/Dryer

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INSPIRED BY YOU
BUILT FOR YOU

SPECIFICATION

KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
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- Bosch integrated appliances including:
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 - stainless steel pyramid chimney extractor hood
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 - dishwasher
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- LED strip lights to underside of wall units

BATHROOM

- Large format porcelain tiles in Raven grey to floor
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- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

EN SUITE/WC*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
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- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC*)

BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
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INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
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- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

EXTERIOR

- Balconies to selected apartments:
 - Inset balconies with paving slab to floor
 - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
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