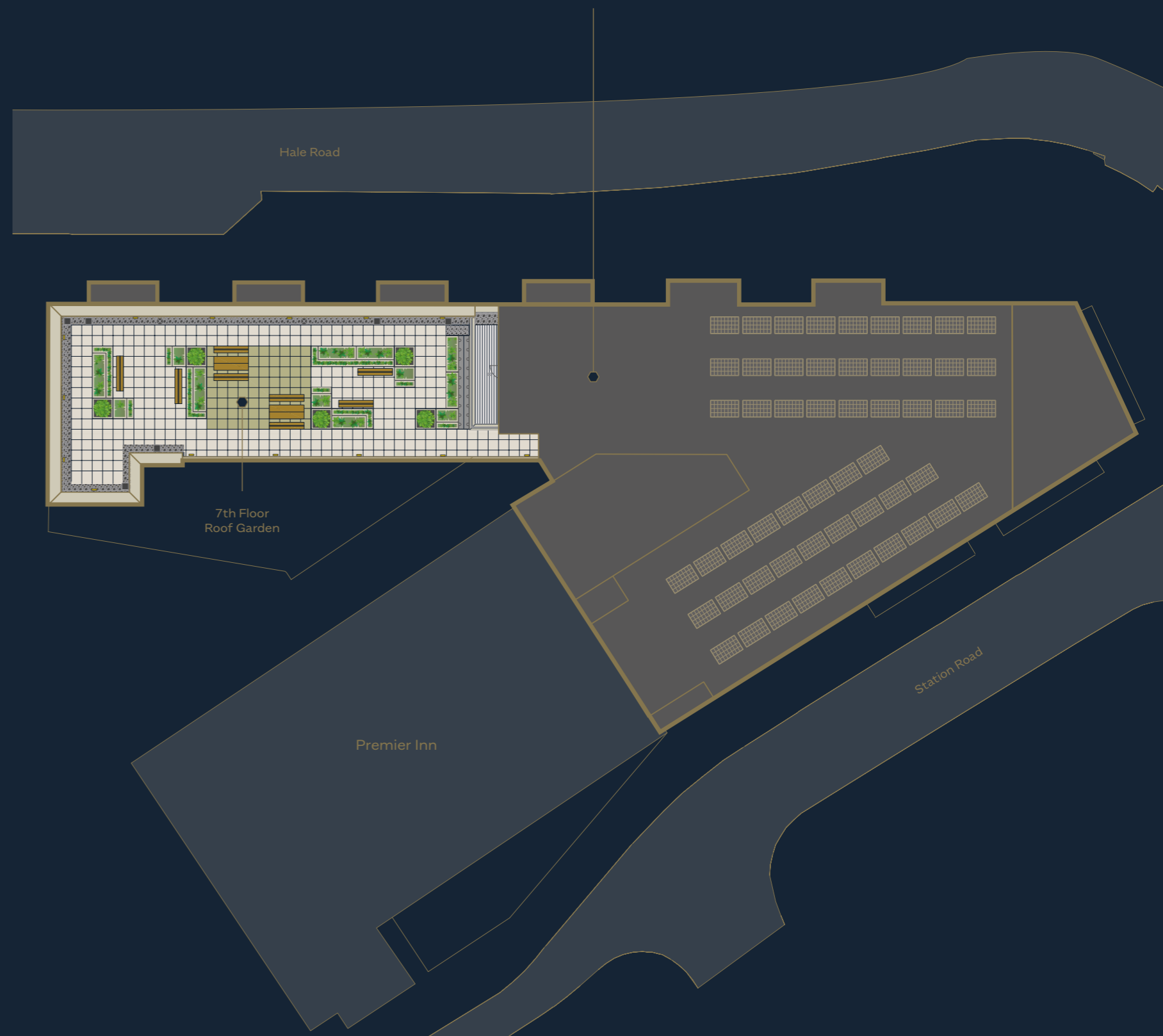




MILLSTREAM TOWER

PHASE 1 FLOOR PLANS

MILLSTREAM
TOWER



Hale Road

7th Floor
Roof Garden

Premier Inn

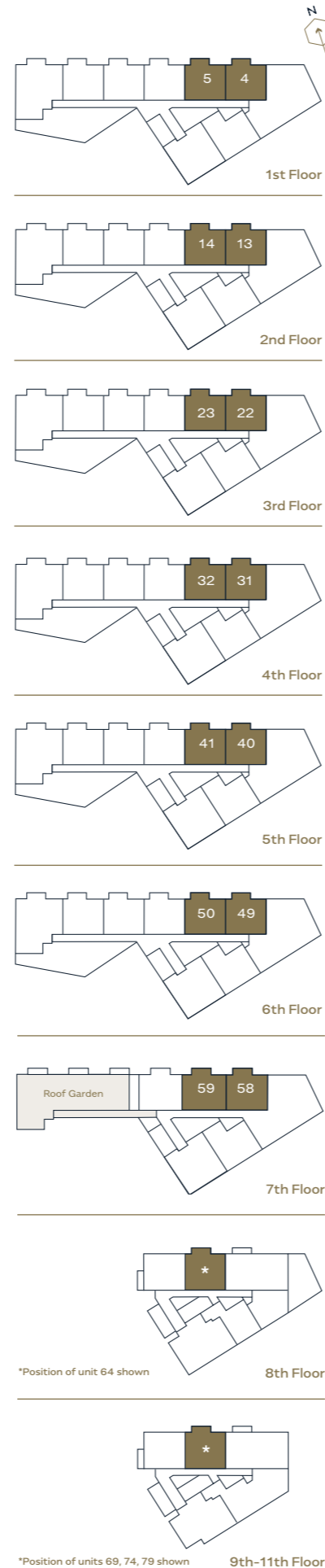
Station Road



Type 1

1 Bedroom Apartment: 55.9 sq m

APT. NO.	FLOOR	APT. NO.	FLOOR	APT. NO.	FLOOR
4, 5	1	40, 41	5	69	9
13, 14	2	49, 50	6	74	10
22, 23	3	58, 59	7	79	11
31, 32	4	64	8		



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

	mm	ft
Master Bedroom	3410 x 4300	11'2 1/2" x 14' 1 1/2"
Bathroom	2290 x 2010	7'6" x 6'7"
Kitchen	2420 x 2150	14' 7 1/2" x 7'0 1/2"
Living/Dining	4460 x 5628	14'7 1/2" x 18'5 1/2"

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Type 1A

1 Bedroom Apartment: 55.9 sq m

APT. NO.	FLOOR	APT. NO.	FLOOR
6, 7, 8	1	42, 43, 44	5
15, 16, 17	2	51, 52, 53	6
24, 25, 26	3		
33, 34, 35	4		



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

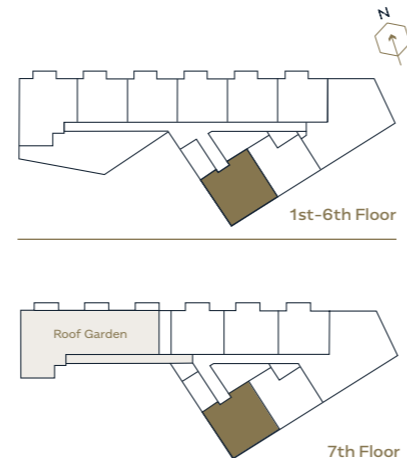
	mm	ft
Master Bedroom	3410 x 4300	11'2 1/2" x 14'1 1/2"
Bathroom	2290 x 2010	7'6" x 6'7"
Kitchen	2420 x 2150	14'7 1/2" x 7'0 1/2"
Living/Dining	4460 x 5628	14'7 1/2" x 18'5 1/2"

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Type 2

1 Bedroom Apartment: 61.2 sq m

APT. NO.	FLOOR	APT. NO.	FLOOR
1	1	37	5
10	2	46	6
19	3	55	7
28	4		



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

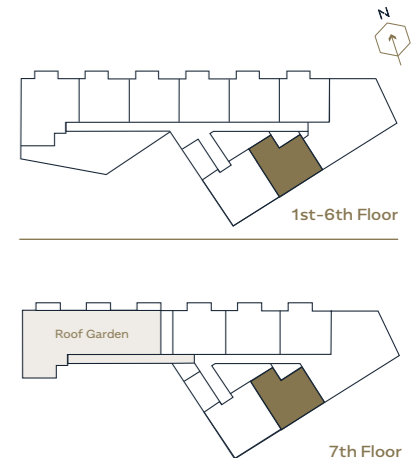
	mm	ft
Master Bedroom	3020 x 5390	9'11" x 17'8"
Bathroom	2290 x 2010	7'6" x 6'7"
Storage	1860 x 2210	6'1 ¹ / ₂ " x 7'3"
Kitchen	3320 x 2150	10'11" x 7'0 ¹ / ₂ "
Living/Dining	4950 x 3180	16'3" x 10'5 ¹ / ₂ "
Balcony	3170 x 1340	10'5" x 4'4"

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Type 3

1 Bedroom Apartment: 56.5 sq m

APT. NO.	FLOOR	APT. NO.	FLOOR
2	1	38	5
11	2	47	6
20	3	56	7
29	4		



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

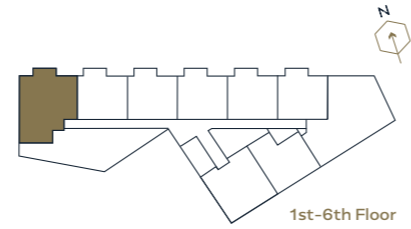
	mm	ft
Master Bedroom	3140 x 4290	10'4" x 14'1"
Bathroom	2310 x 2010	7'7 ¹ / ₂ " x 6'7"
Kitchen	3320 x 2110	10'11" x 6'11 ¹ / ₂ "
Living/Dining	5080 x 3100	16'8" x 10'2"
Balcony	3490 x 1330	11'5 ¹ / ₂ " x 4'4"

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Type 4

2 Bedroom Apartment: 84.2 sq m

APT. NO.	FLOOR	APT. NO.	FLOOR
9	1	45	5
18	2	54	6
27	3		
36	4		



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

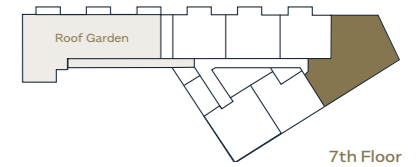
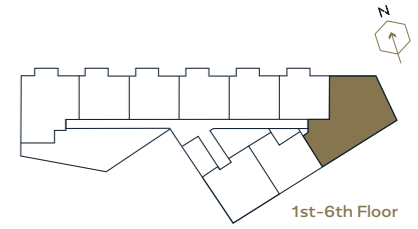
	mm	ft
Master Bedroom	4450 x 4030	14'7" x 13'2 1/2"
Bedroom 2	3525 x 4360	11'7" x 14'4"
Bathroom	2290 x 2010	7'6" x 6'7"
Kitchen	3320 x 2270	10'11" x 7'5 1/2"
Living/Dining	5335 x 5693	17'6" x 18'8"

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Type 5

3 Bedroom Apartment: 111.7 sq m

APT. NO.	FLOOR	APT. NO.	FLOOR
3	1	39	5
12	2	48	6
21	3	57	7
30	4		



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

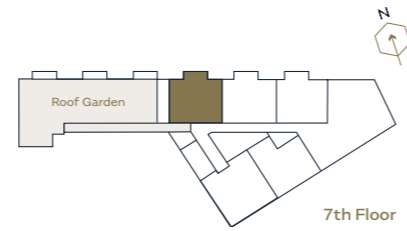
	mm	ft
Master Bedroom	3375 x 3100	11'1" x 10'2"
En-suite	1330 x 1987	4'4 1/2" x 6'6"
Bathroom	2050 x 2400	6'9" x 7'10 1/2"
Bedroom 2	3400 x 3280	11'2" x 10'9"
Bedroom 3	3500 x 3900	11'6" x 12'9 1/2"
Kitchen/Living/Dining	5434 x 8160	17'10" x 26'9 1/2"
Balcony	3170 x 1340	10'5" x 4'4"

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Type 6

1 Bedroom Apartment: 51.0 sq m

APT. NO.	FLOOR
60	7



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

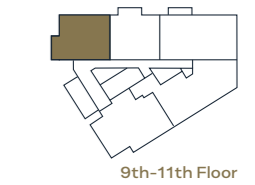
	mm	ft
Master Bedroom	3410 x 4300	11'2 1/2" x 14'1 1/2"
Bathroom	2290 x 2010	7'6" x 6'7"
Kitchen	2480 x 3150	10'4" x 10'4"
Living/Dining	4430 x 3230	14'6 1/2" x 10'7 1/2"
Balcony	1840 x 6530	6'0 1/2" x 21'5 1/2"

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Type 7

1 Bedroom Apartment: 55.9 sq m

APT. NO.	FLOOR
65	8
70	9
75	10
80	11



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

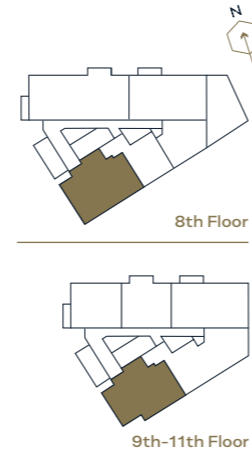
	mm	ft
Master Bedroom	3410 x 4300	11'2 1/2" x 14'1 1/2"
Bathroom	2270 x 2010	7'5 1/2" x 6'7"
Living	4520 x 3285	14'10" x 10'9 1/2"
Kitchen/Dining	3950 x 3150	12'11 1/2" x 10'4"

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Type 8

2 Bedroom Apartment: 71.6 sq m

APT. NO.	FLOOR
61	8
66	9
71	10
76	11



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

	mm	ft
Master Bedroom	4070 x 3990	13'4 1/2" x 13'1 1/2"
Bedroom 2	3180 x 2550	10'5" x 8'4 1/2"
Bathroom	2740 x 2000	9' x 6'6 1/2"
Living/Dining/ Kitchen	6600 x 3920	21'8" x 12'10 1/2"
Balcony	2930 x 2570	9'7 1/2" x 8'5 1/2"

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Type 9

2 Bedroom Apartment: 83.1 sq m

APT. NO.	FLOOR
62*	8
67**	9
72**	10
77**	11



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

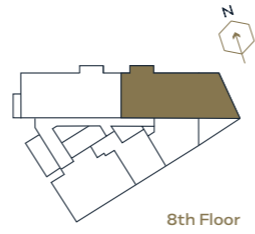
	mm	ft
Master Bedroom	3110 x 4320	10'2 1/2" x 14'2 1/2"
Bedroom 2	2470 x 3880	8'1 1/2" x 12'9"
Bathroom	2620 x 2420	8'7" x 7'11 1/2"
Living/Dining/Kitchen	5480 x 7150	18' x 23'5 1/2"
Terrace*	3940 x 5977	12'11 1/2" x 19'7 1/2"
Balcony**	3940 x 1433	12'11 1/2" x 4'8 1/2"

* Terrace only for apartment 62
 ** Balcony for apartments 67, 72, 77
 Boundary Marked by a dotted line on plan

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Type 10

2 Bedroom Apartment: 80.2 sq m



APT. NO.	FLOOR
63	8



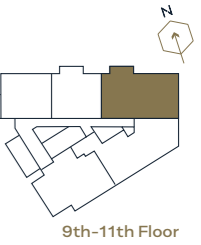
Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

	mm	ft
Master Bedroom	4000 x 4300	13'1 ¹ / ₂ " x 14'1 ¹ / ₂ "
Bedroom 2	3020 x 4300	9'11" x 14'1 ¹ / ₂ "
Bathroom	2290 x 2010	7'6" x 6'7"
Living/Dining	4490 x 5653	14'9" x 18' 6 ¹ / ₂ "
Kitchen	3100 x 2250	10'2" x 7'4 ¹ / ₂ "
Terrace	4400 x 6303	14'5" x 20'8"

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Type 11

2 Bedroom Apartment: 78.2 sq m



APT. NO.	FLOOR
68	9
73	10
78	11



Key:
 HIU Heat interface unit
 W/M Washing machine
 (Plans not to scale)

	mm	ft
Master Bedroom	4000 x 4220	13'1 ¹ / ₂ " x 13'10 ¹ / ₂ "
Bedroom 2	3020 x 4300	9'11" x 14'1 ¹ / ₂ "
Bathroom	2290 x 2010	7'6" x 6'7"
Living/Dining	4490 x 5650	14'9" x 18'6 ¹ / ₂ "
Kitchen	3100 x 2250	10'2" x 7'4 ¹ / ₂ "
Balcony	1270 x 1240	4'2" x 4'0 ¹ / ₂ "

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SPECIFICATION



KITCHEN

- Contemporary handle-less kitchen units with soft close doors
- Laminate Tectonica worktop with upstand
- Zanussi Integrated appliances including:
 - 4-ring ceramic hob
 - Fan-assisted oven
 - Extractor fan
 - Fridge-freezer
 - Dishwasher
 - Washer dryer (freestanding located in utility cupboard, or integrated within kitchens – see various flat types)



BATHROOM

- Bath with fixed rain shower head and separate hand-held shower hose
- Laminate bath panel
- Thermostatic wall mounted chrome bath/shower control with bath filler
- Contemporary style basin and mixer tap
- Soft close dual flush WC
- Mirrored dark laminate vanity and shelving unit
- Chrome plated heated towel rail
- Porcelain floor tiles and ceramic wall tiles
- Shaver socket
- LED downlights



EN SUITE *(Three bedroom apartments only)*

- Walk-in shower with glass screen and shower head
- Thermostatic wall mounted chrome shower control
- Contemporary style basin and mixer tap
- Soft close dual flush WC
- Mirrored dark laminate vanity and shelving unit
- Chrome plated heated towel rail
- Shaver socket
- LED downlights
- Porcelain floor tiles and ceramic wall tiles



INTERIOR FINISHES

- Soft oak laminated flooring to hallway, lounge and kitchen
- Wool mix carpet to bedrooms
- LED downlights to lounge and kitchen
- Pendant light to hallway and bedroom
- Blinds to all windows



MECHANICAL AND ELECTRICAL SYSTEMS

- Whole house mechanical ventilation system with heat recovery
- Underfloor heating via Heat Interface Unit supplied by central energy centre
- Mains powered smoke detectors in all rooms, with battery back up
- Sprinkler system throughout apartment
- Video entry phone system via resident's mobile phone and TV connection
- Fob controlled access to main entrance, lifts and staircase doors



OUTDOOR SPACE

- Balcony or terrace to selected apartments
- Communal landscaped amenity garden on 7th floor for exclusive use by residents



PARKING

- Millstream Tower is a car-free development. There is no parking on site and purchasers will not be able to apply for a residents parking permit from the London Borough of Haringey





Register your interest:

millstreamtower.london | 0800 058 2544

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