

GENERAL

Concept, interiors and specification by Shirley Yau at Quin & Co

10 apartments in a locally listed and sympathetically extended building situated in the Conway conservation area

Open plan kitchen and living

Bicycle storage

ARCHITECTURAL DETAILING

Double glazed timber sash windows

Portland stone window surrounds

Glass balustrade to apartment 9 balcony

Contrasting through-coloured rendered facade

Main entrance portico with bathstone feature column

EXTERNAL

Walk-out balcony area to apartment 9

KITCHEN

Luxury concept kitchen exclusively designed by Shirley Yau at Quin & Co

Quartz stone worktops with waterfall edge to kitchen end, supplied with white undermounted sink, routed drainage grooves and upstand

Choice of matt door colours in navy, charcoal, dove grey, white and slate grey (subject to build programme). Default selection is charcoal.

Choice of kitchen carcass colours including natural light oak, white or grey oak (subject to build programme). Default selection natural light oak.

Choice of trim colours including aluminium, matt black, brushed brass or brushed copper (subject to build programme). Default selection is matt black.

Canopy extractor hoods integrated within wall unit

Integrated wine fridge

Caple single mixer tap in finish of choice: gold, copper, gunmetal, black stainless and stainless steel (choice subject to build programme). Default selection is gunmetal.

Caple overflow and basket strainer waste in finish of choice: gold, gunmetal, copper, brushed steel or blackened copper (subject to build programme). Default selection is gun metal.

Integrated Neff appliances including gas hob, and single oven

FLOORING

Engineered oak flooring to hallways and open kitchen and living space

Carpeted bedrooms

BATHROOM

Concept bathrooms by Shirley Yau at Quin & Co using Bagno Design London and Lusso Stone sanitaryware and brassware

Lusso Stone vanity with choice of colour including matte cappuccino, matte white or matte anthracite (subject to build programme). Default selection is matte anthracite.

Marble effect porcelain wall tiles and grey porcelain floor tiles supplied by Mandarin Stone

Quintessenza Ceramiche pink diamond feature wall tiles available upon request (subject to build programme). Default selection is quintessenza Ceramiche pink diamond feature wall

Illuminated LED feature mirror

All brassware in matching brushed nickel finish

Back-to-wall WC with concealed cistern

SUFFOLK HOUSE

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QUIN & CO

Low profile shower tray with fixed glass shower screen in brushed nickel finish

Concealed rainfall showerhead and handheld showerhead with thermostatic control

Vogue heated towel rail in white finish with matching white valves

Tiled skirting throughout bathroom to match wall tiles

Recessed alcove with architectural feature LED lighting

ELECTRICAL & HEATING

BG Nexus curved sockets and switches throughout in stainless steel with black inserts

Shaving socket to bathroom

Pendant light fitting to bedroom and apartment 10 lounge

Warm LED downlights to all other areas

Flush mounted bathroom ceiling light

Stelrad Softline compact radiators

Media plate pre-wired for BT fibre and Virgin

STORAGE

Utility cupboard in hallways fitted with washing machine point

WOODWORK & FINISHES

Square edge architraves and skirting with groove detail

Woodwork painted in satin finish, Brilliant white Ceilings painted in matt finish, Brilliant white

Walls painted in matt finish, soft neutral mid-grey Doors painted in satin finish, soft neutral dark-grey

DOORS

Contemporary five-panel internal doors with satin nickel finish door handle

Bathroom doors fitted with thumbturn and release in satin nickel

COMMUNAL AREAS

Feature pendant light in main entrance

WARRANTY

10 Year Latent Defects Warranty by AHCI

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