

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

Allocated parking space per apartment, plus bicycle storage

ARCHITECTURAL DETAILING

Double glazed timber sash windows to apartments 1, 2, 4 and 5

Smart Systems Heritage double glazed aluminium windows, powder-coated in anthracite grey

Portland stone window surrounds

Contrasting through-coloured rendered facade

Main entrance portico with bathstone feature columns

Feature bay windows to apartments 1, 2, 4, 6 and 7

Glass balustrading to apartment 8 balcony

Iron balustrading to apartments 4 and 5 balcony

EXTERNAL

Private, landscaped patio area to apartments 1, 2 and 3, walk-out balconies to 4, 5 and 8

KITCHEN

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

Quartz stone worktops with waterfall edges to kitchen ends and islands, supplied with white undermounted sink, routed drainage grooves and upstands

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

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

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

Breakfast bar overhang to apartments 1, 2, 3, 5, 6, 7 and 8

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)

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

Integrated Neff appliances including gas hob and single oven, integrated Neff microwave in apartments 2, 4, 5, 6 and 7

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

 SUFFOLK HOUSE

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

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

Ape Grupo crackle effect feature wall tiles in blue available upon request (subject to build programme)

Illuminated LED feature mirror

All brassware in matching brushed nickel finish

Back-to-wall WC with concealed cistern

Built-in bathtub with tiled bath panel

Vogue heated towel rail in white finish with matching white valves

Concealed rainfall showerhead, handheld shower and overflow bath fillers with thermostatic control

Fixed glass bath screen in brushed nickel finish

Flush mounted bathroom ceiling light

Tiled skirting throughout bathroom in marble effect porcelain tile

Recessed alcoves with architectural feature LED lighting

EN-SUITE

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)

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)

Illuminated LED feature mirror

All brassware in matching brushed nickel finish

Back-to-wall WC with concealed cistern

Close-coupled WC to apartment 3

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 en-suite to match wall tiles

Recessed alcove with architectural feature LED lighting (excluding apartment 3)

STORAGE

Storage cupboard in hallway 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

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DOORS

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

Bathroom doors fitted with thumbturn and release in satin nickel

ELECTRICAL & HEATING

Premspec curved sockets and switches throughout in stainless steel with black inserts

Shaving socket to en-suite and bathrooms

Pendant light fittings to apartments 2, 3, 5, 6, 7 and 8 kitchen

Pendant light fitting to bedrooms and lounge area

Dining pendant over designated dining table area

Warm LED downlights to all other areas

Flush mounted bathroom ceiling light to bathroom and en-suite

Stelrad Softline compact radiators

Double USB socket in kitchen island / breakfast bar in apartments 1, 2, 3, 5, 6, 7 and 8

Media plate pre-wired for BT fibre and Virgin

COMMUNAL AREAS

Feature pendant light in main entrance

WARRANTY

10 Year Latent Defects Warranty by ACHI

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