

## GENERAL

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

Seven exclusive three-storey houses situated in the Conway conservation area

Designed with a stylish blend of contemporary and classical features which sympathise with neighbouring period properties

Handcrafted stone wall to Romilly Road elevation

Two allocated parking spaces for Plots 1, 2, 6 and 7

Allocated parking space for Plots 3, 4 and 5

Open plan ground floor living with bi-fold doors combining indoor and outdoor space

## EXTERNAL

Brick, Portland stone and traditional textures copper oxide vertical standing seam

Smart Systems Heritage crittall style, double glazed aluminium windows and doors in anthracite grey to ground floor front

Bi-fold doors incorporating ground floor living and rear garden

Elevated, landscaped front garden with paved pathway, finished with boxed hedges, wrought-iron gate and railings and handcrafted stone wall

Walk out balcony to Master Bedroom

Juliet balcony to first floor rear bedroom with sliding glass door

External wall lights to rear garden

Mid grey composite fencing to rear garden

Turfed rear garden and paved pathway from back gate to rear entrance door

1.4m depth patio area to rear garden, in-line with rear porch

Outdoor cold water tap to rear garden

PIR motion sensor front entrance porch light

## KITCHEN

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

Quartz stone worktops with waterfall edges and breakfast bar to kitchen island, supplied with white undermounted sink and routed drainage grooves

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, slate grey or grey oak (subject to build programme). Default selection is 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.

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 black stainless (subject to build programme). Default selection is gunmetal.

Integrated wine fridge

Integrated Neff appliances including gas hob, microwave and single oven

 SUFFOLK HOUSE

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Plastered-in integrated extractor hood

Feature glazed herringbone splashback tile

### CLOAKROOM

Quin & Co concept cloakroom using Bagno Design London sanitaryware and brassware

Feature wall mirror

Engineered oak flooring

Marble effect tiled splashback to cloakroom basin

Deck-mounted tap with bottle trap in brass finish

### BATHROOM

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

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

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

Ape Grupo blue crackle effect feature wall tiles laid in herringbone pattern

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 sparkle finish

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

Fixed glass bath screen in brushed nickel finish

Recessed alcove in bath area with architectural feature LED lighting within

Flush mounted ceiling light

Tiled skirting throughout bathroom in marble effect porcelain

### EN-SUITE

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

Lusso Stone his & hers vanity unit in matte white

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

Choice of tiles for feature wall: Quintessenza Ceramiche pink diamond feature wall tiles, Ape Grupo Dynamic Skylight feature wall tiles laid in herringbone pattern or Mandarin Stone, Mimica Bianco Ravenna Gold matt porcelain tiles (no feature wall). Default selection is Quintessenza Ceramiche pink diamond feature wall tiles.

Illuminated LED feature mirror

All brassware in matching Zanzibar brass finish

Back-to-wall WC with concealed cistern

1700 x 900 oversized low-profile shower tray with fixed glass shower screen in Zanzibar brass finish

Recessed alcove in shower area with architectural feature LED lighting within

Vogue heated towel rail in white sparkle finish

Concealed rainfall showerhead and handheld shower with thermostatic control

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Marble effect tiled skirting throughout en-suite to match wall tiles

Warm LED downlights

### ELECTRICAL & HEATING

BG Nexus sockets and switches throughout in stainless steel with grey inserts

Shaving socket in en-suite and bathroom

Three pendant light fittings to kitchen island

Pendant light fittings to bedrooms, dining and lounge

Flush LED downlights to all other areas

Media plate pre-wired for BT and Virgin to ground floor and first floor lounges

USB sockets to kitchen, lounge and master bedroom

Underfloor heating throughout ground floor

Stelrad Softline compact radiators to first and second floors

Power supply provided for burglar alarm plate in utility room

Wall lights to staircase

CAT6 data points to ground and first floor lounges.

### 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

### STAIRCASE

Staircase design, square edge treads, newels and chamfered spindles

Handrail and newel caps painted in soft and natural dark grey

### MASTER SUITE

3.2m x 1.6m walk-in dressing area ready for personalised fitting

Walk-out balcony with glass balustrading

Luxury en-suite

Double USB sockets

### BEDROOMS

Floor ready for carpeting

### FLOORING

Engineered oak flooring to ground floor hallway, cloakroom, open kitchen and living space

Underfloor heating throughout ground floor

Herringbone coir matting to rear entrance lobby

### DOORS

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

Bathroom and en-suite doors fitted with thumbturn and release in satin nickel

### STORAGE

Storage cupboard to first floor hallway

Large under stairs storage cupboard fitted with washing machine and tumble dryer points

### WARRANTY

10 Year Latent Defects Warranty by ACHI

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