



CRESCENT HOUSE

CRESCENT LANE CLAPHAM LONDON SW4

CRESCENT HOUSE

36 brand new and highly refined
1, 2 & 3 bedroom apartments seamlessly blending
classic architecture with contemporary elegance.

A DEVELOPMENT BY


Galliard
Homes





The pinnacle of luxurious living within a gated development located in the highly sought after Clapham Conservation Area.



220 acres of tranquil parkland and gardens, little over 5 minutes stroll from Crescent House.



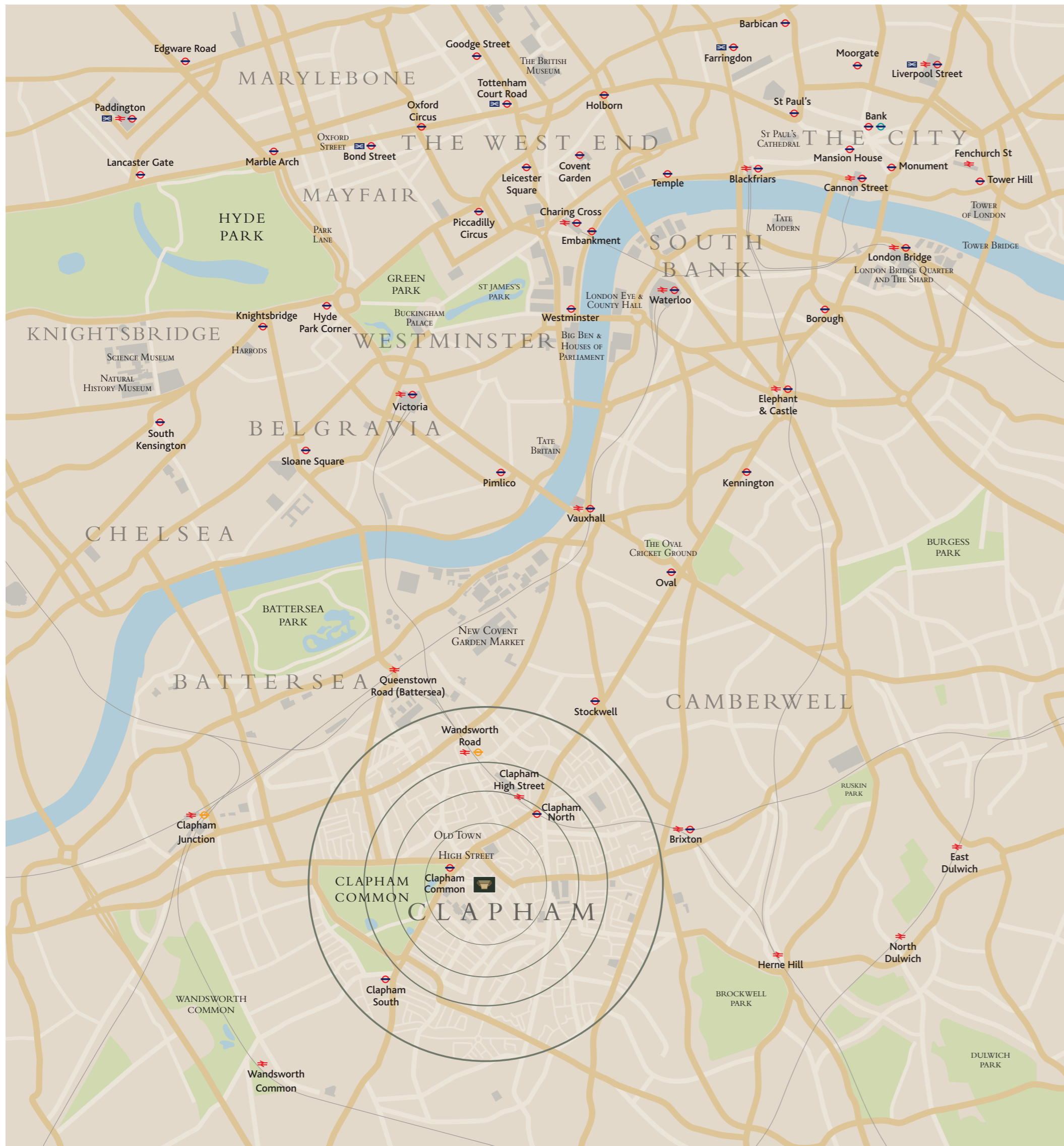


CLAPHAM COMMON

CLAPHAM COMMON TUBE

HIGH STREET





Clapham Common tube station lies within 5 minutes walk of Crescent House, with Northern line services operating directly into the heart of the City. With a single change at Kennington, residents will also have fast and convenient access across the West End - with a typical journey time of around 15 minutes to Tottenham Court Road and Oxford Street shopping.

For travelling further afield, King's Cross/St Pancras is also served by the Northern line (18 mins approx) providing Eurostar services to Paris and other mainland Europe destinations.



From the Common to the City within 15 minutes direct.

Clapham High Street overground station will be a 15 minute walk from Crescent House with direct 12 minute services to Clapham Junction, which is now one of the busiest transport and interchange hubs in Europe, with up to 180 trains per hour.

The major mainline and overground junction provides direct services into both London Waterloo and Victoria in 8 minutes while serving the South West of England.





Today, Clapham is a district of vibrance, fashion and sheer cultural diversity. Bars, chic boutiques, trend defying eateries and street cafés line the pavements of the 'Old Town' which is alive with atmospheric village charm.

The cultural heartland of South London.

Clapham has everything - from high street shopping to its college and academy, from its famous bandstand on the Common to its conservation status... it is a new London destination, and one for high end luxury living amid its leafy surroundings.



Fashionable
cultural
artisan
cosmopolitan
CLAPHAM
old town
vibrant
FASCINATING
desirable

The ever growing and changing spectacle of The City - Europe's powerhouse of commerce and finance.



A world class Capital on your doorstep.

The location of Crescent House will truly provide the best of both worlds - a distinguished rural and cultural haven, yet will offer fast and easy access to London's financial quarter, its world class landmarks, street and institutions.

West End nightlife, theatre, arts and entertainment will all be around 25 minutes on the tube, while nearer still, a 10 minute hop to Waterloo and residents will be amid the ever changing showcase of the South Bank with performing arts, fabulous restaurants and galleries stretching downriver to Tower Bridge and More London.



CRESCENT HOUSE
CLAPHAM SW4



WESTMINSTER

LONDON EYE

THE SOUTH BANK

ST PAUL'S

THE CITY

LONDON BRIDGE



Location at a glance

Crescent House is a gated development situated on Crescent Lane, a quiet tree lined thoroughfare located within Clapham Conservation Area.

Within a 500 metre radius:



Clapham Common	7 mins
Clapham Common tube station	7 mins
Lambeth College	8 mins
The Pavement	8 mins
Clapham High Street	9 mins
Lambeth Academy	9 mins
Clapham Picture House	9 mins

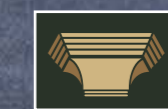
Average journey times from Clapham Common tube station:

Oval	5 mins
Victoria	8 mins
Waterloo	9 mins
Green Park	10 mins
Oxford Circus	11 mins
Bond Street	11 mins
London Bridge	12 mins
Leicester Square	13 mins
Bank	14 mins
Covent Garden	14 mins
King's Cross St Pancras	16 mins
Canary Wharf	18 mins



CRESCENT HOUSE
CLAPHAM SW4

Welcome to Crescent House -
a unique development.



CRESCENT HOUSE
CLAPHAM SW4

Computer generated image of Crescent House.



Computer generated image of Crescent House site and grounds.



Site plan showing ground level apartments.

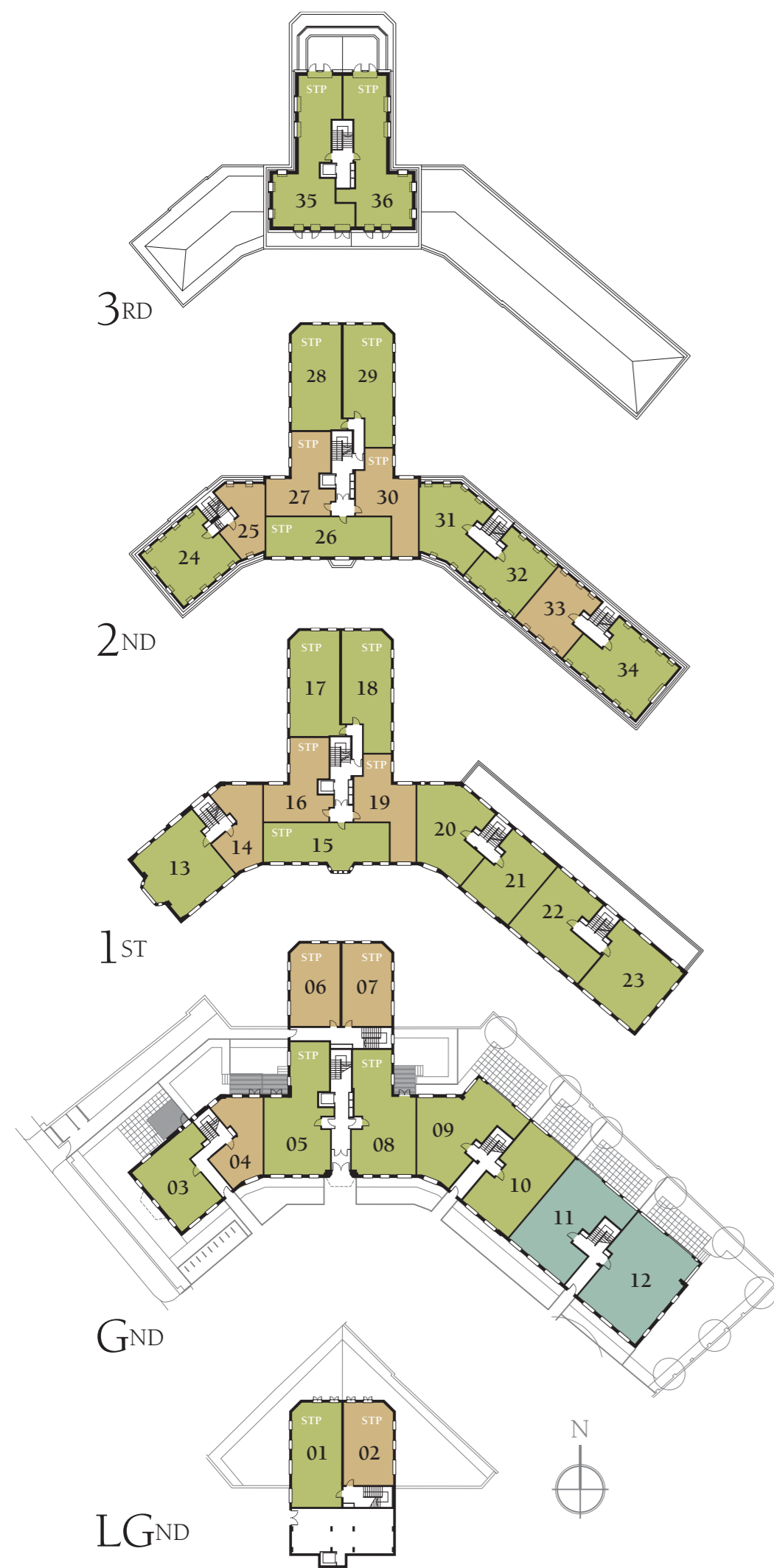
Note: Lower ground and ground level gardens and terraces are subject to planning finalisation.

The central section of Crescent House is being newly built within the retained main façade, with the wings and striking architectural detailing being extensively refurbished to further the building's opulent aspect.

The entire development occupies 0.9 acres with secure gated access, parking facilities and substantial areas of communal landscaped grounds and gardens.



CRESCENT HOUSE
CLAPHAM SW4



THIRD FLOOR			
36	2 BED APARTMENT	100.9 SQM	1086 SQFT
35	2 BED APARTMENT	106.0 SQM	1141 SQFT
SECOND FLOOR			
34	2 BED APARTMENT	79.0 SQM	851 SQFT
33	1 BED APARTMENT	53.3 SQM	574 SQFT
32	2 BED APARTMENT	57.7 SQM	622 SQFT
31	2 BED APARTMENT	63.6 SQM	685 SQFT
30	1 BED APARTMENT	61.1 SQM	658 SQFT
29	2 BED APARTMENT	76.5 SQM	824 SQFT
28	2 BED APARTMENT	74.6 SQM	804 SQFT
27	1 BED APARTMENT	58.0 SQM	625 SQFT
26	2 BED APARTMENT	69.7 SQM	750 SQFT
25	1 BED APARTMENT	37.6 SQM	405 SQFT
24	2 BED APARTMENT	62.0 SQM	668 SQFT
FIRST FLOOR			
23	2 BED APARTMENT	83.1 SQM	895 SQFT
22	2 BED APARTMENT	78.6 SQM	847 SQFT
21	2 BED APARTMENT	62.5 SQM	673 SQFT
20	2 BED APARTMENT	75.8 SQM	816 SQFT
19	1 BED APARTMENT	59.9 SQM	645 SQFT
18	2 BED APARTMENT	76.5 SQM	824 SQFT
17	2 BED APARTMENT	74.6 SQM	804 SQFT
16	1 BED APARTMENT	58.1 SQM	626 SQFT
15	2 BED APARTMENT	69.5 SQM	749 SQFT
14	1 BED APARTMENT	47.4 SQM	511 SQFT
13	2 BED APARTMENT	80.3 SQM	865 SQFT
GROUND FLOOR			
12	3 BED APARTMENT	114.8 SQM	1236 SQFT
11	3 BED APARTMENT	100.6 SQM	1083 SQFT
10	2 BED APARTMENT	84.8 SQM	913 SQFT
09	2 BED APARTMENT	93.6 SQM	1008 SQFT
08	2 BED APARTMENT	93.3 SQM	1005 SQFT
07	1 BED APARTMENT	57.3 SQM	618 SQFT
06	1 BED APARTMENT	57.3 SQM	618 SQFT
05	2 BED APARTMENT	98.6 SQM	1062 SQFT
04	1 BED APARTMENT	50.2 SQM	541 SQFT
03	2 BED APARTMENT	67.1 SQM	723 SQFT
LOWER GROUND FLOOR			
02	1 BED APARTMENT	57.9 SQM	623 SQFT
01	2 BED APARTMENT	73.6 SQM	792 SQFT

Privacy, security and distinctive style



Development features include:

- Choice of 1, 2 & 3 bedroom apartment styles.
- Selected ground and lower ground level apartments with planned terraces and gardens.
- Two penthouse apartments with front and rear terraces.
- Lift serving central section apartments (5-8, 15-19, 26-30, 35-36) from ground to third floor level (subject to planning consent).
- Private parking facilities.
- Secure gated access.
- High quality specifications throughout.
- Extensive communal landscaped grounds and gardens.
- Video entryphone security.



Sophisticated, stylish living space and voids of natural light - the hallmark of Crescent House.



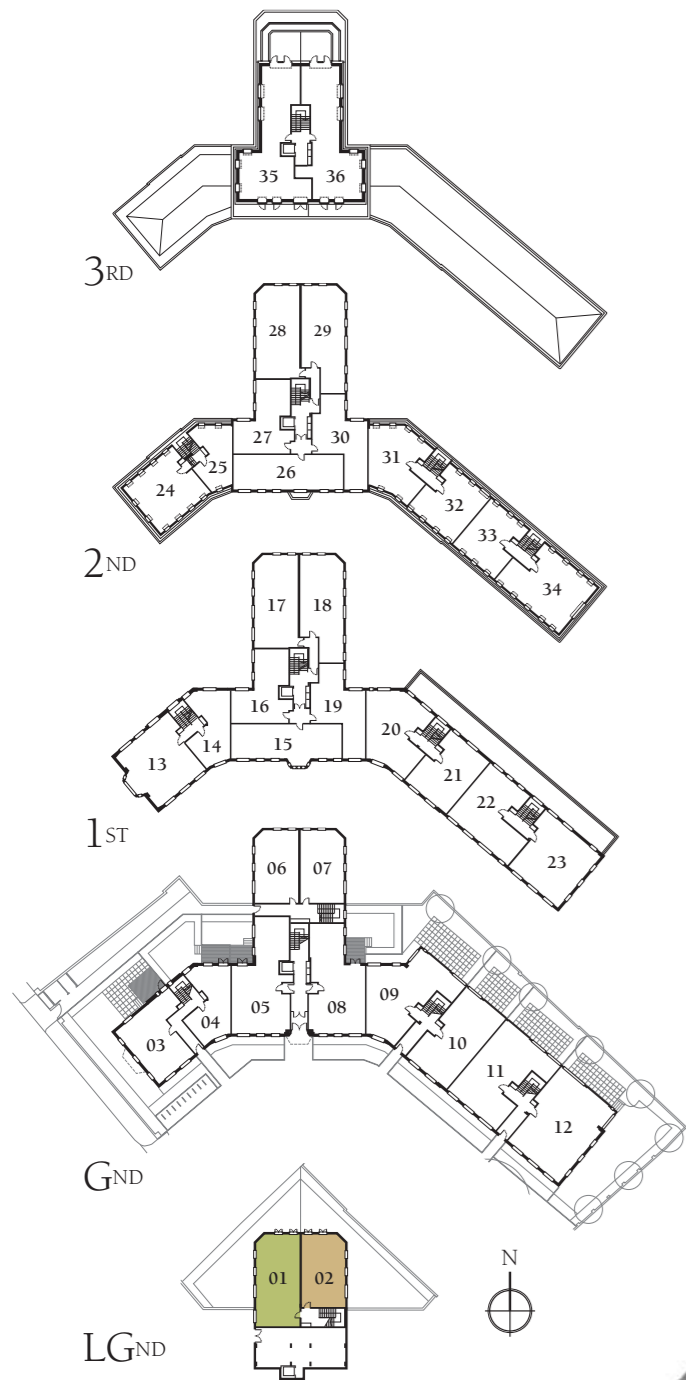
Computer generated image of apartment 12.



Computer generated images of apartment 12.



CRESCENT HOUSE
CLAPHAM SW4



2 BED APARTMENT

01

INTERNAL AREA	73.6 SQM	792 SQFT
EXTERNAL AREA	113.4 SQM	1221 SQFT
LIVING/DINING	5.9 x 3.4 M	19'3" x 11'2"
KITCHEN AREA	2.3 x 2.4 M	7'6" x 7'10"
MASTER BEDROOM	4.6 x 3.7 M	15'0" x 12'2"
BEDROOM 2	4.3 x 3.0 M	14'0" x 9'9"

This apartment and external area is subject to planning finalisation.

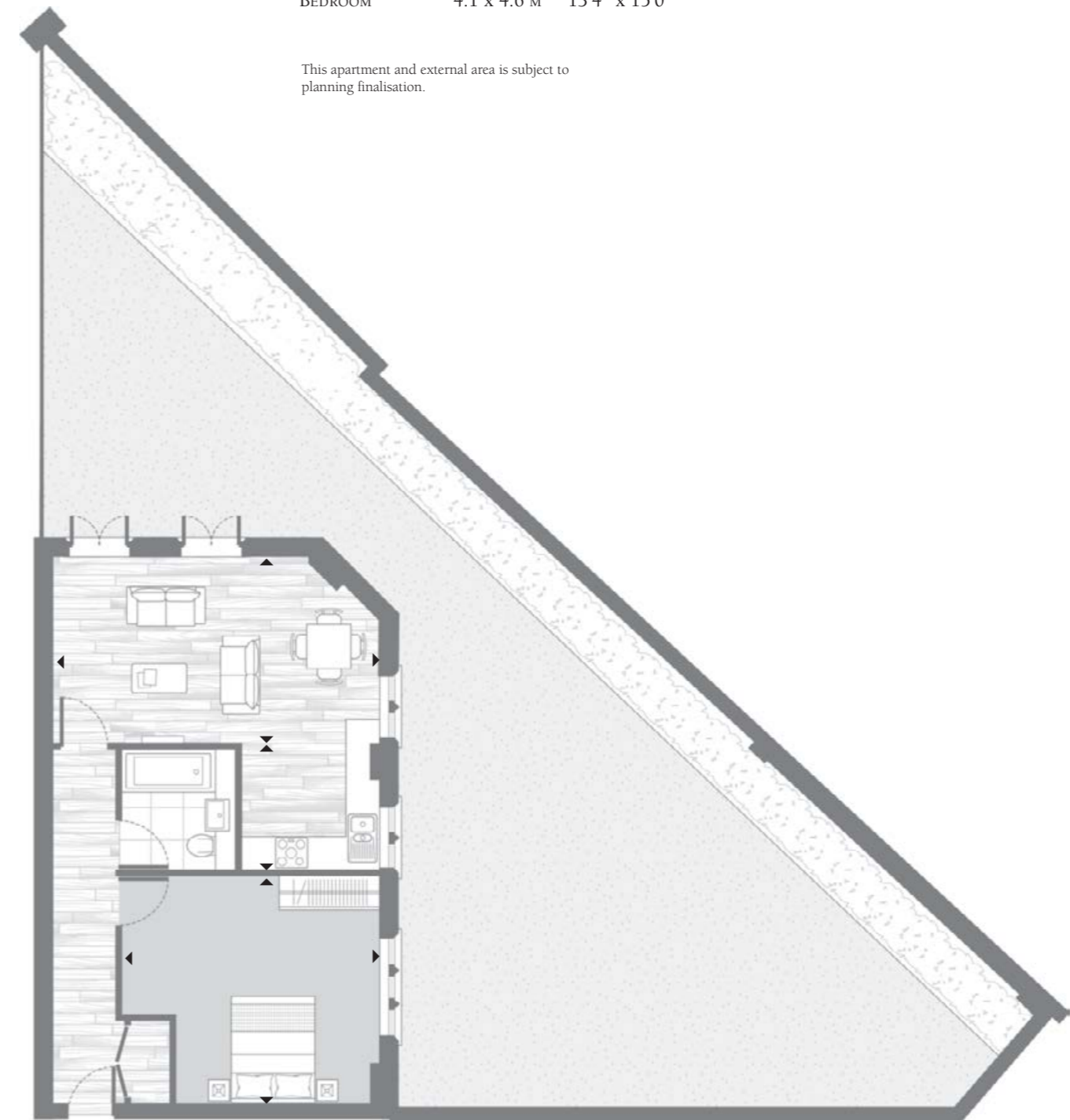


1 BED APARTMENT

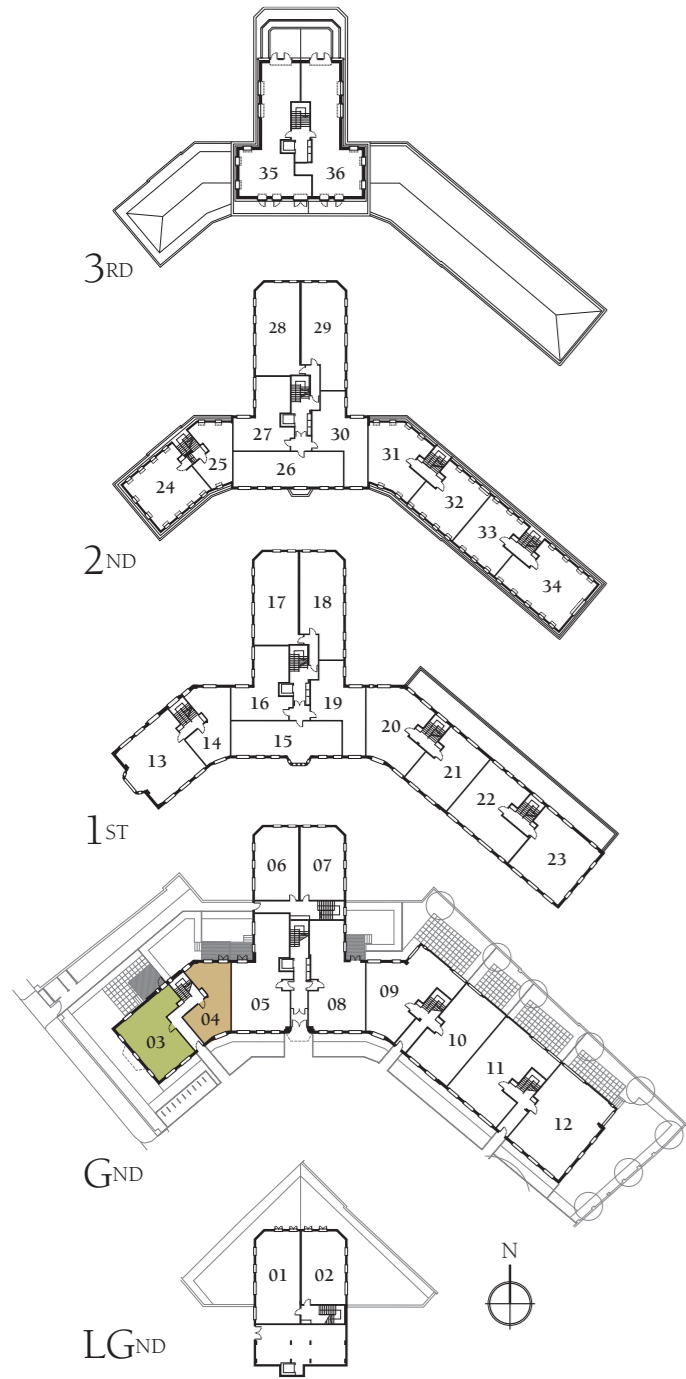
02

INTERNAL AREA	57.9 SQM	623 SQFT
EXTERNAL AREA	122.0 SQM	1314 SQFT
LIVING/DINING	5.9 x 3.4 M	19'3" x 11'2"
KITCHEN AREA	2.3 x 2.4 M	7'6" x 7'10"
BEDROOM	4.1 x 4.6 M	13'4" x 15'0"

This apartment and external area is subject to planning finalisation.



Lower ground level apartments



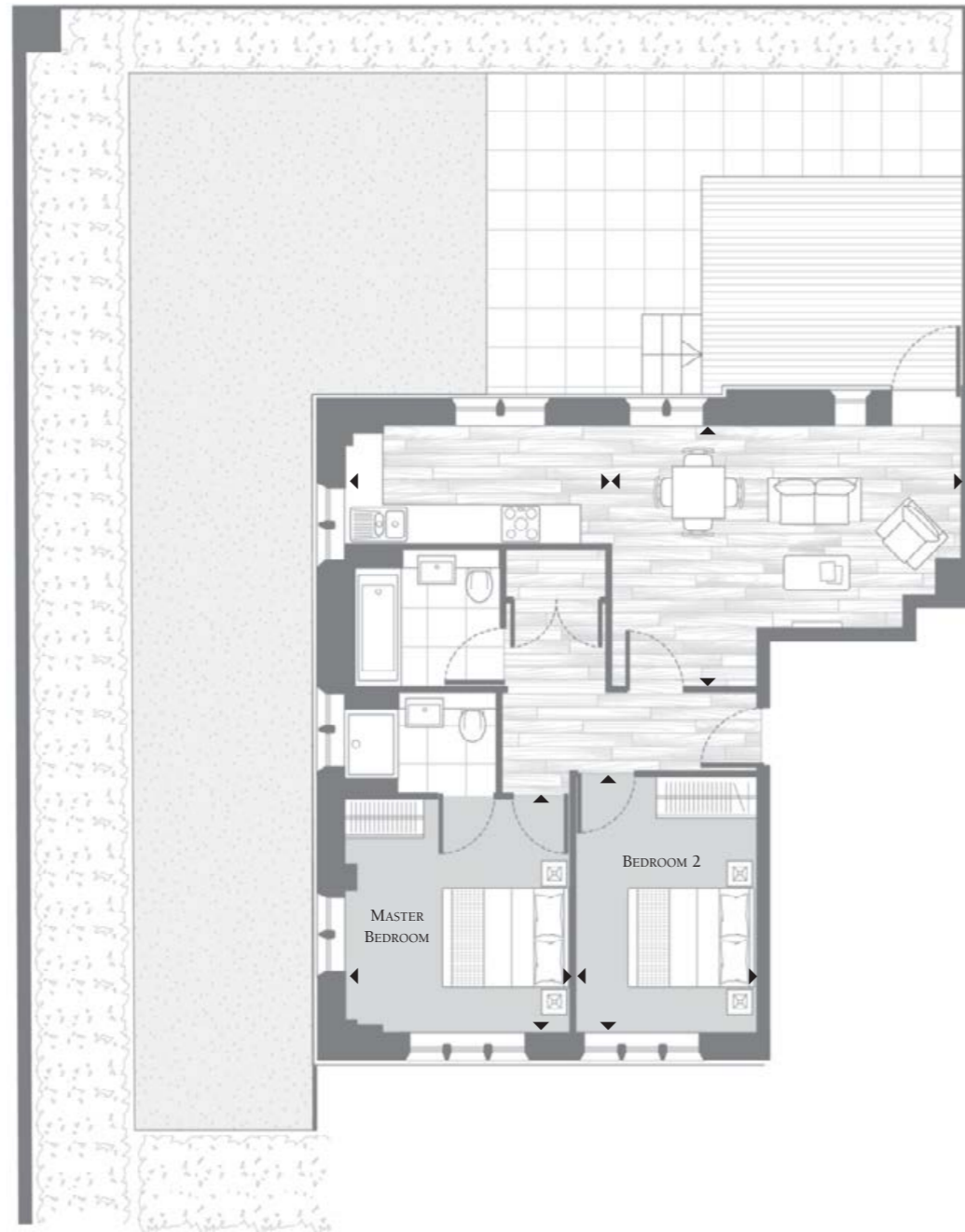
2 BED APARTMENT

03

INTERNAL AREA	67.1 SQM	723 SQFT
EXTERNAL AREA	106.1 SQM	1142 SQFT

LIVING/DINING	4.0 x 5.3 M	13'0" x 17'4"
KITCHEN AREA	4.0 x 1.7 M	13'0" x 5'6"
MASTER BEDROOM	3.4 x 3.5 M	11'2" x 11'6"
BEDROOM 2	2.7 x 3.9 M	8'10" x 12'8"

External area is subject to planning finalisation.



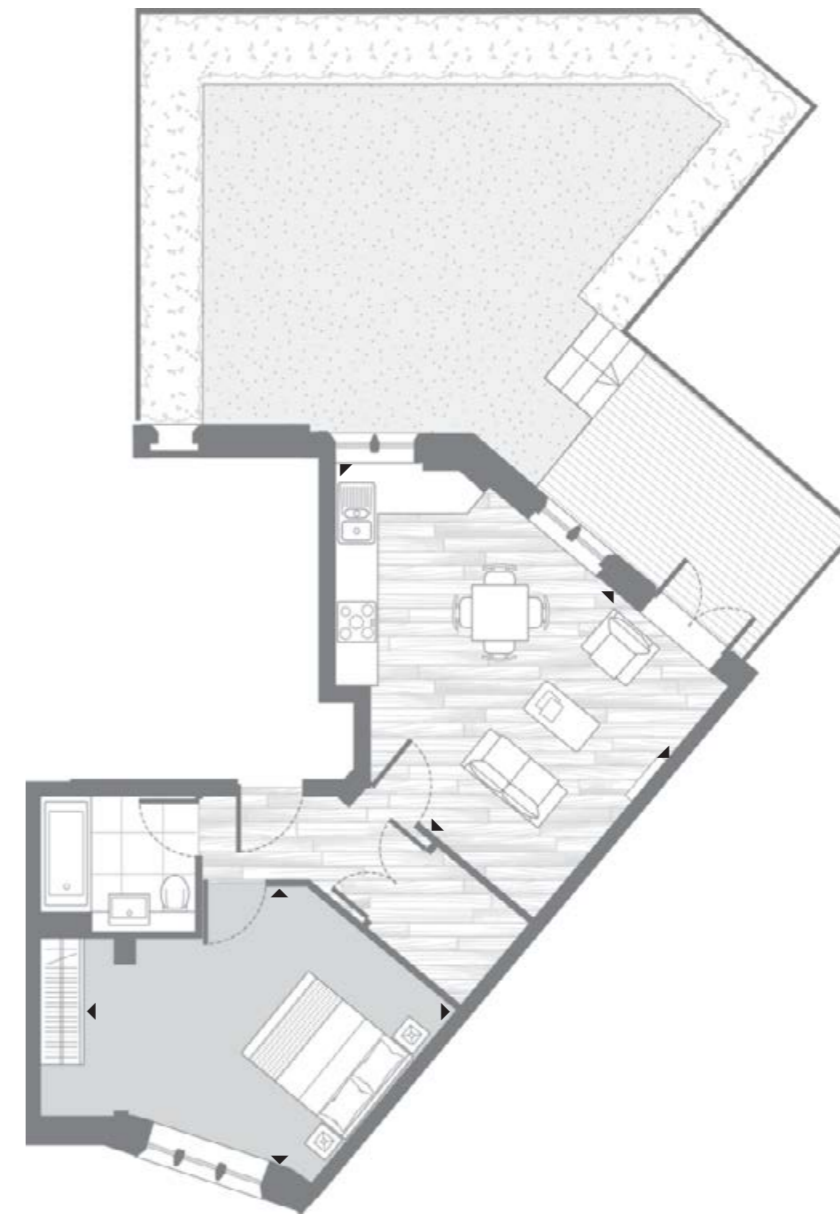
1 BED APARTMENT

04

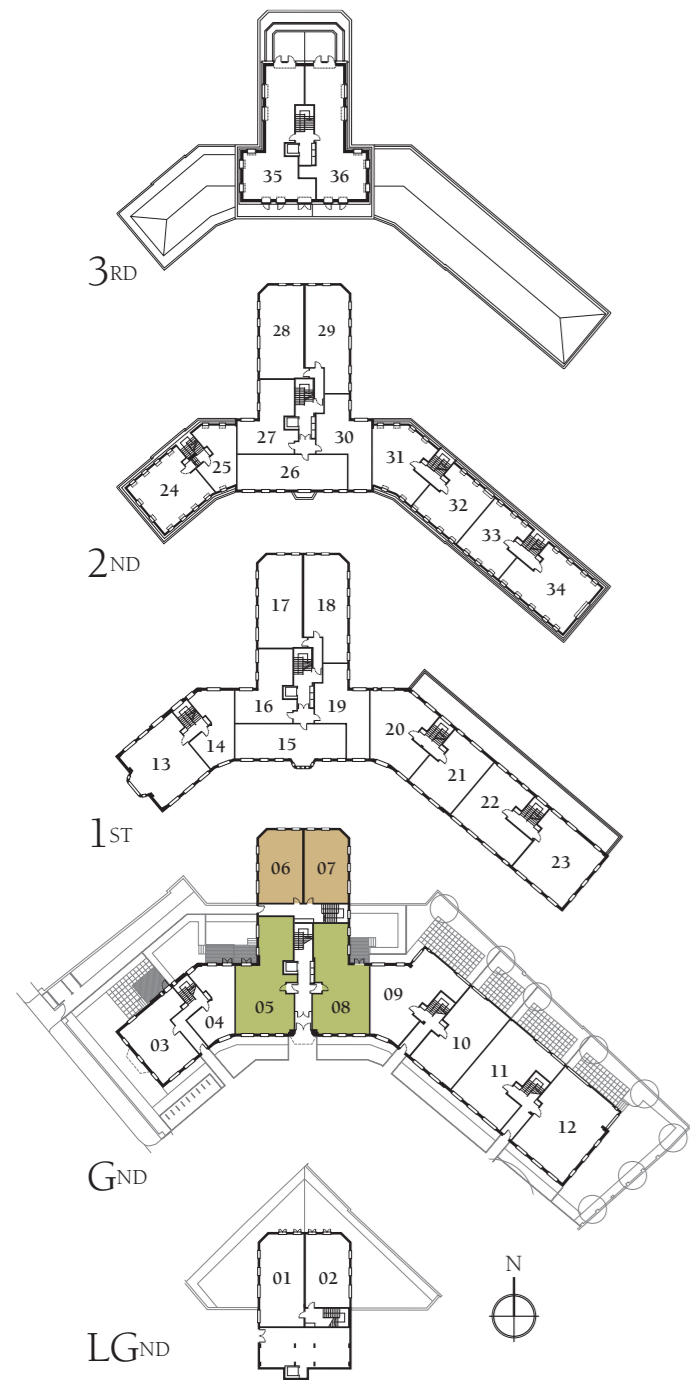
INTERNAL AREA	50.2 SQM	541 SQFT
EXTERNAL AREA	57.4 SQM	618 SQFT

LIVING/DINING		
INC KITCHEN	6.2 x 4.3 M	20'3" x 14'0"
BEDROOM	5.3 x 4.0 M	17'4" x 13'0"

External area is subject to planning finalisation.



Ground level apartments

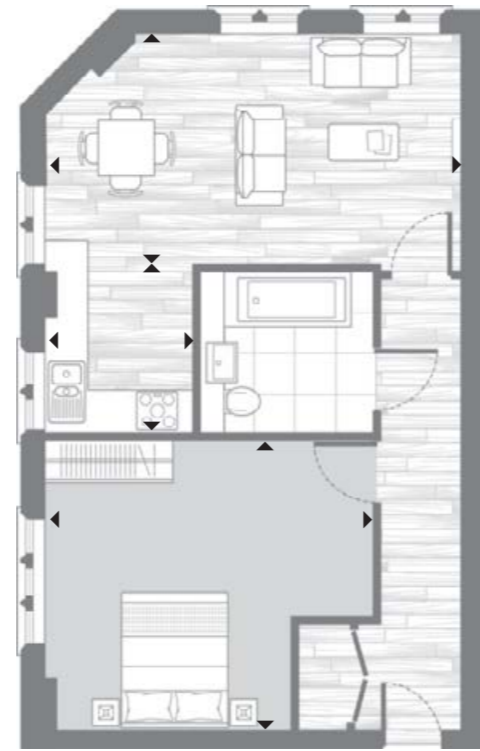


1 BED APARTMENT

06

INTERNAL AREA	57.3 SQM	618 SQFT
LIVING/DINING	3.2 x 5.9 M	10'6" x 19'3"
KITCHEN AREA	2.0 x 2.4 M	6'6" x 7'10"
BEDROOM	4.6 x 4.1 M	15'0" x 13'4"

This apartment is subject to planning finalisation.

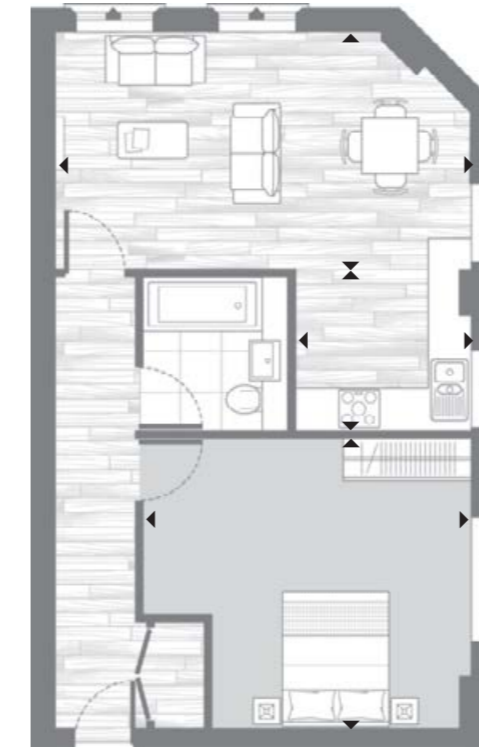


1 BED APARTMENT

07

INTERNAL AREA	57.3 SQM	618 SQFT
LIVING/DINING	5.9 x 3.4 M	19'3" x 11'2"
KITCHEN AREA	2.3 x 2.4 M	7'6" x 7'10"
BEDROOM	4.6 x 4.1 M	15'0" x 13'4"

This apartment is subject to planning finalisation.

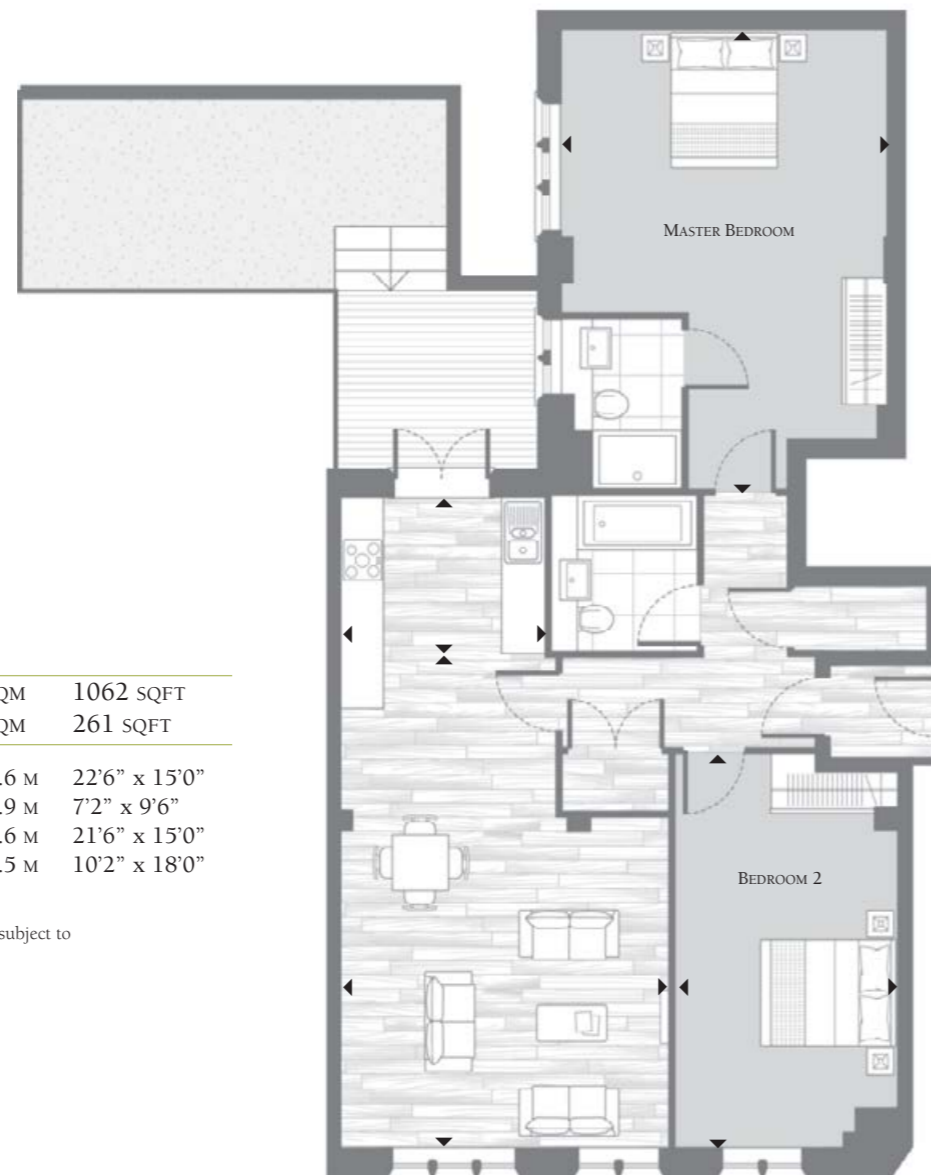


2 BED APARTMENT

05

INTERNAL AREA	98.6 SQM	1062 SQFT
EXTERNAL AREA	24.3 SQM	261 SQFT
LIVING/DINING	6.9 x 4.6 M	22'6" x 15'0"
KITCHEN	2.2 x 2.9 M	7'2" x 9'6"
MASTER BEDROOM	6.6 x 4.6 M	21'6" x 15'0"
BEDROOM 2	3.1 x 5.5 M	10'2" x 18'0"

This apartment and external area is subject to planning finalisation.



2 BED APARTMENT

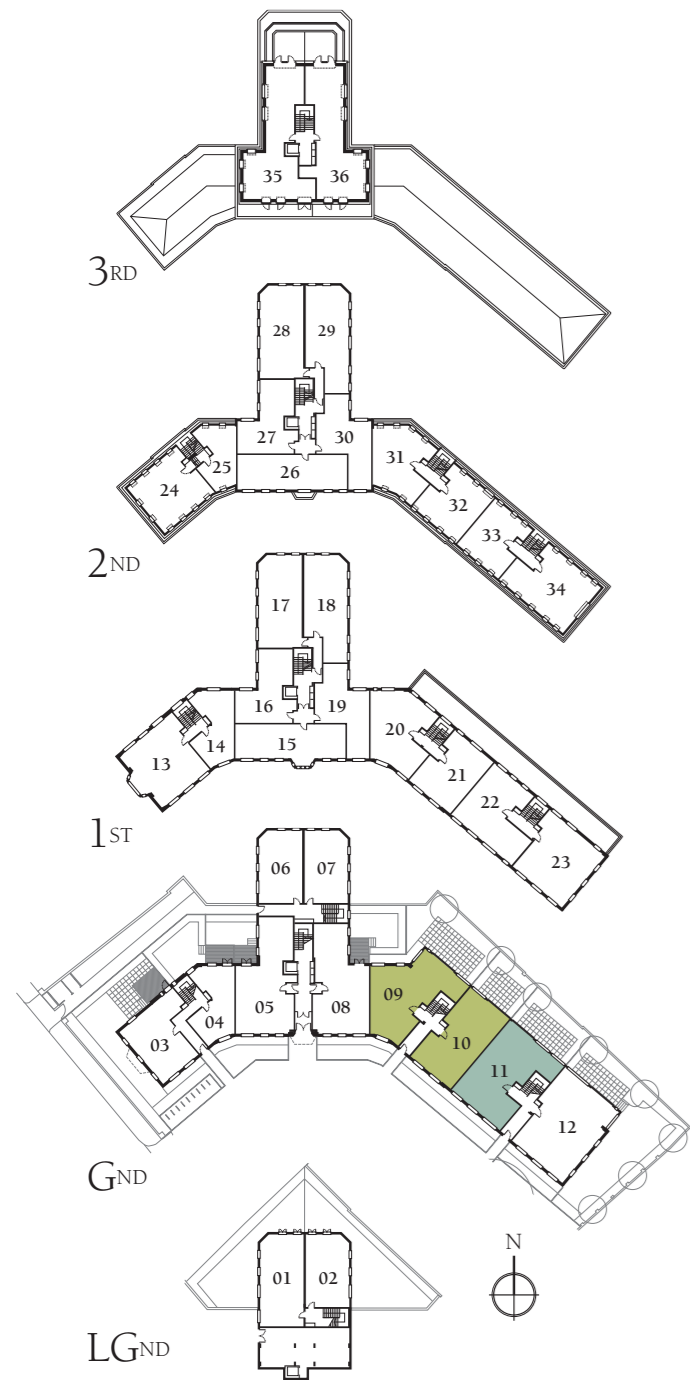
08

INTERNAL AREA	93.3 SQM	1005 SQFT
EXTERNAL AREA	54.6 SQM	588 SQFT
LIVING/DINING	7.1 x 4.4 M	23'3" x 14'4"
KITCHEN AREA	2.3 x 3.6 M	7'6" x 11'10"
MASTER BEDROOM	4.6 x 5.6 M	15'0" x 18'4"
BEDROOM 2	3.1 x 5.6 M	10'2" x 18'4"

This apartment and external area is subject to planning finalisation.



Ground level apartments



2 BED APARTMENT

09

INTERNAL AREA	93.6 SQM	1008 SQFT
EXTERNAL AREA	50.3 SQM	541 SQFT
LIVING/DINING	5.2 x 6.5 M	17'0" x 21'3"
KITCHEN AREA	2.8 x 2.7 M	9'2" x 8'10"
MASTER BEDROOM	5.8 x 5.5 M	19'0" x 18'0"
BEDROOM 2	4.3 x 2.8 M	14'0" x 9'2"

External area is subject to planning finalisation.



2 BED APARTMENT

10

INTERNAL AREA	84.8 SQM	913 SQFT
EXTERNAL AREA	30.0 SQM	323 SQFT
LIVING/DINING	6.2 x 4.7 M	20'3" x 15'4"
KITCHEN AREA	2.1 x 3.4 M	6'10" x 11'2"
MASTER BEDROOM	4.6 x 3.8 M	15'0" x 12'5"
BEDROOM 2	4.7 x 3.0 M	15'4" x 9'9"

External area is subject to planning finalisation.



3 BED APARTMENT

11

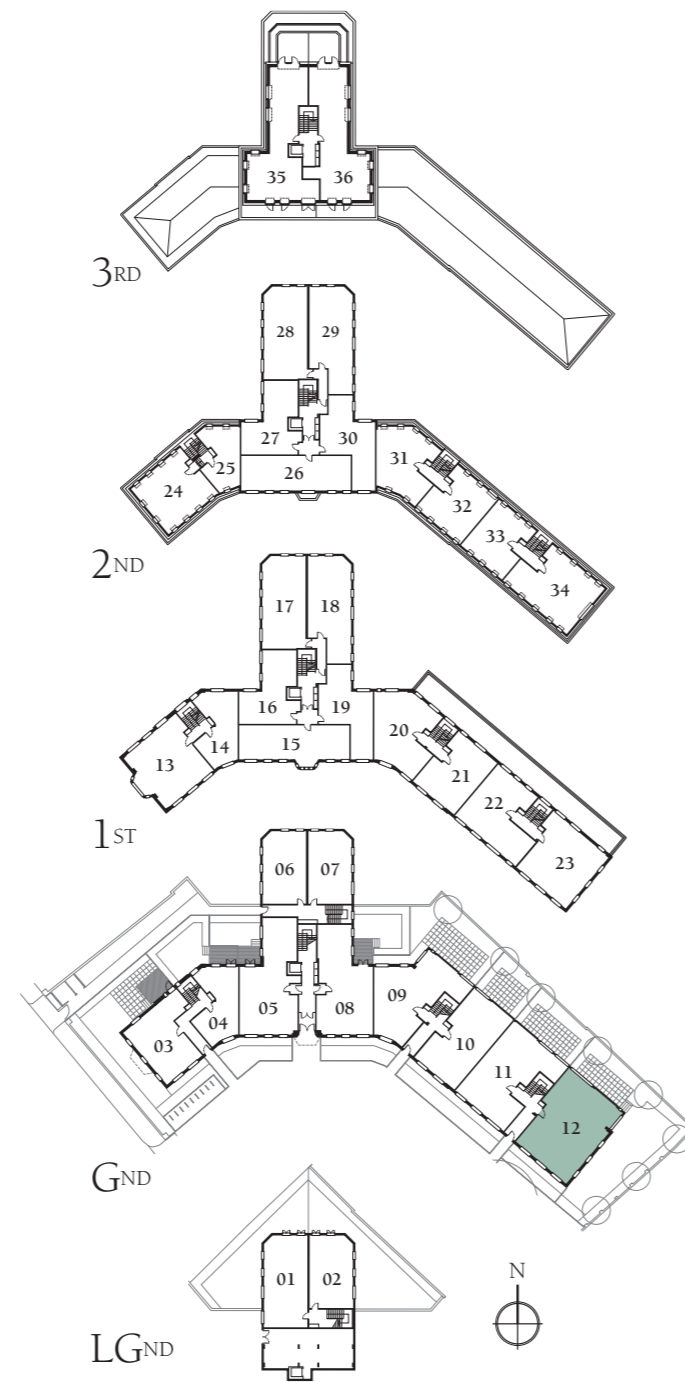
INTERNAL AREA	100.6 SQM	1083 SQFT
EXTERNAL AREA	36.1 SQM	388 SQFT
LIVING/DINING	7.0 x 6.1 M	22'10" x 19'11"
KITCHEN AREA	2.6 x 2.8 M	8'6" x 9'2"
MASTER BEDROOM	4.6 x 2.8 M	15'0" x 9'2"
BEDROOM 2	4.3 x 2.8 M	14'0" x 9'2"
BEDROOM 3	4.6 x 2.6 M	15'0" x 8'6"

External area is subject to planning finalisation.

Ground level apartments



Computer generated images of apartment 12 shown opposite.

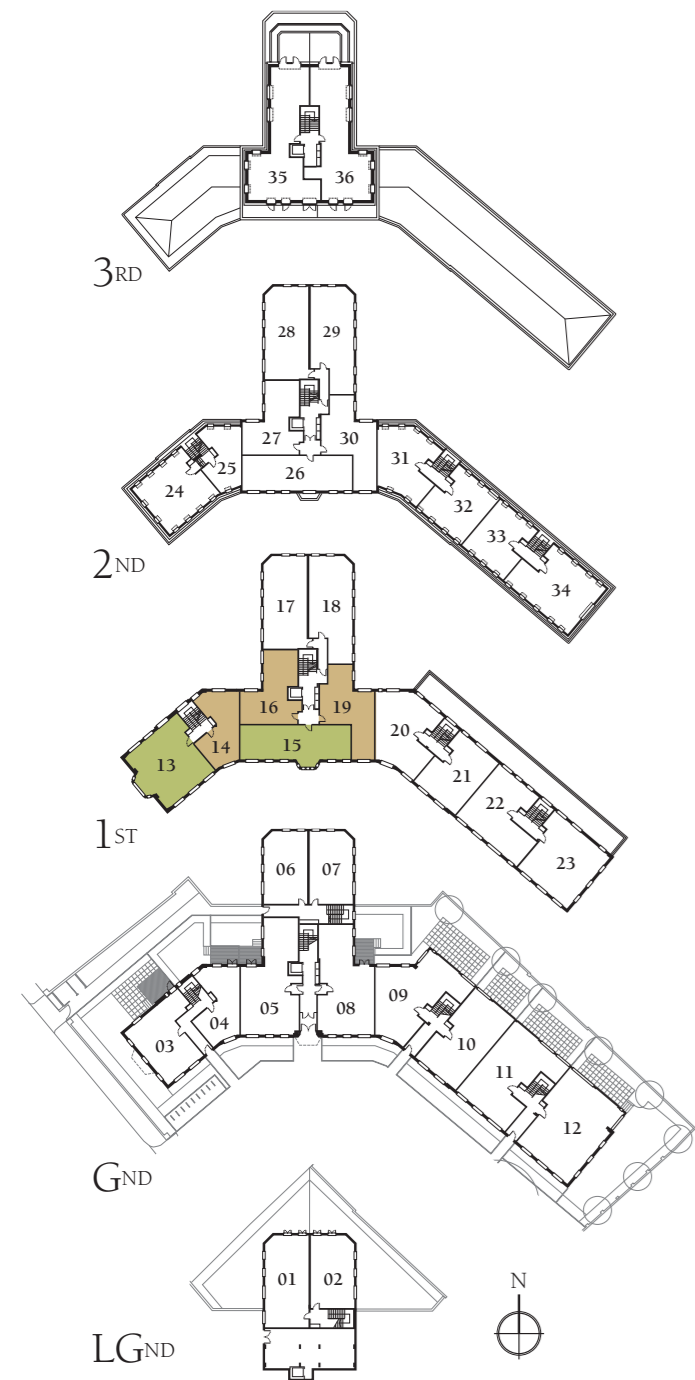


3 BED APARTMENT

12

INTERNAL AREA	114.8 SQM	1236 SQFT
EXTERNAL AREA	124.5 SQM	1340 SQFT
LIVING/DINING	6.9 x 6.2 M	22'6" x 20'3"
KITCHEN AREA	2.7 x 3.4 M	8'10" x 11'2"
MASTER BEDROOM	4.5 x 4.0 M	14'8" x 13'0"
BEDROOM 2	4.7 x 3.4 M	15'4" x 11'2"
BEDROOM 3	5.3 x 2.7 M	17'4" x 8'10"

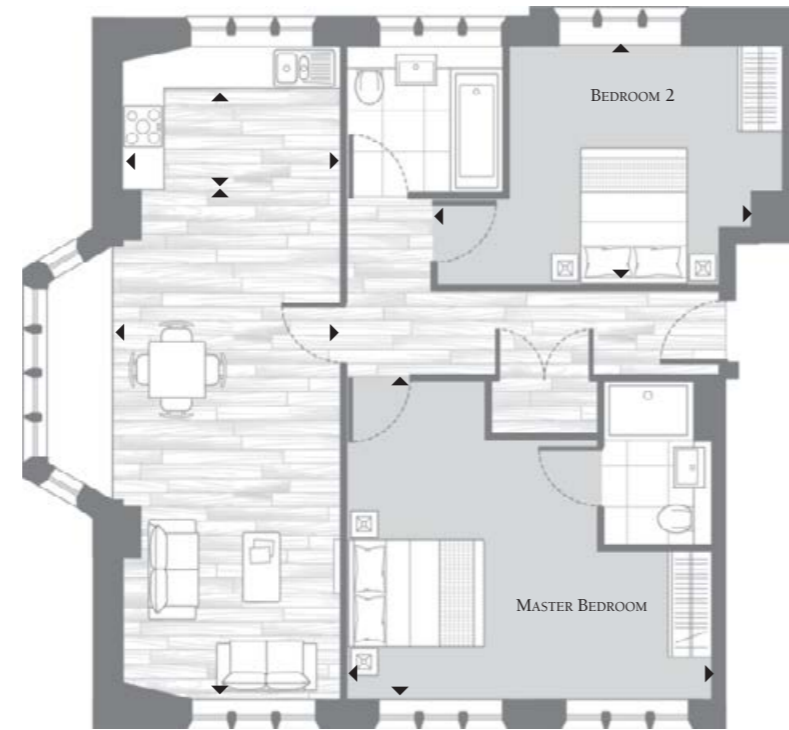
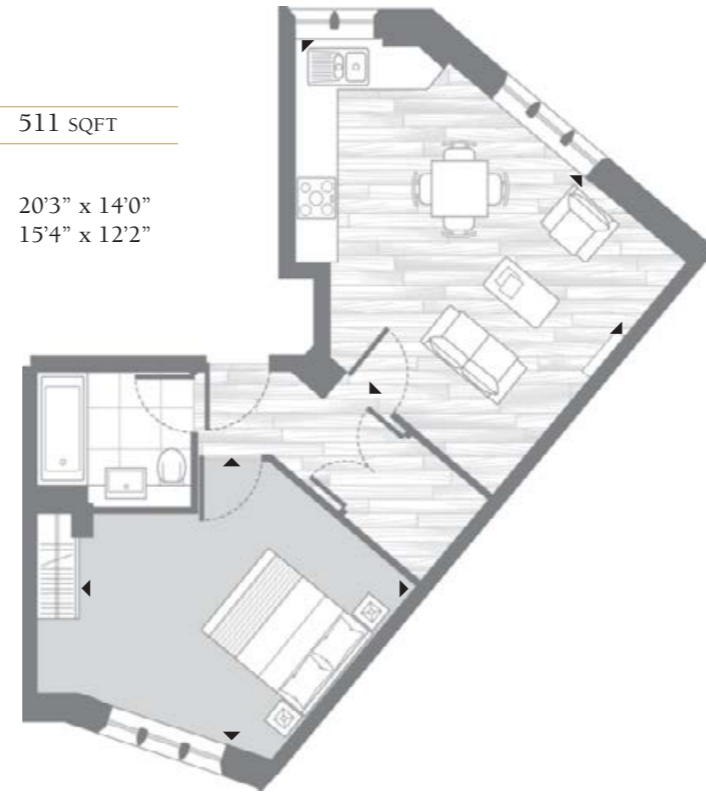
External area is subject to planning finalisation.



1 BED APARTMENT

14

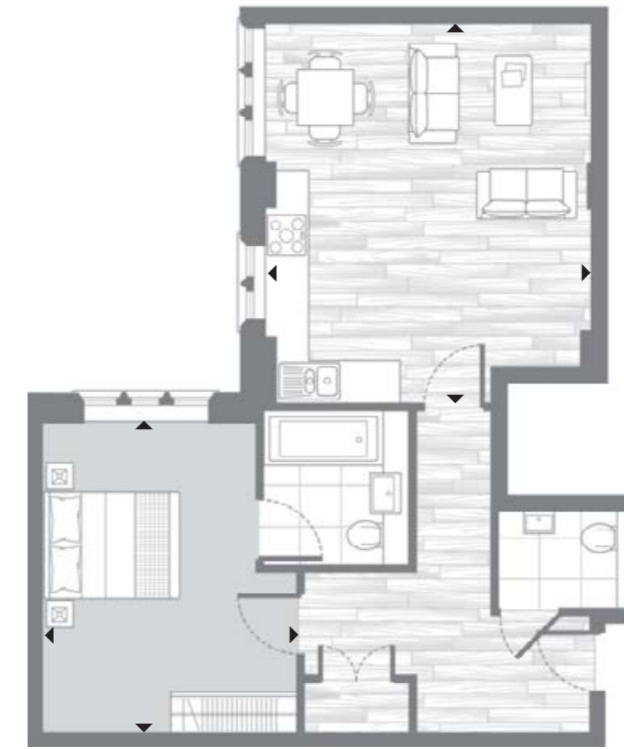
INTERNAL AREA	47.4 SQM	511 SQFT
LIVING/DINING INC KITCHEN	6.2 x 4.3 M	20'3" x 14'0"
BEDROOM	4.7 x 3.9 M	15'4" x 12'2"



2 BED APARTMENT

13

INTERNAL AREA	80.3 SQM	865 SQFT
LIVING/DINING	7.1 x 3.2 M	23'2" x 10'6"
KITCHEN	3.1 x 2.1 M	10'2" x 6'10"
MASTER BEDROOM	5.1 x 4.5 M	16'8" x 14'8"
BEDROOM 2	4.4 x 3.3 M	14'4" x 10'10"



1 BED APARTMENT

16

INTERNAL AREA	58.1 SQM	626 SQFT
LIVING/DINING INC KITCHEN	5.4 x 4.6 M	17'7" x 15'0"
BEDROOM	4.4 x 3.6 M	14'4" x 11'10"

This apartment is subject to planning finalisation.

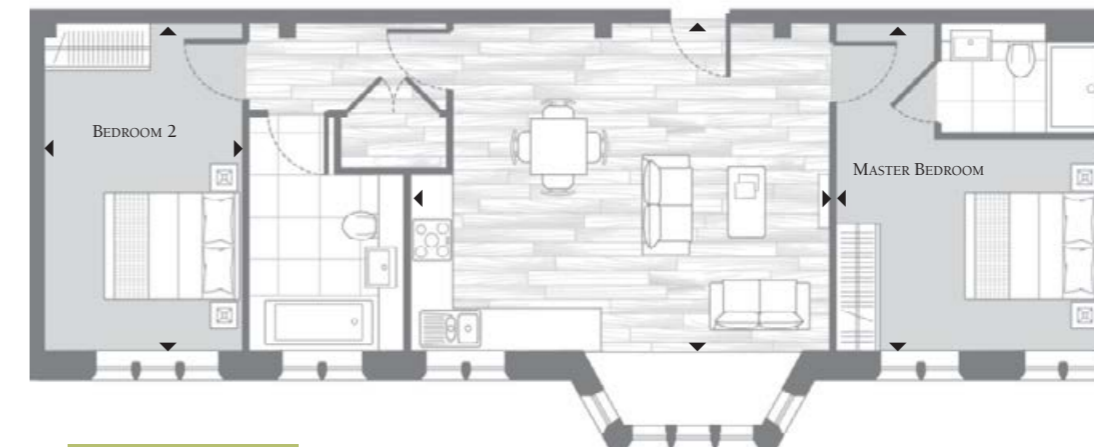


1 BED APARTMENT

19

INTERNAL AREA	59.9 SQM	645 SQFT
LIVING/DINING	3.1 x 6.9 M	10'2" x 22'6"
KITCHEN AREA	2.4 x 2.6 M	7'10" x 8'6"
BEDROOM	3.8 x 4.2 M	12'5" x 13'8"

This apartment is subject to planning finalisation.



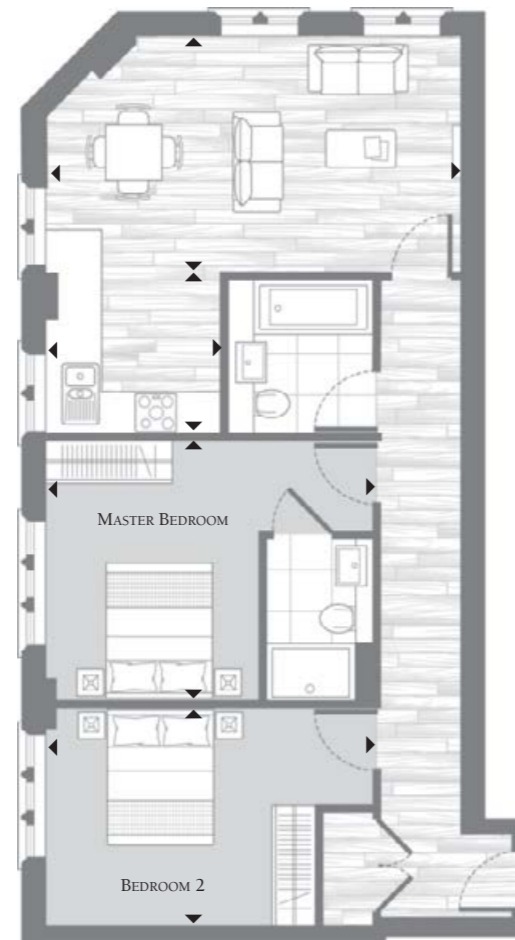
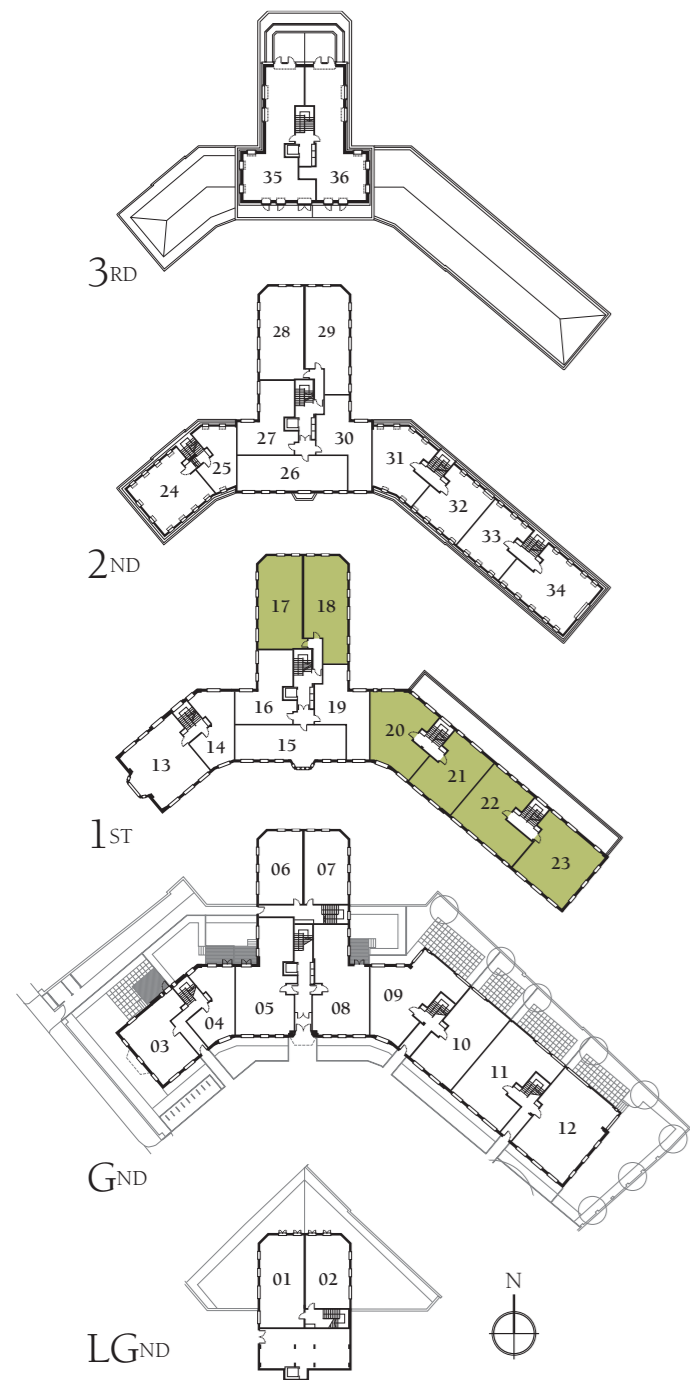
2 BED APARTMENT

15

INTERNAL AREA	69.5 SQM	749 SQFT
LIVING/DINING INC KITCHEN	5.9 x 4.6 M	19'3" x 15'0"
MASTER BEDROOM	3.8 x 4.6 M	12'5" x 15'0"
BEDROOM 2	2.8 x 4.6 M	9'2" x 15'0"

This apartment is subject to planning finalisation.

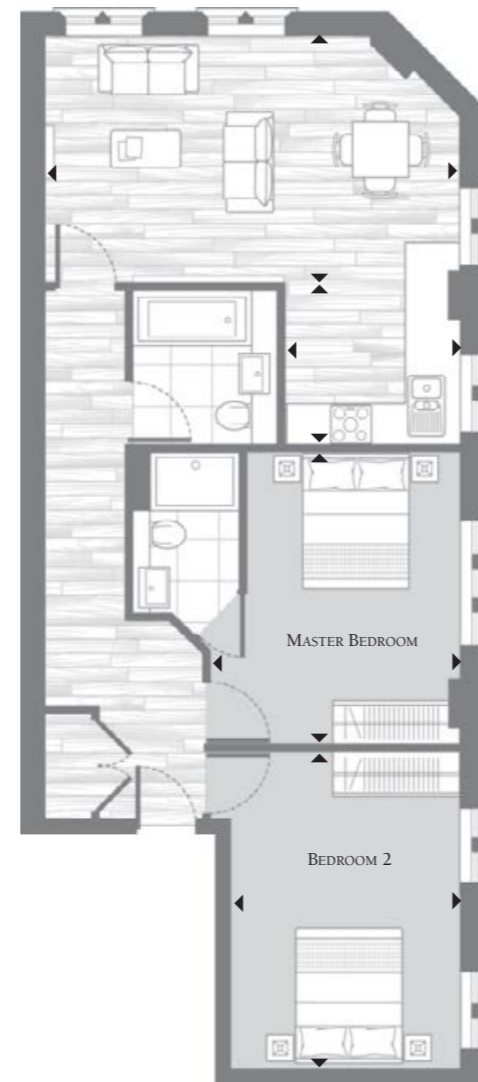
First floor apartments



2 BED APARTMENT

17	INTERNAL AREA	74.6 SQM	804 SQFT
	LIVING/DINING	5.9 x 3.3 M	19'3" x 10'10"
	KITCHEN AREA	2.3 x 2.5 M	7'6" x 8'2"
	MASTER BEDROOM	4.6 x 3.7 M	15'0" x 12'2"
	BEDROOM 2	4.6 x 3.1 M	15'0" x 10'2"

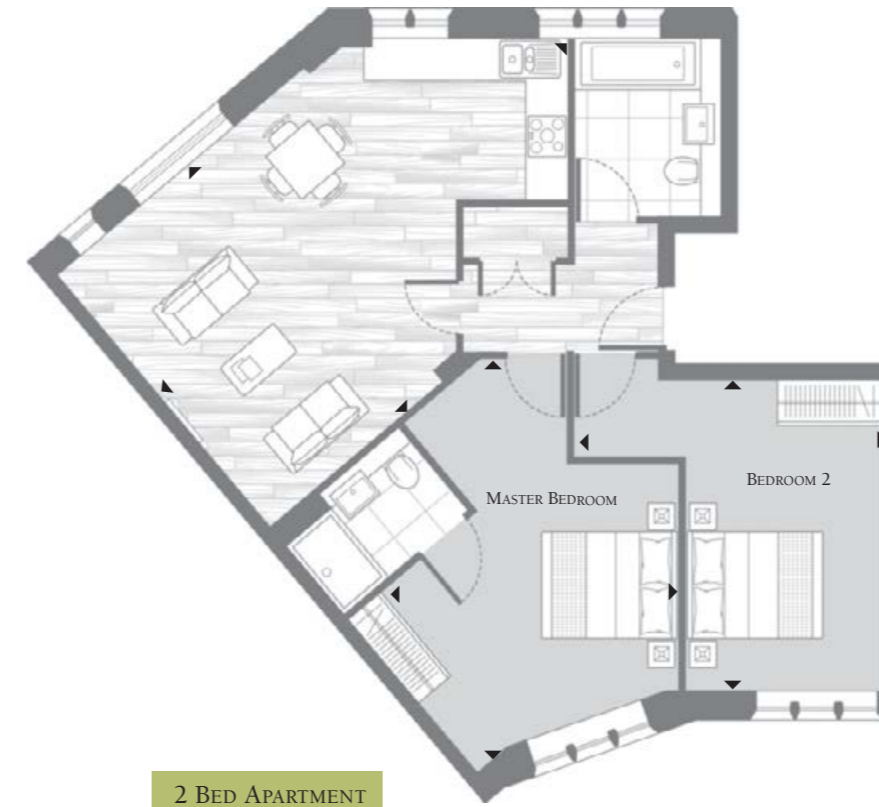
This apartment is subject to planning finalisation.



2 BED APARTMENT

18	INTERNAL AREA	76.5 SQM	824 SQFT
	LIVING/DINING	5.9 x 3.5 M	19'3" x 11'6"
	KITCHEN AREA	2.3 x 2.5 M	7'6" x 8'2"
	MASTER BEDROOM	4.1 x 3.5 M	13'4" x 11'6"
	BEDROOM 2	4.5 x 3.2 M	14'8" x 10'6"

This apartment is subject to planning finalisation.



2 BED APARTMENT

20	INTERNAL AREA	75.8 SQM	816 SQFT
	LIVING/DINING		
	INC KITCHEN	7.6 x 4.6 M	24'10" x 15'0"
	MASTER BEDROOM	5.5 x 4.1 M	18'0" x 13'4"
	BEDROOM 2	4.3 x 4.4 M	14'0" x 14'4"



2 BED APARTMENT

21	INTERNAL AREA	62.5 SQM	673 SQFT
	LIVING/DINING		
	INC KITCHEN	3.9 x 6.2 M	12'8" x 20'3"
	MASTER BEDROOM	4.6 x 2.8 M	15'0" x 9'2"
	BEDROOM 2	4.4 x 3.1 M	14'4" x 10'2"



2 BED APARTMENT

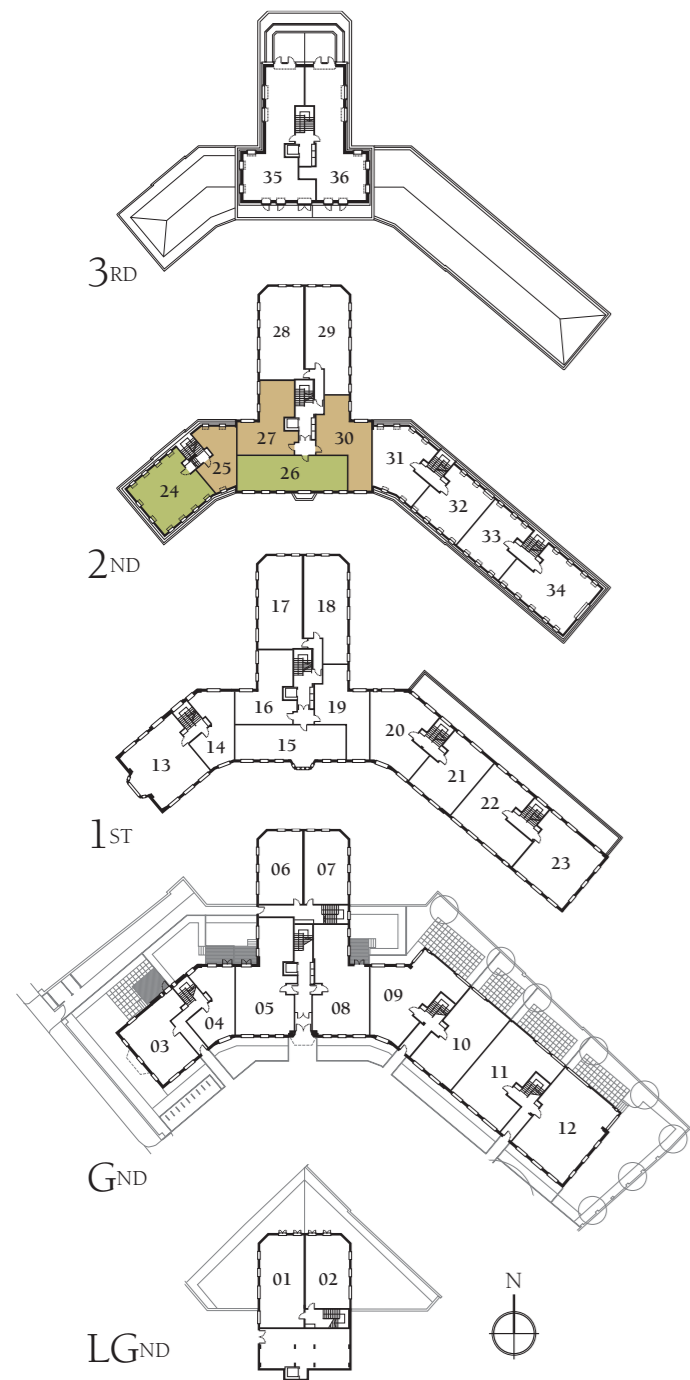
22	INTERNAL AREA	78.6 SQM	847 SQFT
	LIVING/DINING		
	INC KITCHEN	7.9 x 4.6 M	25'10" x 15'0"
	MASTER BEDROOM	4.4 x 3.3 M	14'4" x 10'10"
	BEDROOM 2	4.6 x 3.0 M	15'0" x 9'9"



2 BED APARTMENT

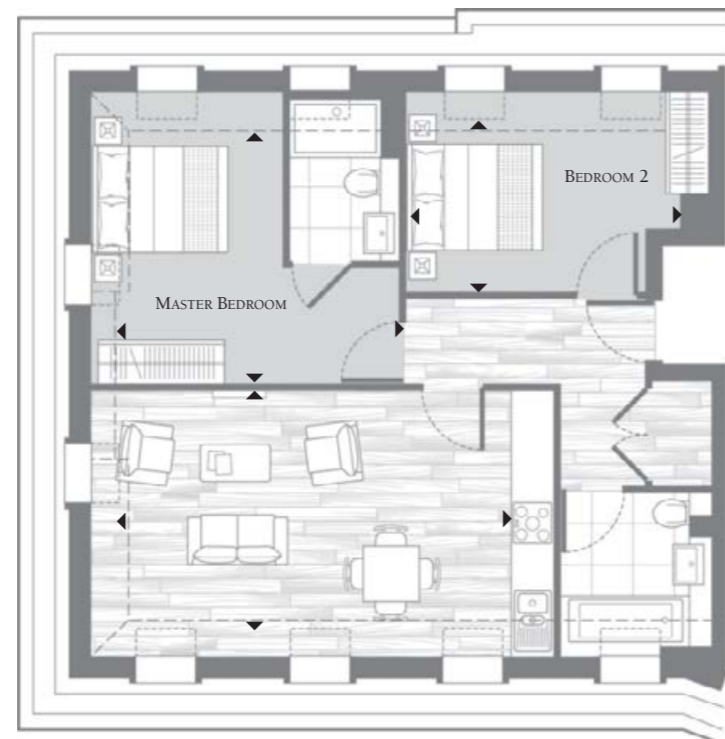
23	INTERNAL AREA	83.1 SQM	895 SQFT
	LIVING/DINING		
	INC KITCHEN	5.6 x 5.9 M	18'4" x 19'4"
	MASTER BEDROOM	6.0 x 3.0 M	19'7" x 9'9"
	BEDROOM 2	4.6 x 2.9 M	15'0" x 9'6"

First floor apartments



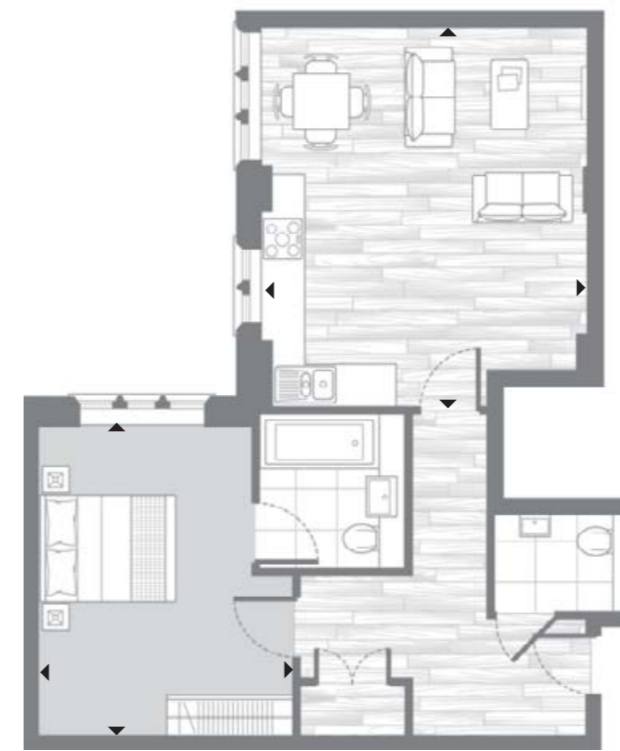
1 BED APARTMENT

25			
INTERNAL AREA	37.6 SQM	405 SQFT	
LIVING/DINING INC KITCHEN	5.9 x 3.6 M	19'3" x 11'10"	
BEDROOM	4.0 x 3.7 M	13'0" x 12'2"	



2 BED APARTMENT

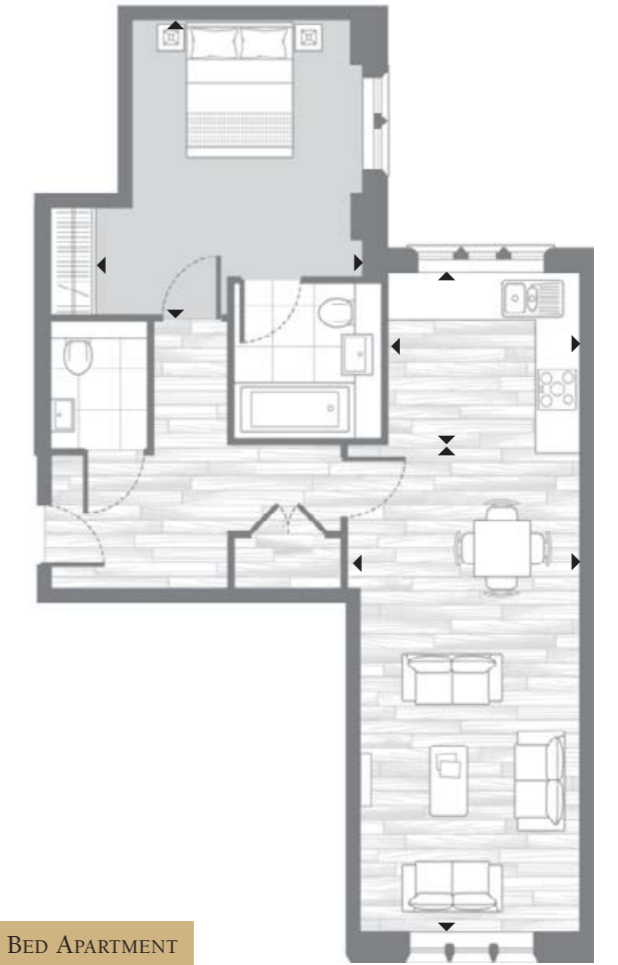
24			
INTERNAL AREA	62.0 SQM	668 SQFT	
LIVING/DINING INC KITCHEN	6.2 x 3.4 M	20'3" x 11'2"	
MASTER BEDROOM	4.0 x 3.7 M	13'0" x 12'2"	
BEDROOM 2	3.9 x 2.4 M	12'8" x 7'10"	



1 BED APARTMENT

27			
INTERNAL AREA	58.0 SQM	625 SQFT	
LIVING/DINING INC KITCHEN	5.4 x 4.6 M	17'7" x 15'0"	
BEDROOM	4.4 x 3.5 M	14'4" x 11'6"	

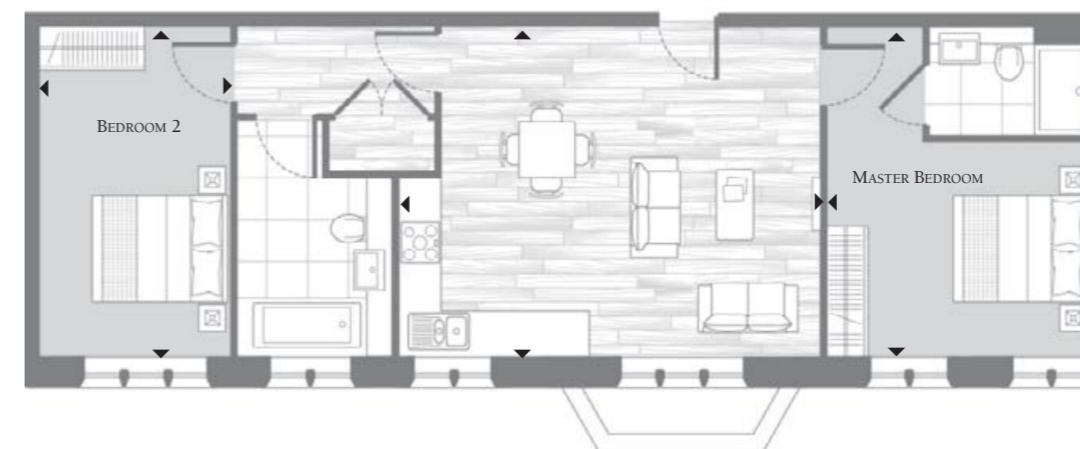
This apartment is subject to planning finalisation.



1 BED APARTMENT

30			
INTERNAL AREA	61.1 SQM	658 SQFT	
LIVING/DINING	3.1 x 6.9 M	10'2" x 22'6"	
KITCHEN AREA	2.4 x 2.6 M	7'10" x 8'6"	
BEDROOM	3.8 x 4.2 M	12'6" x 13'8"	

This apartment is subject to planning finalisation.

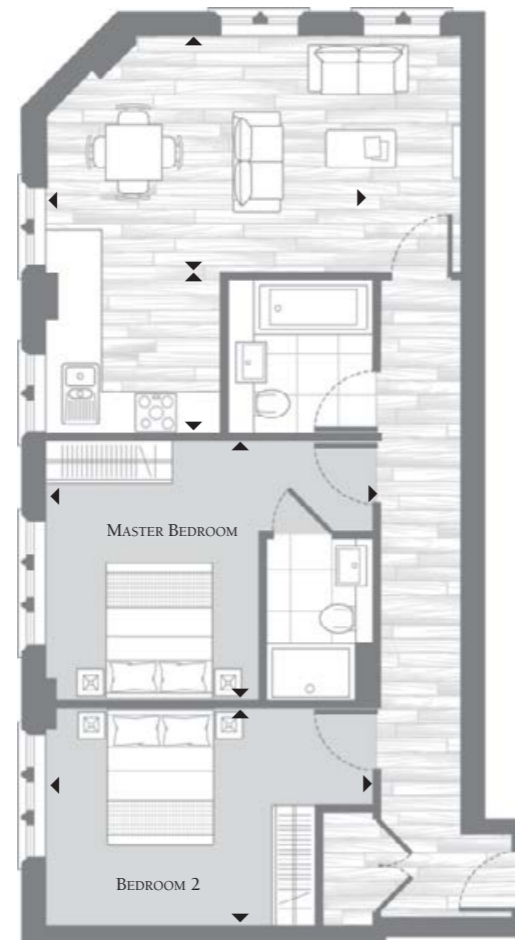
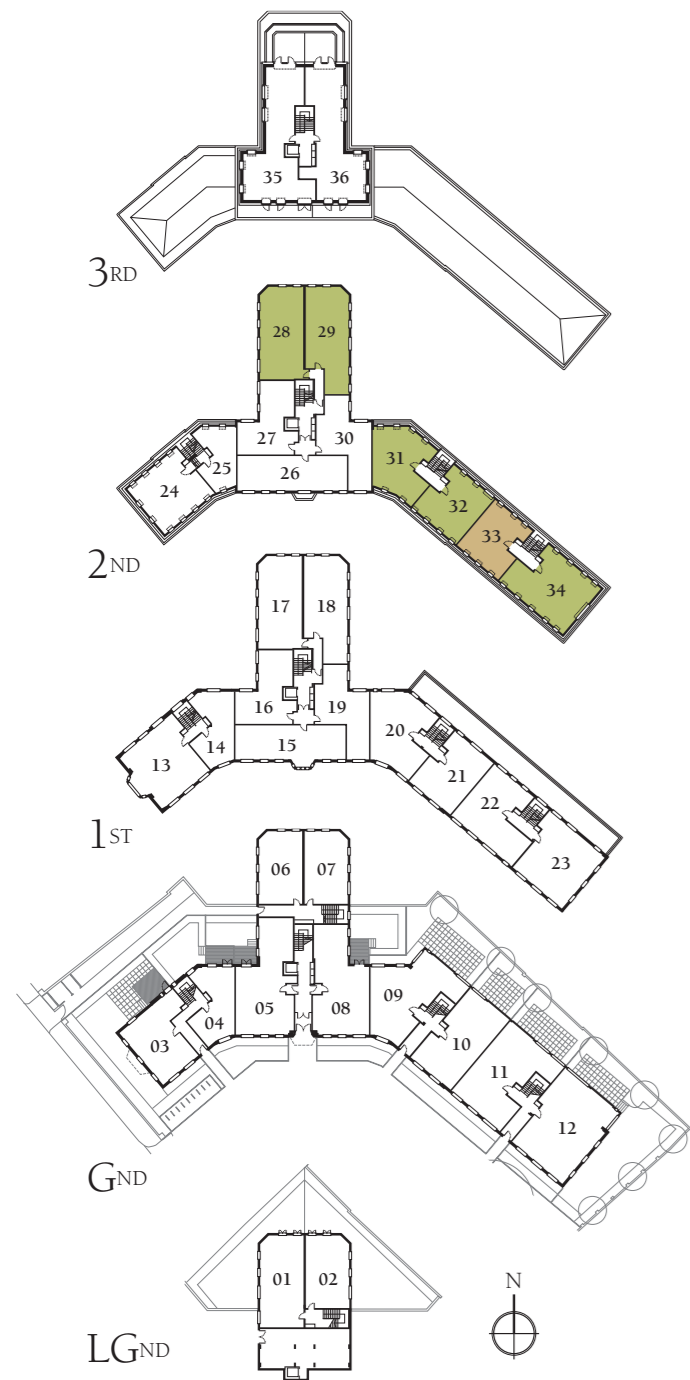


2 BED APARTMENT

26			
INTERNAL AREA	69.7 SQM	750 SQFT	
LIVING/DINING INC KITCHEN	5.9 x 4.6 M	19'3" x 15'0"	
MASTER BEDROOM	3.7 x 4.7 M	12'2" x 15'4"	
BEDROOM 2	2.8 x 4.6 M	9'2" x 15'0"	

This apartment is subject to planning finalisation.

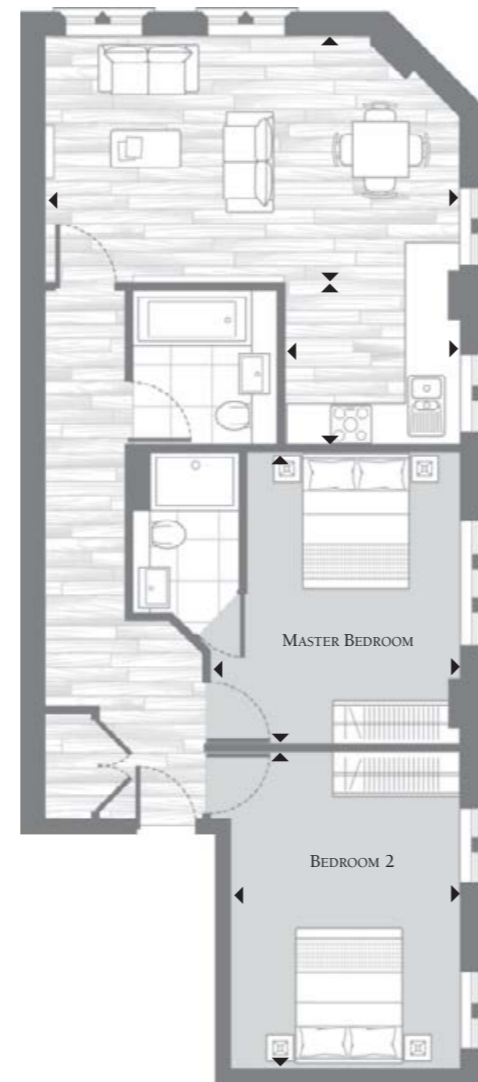
Second floor apartments



2 BED APARTMENT

28	INTERNAL AREA	74.6 SQM	804 SQFT
	LIVING/DINING	5.9 x 3.3 M	19'3" x 10'10"
	KITCHEN AREA	2.3 x 2.5 M	7'6" x 8'2"
	MASTER BEDROOM	4.6 x 3.7 M	15'0" x 12'2"
	BEDROOM 2	4.6 x 3.1 M	15'0" x 10'2"

This apartment is subject to planning finalisation.



2 BED APARTMENT

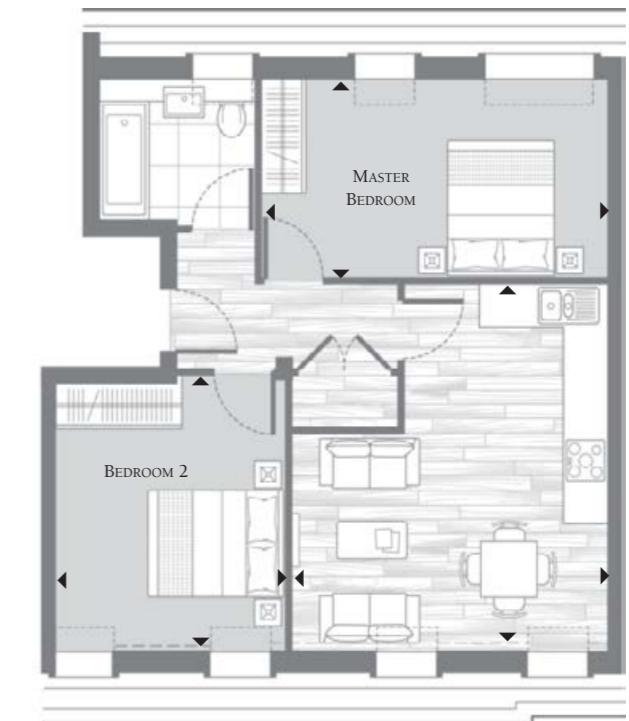
29	INTERNAL AREA	76.5 SQM	824 SQFT
	LIVING/DINING	5.9 x 3.5 M	19'3" x 11'6"
	KITCHEN AREA	2.3 x 2.5 M	7'6" x 8'2"
	MASTER BEDROOM	4.1 x 3.5 M	13'4" x 11'6"
	BEDROOM 2	4.5 x 3.2 M	14'8" x 10'6"

This apartment is subject to planning finalisation.



2 BED APARTMENT

31	INTERNAL AREA	63.6 SQM	685 SQFT
	LIVING/DINING		
	INC KITCHEN	6.7 x 4.9 M	21'10" x 16'0"
	MASTER BEDROOM	4.7 x 3.7 M	15'4" x 12'2"
	BEDROOM 2	2.8 x 3.7 M	9'2" x 12'2"



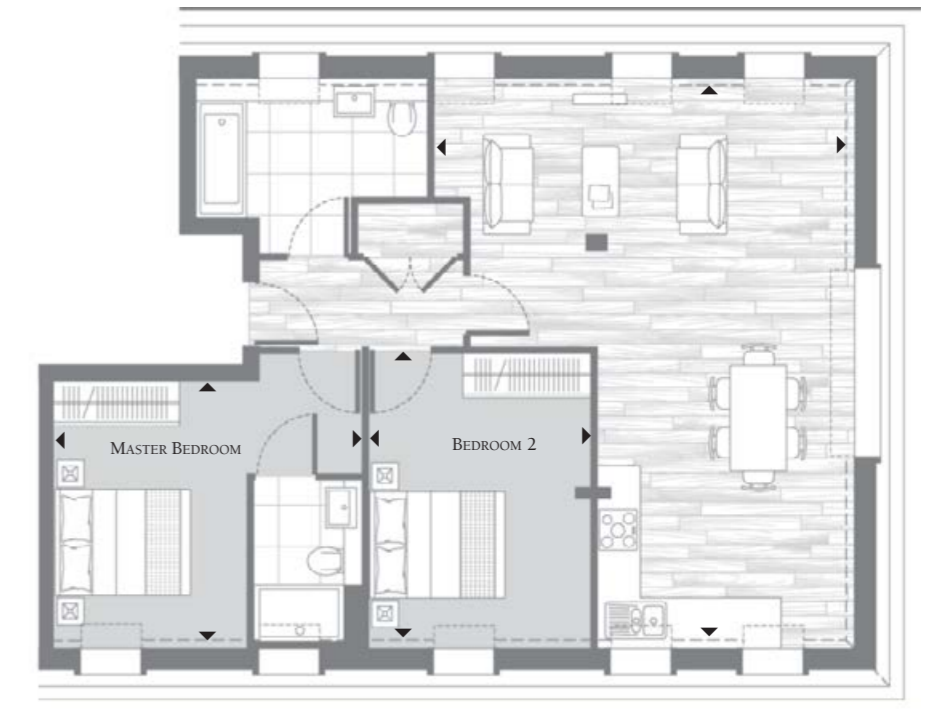
2 BED APARTMENT

32	INTERNAL AREA	57.7 SQM	622 SQFT
	LIVING/DINING		
	INC KITCHEN	5.0 x 4.4 M	16'4" x 14'4"
	MASTER BEDROOM	4.9 x 2.7 M	16'0" x 8'10"
	BEDROOM 2	3.7 x 3.2 M	12'2" x 10'6"



1 BED APARTMENT

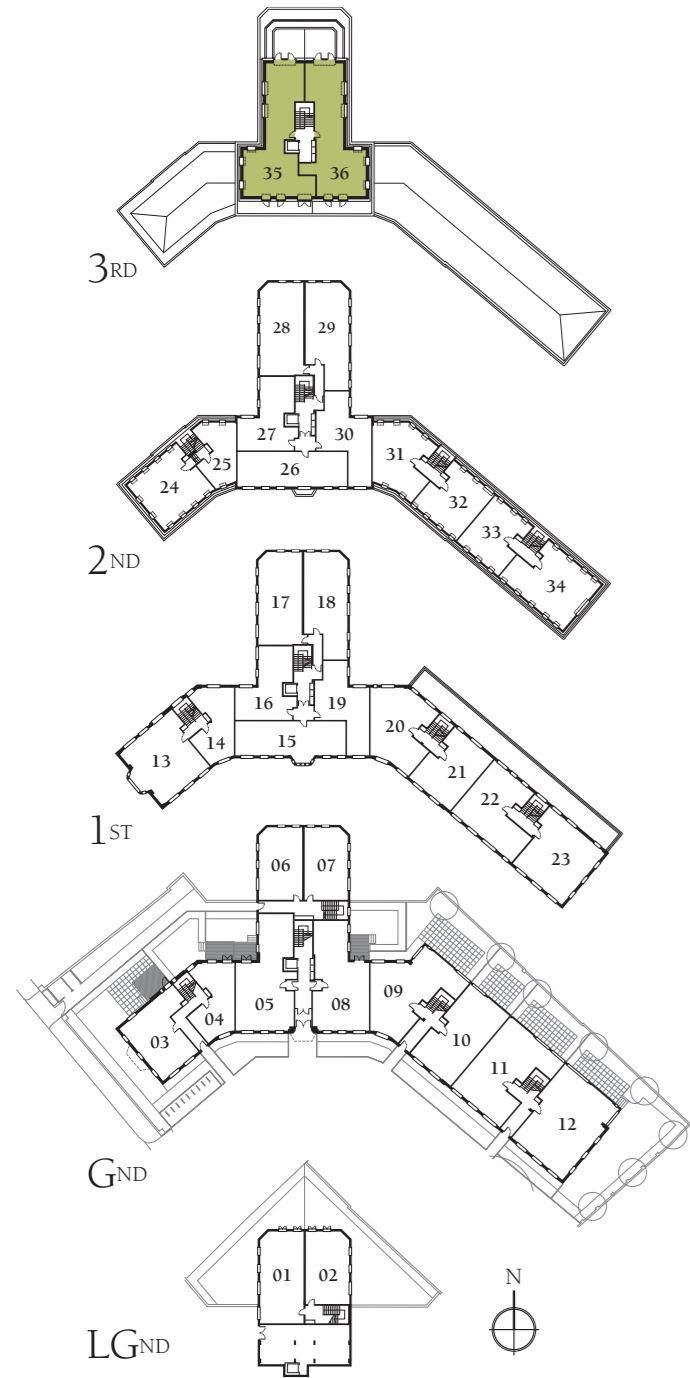
33	INTERNAL AREA	53.3 SQM	574 SQFT
	LIVING/DINING		
	INC KITCHEN	7.8 x 3.3 M	25'6" x 10'10"
	BEDROOM	3.9 x 4.0 M	12'8" x 13'0"



2 BED APARTMENT

34	INTERNAL AREA	79.0 SQM	851 SQFT
	LIVING/DINING		
	INC KITCHEN	7.9 x 5.8 M	25'10" x 18'11"
	MASTER BEDROOM	4.3 x 3.7 M	14'0" x 12'2"
	BEDROOM 2	3.1 x 4.0 M	10'2" x 13'0"

Second floor apartments

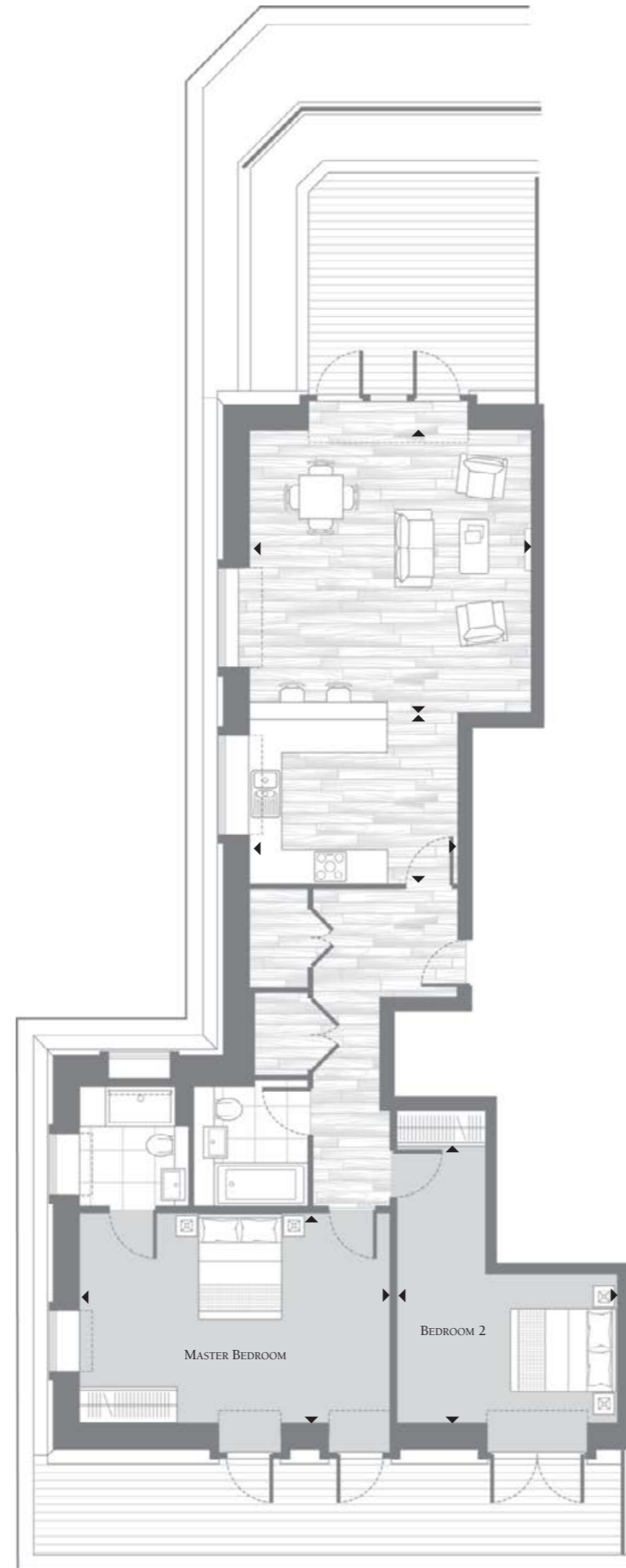


2 BED APARTMENT

35

INTERNAL AREA	106.0 SQM	1141 SQFT
EXTERNAL AREA	39.1 SQM	421 SQFT
LIVING/DINING	5.1 x 5.1 M	16'7" x 16'7"
KITCHEN AREA	3.1 x 3.8 M	10'2" x 12'6"
MASTER BEDROOM	5.6 x 3.8 M	18'4" x 12'6"
BEDROOM 2	5.2 x 4.0 M	17'0" x 13'0"

This apartment is subject to planning finalisation.



Third floor penthouses



2 BED APARTMENT

36

INTERNAL AREA	100.9 SQM	1086 SQFT
EXTERNAL AREA	35.6 SQM	383 SQFT
LIVING/DINING	5.1 x 5.1 M	16'7" x 16'7"
KITCHEN AREA	3.1 x 3.8 M	10'2" x 12'6"
MASTER BEDROOM	6.7 x 3.0 M	22'0" x 9'9"
BEDROOM 2	5.3 x 3.2 M	17'4" x 10'6"

This apartment is subject to planning finalisation.

Specification

GENERAL SPECIFICATION

- Walls & ceilings in brilliant white matt finish.
- White finish internal doors, door linings, skirtings and architraves.
- Natural oak one strip hardwood engineered flooring to principal rooms (living/dining, kitchen area and hallway).
- Brushed stainless steel door furniture.
- Brushed metal switch and socket plates.
- A combination of gas and electric combi boilers providing thermostatically controlled central heating.
- Recessed LED low energy downlighting.
- Satellite & terrestrial TV sockets to living rooms and bedrooms.
- Sky+ TV to living/dining area (subject to subscription).
- Two gang switched socket and USB charger port to kitchen, living room and bedrooms.
- Telephone extension sockets to living room and master bedroom.
- Bespoke entertainment unit to living/dining area providing low level cupboard space and bookcase storage above.
- 40-50" LED smart TV to living area.
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room & all bedroom lighting.

HALLWAY

- Natural oak one strip hardwood engineered flooring.

KITCHEN

- Natural oak one strip hardwood engineered flooring.
- Tobacco wood finish to base units with white matt to upper units, all with concealed handles.
- Mid brown coloured stone worktop with white glass splashbacks to underside of wall units.
- Smeg integrated appliances to include:
 - single low level oven.
 - built in microwave.
 - 4 ring ceramic hob with hood.
 - Washer/dryer*, dishwasher & fridge/freezer.
- Low energy underlighting to wall units.
- Stainless steel 1½ bowl undermounted sink.
- Centralised appliance switch panel.

BEDROOMS

- Fully fitted quality oatmeal coloured carpet on underlay.
- Full height fitted wardrobes with sliding doors.
- Telephone extension socket to master bedroom.

GENERAL BATHROOM & EN-SUITE

- White bathroom suite with steel bath, back to wall WC, basin and shower tray (if applicable).
- Large format porcelain floor tiles and fully tiled walls.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with reconstituted stone vanity top.
- Oak framed recess with mirrored cabinet and feature downlighting.
- Brushed metal shaver socket.
- Chrome plated single lever basin taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated electric heated towel rail.
- Pressurised hot and cold water.

SECURITY

- Video entry phone system to each apartment.

COMMUNAL AREAS

- Porcelain tiled entrance lobbies, carpeted communal corridors.
- Communal secure cycle storage.
- Lift to central core only from ground to third floor (subject to planning consent).
- Low energy wall lighting.

* Washer/dryer may be free standing where located in services cupboard.





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