

SIR JOHN LYON HOUSE

8 HIGH TIMBER STREET LONDON EC4

SPECIFICATIONS

2/3 Bedroom Apartments - Finishes, fixtures and fittings

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2/3 Bedroom Apartments - Finishes, fixtures and fittings specification

Applies to Units: 12, 13, 14, 23, 24, 25, 35, 36, 37, 63, 64, 65 & 66

LIVING, DINING, HALL

Location	Item	Manufacturer/supplier	Model/reference no.
Finishes			
Wall	Painted plasterboard	Dulux ICI Paints Wexham Road, Slough, SL2 5DS www.dulux.co.uk	Matt Emulsion Salisbury stones 5, 45YY 75/110
Floor	Timber flooring	Scheucher Holzindustrie GmbH A-8092 Mettersdorf, Zehensdorf 29 T : +43 3477 23300 F : +43 3477 233016 www.scheucher.at	3-strip beech exquisite
Ceiling	Painted plasterboard	Dulux	Matt Emulsion, white
Joinery	Flush doors	Shadbolt International North Circular Road, London E4 8PZ T : 020 8527 6441	Straight Grain American White Oak finished timber Bookmatched and Lipped
	100mm rebated recessed architrave	Dulux	Satinwood, white
	150mm rebated recessed skirting	Dulux	Satinwood, white
	Window board	Dulux	Satinwood, white
Ironmongery			
Entrance door	Lever Handles	Higrade Hardware Ltd Foundation House Fairacres Industrial Estate Dedworth Road, Windsor, Berks SL4 4LE T : 01753 866500	Stainless steel lever handle ER.DG.124.DR
	Door Closer	Higrade Hardware Ltd	Concealed 15.086.8600.61
	Hinges	Higrade Hardware Ltd	Square Corner, concealed 10.900.4500

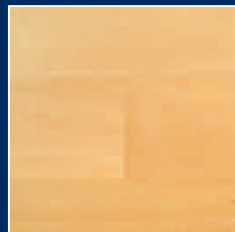
Deadlock	Higrade Hardware Ltd	Heavy duty mortice deadlock with 20mm double throw deadbolt 20.790.3060.71
Escape Deadlock	Higrade Hardware Ltd	Escape Deadlock 999.50.1181.SP001
Kick plate to the outside face	Higrade Hardware Ltd	100mm Round edged stainless steel
Door viewer	Higrade Hardware Ltd	160° view 45.160.1000.91
Door stop	Higrade Hardware Ltd	Satin Chrome floor stop 45.350.5200.71
Living room door	Higrade Hardware Ltd	As Main Entrance Door
Hinges	Higrade Hardware Ltd	Stainless Steel Rising Butts 10.300.1066.71
Door stop	Higrade Hardware Ltd	Satin Chrome floor stop 45.350.5200.71
Bedroom door	Higrade Hardware Ltd	As Main Entrance Door
Hinges	Higrade Hardware Ltd	Stainless Steel Rising Butts 10.300.1066.71
Door stop	Higrade Hardware Ltd	Satin Chrome floor stop 45.350.5200.71
Kitchen Door	Higrade Hardware Ltd	As Main Entrance Door
Hinges	Higrade Hardware Ltd	Stainless Steel Rising Butts 10.300.1066.71
Door stop	Higrade Hardware Ltd	Satin Chrome floor stop 45.350.5200.71
Bathroom Door	Higrade Hardware Ltd	As Main Entrance Door



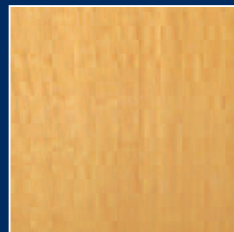
Dulux Salisbury Stones 5 Paint



Dulux White Paint



Scheucher Holzindustrie GmbH
3 strip beech exquisite flooring



Flat Entrance
Natural Timber Door



Higrade Double Throw
Deadbolt Lock



Lever Handle and
Escape Deadlock



Thumb Turn Door Lock
(Inside)



Thumb Turn Door Lock
(Outside)

	Hinges	Higrade Hardware Ltd	Stainless Steel Rising Butts 10.300.1066.71		Wardrobe door		Natural finished timber to internal door spec
	Door stop	Higrade Hardware Ltd	Satin Chrome floor stop 45.350.5200.71		100mm rebated recessed architrave	Dulux	Satinwood, white
	Thumbturn	Higrade Hardware Ltd	Red/White indicator ER.FB4.R-SKS		Lighting Bedroom ceiling light		Satin chrome recessed down lighter
Lighting	Satin chrome recessed down lighter				Small power Brushed stainless steel single 13A switched socket outlet	MK	Edge brushed stainless steel K14357 BSSB
Small power	Brushed stainless steel single 13A switched socket outlet	MK	Edge brushed stainless steel K14357 BSSB		Brushed stainless steel double 13A switched socket outlet	MK	Edge brushed stainless steel K14345 BSSB
	Brushed stainless steel double 13A switched socket outlet	MK	Edge brushed stainless steel K14345 BSSB		Brushed stainless steel 13A switched fused connection unit	MK	Edge brushed stainless steel K14941 BSSB
	Brushed stainless steel 13A switched fused connection unit	MK	Edge brushed stainless steel K14941 BSSB		5 Amp ring main to living room for light fittings		
Switches	5 Amp ring main to living room for light fittings				Switches Brushed stainless steel single gang two way light switch	MK	Edge brushed stainless steel K14371 BSSB
	Brushed stainless steel single gang two way light switch	MK	Edge brushed stainless steel K14371 BSSB		Brushed stainless steel double gang two way light switch	MK	Edge brushed stainless steel K14372 BSSB
	Brushed stainless steel double gang two way light switch	MK	Edge brushed stainless steel K14372 BSSB				

BEDROOM

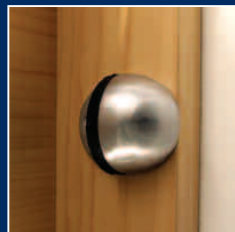
Finishes							
Wall	Painted plasterboard	Dulux	Matt Emulsion, Salisbury stones 5, 45YY 75/110		Wall	Painted plasterboard	Dulux Matt Emulsion, Salisbury stones 5, 45YY 75/110
Floor	Timber flooring	Scheucher Holzindustrie Gmbh	3-strip beech exquisite		Floor	Bathroom floor tiles	Panaria www.panaria.it Mods Docks 600 x 600 naturale lappato
Ceiling	Painted plasterboard	Dulux	Matt Emulsion, white		Ceiling	Painted plasterboard	Dulux Matt Emulsion, white
Joinery	Flush doors (For Ironmongery see above)	Shadbolt International	Straight Grain American White Oak finished timber Bookmatched and Lipped		Joinery	Flush doors (For Ironmongery see above)	Shadbolt International Straight Grain American White Oak finished timber. Bookmatched and Lipped.
	100mm rebated recessed architrave	Dulux	Satinwood, white			100mm rebated recessed architrave	Dulux Satinwood, white
	150mm rebated recessed skirting	Dulux	Satinwood, white			150mm rebated recessed skirting	Dulux Satinwood, white
	Window board	Dulux	Satinwood, white		Fittings	Kitchen units	A&G Bontempi Cucine S.p.a. Range reference: Area Anta DNA56 Colour: white. Door finish: high gloss lacquer



Door Kick plate



Door Viewer



Higrade Satin Chrome
Door Stop



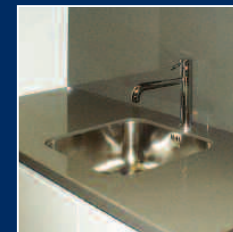
Higrade Stainless Steel
square-edged Door Hinge



Siemens Stainless Steel built in
multi function electronic oven



Siemens Ceramic Hob



Franke Kitchen Sink and Paini
Fountain single mixer tap



A&G Bontempi Cucine s.p.a
White Kitchen Units

	2 bed flat sink	Franke	Franke Sink GAX 110 stainless steel			MK	Edge brushed stainless steel K14372 BSSB
	Single-lever sink mixer	Paini UK Plumbing Imports Dalton Airfield, Dalton, Thirsk North Yorkshire YO7 3HE T : 0845 310 8059 www.paini.co.uk	PSCX579 Single-lever sink mixer, fountain spout with a brushed chrome finish	BATHROOM		Panaria www.panaria.it	Mods Victoria 450 x 450 naturale lappato
	Work surface	A&G Bontempi Cucine S.p.a.	Quarzo Grigio Serena by Ornatop SRI Synthetic Worktop, Dark Grey	Wall	Bathroom wall tiles	Panaria	Mods Bars Victoria 300 x 300 naturale lappato
	Splash Back	A&G Bontempi Cucine S.p.a.	Quarzo Grigio Serena by Ornatop SRI Synthetic Surface, Dark Grey, Full height	Floor	Bathroom floor tiles	Panaria	Mods Docks 600 x 600 naturale lappato
	Wine cooler (where provided)	Scholtes	Scholtes KV36 integrated stainless steel frame with glass front	Ceiling	Painted plasterboard	Dulux	Matt Emulsion, white
				Joinery	Flush doors (For Ironmongery see above)	Shadbolt International North Circular Road, London E4 8PZ T : 0208 527 6441	Straight Grain American White Oak finished timber. Bookmatched and Lipped.
Appliances	Electronic oven	Siemens www.siemensappliances.co.uk	HB560550B stainless steel built-in single multi-function oven		100mm rebated recessed architrave	Dulux	Gloss, white
	Hob	Siemens	Ceramic hob ET737501E stainless steel	Fittings			
	Washer/dryer	Siemens	Integrated	Bathroom	Towel Hook	Higrade Hardware Ltd Foundation House Fairacres Industrial Est. Dedworth Road, Windsor, Berks SL4 4LE T : 01753 866500	Stainless steel: ER.BTH.6530.HH
	Built-in wine cooler	Siemens	KF18W420GB stainless steel		Toilet roll holder with a satin nickel finish		
	Chimney hood	Siemens	LC57650GB chimney hood, stainless steel		Washbasin	Ceramica Catalano srl S. P. Falerina km 7200 1-01034 Fabrica di Roma (VT) T : +39 (0)761 5661 F : +39 (0)761 574304 www.catalano.it	Zero 50 single hole (Excluding towel rail)
	Fridge/Freezer	Siemens	Integrated		2/3 bed flat bath	Villeroy & Boch AG Corporate Headquarters P.O. Box 1120 D 66688 Mettlach T : +49 (0)68 64 81 www.villeroy-boch.com	1700 x 750 Oberon white bath without tap holes. Brushed Stainless steel pop up waste
	Dishwasher	Siemens	Integrated		2/3 bed flat wall hung WC	Catalano	Zero 54 sospeso wall hung WC
	Microwave oven	Siemens	Integrated		2/3 bed flat wall hung bidet	Catalano	Zero 54 sospeso wall hung bidet
Lighting	Kitchen ceiling light		Satin chrome recessed down lightner		Single-lever basin mixer, 1 1/4" pop-up waste with a brushed chrome finish	Paini UK	Cox Art. 78CR211
Small power	Brushed stainless steel single 13A switched socket outlet	MK	Edge brushed stainless steel K14357 BSSB				
	Brushed stainless steel double 13A switched socket outlet	MK	Edge brushed stainless steel K14345 BSSB				
	Brushed stainless steel 13A switched fused connection unit	MK	Edge brushed stainless steel K14941 BSSB				
Switches	Brushed stainless steel single gang two way light switch	MK	Edge brushed stainless steel K14371 BSSB				



Quarzo Grigio Serena
Dark Grey Work Surface



Satin Chrome Recessed
Downlighter



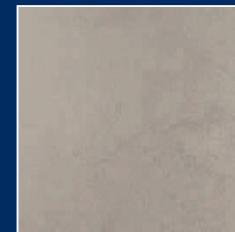
MK Edge Brushed Stainless Steel
Single Switch Plate



MK Edge Brushed Stainless Steel
Double Switch Plate



MK Edge Brushed Stainless Steel
Single Socket



Panaria Mods Docks
Bathroom Floor Tiles



Panaria Mods Victoria
Bathroom Wall Tiles



Panaria Mods Bars Victoria
Bathroom Feature Tiles

Bathroom pop up waste	Single lever bidet mixer and a brushed chrome finish	Paini UK	PMXB306(continued) tap with a	WC pneumatic flush	Geberit Ltd New Hythe Business Park New Hythe Lane, Aylesford Kent ME20 7PJ T : 01622 717 811 F : 01622 716 920	TBA
	Wash basin bottle trap with a brushed chrome finish	Paini UK	364MB	Electric radiator/towel rail	Irsap Clima Sapiens www.irsap.com	Novo 23 chromium 1196hx 500w 400 watt
	Swivel shower rose with a brushed chrome finish	Paini UK	SRYP08	Hinged shower door	Novellini (UK) Ltd	Young 1B shower door with clear glass and silver fittings
	Shower fixed arm with a brushed chrome finish	Paini UK	SAHYB30	Hinged shower door and in line shower pane and panel silver fittings	Novellini (UK) Ltd	Young G + F in line hinged door with clear glass and
	Shower brushed chrome mixer tap with 2 controls: thermostatic hot and cold; pressure	TBA	TBA	Square shower tray	Catalano	900 square white shower tray
	Flexible shower/bath brushed chrome mixer tap with 3 controls: thermostatic hot and cold; pressure; diverter	TBA	TBA	Rectangular shower tray	Catalano	1200 x 800 white shower tray
	Fixed shower/ flexible shower/ bath brushed chrome mixer tap with 3 controls: thermostatic hot and cold; pressure; diverter	TBA	TBA	Lighting Chrome recessed down lighter		
Bath screen		Novellini (UK) Ltd Unit 20, North Orbital Business Park St. Albans, Hertfordshire AL1 1XB T : 01727 846 629 F : 01727 811 781 www.novellini.com	Aurora 1 model 80 1500h x 800w clear glass with a silver rail	Small power Brushed stainless steel shaver supply unit steel K14709 BSSB	MK	Edge brushed stainless



Villeroy & Boch
Oberon Bath



Brushed Chrome
Shower Mixer



Paini Brushed Chrome Finish
Shower Head



Catalano Zero 50
Bathroom Sink



Paini, Wash Basin
Bottle Trap



Paini, Cox Series Single Lever
Basin Mixer Tap



Catalano Zero Wall Hung Bidet



Catalano Zero Wall Hung WC

This specification is a guide only and items may vary due to availability, the developer will endeavour to replace them with as good as an alternative should the need arise.

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View from the building at sunset

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