



SIR  
THOMAS  
LIPTON



THOMAS COURT  
THE PENTHOUSES  
PLOTS 7 & 8

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FLOOR PLANS



Two Bedroom  
Penthouses

Total Area:  
139.4 sq m / 1,500 sq ft

Second Floor

|   |  |
|---|--|
| Hallway:<br>6.8m x 1.5m / 22.3ft x 4.9ft                          | Master En-suite:<br>3.1m x 2.3m / 10.2ft x 7.5ft |
| W.C.:<br>2.2m x 1.8m / 7.2ft x 5.9ft                              | Second Bedroom:<br>4.2m x 4.1m / 13.8ft x 13.5ft |
| Storage:<br>2.2m x 1.8m / 7.2ft x 5.9ft                           | Second En-Suite:<br>2.8m x 2.1m / 9.2ft x 6.9ft  |
| Kitchen / Living / Dining Room:<br>10.1m x 6.3m / 33.1ft x 20.7ft | Study:<br>2.8m x 1.8m / 9.2ft x 5.9ft            |
| Master Bedroom:<br>5.5m x 4.1m / 18ft x 13.5ft                    | Terrace:<br>16m x 1.5m / 52.5ft x 4.9ft          |

Floor plans shown are approximate measurements only. Exact layouts and sizes may vary.

## SPECIFICATION

### Kitchen

- > Bespoke Italian kitchen finished in a metallic champagne lacquer
- > Large kitchen island with four bar stools
- > Caesarstone Quartz worktop accompanied with a bronze mirror splashback
- > Double undermounted Blanco sink
- > Waste disposal unit
- > Instant boiling hot and cold filtered water tap
- > LED undercounter lighting
- > Miele appliances:
  - Oven x2
  - Microwave combi
  - Dishwasher
  - Induction hob
  - Warming drawer x2
  - Extractor fan
- > Full height Liebherr fridge
- > Full height Liebherr freezer

### Master Bedroom En-Suite

- > Freestanding 'His & Hers' Artelina glass top basins with two integrated storage drawers
- > Antique mirror wall with LED feature lighting
- > Walk in rain shower with Hansgrohe Axor sanitary ware
- > Free standing bath with surrounding up-lighting
- > All walls finished with porcelain tiles from floor to ceiling
- > Large skylight feature over the entire en-suite
- > Heated towel rails
- > Underfloor heating with individual controlled thermostat



### Second Bedroom En-Suite

- > Bespoke coloured Artelina glass basin units with wall mounted taps
- > Walk in shower with a glass shower screen
- > Hansgrohe Axor sanitary ware
- > Built in bath with ceiling mounted shower head and LED feature lighting
- > All walls finished with porcelain tiles from floor to ceiling
- > Heated towel rail
- > Underfloor heating with individual controlled thermostat

### Utility Room

- > Undercounter single sink with a chrome mixer tap
- > Freestanding Miele washing machine
- > Freestanding Miele tumble dryer

### Electrical Fittings

- > Video entry phone system with controls located on ground, first and second floors
- > Underfloor heating throughout with individually controlled thermostats to each room
- > Lutron mood lighting in all rooms
- > Sonos multi room music system
- > Ceiling mounted Q-Acoustic 8" inch speakers in the kitchen/ living / dining room and master and second bedrooms
- > Energy efficient LED downlights throughout the house
- > Automatic sensor LED lighting to all bathrooms and en-suites
- > Polished chrome double sockets throughout. USB sockets located in all bedrooms and kitchens
- > T.V. aerial and provisions for Sky Q or Virgin, wired throughout all rooms including kitchen, living / dining room, bedrooms and master bedroom en-suite

*Exclusivity, History, Luxury & Beauty.* These words take on an entire new meaning at Sir Thomas Lipton.

## FEATURES AND FINISHES

### Hallway

- > Feature entrance door with multipoint locking system
- > Porcelain tiles throughout with a bespoke linear border around the hallway floor area
- > Six-meter skylight feature with LED lighting and downlights

### Bedrooms

- > Fully fitted Italian wardrobes in a matt lacquer finish bespoke handle in master and second bedroom
- > Flooring finished with 70oz carpets
- > T.V. feature walls with LED lighting and shelving in all bedrooms. Finished with either textured wallpaper or mirrors
- > Ceiling mounted Q-Acoustic 8" inch speakers in master and second bedrooms
- > Floor to ceiling bespoke headboards with LED feature lighting
- > Designated dressing table / study area in the master bedroom
- > Recessed ceilings with LED lighting and down lights
- > Large terrace stretching the entire length of the apartment, overlooking the five-acre landscaped gardens. Accessed via both bedrooms

### Kitchen, Living & Dining Room

- > Porcelain tiles throughout with a bespoke linear border around the living and dining floor area
- > Large kitchen with plenty of storage units and a large four-seater kitchen island incorporating your sink, induction hob and dishwasher
- > Four-meter square skylight feature over the kitchen island and dining area, with hidden LED lighting and downlights
- > Full width feature wall in dining area including recessed walls with shelving and LED lighting. Materials include tinted mirrors, wallpaper, walnut and copper trims
- > Floor to ceiling feature wall in living area with recessed T.V. and storage areas. Finished in a textured wallpaper with integrated LED downlights
- > Six ceiling mounted Bowers & Wilkins speakers
- > Large double doors leading onto the large terrace
- > Triple recessed detail in ceilings over living area, with LED lighting and down lights

### Security & Peace Of Mind

- > Pre-wired for future security alarms
- > Mains powered smoke & heat detectors with battery backup
- > Multiview video entry phone system with 7-inch display monitor
- > 10-year building warranty

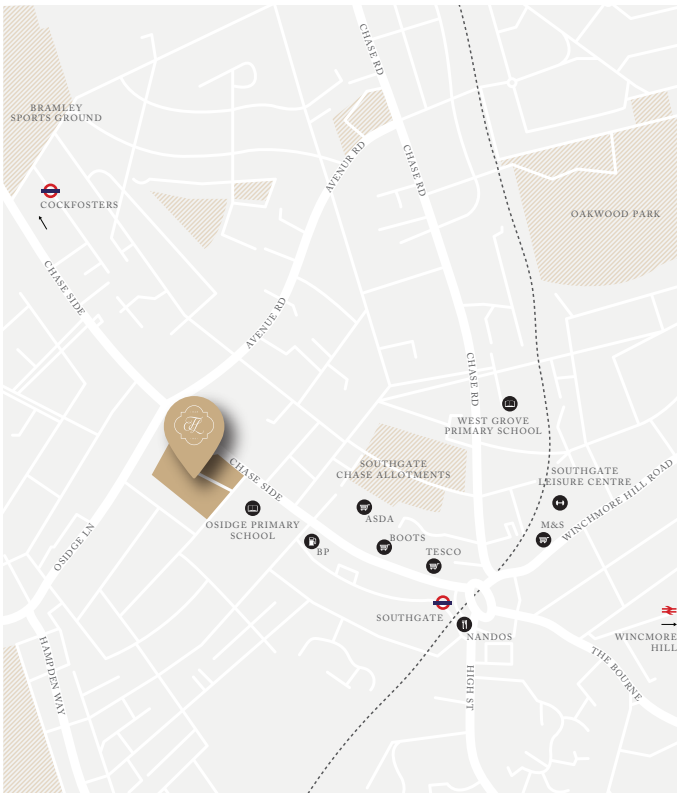
### External Features

- > Wall mounted lighting to the front of the communal entrance on the ground floor, including a hanging pendant light under the stone canopy
- > Stone features including entrance canopy, window cills & headers and cornice bandings at roof level
- > Wall mounted retractable water hose to terraces
- > Double power sockets to terraces
- > Two allocated garage spaces for each home
- > Access to over five acres of communal landscaped gardens





THOMAS COURT



CONTACT DETAILS

For more information or to arrange a viewing,  
please contact our sales team on

0800 500 3050



Disclaimer.

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Designed by Blank Space.