

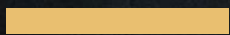


New-build high-specification 3-bedroom / 3-bathroom detached house

Underfloor heating throughout, solar panels, private parking, custom German kitchen, Bosch appliances, 3 double bedrooms with high ceilings

**Balham,
London**

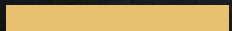
Custom-made German kitchen with integrated Bosch appliances, underfloor heating in every room



3 Carrara-style bathrooms with underfloor heating



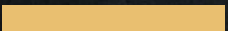
3 well-proportioned double bedrooms with high ceilings



Landscaped garden



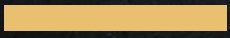
New-build freehold house, solar panels, parking



Ground floor plan



First floor plan



Indicative Specifications (1/2)


KITCHEN

- Bespoke-built German kitchen units in slick Onyx grey with feature wood-coloured top elements
- Integrated Bosch appliances: fridge and freezer, oven, washing machine and dishwasher
- 4-zone Bosch induction hob mounted into stone worktop
- German Blanco Silgranit kitchen sink and mixer tap in aluminic
- Worktop and splashbacks in elegant Carrara effect stone
- Underfloor electric heating
- Oak engineered wood flooring
- Knightsbridge matt black ultra-slim screwless switches and sockets
- Warm white LED downlights

LOUNGE / LIVING / DINING ROOM

- TV aerial and telephone outlets
- High speed internet connection point
- Underfloor electric heating
- Oak engineered wood flooring
- Knightsbridge matt black ultra-slim screwless switches and sockets
- Dimmable warm white LED downlights
- Utility and storage room
- Double-glazed French garden doors in anthracite grey

BEDROOMS

- Underfloor electric heating
 - Oak engineered wood flooring
 - TV aerial points
 - Knightsbridge matt black ultra-slim, screwless switches and sockets
 - Warm white LED downlights
 - Double-glazed windows in anthracite grey
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Indicative Specifications (2/2)

BATHROOMS

- Underfloor electric heating
- Fully tiled bathroom in elegant light Carrara effect tiles
- 3-dial thermostatic wall-mounted shower set in chrome
- Rectangular built-in bathtub / walk-in shower
- Bath screen and walk-in shower screen in chrome and glass
- Deck-mounted mixer bathroom tap in chrome
- Ceramic gloss white deck-mounted basin and modern grey vanity unit
- Wall-fitted full-size mirror
- Wall-hung toilet with concealed cistern; soft-close seat in white
- Towel rail in chrome
- Knightsbridge matt black ultra-slim screwless switches and sockets
- Warm white LED downlights
- Discreet extractor fan

HALLWAY

- Wood-panelled entrance door in anthracite grey
- Oak engineered wood flooring
- Contemporary timber stairs finished with grey carpet
- Knightsbridge matt black ultra-slim screwless switches and sockets
- Warm white LED downlights

SUSTAINABILITY AND ENERGY EFFICIENCY

- Photovoltaic (PV) panels on the roof
 - EV charging: private parking in proximity to electrical installation, ready for a final user end point installation
 - Energy-efficient recessed LED downlights throughout
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