

# CITY HOUSE SPECIFICATIONS & MATERIALS

## General

- Oak herringbone, porcelain and fitted carpets
- Oak timber veneer doors
- Fan coil unit comfort cooling
- Data and telephone outlet points in all principal rooms
- Stainless steel ironmongery
- LED downlighting throughout
- Cabling for a chandelier fixture in living/dining area
- 5 amp lighting sockets to living rooms and master bedrooms
- Combined washer dryer

## Kitchen

- Oak herringbone flooring
- Luxury contemporary kitchen featuring white composite stone worktops
- Miele 24" induction hob with extraction hood
- Miele oven and combination microwave oven
- Miele built-in coffee machine in 2 bed apartments
- Miele warming drawer in 2 bed apartments
- Full height, fully integrated Siemens 24" fridge/freezer
- Integrated glass-fronted wine fridge
- Siemens dishwasher
- Stainless steel undermounted sink and monobloc mixer tap
- Concealed worktop lighting
- Segregated waste storage

## Master Bedroom

- Fitted carpets
- Bespoke full height wardrobes

## Bathrooms

- Porcelain floor and wall tiling
- White enamel bath with shower over where applicable
- Marble bath surround
- Dornbracht mixers, taps and showers
- Dual flush WC with concealed cistern
- Mirror fronted cabinet with demist feature to mirrors. Interior of cabinets fitted with glass shelving and shaver point
- Mirror lighting except in small 1 bed apartments
- Underfloor heating
- Heated towel radiator
- Feature vanity unit with marble surround
- Twin basins in 2 bed apartments

## Systems

- AV cabling infrastructure for sound, IT and TV distribution
- High speed fibre optic connection infrastructure directly into each apartment for data/telephone
- Home automation system with controllable touch panels/push buttons where applicable
- A touch button master lighting controller in each principal room – push to dim
- Wiring for Sky+ and Sky Q television with outlets in principal rooms
- Mains-powered smoke alarm with battery back-up
- Residential sprinkler system

## Balconies & Terraces

- Glazed balustrade
- Composite decking

## Amenities

- Luxury swimming pool with adjacent jacuzzi
- Fully equipped residents' gym on the first floor
- Steam room and sauna
- Male and female changing rooms
- Residents' lounge/bar
- Residents' screening room
- 24-hour concierge service with CCTV
- Secure lift access
- Temperature-controlled storage facility for deliveries on ground floor
- Satellite TV reception
- Landscaping by award winning designers
- Right to park for 51 car spaces

