

## Original Features

The contemporary interiors are created using a palette of pastel colours which blend perfectly with the historic features of the properties. Each home has also been cleverly designed to maximise space and natural light, with careful attention paid to every detail of the interior finishes.

## Kitchens

The conversion homes in the King Edward VII Estate have individually designed luxury kitchens with a mixture of finishes to suit.

- Contemporary slab doors painted in a selection of Heritage colours
- Stone worktops
- Stone upstands and splashbacks
- Stainless steel appliances from Siemens including single and combi oven/microwave and ceramic hobs
- Integrated dishwasher & fridge/freezer



## Bathrooms

Bathrooms are modern and understated featuring soft colours and quality brands.

- Sanitaryware from Vitra
- Brassware from Hansgrohe
- Shower enclosures and screens from Simpsons [where possible]
- Natural Grade A Travertine tiles to floors and walls



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## Floor Finishes

- Existing wooden parquet flooring retained where possible
- Oak engineered flooring to living areas and some kitchens
- 100% wool carpets, or non-wool alternative, to bedrooms where there is no existing parquet
- Porcelain tiles to some kitchens

## Electrical

- Intruder alarms to all units
- Mains operated smoke detectors
- Sky Satellite and Freeview Digital Terrestrial
- Chrome shaver sockets to bathrooms and en-suites
- LED downlighters to bathrooms
- Pendant fittings to living areas and bedrooms

## Heating

- Communal gas powered central heating via radiators or underfloor heating\*
- Heated towel rails to bathrooms in chrome finish, either connected to central heating or electric\*

## Communal Areas

- Secure door entry where applicable to communal areas



\*Please ask for details on your chosen property

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## THE ENGINE HOUSE SPECIFICATION

### Original features

Beautiful interiors in natural hues give a contemporary style that contrast and enhance the historic features of the properties. Each home has also been cleverly designed to maximise space and natural light, with careful attention paid to every detail of the interior finishes.

### Kitchens

The conversion homes within the Engine House have luxurious kitchens in a grey finish and have been carefully designed to suit the unique layout of each property.

- Traditional hand painted in-frame shaker doors in classic dark grey
- Marble style stone worktops with matching upstands and splashbacks
- Stainless steel undermount sinks with chrome monobloc mixer tap
- Appliances from Siemens including single and combi oven/ microwave, induction hob, integrated dishwasher and fridge freezer
- Wine cooler.

### Bathrooms

Bathrooms are both contemporary and understated, featuring natural colours and quality brands.

- Modern wall hung Laufen Pro sanitaryware to all bathrooms
- Chrome brassware from Hansgrohe - monobloc mixer taps and concealed shower valves
- Glass shower screens from Simpsons
- Heated towel rails to bathrooms, either connected to central heating or electric\*
- Selection of contemporary porcelain and ceramic tiles to floors and walls.

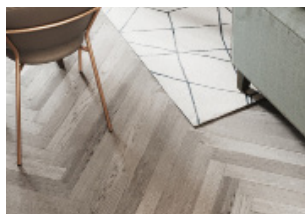


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Photographs are from previous City & Country developments and are indicative of the quality of finish at Edward VII Estate. Computer generated images are used for illustrative purposes only. Please ask for more details. The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification.



## Floor Finishes

- Amtico Spacia range in Sunbleached Oak laid in herringbone to kitchen and living / dining areas.
- 100% wool carpets to all bedrooms and some stairs
- Existing terrazzo or new terrazzo style tiling to entrance halls
- Porcelain and ceramic tiles to bathrooms and en suites.

## Finishing Touches

Every detail, every finish within the Engine House is beautifully presented. Elegant colours enhance the period features and celebrate the conversion properties heritage, whilst polished brass accessories provide a final touch of elegance.

- Fulton & Bray polished brass ironmongery to internal doors
- Traditional shaker style panel doors painted in a classic dark grey to add depth and character
- Wardrobes to all master bedrooms ensure everything has its place.

## Electrical

- High speed fibre broadband and landline access
- Sky satellite and Freeview digital terrestrial
- LED downlighters to bathrooms
- LED under wall unit lighting to kitchens
- Pendant fittings to living areas and bedrooms
- Shaver sockets to bathrooms and ensuites.

## Heating

- Gas powered central heating via individual boilers
- Underfloor heating to ground floor
- Cast iron style radiators to first and second floors
- Nest smart thermostats.

## Security

- SimpliSafe intruder alarm to all homes
- Mains operated smoke detectors

## Outdoor Space

- Terraces and balconies finished to a high standard with stylish porcelain tiles
- Rear gardens beautifully turfed with shrub beds.