

# Interior Specification

All apartments have a fully inclusive specification that includes integrated kitchen appliances, stone worktops, fitted wardrobes, flooring throughout and tiling finishes.

## Kitchens

- Contemporary linear Kitchens with burnished brass handles - three colour finishes\*
- Stone worktops, splashbacks and upstands
- SMEG single oven within all apartments
- SMEG combi microwave oven to two and three bedroom apartments
- SMEG ceramic hob to one and two bedroom apartments
- SMEG induction hob to three bedroom apartments
- SMEG canopy extractor
- Integrated SMEG dishwashers and fridge/freezers



## Bathrooms

- Wall hung Vitra sanitaryware to all bathrooms and en-suites in Consort House and Tobacco Store. Roca Gap sanitaryware to properties in all other buildings.
- One bedroom apartments and the master en-suite of two and three bedroom apartments:
  - Vado Elements brushed gold brassware
  - Vitra matte black flush plate
  - Anthracite heated towel rail
  - City brown porcelain floor and wall tiles
  - Matte black shaver socket
- Second bathrooms to two and three bedroom apartments:
  - Vado Elements chrome brassware
  - Vitra chrome flush plate
  - Anthracite heated towel rail
  - Porcelain floor and wall tiles
  - Chrome shaver socket

## Heating

- Radiators and hot water powered by a communal wet heating system
- Standard smart room thermostats

## Flooring

- Engineered natural oak flooring or luxury vinyl tile Amtico flooring to the main hallway and most living areas\*. The former to apartments in Consort House, Tobacco Store and Capstan Room, whilst the latter is laid in apartments in Regent House, Cutting Room, Wills House, Watkins House and Lombard House.
- 100% wool carpets in Portobello silver to bedrooms
- Floor tiling to bathrooms and en-suites

## Wardrobes

- Fitted wardrobes to master bedrooms with internal lighting, dressing rooms feature hanging rails and shelves

## Detailing

- Modern doors and shadow gap skirting to new build apartments
- Traditional panel doors and skirting to conversion apartments

## Electrical

- Combination of recessed downlighters and pendant light fittings throughout the property; ceiling pendants to all living/dining areas and bedrooms
- Communal satellite dish
- Internal cabling to receive a full range of broadband, digital television signals (satellite and terrestrial) and DAB/FM radio to allow for easy installation of broadband, digital and satellite television



## Ultrafast Broadband and TV Networks

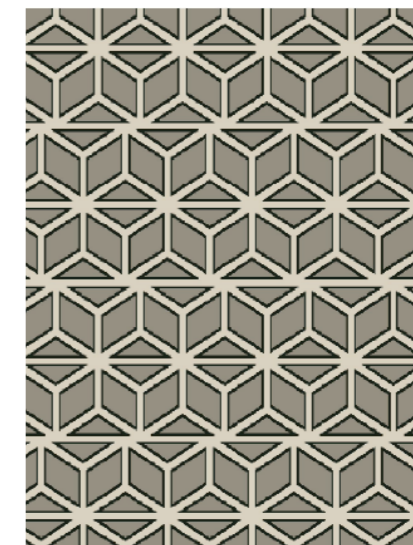
- Fibre to the Home from Open Fibre Networks (OFNL) are providing access to multiple service providers connected to its network of end-to-end fibre optic cables. Receive up to 300Mbps to your home. The infrastructure allows increasing bandwidth requirements, allowing you to perform multiple online tasks simultaneously, including online gaming, web development at home, surfing, emailing, social networking and much more. Differing television providers are accessible via the different broadband providers. Please ask for further details.

## Security

- Factory No.1 will be a secure gated development with CCTV covering each of the various pedestrian and vehicular entrances
- Concierge service during their specified working hours (which will vary according to stage of development)
- Video activated door entry to communal areas where applicable
- Burglar alarms provided to apartments with ground / podium level access
- All homes feature mains operated smoke detectors

## Communal Areas

- Retro wall and ceiling lights
- Bespoke designed carpets
- Bespoke artwork



\*Please ask for details as features and specifications vary on each property. Images are indicative only.