

APARTMENT SPECIFICATION

INTERIOR FINISHES

- Mid-tone chevron timber floor to hallway, living room and kitchen (including duplex third bedroom)
- Mid-tone broadloom carpet to bedrooms (excluding duplex third bedroom)
- Satin nickel ironmongery to front and internal doors
- Satin nickel toggle switches and sockets some with USB charging ports
- Emulsion paint finish to apartment walls, ceilings and bathrooms
- Energy efficient spotlights

KITCHEN/LIVING ROOM:

- Kitchen units in light grey with satin nickel handles
- Concealed LED lighting beneath wall mounted units
- Terrazzo inspired kitchen worktop
- Siemens single electric oven (studio and one bedroom apartments only)
- Siemens double oven (two and three bedroom and duplex apartments only)
- Siemens four ring induction hob
- Overhead extractor fan
- Siemens integrated fridge freezer
- Siemens integrated dishwasher (excluding studio apartments)
- Integrated wine cooler (two and three bedroom and duplex apartments only) (300mm for two-bedroom apartments, 600mm for three-bedroom and duplex apartments)
- Siemens washer/dryer
- Stainless steel sink with single lever chrome mixer tap
- Integrated pull out waste bin
- TV/Satellite point (subject to purchaser subscription)
- Telephone point

BEDROOMS:

- Matt finish built in wardrobes to master and second bedroom with soft close doors. Chrome hanging rails with shelving and satin nickel handles
- TV/Satellite point (subject to purchaser subscription) to all bedrooms

BATHROOMS AND MASTER EN-SUITE:

- Chevron porcelain wall tiles
- Porcelain floor tiles

- Terrazzo inspired vanity storage unit with drawer
- Under counter wash basin with wall mounted mixer tap
- Satin framed mirror storage cabinet (Fixed framed mirror only to duplex en-suites)
- Kaldewei steel baths with hinged glass shower panel
- Free standing bathtub (duplex master en-suite only)
- Kaldewei anti slip shower tray with hinged glass shower door
- Wall mounted white WC with soft close seat and dual push flush plate
- Chrome towel rail with heated wall panel
- Chrome toilet roll holder
- Satin shaver point in storage cabinet
- Feature wall lights

HEATING AND HOT WATER

- Central combined heat and power system providing underfloor heating and hot water throughout
- Comfort cooling to living room and all bedrooms (duplex units)

SECURITY/PEACE OF MIND

- 10 Year Warranty
- 24-hour on-site concierge / security (located in the Town Hall)
- Access to apartments via audio/visual entry system
- Multi point locking to front entrance doors
- Mains supply operated heat/smoke detectors with battery back up

COMMUNAL AREAS

- Landscaped residents' gardens
- Cycle storage with secure access
- Access to certain public areas within the Town Hall
- Communal post boxes within residential entrance lobbies
- Passenger lifts and stairs to all levels (Uren & Ayres only)

LEASE TERM

125 Years (from first occupation)

GROUND RENT

Peppercorn



Whilst reasonable efforts have been made to ensure that the information provided is correct, it is designed specifically as a broad indicative guide only and Crouch End (FEC) Limited reserves the right to amend the specification at its absolute discretion as necessary and without any notice.

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