



Computer generated image depicts London Square Staines upon Thames and is indicative only

Beautifully planned *quality throughout*

General

- Entrance door with white skirting and architrave
- White flush internal doors and contemporary ironmongery
- Whole house ventilation system
- Underfloor heating throughout
- A choice of Amtico flooring to the hallway, living areas, kitchen, bathrooms and ensuites*
- A choice of flooring finishes to the bedroom(s)* which can be purchased at additional cost
- Space for washer/dryer in cupboard
- Ten year NHBC warranty

Kitchen

- Nolte handleless design kitchen units available in a choice of gloss finishes with soft close hinge*
- A choice of laminate worktops and smoked mirror splashback*
- Recessed cabinet lighting to underside and rear of wall units
- Stainless steel integrated sink and chrome single lever mixer tap
- Single fan oven
- Induction hob and hood
- Integrated fridge freezer
- Integrated dishwasher

*Please ask your Sales Executive for further details and upgrades

The bigger picture

the finer details

Bathrooms

- Basin with chrome surface mounted basin mixer tap
- Wall mounted mirror
- Wall mounted shaver socket
- Contemporary bath with hinged bath screen and contemporary showerhead with hand shower facility
- WC with soft close seat and dual flush function
- Feature vertical recessed shelving to bath
- A choice of floor and wall tiling* to selected areas
- Chrome towel rail

Ensuite

- Basin with chrome surface mounted basin mixer tap
- Wall mounted mirror
- Wall mounted shaver socket
- Shower enclosure with feature vertical recessed shelving, bi-fold shower door, square contemporary showerhead and hand shower facility
- WC with soft close seat and dual flush function
- A choice of floor and wall tiling with feature tile within shower area*
- Chrome towel rail

Electrical

- Recessed white downlights throughout, with pendants to the bedroom(s)
- Sky+ and TV points to living room and master bedroom linked to communal Sky dish and aerial

External Finishes

- All apartments feature a balcony or terrace with timber decking
- Private resident's landscaped courtyard gardens

Security

- Video entry system
- Security locks to windows, balcony and terrace doors (where applicable)*
- Full LD1 smoke detection
- Hardwired smoke alarms
- Heat detection to the kitchen
- CCTV surveillance system to external areas
- Secure basement car parking by negotiation to selected apartments*
- The development adopts the Secure by Design initiative

*Please ask your Sales Executive for further details and upgrades

