



## SPECIFICATION

### Architecture

- Iconic landmark building in a unique setting, designed by Ian Simpson architects

### Interior Finishes

- Walls finished in white matt emulsion
- Full height built in wardrobe with white glass fronted doors
- Square edged skirting and architraves finished in white satin paint

### Kitchen

- White gloss handleless base and wall units with soft close function and a grey carcass
- Grey gloss handleless full height units with soft close function and a grey carcass
- Silver back painted glass splash backs
- Stainless steel undermounted single sink bowl with feature mixer tap
- Siemens stainless steel multi function oven
- Siemens stainless steel combination microwave oven
- Siemens black glass 4 zone touch control induction hob - \*2 zone to studios
- Built in canopy extractor. \*The 3 bedroom apartments will house a "pop up" downdraft extractor within a peninsular unit
- Integrated fridge/freezer
- Integrated dishwasher
- Feature lighting
- Stainless steel integrated wine fridge
- Grey Composite Stone worktops
- Condenser washer/dryer - please confirm the location with your sales consultant

### Bathrooms

- White double ended bath with chrome retractable hand held shower, exo-fill and controls
- Frameless fixed screen to baths.
- Corian built in basin set and countertop, chrome basin set with a feature wall mounted chrome mixer tap and Corian backsplash
- High level mirrored storage cabinet incorporating anti mist doors, shaving point, shelving, internal and external feature lighting
- Shower niche with shelving and feature light
- Full height large format tiling to all walls
- Chrome rectangular wall mounted shower head with dual function
- Wall hung WC mounted to a Corian panel, with soft close function, concealed cistern and discrete chrome dual flush plate
- Warm wall with chrome towel rail and robe hooks

### En-suite

- Chrome rectangular wall mounted shower head with dual function
- Chrome retractable hand held shower
- Frameless fixed shower screen
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- High level mirrored storage cabinet incorporating anti mist doors, shaving point, shelving, internal and external feature lighting
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#### **Interior Floor Finishes**

- Large format anthracite tiling to all apartment areas

#### **Door Finishes & Ironmongery**

- 1.5 leaf grey entrance door with portal frame, integrated lighting and feature handle
- White satin internal doors with feature handles
- Chrome ironmongery

#### **Winter Gardens**

- Operable louvered winter gardens
- Dual access to winter gardens, from the living room and bedrooms via glazed sliding doors
- Large format anthracite tiles to all winter gardens
- Low level feature lighting and external power point

#### **Electrical**

- Energy efficient recessed downlights throughout
- LED low energy light fittings to apartments
- Telephone data points in living area and bedrooms
- Satin steel high level switch plates
- Facility for Sky+ multiroom to living area and master bedroom
- Switched feature lighting to kitchens and bathrooms

#### **Heating & Hot Water**

- Under floor heating throughout the apartment
- Hot water supplied by centralised boiler system
- Comfort cooling to living area and master bedroom

#### **Security & Peace of Mind**

- 10 year warranty cover under Premier buildwork scheme
- 24 hour on-site concierge service
- Access to apartments via audio/visual colour entry system
- Multi point locking to front entrance doors
- Mains supply operated smoke/heat detectors with battery back up

#### **Communal Areas**

- Landscaped private residents garden area designed by Spacehub, incorporating mixed zones, considered planting and feature lighting
- Gym with views towards the Dock featuring a range of cardiovascular and free weight equipment and changing facilities
- Residence lounge area
- Cycle storage with secure access
- Interior designed entrance lobby created to enhance the arrival experience with a glazed link to the mezzanine level, bespoke sculptural wall / soffit feature with coordinated reception desk and carefully selected complementary furniture
- Central core with two passenger lifts
- Naturally lit common corridors with carpeted floor finish

**Sustainable features**

- Rainwater harvesting for landscape irrigation
- Green roof to ancillary building for biodiversity
- Array of PV cells to the roof of the tower
- Dock water comfort cooling