

## KUDOS

A COLLECTION OF LUXURY HOMES

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# LIVING AT KUDOS

KUDOS IS OUR LATEST DEVELOPMENT IN LEEDS. WE ARE BUILDING ON VACANT LAND AT SEACROFT HOSPITAL, 4.3 MILES EAST OF THE CITY CENTRE.

Our new homes are located just off the A64 York Road which runs into the city, meaning you can be in the heart of Leeds within 11 minutes.

Seacroft also has plenty to offer, with shops, restaurants, attractions and amenities all within a couple of miles. It's a popular place to live both for its proximity to city amenities, and for the excellent facilities the area has to offer.

Positioned between other popular suburbs such as Cross Gates and Harehills, Seacroft is one of the best connected parts of the city.





### ABOUT KUDOS

### ON THE DOORSTEP

Seacroft gives you access to the centre of Leeds while providing all the facilities you're likely to need close to home.

Killingbeck Retail Park is down the road from your new home in Leeds at 0.5 miles, or you can grab supplies from Seacroft Green Shopping Centre, 1.5 miles away.

Getting from A to B is also simple when you're living at Kudos. A 21-minute walk will take you to Cross Gates train station, or hop on the bus from the York Road Seacroft Hospital stop, a two-minute stroll from home.

If you love the great outdoors, Primrose Valley Park is a 15-minute walk from Kudos. There are walking and cycling routes, as well as picnic benches for you to use.

### GETTING AROUND

Kudos is located just off the A64, which runs into the heart of Leeds in the west, and right up to Scarborough on the east coast.

A short walk will take you to the Seacroft Hospital bus stop on York Road, with regular services to Leeds city centre. Leeds City bus station is great for travelling to regional destinations, including York. Skipton and Bradford.

Getting around Leeds and other parts of the country is easy when you're living at Kudos. From Cross Gates station, 1.2 miles away, you can catch a train and be in the centre of Leeds within 10 minutes.

Leeds Bradford Airport isn't far away at 13.5 miles, via the A6120 ring road. Fly to destinations throughout Europe, such as Prague, Barcelona and Amsterdam – perfect for enjoying a weekend city break.

### SCHOOLS AND LEARNING

You'll never be short of great schools when you live in Seacroft, and many of them are within a few miles of home.

Seacroft Grange Primary School is within easy walking distance, 0.6 miles away. Rated good by Ofsted at its latest inspection, it's open to children aged four to 11.

A 7-minute drive will take you to Temple Moor High School Science College, also rated good by Ofsted. Post-16 education is on offer, so your child can attend the college from the age of 11 right up to 18.

Another option for sixth-form education is Notre Dame Catholic Sixth Form College at 4.5 miles, where students can take A-level and BTEC subjects.

The University of Leeds, Leeds Beckett and Leeds Trinity are all within 10 minutes' drive of your new home.

### HEALTH AND FITNESS

You will never have to travel far to hit the gym or take part in an exercise class when you're living at Kudos. Fit4Less Leeds Halton, 1.6 miles away, offers a well-equipped gym and personal training sessions. The Gym Leeds, which has a studio, sauna and fitness classes, is another option at 2.1 miles.

Your closest multi-sport facility is Fearnville Leisure Centre, which has a 25-metre swimming pool, as well as badminton, squash and table tennis facilities for hire.

Your closest GP clinic will be Dr Pearson R E & Partners at 0.4 miles. It offers immunisations, minor surgery and an asthma clinic. Another option is Cross Gates Medical Centre, 1.3 miles from home.

If you need to pick up medication, Seacroft Pharmacy is a mile away.

Seacroft Hospital's wide variety of walk-in services are all concentrated in the centre of the site.

### SHOPPING

Living at Kudos puts you within reach of some of the best shopping opportunities around.

Trinity Leeds has more than 120 shops, restaurants and bars – as well as a cinema – all under one roof. It is 3.4 miles from home, a 14-minute drive away.

In the centre of Leeds you'll also find the recently opened Victoria Leeds, complete with big name stores such as John Lewis, Anthropologie and Radley.

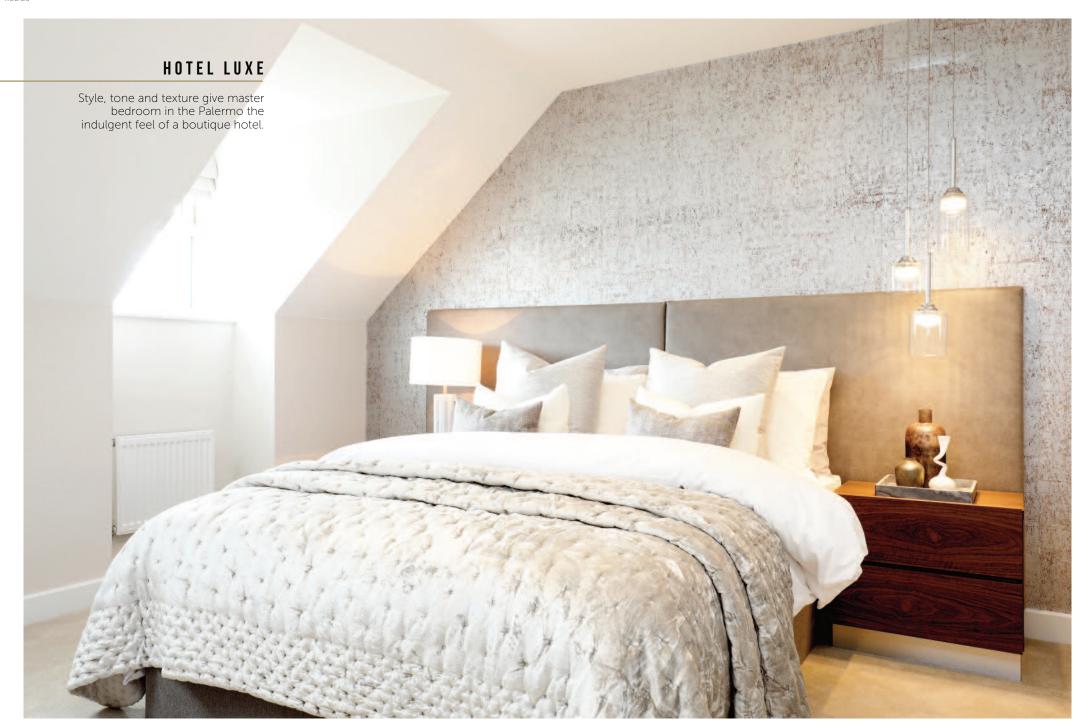
Leeds Kirkgate Market is well worth a visit. It's one of the biggest indoor markets in Europe with stalls selling everything from food, fashion and hardware. The market is open from 8am to 5:30pm, Monday to Saturday.















### THE DIMENSIONS

### FIRST FLOOR

 Master bedroom
 3495mm x 6028mm
 11'6" x 19'9"

 Bedroom 2
 2612mm x 3015mm
 8'7" x 9'11"

 Kitchen/Dining (max)
 5147mm x 6028mm
 16'11" x 19'9"

 Bathroom (max)
 2425mm x 1913mm
 7'11" x 6'3"

### THE LILLE

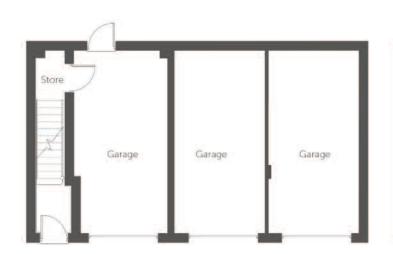
### THE LILLE HAS TO BEDROOMS AND AN OPEN LIVING, KITCHEN AND DINING AREA, MAKING IT IDEAL FOR COUPLES OR INDIVIDUALS.

The Lille is recognisable by its statement front door, complete with long window panels. inside, the staircase leads to an open-plan lounge on the first floor.

The fitted kitchen has a Neff oven, ceramic hob, extractor hood and stainless steel splashback and sink with mixer tap. the bathroom is fitted with a Villeroy  $\vartheta$  Boch bathroom suite including shower over bath and glass screen.

The Lille comes with a second bedroom where there's enough space for a single bed.

The Lille has a driveway and garage with enough room for one car plus extra storage.





GROUND FLOOR FIRST FLOOR



### THE PARETI

### THE PARETI IS A THREE BEDROOM FAMILY HOME WITH CLASSIC GEORGIAN EXTERIOR.

The Pareti has a lounge that spans the back of the home with large French doors and side windows. The kitchen and dining area is big enough to seat a table of six and there is also a separate cloakroom.

Upstairs, the master bedroom has two windows that let in plenty of natural light. There are two further bedrooms including a single and a double, plus a family bathroom with Villeroy  $\vartheta$  Boch suite.

The Pareti has its own allocated parking space or driveway.





FIRST FLOOR

### THE DIMENSIONS

### GROUND FLOOR

Kitchen/dining (max)	4506mm x 2685mm	14'10" x 8'10"
Lounge (max)	5024mm x 3484mm	16'6" x 11'5"
Cloakroom	1512mm x 1130mm	6′5″ x 3′9″

### FIRST FLOOR

Master bedroom (max)	3735mm x 3125mm	12′3″ x 10′3″
Ensuite (max)	3125mm x 1200mm	10'3" x 3'11"
Bedroom 2 (max)	3137mm x 2753mm	10'4" x 9'0"
Bedroom 3 (max)	2285mm x 1956mm	7'6" x 6'5"
Bathroom (max)	2754mm x 1700mm	9'0" x 5'7"



### THE CATANIA

THE CATANIA IS A FOUR BEDROOM HOME THAT IS IDEAL FOR GROWING FAMILIES, COMPLETE WITH A LARGE LOUNGE AND KITCHEN WITH UTILITY AREA.

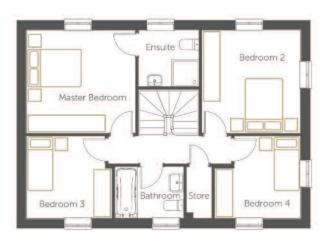
As you enter the Catania, there is a spacious hallway with cloakroom and storage cupboard. This leads to an impressive lounge with double aspect windows and French doors onto the garden.

The open-plan kitchen and dining area is great for entertaining and spending time with family. The utility room has separate access to the garden. Integrated appliances include fridge freezer, dishwasher and washing machine.

On the first floor, there are four bedrooms set around a central landing. The master bedroom has fitted wardrobes and luxury shower ensuite. There is a family bathroom with Villeroy  $\updelta$  Boch suite and three further bedrooms.

The Catania has a separate garage.





### FIRST FLOOR

### THE DIMENSIONS

### GROUND FLOOR

Kitchen/dining (max)	6203mm x 3542mm	20'4" x 11'8"
Utility	1862mm x 1041mm	6'1" x 3'5"
Lounge	6203mm x 3203mm	20'4" x 10'6"
Cloakroom	1862mm x 877mm	6'1" x 2'11"

### FIRST FLOOR

Master bedroom	3599mm x 3399mm	11'10" × 11'2
Ensuite	2006mm x 1862mm	6'7" x 6'1"
Bedroom 2	3400mm x 3259mm	11'2" x 10'8'
Bedroom 3	2820mm x 2715mm	9'3" x 8'11"
Bedroom 4 (max)	2836mm x 2715mm	9'4" x 8'11"
Bathroom (max)	2279mm x 1712mm	7'6" x 5'7"

GROUND FLOOR



### THE BOLOGNA

THE BOLOGNA IS AN IMPRESSIVE FOUR BEDROOM HOME WITH AN OPEN-PLAN KITCHEN AND DINING AREA, MAKING IT A GREAT PLACE TO SPEND TIME WITH FAMILY AND FRIENDS.

You enter the Bologna through a central entrance hall. There is a cloakroom and under the stairs storage space. The lounge is on this level, where a large central window and two sets of French doors provide access to the garden.

On the other side of the entrance hall is the dining room, kitchen and utility area, with separate entry point to the back garden. Double aspect windows flood the space with light. The home also comes with integrated appliances including dishwasher, fridge freezer and washing machine.

On the first floor there are four bedrooms and a family bathroom with Villeroy & Boch suite. The master bedroom has fitted wardrobes and its own shower ensuite

The Bologna has its own separate garage.



GROUND FLOOR



### FIRST FLOOR

### THE DIMENSIONS

### GROUND FLOOR

Kitchen/dining (max)	6203mm x 3542mm	20'4" x 11'8"
Utility	1856mm x 1041mm	6′1″ x 3′5″
Lounge	6203mm x 3203mm	20'4" x 10'6"
Cloakroom	1856mm x 877mm	6'1" x 2'11"

### FIRST FLOOR

Master bedroom	3599mm x 3400mm	11'10" × 11'2
Ensuite	2006mm x 1862mm	6'7" x 6'1"
Bedroom 2	3400mm x 3259mm	11'2" x 10'8
Bedroom 3	2820mm x 2715mm	9'3" x 8'11"
Bedroom 4 (max)	2836mm x 2715mm	9'4" x 8'11"
Bathroom (max)	2279mm x 1712mm	7'6" x 5'7"



### THE COPENHAGEN

THE COPENHAGEN IS A FOUR BEDROOM DETACHED HOME WITH A SPACIOUS AND PRACTICAL LIVING AREA THAT IS IDEAL FOR A LARGER FAMILY.

The ground floor of the Copenhagen has a stylish kitchen dining area, complete with breakfast bar and family snug creating a great space for entertaining and spending time together. French doors lead onto the back garden off the dining area. With separate door to the back garden, there is a utility room that includes an integrated washing machine and fridge freezer.

The lounge is off the central hallway. It has a large front window that fills the room with natural light. There is also a ground floor cloakroom.

On the first floor of the Copenhagen, a central landing leads to four bedrooms and a family bathroom. There is a spacious master bedroom with ensuite, two further double bedrooms and a single bedroom.

The Copenhagen has its own separate garage.





### FIRST FLOOR

### THE DIMENSIONS

### GROUND FLOOR

Kitchen/dining (max)	7020mm x 3128mm	23'1" x 10'3'
Snug (max)	3039mm x 2462mm	10'0" x 8'1"
Lounge (max)	5155mm x 3430mm	16'11" x 11'3
Utility (max)	2635mm x 1777mm	8′8″ x 5′10″
Cloakroom	2035mm x 983mm	6′8″ x 3′3″

### FIRST FLOOR

Master bedroom	4082mm x 3490mm	13′5″ x 11′5′
Ensuite (max)	2035mm x 1763mm	6′8″ x 5′8″
Bedroom 2 (max)	3489mm x 2850mm	11'5" x 9'4"
Bedroom 3	3190mm x 2881mm	10'6" x 9'6"
Bedroom 4	3190mm x 2240mm	10'6" x 7'4"
Bathroom (max)	3189mm x 1736mm	10'6" x 5'8"

GROUND FLOOR





### THE BARCELONA

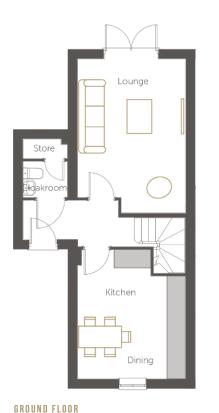
THE BARCELONA IS DESIGNED OVER THREE FLOORS AND HAS FOUR DOUBLE BEDROOMS WITH A SEPARATE GARAGE.

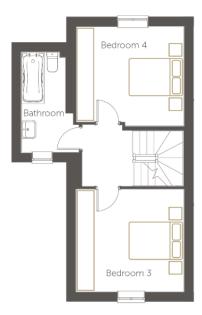
The Barcelona has a side entrance which leads into the kitchen and dining area. The kitchen has an integrated Neff oven and stainless steel sink with mixer tap.

The lounge at the back of the home features high ceilings and French doors that open out onto the back garden. There is also a ground floor cloakroom.

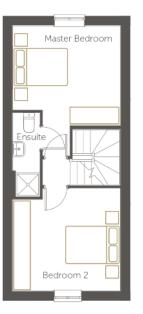
There are two double bedrooms on the first floor and a bathroom with a Villeroy & Boch suite. The two remaining bedrooms occupy the second floor and the master bedroom has its own ensuite.

The Barcelona has a separate garage and driveway.





FIRST FLOOR



SECOND FLOOR

### THE DIMENSIONS

GROUND FLOOR Kitchen/dining (max) Lounge (max) Cloakroom	4269mm x 3545mm 5079mm x 3545mm 1455mm x 1199mm	14'0" x 11'8 16'8" x 11'8 4'9" x 3'11"
FIRST FLOOR Bedroom 3 Bedroom 4 (max) Bathroom	3545mm x 3390mm 3545mm x 3279mm 3308mm x 1455mm	11'8" × 11'2" 11'8" × 10'9 10'10" × 4'9
SECOND FLOOR  Master bedroom (max)	3540mm x 3277mm	11′7″ x 10′9′

2779mm x 897mm

3543mm x 3387mm

9'1" x 2'11"

11'8" × 11'1"

Ensuite (max)

Bedroom 2 (max)



### THE ROSAS

THE ROSAS IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS WITH AN IMPRESSIVE MASTER BEDROOM.

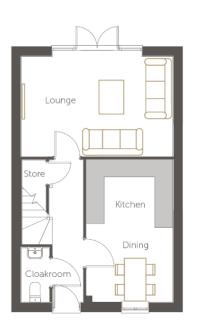
The lounge in the Rosas has full length French doors which open onto the back garden. There is a separate fitted kitchen and dining area.

The ground floor also has a cloakroom and storage cupboard.

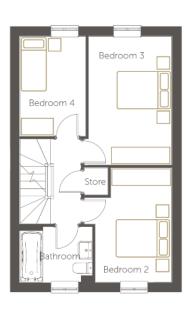
The first floor has two double bedrooms and a single bedroom, alongside a bathroom with Villeroy  $\boldsymbol{\vartheta}$  Boch suite.

A staircase leads to the impressive master bedroom on the second floor, where there's a high sloping ceiling, skylight and dormer window. Its private ensuite comes complete with a corner shower.

The Rosas has its own driveway or allocated parking space.



GROUND FLOOR



FIRST FLOOR



### SECOND FLOOR

### THE DIMENSIONS

GROUND FLOOR Kitchen/dining Lounge (max) Cloakroom	4714mm x 2864mm 5000mm x 3313mm 1828mm x 939mm	15'6" x 9'5" 16'5" x 10'11" 6'0" x 3'1"
FIRST FLOOR Bedroom 2 (max) Bedroom 3 (max) Bedroom 4 (max) Bathroom (max)	3775mm x 2900mm 4252mm x 2900mm 3297mm x 2163mm 2412mm x 1828mm	12'5" x 9'6" 14'0" x 9'6" 10'10" x 7'1" 7'11" x 6'0"
SECOND FLOOR  Master bedroom (max)  Ensuite (max)	5874mm x 3950mm 2163mm x 1985mm	19'3" × 13'0" 7'1" × 6'6"





### THE VENICE

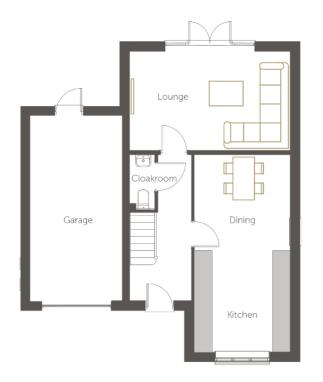
THE VENICE IS A FOUR BEDROOM HOME WITH A LARGE LOUNGE, AN INTEGRAL GARAGE AND AN IMPRESSIVE MASTER SUITE.

As you enter The Venice, a wide central hallway leads to the spacious kitchen and dining area. The lounge spans the back of the home with French doors that lead onto the garden and flood the room with light.

There is also a cloakroom on the ground floor. Upstairs, the four bedrooms lead off the central landing and there is a family bathroom with Villeroy & Boch suite.

The master bedroom at the rear of the Venice has views over the garden and a luxury ensuite.

The Venice has an integral garage and driveway.





### THE DIMENSIONS

Kitchen/dining	6506mm x 3171mm	21′4″ x 10′5″
Lounge (max)	5308mm x 3268mm	17'5" x 10'9"
Cloakroom	1815mm x 837mm	5′11″ x 2′9″

### FIRST FLOOR

Master bedroom (max)	4188mm x 3715mm	13'9" x 12'2
Ensuite (max)	2963mm x 1500mm	9'9" x 4'11"
Bedroom 2 (max)	3825mm x 3166mm	12'7" x 10'5
Bedroom 3	3174mm x 3150mm	10′5″ x 10′4
Bedroom 4	3174mm x 2852mm	10′5″ x 9′4″
Bathroom (max)	3166mm x 1712mm	10'4" x 5'7"

GROUND FLOOR FIRST FLOOR



### THE VIENNA

INSPIRED BY A CLASSIC GEORGIAN TOWNHOUSE, THE VIENNA IS DESIGNED OVER THREE FLOORS WITH A SPACIOUS LIVING AREA AND FOUR DOUBLE BEDROOMS.

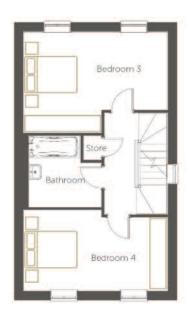
The kitchen and dining area on the Vienna's ground floor has a stainless steel sink and mixer tap, as well as an electric oven by Neff.

The lounge at the back of the home has full length French doors leading onto the back garden. There is also a downstairs cloakroom.

There are two bedrooms on the first floor and a bathroom fitted with a Villeroy & Boch suite. An additional two bedrooms on the second floor include the master bedroom with ensuite.

The Vienna also comes with its own driveway and a separate garage.







### THE DIMENSIONS

GROUND FLOOR Kitchen/dining Lounge Cloakroom	6265mm x 2707mm 4860mm x 4140mm 1558mm x 883mm	20'7" x 8'11" 15'11" x 13'7 5'1" x 2'11"
FIRST FLOOR Bedroom 3 (max) Bedroom 4 (max) Bathroom (max)	4860mm x 3419mm 4860mm x 2730mm 2464mm x 2423mm	15'11" × 11'3 15'11" × 9'0" 8'1" × 7'11"
SECOND FLOOR		

4860mm x 3463mm

2638mm x 1376mm

4860mm x 3733mm

15'11" x 11'4"

15'11" x 12'3"

8'8" x 4'6"

Master bedroom (max)

Ensuite (max)

Bedroom 2 (max)

GROUND FLOOR FIRST FLOOR SECOND FLOOR



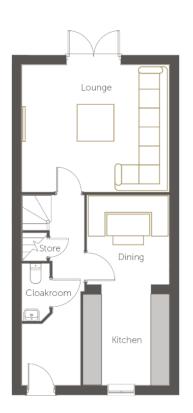
### THE MADRID

### THE MADRID IS A THREE-STOREY TOWNHOUSE WITH FOUR DOUBLE BEDROOMS.

The entrance hall with cloakroom in the Madrid leads to the kitchen and dining area. At the back of the home, the lounge is filled with natural light from tall French doors which open out onto the garden.

On the first floor there are two large double bedrooms and family bathroom with a Villeroy  $\upphi$  Boch suite. The second floor has two further bedrooms, including the master bedroom with ensuite. All four bedrooms have two windows which add to the home's light and airy feel.

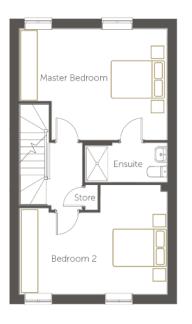
The Madrid has a separate garage.



GROUND FLOOR



FIRST FLOOR



### SECOND FLOOR

### THE DIMENSIONS

GROUND FLOOR Kitchen/dining (max) Lounge (max) Cloakroom	6277mm x 2715mm 4865mm x 4190mm 1897mm x 923mm	20'7" x 8'11" 16'0" x 13'9" 6'3" x 3'0"
FIRST FLOOR Bedroom 3 (max) Bedroom 4 (max) Bathroom	4860mm x 3419mm 4860mm x 2835mm 2320mm x 2192mm	15'11" x 11'3" 15'11" x 9'4" 7'7" x 7'2"
SECOND FLOOR  Master bedroom (max)  Ensuite	4860mm x 3672mm 2702mm x 1303mm	15'11" x 12'1" 8'10" x 4'3"

4860mm x 3599mm

15'11" x 11'10"

Redroom 2 (max)



### THE DIMENSIONS

### GROUND FLOOR

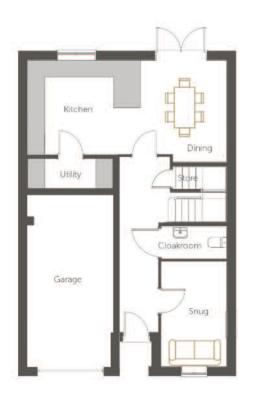
Kitchen/dining (max)	6900mm x 3529mm	$22'8'' \times 11'7''$
Utility	2953mm x 1042mm	9'8" x 3'5"
Snug	3658mm x 2276mm	12'0" x 7'6"
Cloakroom (max)	2279mm x 1113mm	7'6" x 3'8"

### FIRST FLOOR

Lounge	6900mm x 4859mm	22'8" x 15'11"
Bedroom 2 (max)	3982mm x 3262mm	13'1" x 10'9"
Bedroom 3 (max)	3520mm x 2830mm	11'7" x 9'3"
Bathroom (max)	3334mm x 2221mm	10'11" x 7'4"

### SECOND FLOOR

Master bedroom (max)	6900mm x 4763mm	22'8" x 15'8"
Ensuite (max)	2757mm x 2613mm	9'1" x 8'7"
Bedroom 4 (max)	3529mm x 3183mm	11'7" x 10'5"
Redroom 5 (max)	3269mm x 2448mm	11'11" x 8'0"







### THE PALERMO

THE PALERMO IS AN IMPRESSIVE FIVE BEDROOM FAMILY HOME WITH VERSATILE LIVING SPACE THAT INCLUDES A KITCHEN DINING AREA, FIRST FLOOR LOUNGE, AND STUNNING MASTER BEDROOM.

The Palermo benefits from a ground floor snug, cloakroom and understairs storage. The dining area is at the rear of the home where there are French doors opening out into the garden. The kitchen has access to a utility room, which includes appliances such as a dishwasher, fridge freezer and washing machine.

A winding staircase leads into the first floor lounge, which spans the front of the home. It is a bright and impressive space thanks to three large windows. There is also a family bathroom and two more bedrooms.

The master bedroom is on the second floor, where you will find a spacious dressing area and ensuite with shower, as well as a further two bedrooms.

The Palermo has a tarmac-finished driveway leading to an integral garage.

GROUND FLOOR FIRST FLOOR SECOND FLOOR



### QUALITY & STYLE







### KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

### BATHROOMS & ENSUITES

The contemporary bathrooms and ensuites feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensuites have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

### CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

### FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.



### INSIDE & OUT







### GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

### SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

### WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.





We are delighted that over 90% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council.



"Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER
Chief Executive

WATCH THE FILM

youtube.com/homesbystrata

#MAKEITYOURS









STRATA.CO.UK