

Entrance Hall

- Solid oak mosaic parquet flooring
- Brushed bronze ironmongery
- Siemens washer/dryer located in service cupboard

Living / Dining Area

- Solid oak mosaic parquet flooring

Kitchen

- Contemporary fitted kitchen
- Solid surface worktop
- Matching splashback
- Concealed lighting under units
- Miele oven, induction hob and microwave
- Integrated Miele fridge and freezer
- Integrated Miele dishwasher
- Solid oak mosaic parquet flooring

Master Bedroom

- Carpet to bedroom
- Built-in wardrobes

Master Ensuite Bathroom

- Slip resistant large format tiles
- Large format porcelain wall tiles
- Walk in shower with stone seat
- Ceiling mounted shower head with wall mounted hand shower
- Solid surface vanity top
- Concealed WC cistern
- Brushed antique brass mixed taps and accessories
- Vanity mirror and cabinet
- Heated towel rail

Second Bedroom

- Carpet to bedroom and dressing room
- Built-in wardrobes

Second Bathroom

- Slip resistant large format tiles
- Large format porcelain wall tiles
- Fitted bath
- Solid surface vanity top
- Concealed WC cistern
- Brushed antique brass mixed taps and accessories
- Vanity mirror and cabinet
- Heated towel rail

Heating

- Room controlled air cooling and heating to living rooms and bedrooms
- Underfloor heating in bathrooms

Electrical Fittings

- Colour matched switch and socket plates throughout except in kitchens, which have metal plate sockets.
- Dimming control to bedrooms and living room
- Recessed, low voltage LED downlighters

Walls, Ceilings and Doors

- Painted walls and ceilings throughout
- Solid wooden doors with antique brass ironmongery

Balcony

- Balcony accessed via large glass doors
- Decking floor finish
- Low level light fitting

Telephone and Data Systems

- Television (terrestrial and Sky+) points to living rooms and bedrooms. Sky Q facilities will be included.
- Telephone and data points to each TV and a data point adjacent to each bed
- High speed broadband internet connection (fibre)

Security / Safety

- 24-hour reception, concierge and security
- Managed intercom system to concierge/reception
- Wireless entry fob access to main entrance, lifts and amenity areas
- Wireless entry fob access to car park
- Mains supply smoke and heat detectors
- Zoned water sprinklers to all residences
- CCTV is provided at ground floor entrances and within amenity areas

Car Parking

- Car parking available on request, with valet parking service
- 8 charging points for electric vehicles
- Mobility scooter charging points available in some residences upon request, also available at ground floor level

Lifts

- 2 x 8 person passenger lifts
- 1 x 21 person passenger/goods lift

Warranty

- A 10-year new home building warranty

TWO BEDROOM RESIDENCE

Birch

THIRD FLOOR

CLIENT:

PURCHASE PRICE: £

Annual service charge and deferred fees apply.

Glentree Estates

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Goldschmidt & Howland

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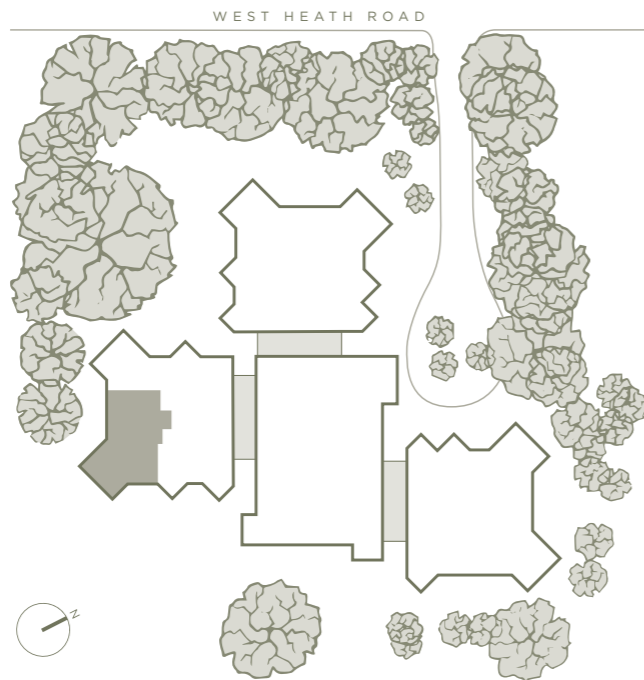
BIRCH - THIRD FLOOR

Charming two bedroom residence with a separate kitchen, large living and dining room leading onto a south facing balcony. The living room lends itself to a quiet study / reading area.

NET SALES AREA
111 sq m / 1,193 sq ft



EAST ELEVATION



APPROXIMATE MAX ROOM DIMENSIONS

	FT	M
LIVING / DINING	22'0 x 21'2	6.71 x 6.48
STUDY AREA	8'3 x 7'2	2.55 x 2.22
KITCHEN	10'1 x 8'8	3.09 x 2.69

	FT	M
MASTER BEDROOM	17'5 x 9'1	5.34 x 2.80
BEDROOM 2	17'5 x 10'2	5.35 x 3.12
BALCONY	13'2 x 6'4	4.03 x 1.96