

APARTMENT SPECIFICATION

Kitchen

- Contemporary kitchen with marble splashback and composite stone worktop
- Under-mounted sink with mixer tap
- Marble kitchen island with composite worktop
- Concealed worktop lighting
- Gaggenau cooking and refrigeration appliances
- Integrated dishwasher

Master ensuite bathroom

- Stone topped bath (where applicable)
- Shower with glass shower screen and door (where applicable)
- Dual flush wall mounted WC with concealed cistern
- Stone vanity unit with mixer tap
- Mirror fronted bathroom cabinet incorporating shaver point, shelves, concealed lighting and demist feature
- Stone floor and areas of stone to walls
- Underfloor heating
- Heated towel rail

Guest ensuite bathroom

- Shower with glass shower screen and door (where applicable)
- Dual flush wall mounted WC with concealed cistern
- Stone vanity unit with mixer tap
- Mirror fronted bathroom cabinet incorporating shaver point, shelves and concealed lighting and demist feature
- Stone floor and areas of stone to walls
- Underfloor heating
- Heated towel rail

Additional ensuite

- Shower with glass shower screen and door (where applicable)
- Dual flush wall mounted WC with concealed cistern
- Stone vanity unit with mixer tap
- Mirror fronted bathroom cabinet incorporating shaver point, shelves, concealed lighting and demist feature
- Stone floor and areas of stone to walls
- Underfloor heating
- Heated towel rail

Powder room

- Stone vanity unit
- Dual flush wall mounted WC with concealed cistern
- Mirror cabinetry
- Underfloor heating

Apartment interior finishes

- Dark stained oak (or similar) veneered solid core entrance doors
- White painted panelled internal doors
- Stone flooring to entrance lobby (where applicable)
- Burnished bronze finish ironmongery throughout
- Feature timber staircase with antique bronze finish (or similar) balustrade and timber handrail
- Bespoke marble decorative mantelpiece
- Heritage wall detailing to living area (where applicable)
- Timber veneered or lacquer doors to service cupboards
- Timber veneered doors to wardrobes in 3 bedroom apartments
- Matt lacquer doors to wardrobes in 1-2 bedroom apartments
- Walls to be finished in matt emulsion
- Timber flooring to reception, dining, kitchen and bedrooms

Utility

- Miele (or similar) washing machine and dryer or washer/dryer
- Composite stone worktop and splashback (where applicable)
- Matt lacquer cabinetry (where applicable)

Audio visual

- Wiring for multiple satellites and terrestrial television from central receiver
- TV outlets to living area and bedrooms (where applicable)
- Telephone and data outlets to living area and bedrooms

Electrical

- Recessed LED downlights throughout
- Cornice feature lighting to living areas (where applicable)
- Provision for floor and wall lighting to living area and bedrooms
- Home automation system

Heating and cooling

- Underfloor heating via metered central plant with individual controls to living area and bedrooms
- Integrated heating and comfort cooling system with individual controls to kitchen, living area and bedrooms
- Whole house integrated ventilation/heat recovery system
- Independent underfloor heating to bathrooms

Security

- Access to building via electronic video entry system
- All apartments at Lower Ground and Ground Floor have security intruder detection systems installed. All remaining apartments from First Floor and above are pre-wired for future installation
- CCTV coverage to main estate entrances
- High security multi-point locking entrance door
- Secure post boxes in main entrance lobby
- Direct call to concierge from apartment video entry system
- 24-hour site estate management office

Floor to ceiling heights

Regent's Crescent

- Lower Ground Floor:
 - Reception/bedrooms – 2.7m
 - Bathrooms/corridors – 2.5m
- Ground Floor:
 - Receptions – 4.2m
 - Hallway – 3.9m
 - Bathrooms – 2.5m
 - Bedrooms – 2.7m
- First Floor:
 - Reception – 4.2m
 - Hallways – 3.9m
- Mezzanines:
 - Bedrooms – 2.6m
 - Bathrooms – 2.4m
- Second Floor:
 - Reception/bedrooms – 2.7m
 - Hallways and bathrooms – 2.5m
- Third Floor:
 - Reception/bedrooms – 2.7m
 - Bathrooms/Hallways – 2.5m
- Fourth Floor:
 - Bedrooms – 2.5m
 - Bathrooms/hallways – 2.4m

Portland Place

- Lower Ground Floor:
 - Reception/bedrooms – 2.7m
 - Bathrooms/corridors – 2.5m
- Ground Floor:
 - Reception/bedrooms – 3.9m
 - Hallway – 3.7m
 - Bathrooms – 2.8m
- First Floor:
 - Reception/bedrooms – 3.7m
 - Hallways – 3.5m
 - Bathrooms – 2.8m
- Second Floor:
 - Reception/bedrooms – 2.8m
 - Hallways and bathrooms – 2.6m
- Third Floor:
 - Reception/bedrooms – 2.7m
 - Bathrooms/hallways – 2.5m
- Fourth Floor:
 - Reception/bedrooms – 3.1m
 - Bathrooms/hallways – 2.9m

Please note third and fourth floors have pitched roofs