

LOFTS · APARTMENTS · PENTHOUSES

L  
w&

*Long Street Specification*

Long  
w&terson

# Specification

The interiors in 1-3 & 5-9 Long Street boast unique features, carefully selected by an international team of designers

**HIGHLIGHTED SPECIFICATIONS APPLY TO SELECTED APARTMENT TYPES. REFER TO APARTMENT FINDER FOR DETAILS**

## KITCHEN

- Bespoke Italian kitchens by Poliform Varenna with light grey lacquered doors-to-base units, black elm veneered doors-to-wall units and full height units featuring a soft close function to doors and drawers and complemented by under cabinet lighting and black metal open shelves
- Organic White Caesarstone quartz worktops and splashback
- Integrated Miele appliances including:
  - Induction hob
  - Extractor for hob
  - Microwave/oven
  - **Separate microwave and oven**
  - Fridge/freezer
  - Dishwasher
- Under mounted stainless steel sink with Waterworks mixer tap
- Washer/dryer in utility cupboard (please speak to a member of the sales team to confirm the location)

## BATHROOMS

### *En suite bathroom:*

- Floors tiled in full body porcelain tiles in light grey
- Walls tiled in Ann Sacks ceramic tiles in a combination of matte and gloss white
- Vanity units with bespoke black metal base, dark stained oak veneered drawers with Vanilla Noir Caesarstone quartz vanity tops

### *Main bathroom:*

- Floors tiled in full body porcelain tiles in medium grey
- Walls tiled in Ann Sacks ceramic tiles in matte white
- Vanity units with bespoke black metal base, dark stained oak veneered drawers with Vanilla Noir Caesarstone quartz vanity tops

### *Powder room:*

- **Floors tiled in full body porcelain tiles in dark grey**
- **Walls tiled in Ann Sacks ribbed ceramic tiles in white**
- **Vanity units with bespoke black metal base, dark stained oak veneered drawers with Raven Caesarstone quartz vanity tops**

### *In all bathrooms:*

- Glazed steel Alape washbasin
- Wall-mounted WC with concealed cistern
- Feature light above vanity unit with night mode on sensor switch
- Mirror wall with demisting function and dark stained oak medicine cabinet with shaving point
- Waterworks taps and mixers
- White acrylic bath
- Waterworks overhead drench shower and separate hand shower to bath and shower rooms
- Electric underfloor heating with wall-mounted thermostat
- Towel rail



— CGI of master bedroom of three-bedroom flexible apartment



— CGI of main bathroom

#### INTERIOR FINISH

- Walls and ceilings finished in white emulsion
- Satin painted architraves and skirtings
- High quality stained oak engineered hardwood timber floor throughout
- Stained veneered with black hinges and leather handle solid core apartment entry door
- High quality polished chrome ironmongery to all interior doors
- Poliform bespoke lacquered fitted wardrobes featuring interior lighting and drawers to master bedrooms only

#### PRIVATE GARDENS OR TERRACES

##### *Private gardens (where applicable):*

- Private gardens finished in timber decking
- In-ground planting with designed planters for privacy

##### *Private terraces (where applicable):*

- Frosted frameless glazed privacy screens between adjacent terraces
- Granite paving

#### ELECTRICAL

- Integrated lighting control with energy efficient LED downlighters throughout
- 5 amp lighting sockets to bedroom and living room areas
- Media connection hub to living room and bedrooms enabled for:

- Digital HD TV/DAB and/or Sky Plus HD (multiroom)
- Wired data networking
- Telephone points (BT or Virgin)
- Brushed stainless steel switches and sockets
- Multimedia service ready:
  - High-speed fibre optic connection infrastructure directly into each apartment for data/telephone
  - Sky Plus HD/Sky Q ready
  - Virgin Media ready
- Full Smarthome integration via touch screen panel providing control over:
  - Lighting – fully programmable with scene setting options
  - Heating
  - Cooling
  - Future provision for blind (or curtain) control in living room

#### HEATING & COOLING

- Wet underfloor heating system with wall-mounted thermostat to all areas except bathrooms
- Electric underfloor heating to bathrooms with wall-mounted thermostat
- Integrated comfort cooling with wall-mounted controller to living room and bedrooms
- High efficiency hot water system supplied from a centralised boiler system with a combined heat and power (CHP) unit individually metered to each apartment

#### SECURITY & PEACE OF MIND

- 24-hour concierge service
- Access to apartments via video entry phone system with direct link to concierge
- Entry to building via key entry fob
- Mains supply operated smoke and heat detectors with battery backup to all apartments and communal areas
- All apartments provided with individual sprinkler systems
- Security system to street facing ground floor units
- 24-hour CCTV coverage to communal areas
- 10-year Checkmate building warranty cover

#### AMENITIES

- Internal amenities designed by ODA
- Resident and guest entrance lobby and lounge/library
- Fully equipped residents only gym with adjoining male and female changing facilities
- Residents only treatment room
- Residents only steam and sauna facility with adjacent feature shower
- Residents only cinema room
- Secure ground floor cycle parking
- Secure undercover car parking (available for purchase by separate negotiation)
- Residents only gardens and sundeck designed by Alexandra Steed URBAN

CONTACT

For further information  
visit [longandwaterson.com](http://longandwaterson.com)  
or call **+44 (0)20 7613 9988**

**Misrepresentation Act** All CGIs included in this brochure are indicative of final specification and are subject to change. The information in this document has been prepared solely for the purpose of providing general information about Long & Waterson, IGI Group, ODA Architecture, Alexandra Steed URBAN, Fletcher Priest, BGY and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification. Actual suite plans may have minor variations to the typical plans shown in this document. All matters will be governed by the applicable purchase and sales agreement.

Dimensions and sizes are approximate only and indicate maximum achievable areas. Apartment areas have been rounded to one decimal place. The dimensions and size for areas that feature a winter garden have the area of the winter garden included within the total area. The winter garden area has also been shown as a separate figure for reference. All sales remain subject to contract and terms and conditions apply to the contracts (details of which can be obtained from the Sellers solicitors). The information contained in this brochure is believed to be correct but its accuracy cannot be guaranteed and no such information forms part of any contract. Neither the seller nor their Agents nor any person in their employ has any authority to make or give any representation or warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof), unless such statement has been confirmed as being correct by the Sellers solicitors to the buyers solicitors in writing. All names used are marketing names only and final postal address's may be different. The Seller reserves the right to alter the specification design and layout of the flats as referred to in this brochure without prior notice. All interior photographs contained within this brochure are typical show suites and actual finishes may vary. October 2018.