

# THE BRENTFORD PROJECT

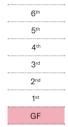


# Along the townath

the Sunday Walkers anble

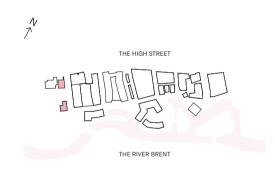


# Ground Floor The Wick

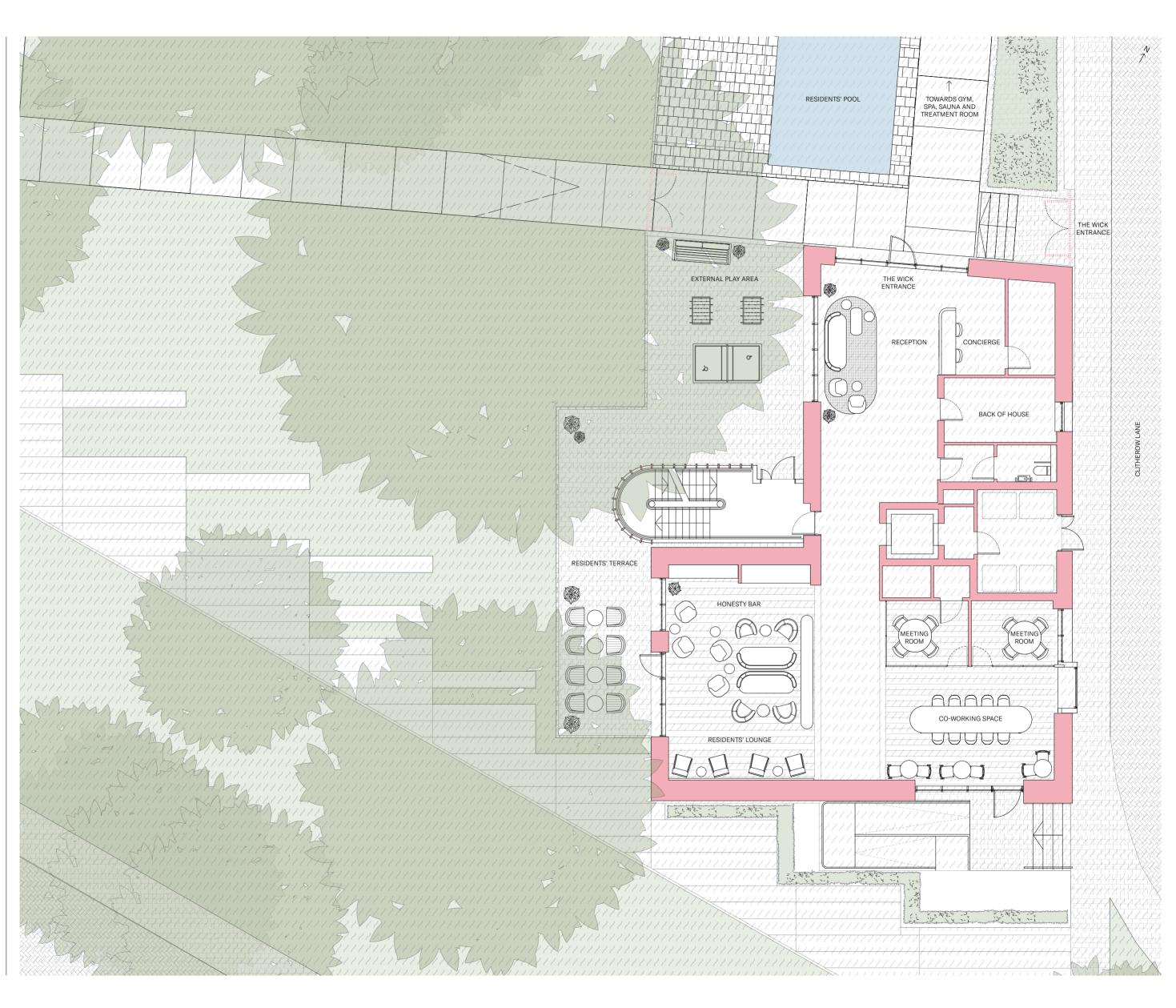


#### THE WICK

Concierge & Reception Residents' Lounge & Honesty Bar Co-working Space & Meeting Rooms Residents' Terrace Pool, Gym, Spa, Sauna & Treatment Room



#### Disclaimer



# Floor O1



#### LEGEND

**B** Balcony **F** Fridge

**L** Laundry U Utility Cupboard A.01.03

A.01.01

A.01.02

TWO BEDROOM Internal Area 93.5 sq m / 1006 sq ft

Living Area 8120 × 5235 mm Bedroom 1

4800 × 3960 mm

3040 × 4455 mm

Balcony Area 8.7 sq m / 94 sq ft

TWO BEDROOM Internal Area 87 sq m / 936 sq ft Living Area 5500 × 7960 mm Bedroom 1  $3505 \times 5225 \text{ mm}$ Bedroom 2 2805 × 4025 mm Balcony Area 8.7 sq m / 94 sq ft

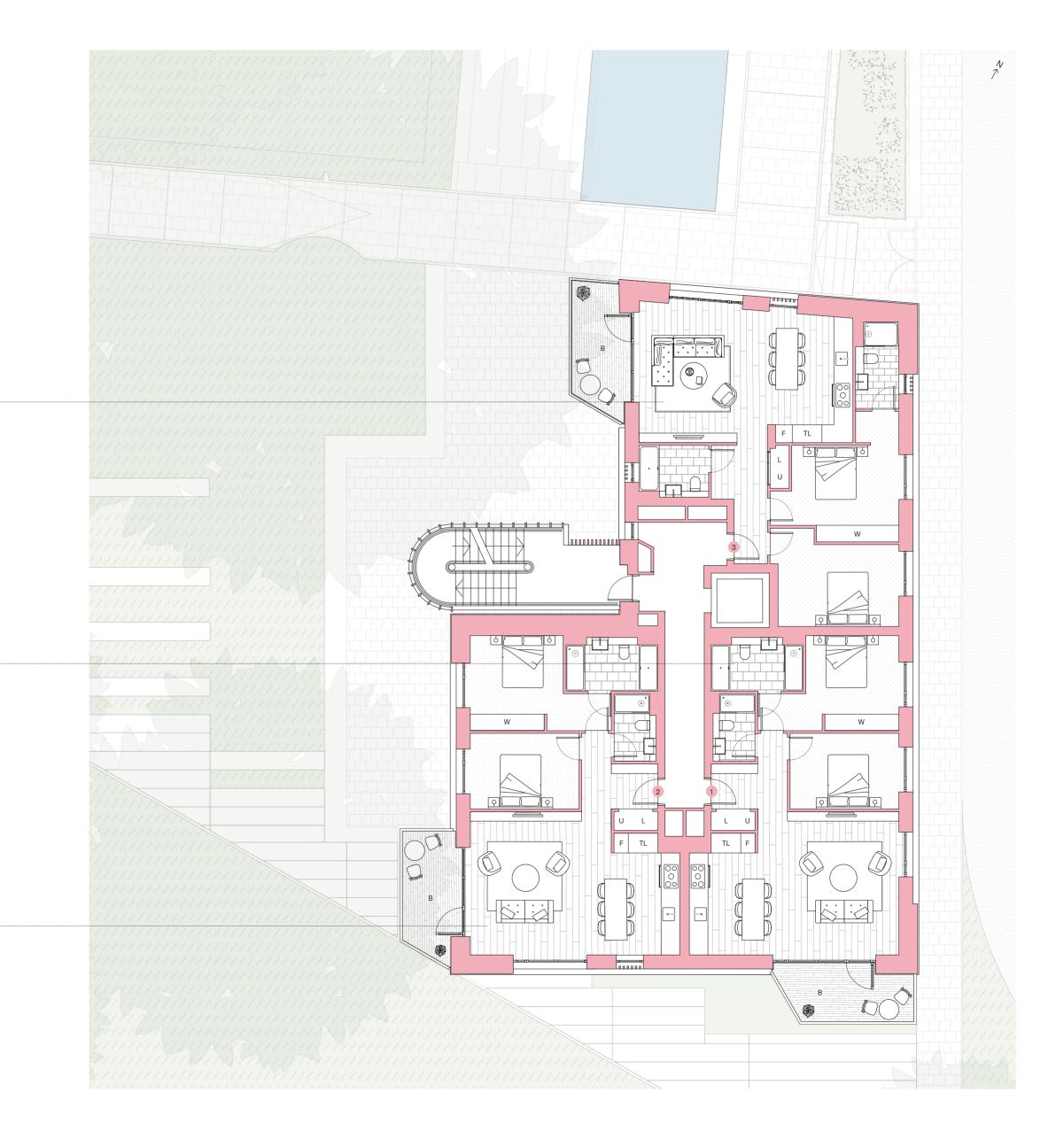
TWO BEDROOM Internal Area 87 sq m / 936 sq ft Living Area 5500 × 7960 mm Bedroom 1 3505 × 5225 mm Bedroom 2 2805 × 4025 mm Balcony Area 8.7 sq m / 94 sq ft

Bedroom 2

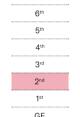
TL Tall Larder

W Wardrobe





# Floor O2



#### LEGEND

**B** Balcony

**F** Fridge **L** Laundry U Utility Cupboard

**TL** Tall Larder

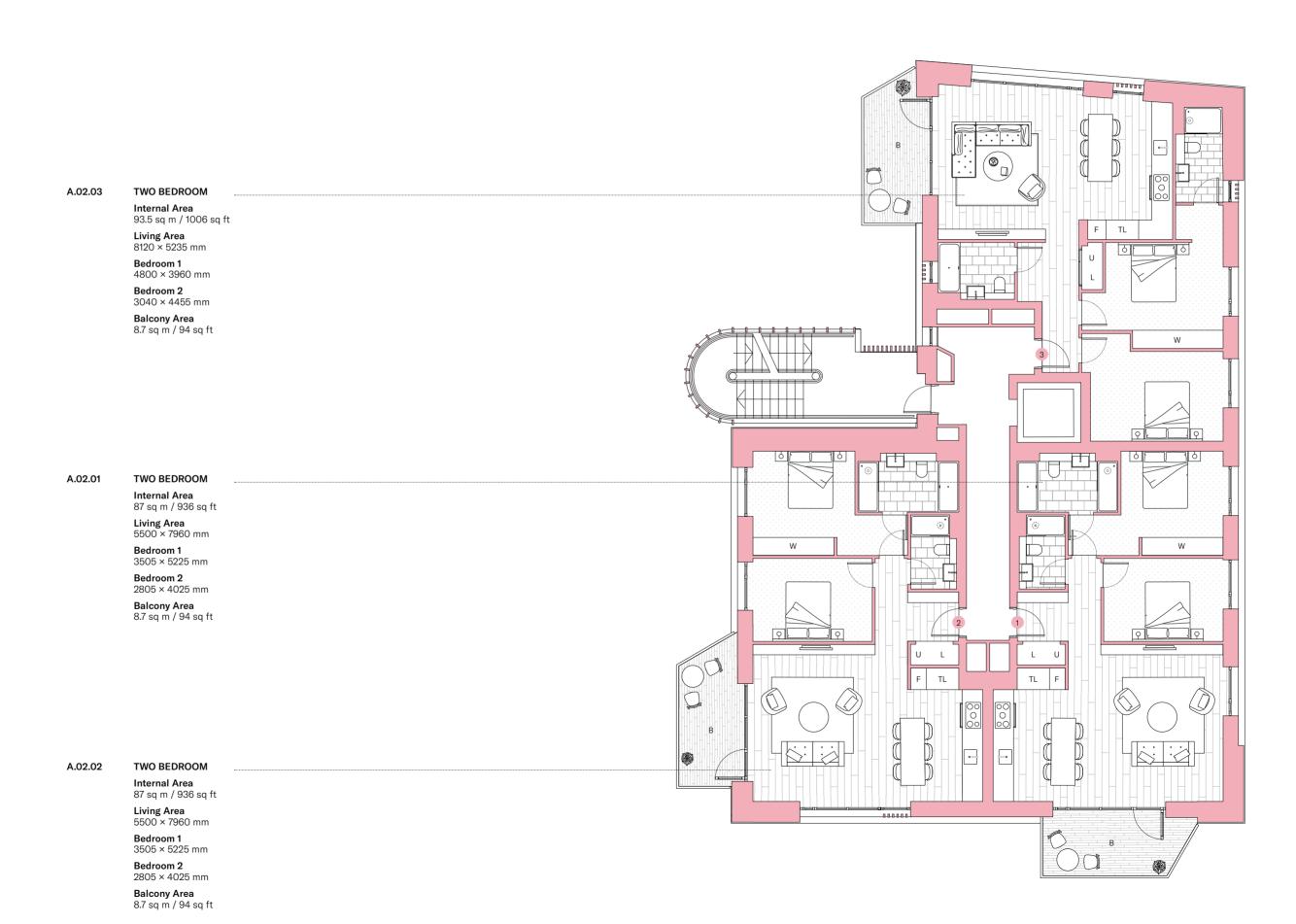
W Wardrobe



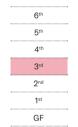


THE RIVER BRENT

#### Disclaimer



# Floor 03



#### LEGEND

**B** Balcony **F** Fridge

**L** Laundry **U** Utility Cupboard

**TL** Tall Larder

W Wardrobe

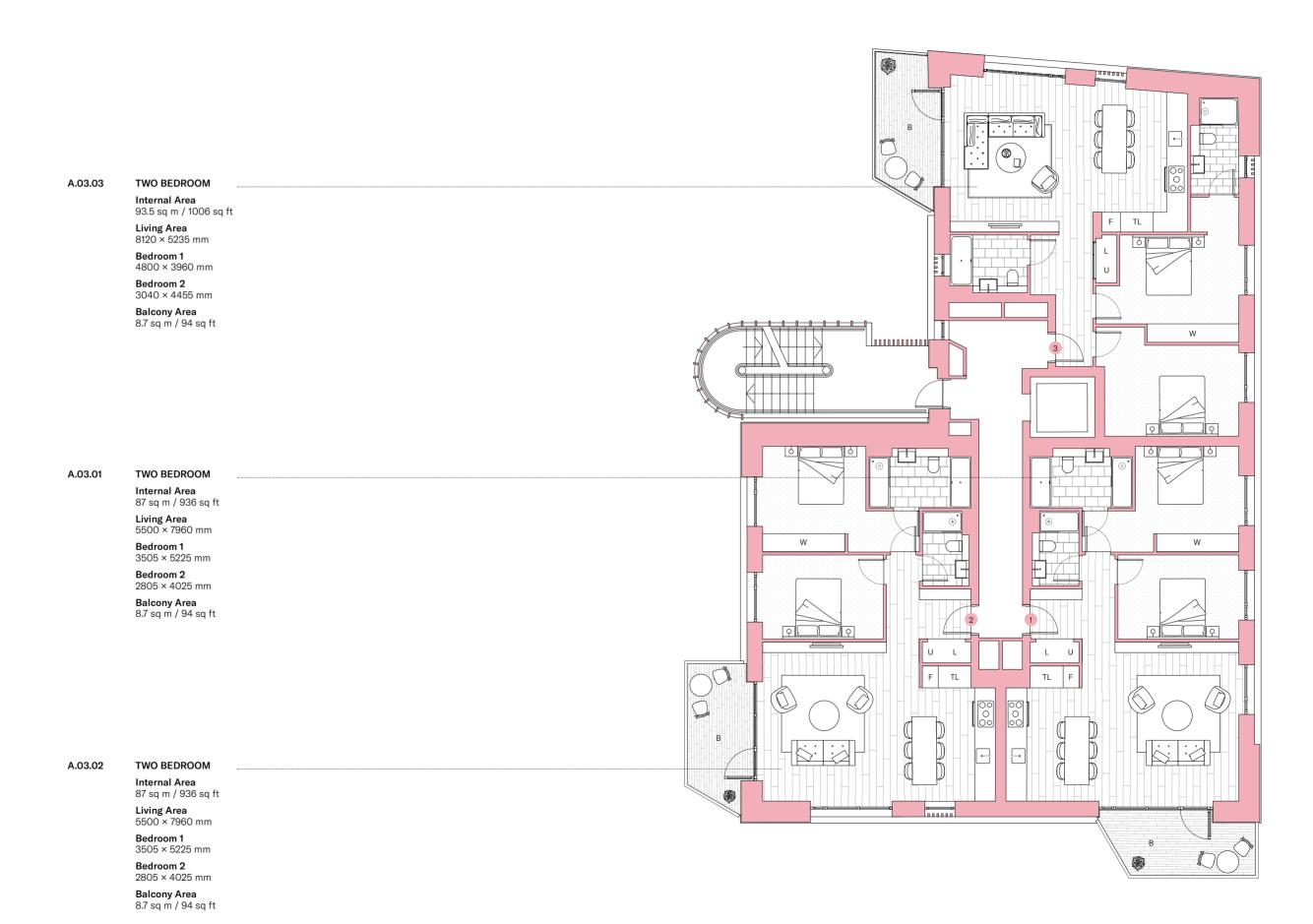


THE HIGH STREET

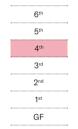


THE RIVER BRENT

#### Disclaimer



# Floor 04



#### LEGEND

**B** Balcony **F** Fridge

**L** Laundry **U** Utility Cupboard

**TL** Tall Larder

W Wardrobe

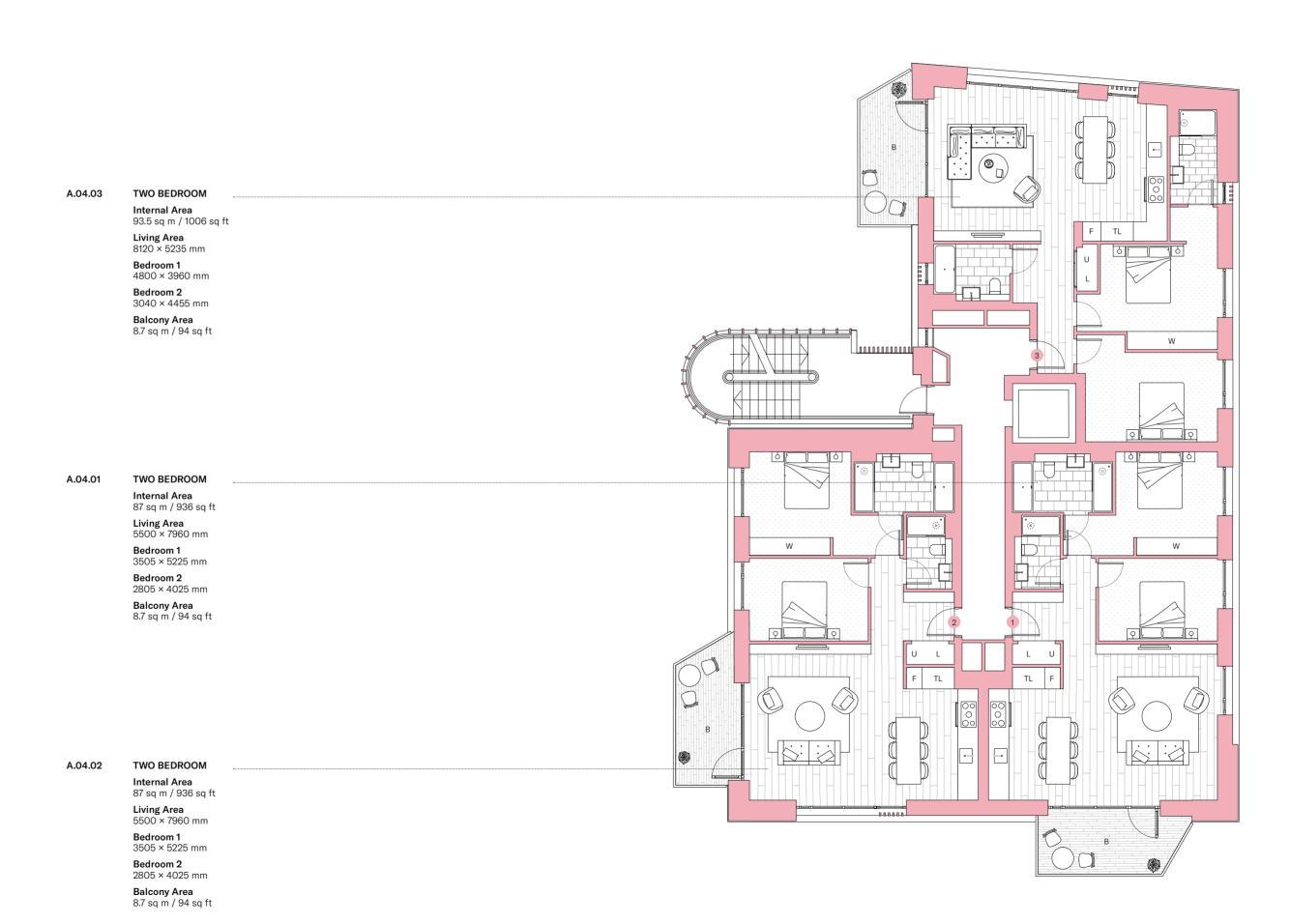


THE HIGH STREET



THE RIVER BRENT

#### Disclaimer



# Floor 05



#### LEGEND

**B** Balcony **F** Fridge **L** Laundry

U Utility Cupboard

**TL** Tall Larder

W Wardrobe

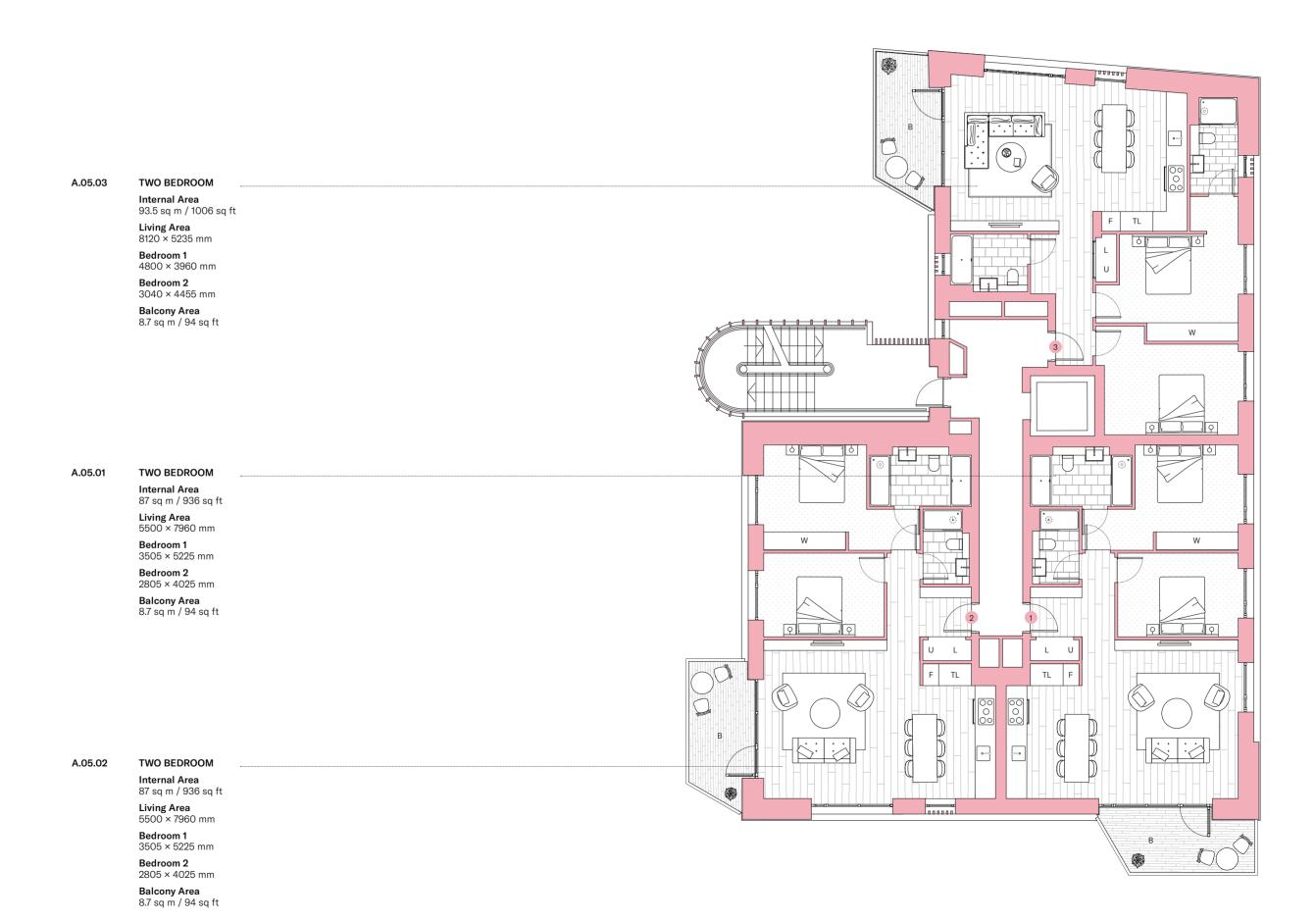


THE HIGH STREET



THE RIVER BRENT

#### Disclaimer



# Floor 06



#### LEGEND

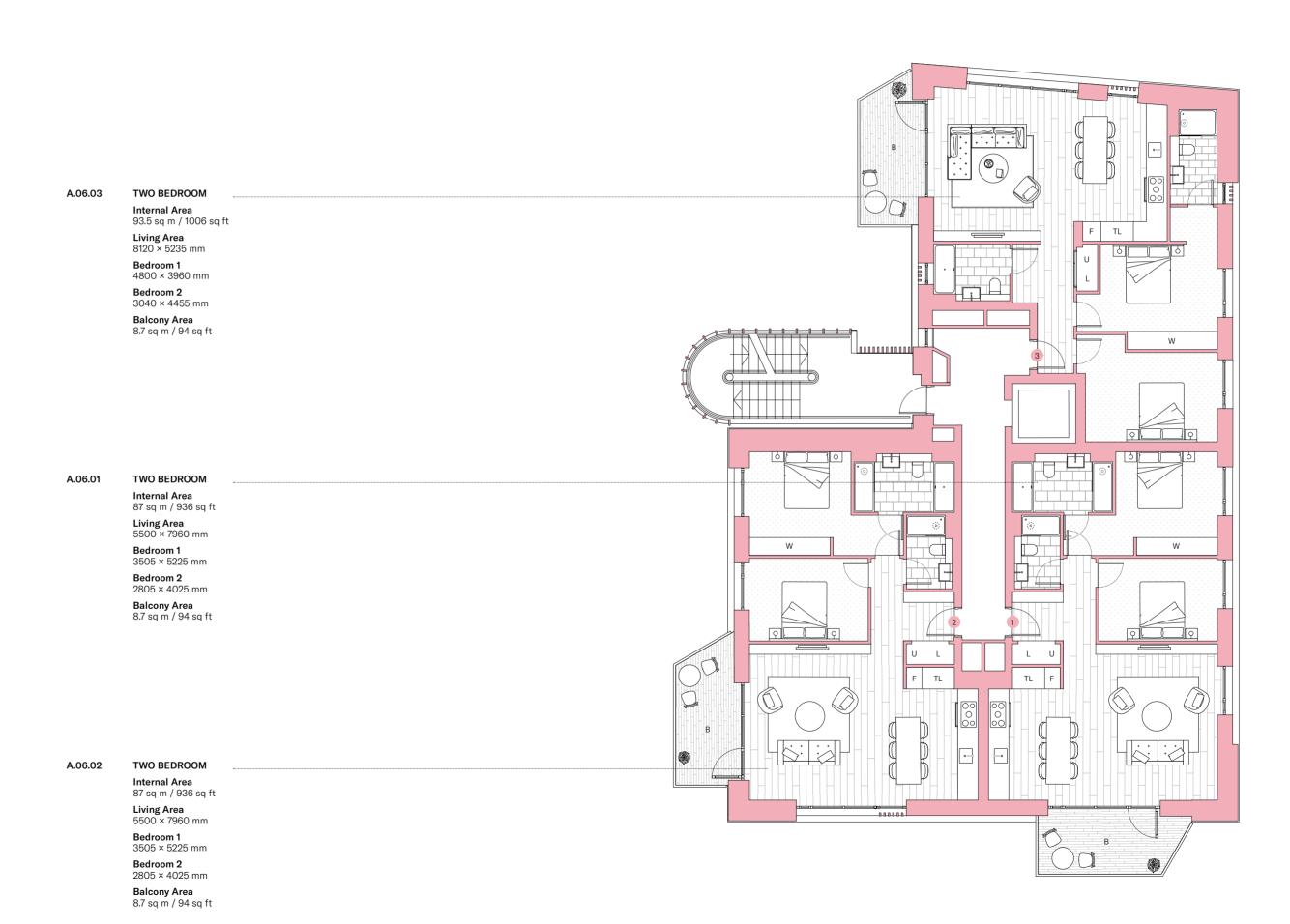
**B** Balcony **F** Fridge **L** Laundry

**U** Utility Cupboard **TL** Tall Larder

W Wardrobe



#### Disclaimer



# Specifications

#### MAIN STRUCTURE

Reinforced concrete or structural frame and/or load bearing masonry on reinforced concrete piled foundations.

#### BUILDING ENVELOPE

External wall consisting of quality brick finish, metal panelling, pre-cast concrete cladding and aluminium glazing system, dependent on location.

#### FLOOR

Reinforced concrete slab with appropriate floor finishes (see flooring).

#### ROOF

High-performance water-proof membrane roofing overlaid with pre-cast paving and/or soft landscaping where applicable.

#### WINDOW

Double-glazed aluminium windows including opening lights. Double-glazed aluminium doors to balconies and terraces where appropriate.

#### **STAIRS**

Metal stairs with steel balustrades in common areas.

#### WALL

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides or load bearing masonry faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern solid timber panels with plasterboard on each side and acoustic insulation where detailed.

#### BALCONIES

Painted metal balconies constructed with painted steel vertical rails, handrails and metal decking, where applicable.

#### CEILING

Suspended plasterboard painted with white washable emulsion. Ceiling height approximately 2.7m in main living areas and bedrooms in Alder (Building A).

#### FLOORING

Textured European oak engineered floorboards to hall, living area and kitchen. Fitted steel grey carpets to bedrooms. Marble floor tiles to bathrooms, en-suites and shower room floors.

#### DECORATION

All internal walls painted with white washable emulsion. Skirting and doors and frames painted with a white eggshell paint finish.

#### KITCHEN

Integrated European appliances comprising of a black Bertazzoni 5 ring range cooker and black extractor range hood. Integrated fridge freezer and dishwasher. Combined washing machine/tumble dryer located in separate utility cupboard where appropriate.

Custom designed kitchen with modular base and wall cabinets with lacquer paint finish and contrasting interior colour. Black metal pull handle with diamond cut pattern to tall cabinets and base cabinets. Concealed LED lighting to underside of overhead cupboards. Cloudburst concrete worktops fitted with undermounted stainless steel sink and contemporary deck mounted matt black tap. Feature timber wall panelling above worktop.

#### BATHROOM:

Fitted white bath with brushed brass finish mixer with a contemporary wall mounted hand shower in brushed brass finish and glass screen, or a separate white shower tray with thermostatic wall mounted shower in brushed brass finish with glass shower screen, as defined on plans. White ceramic WC with concealed cistern.

White ceramic hand basin, with brushed brass mixer tap. Bespoke wall mounted mirror finished cabinet, natural oak open shelving and recessed LED lighting. Brushed stainless steel wall mounted heated towel rail. Bathroom walls finished in winch artisan ceramic tiles and painted finish where applicable.

#### SHOWER ROOM & ENSUITE BATHROOMS

Fitted white shower tray with thermostatic wall mounted shower in brushed brass finish with glass shower screen. Where applicable, fitted white bath with brushed brass finished mixer with wall mounted hand shower in brushed brass finish. White ceramic WC with concealed cistern. White ceramic hand basin, with brushed brass mixer tap.

Bespoke wall mounted mirror finished cabinet, open shelving and recessed LED lighting. Winch artisan ceramic tiles or painted finish, to walls in en-suite bathrooms and shower rooms, where applicable.

#### VARDROBE

Integrated wardrobes fitted in master bedroom with custom designed painted feature doors.

#### HEATING, COOLING & HOT WATER

Individually metered system provides heating via radiators and hot water from the development's central plant. Centralised wet heating system throughout.

#### FLECTRICS

Energy efficient lighting in kitchen, hall, bathroom, shower room and en-suite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for broadband internet access in living room and bedroom; communal satellite dish with connection points in living room and master bedroom. (Purchasers are responsible for their own connections and related charges for cost of services). Smoke/ heat detectors fitted as standard.

#### MANAGEMENT & SECURITY

Management located in the central estate management office. Video entry phone system connected to main entrance door. CCTV system provided to cover the whole estate.

#### PΔRKIN

Limited car parking at extra cost and subject to availability.

#### **ELEVATORS**

Elevators serve all floors.

#### EXTERNA

Ground-level areas laid out and finished with a combination of architect-designed hard and soft landscaping with feature lighting.

#### LEISURE FACILITIES

Health club with heated outdoor swimming pool, steam room, sauna, gymnasium and exercise areas.

#### NOT

Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to properties in retailed structures may vary due to the existing building fabric and construction methodology adopted.

# **Notes**

boatyard joyful gospel glory glory

