



# PARK PLACE

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LONDON NW6

# Detailed Specification

## Kitchens

- Kitchens by Poggenpohl
- Individually designed layouts with island units to selected apartments
- Handleless soft close drawers and doors
- Composite stone work surface and upstand
- Full height grey marble effect splashback
- Smoked Ash timber finish doors to base cabinets
- Contrasting matt and gloss pebble grey doors to wall and tall cabinets
- Concealed feature LED lighting
- Blanco undermounted stainless steel sink
- Roux Monaco hot water tap with inbuilt filtration
- Integrated appliances include:
  - Siemens fridge/freezer
  - Siemens inset ceramic induction hob
  - Siemens multifunction oven
  - Siemens microwave oven
  - Siemens dishwasher
  - Integrated extraction
  - Wine cooler to selected apartments
- Space saving waste storage
- Separate utility cupboard housing washer/dryer as indicated



## Bathrooms

- Fully tiled in large format porcelain tiles
- Feature vanity wall clad in two-tone white and grey marble effect porcelain
- Brassware in a contemporary matt black finish
- Semi recessed countertop washbasin
- Wall hung soft close WC with concealed cistern and Geberit flush plate
- Walk-in showers where indicated with overhead rain shower, linear drain and frameless screen
- Villeroy & Boch baths where indicated with bath filler, deck mounted hand shower and recessed skirting detail
- Free standing white Kaldewei baths to selected apartments
- Ceiling mounted showerhead and frameless bath screens to baths of selected bathrooms
- Full length shelf to baths and showers with integrated linear lighting detail
- Storage cupboard with interior lighting, glass shelves and integrated shaver socket
- Backlit vanity mirror with demister
- Sleek square edged heated towel rails to all bathrooms
- Master en-suite bathrooms feature motion sensor activated ambient lighting



## Interior finishes

- Wide plank engineered oak flooring with matt lacquer finish to hallway and living spaces
- Soft touch, thick pile carpet to all bedrooms
- Full height dark oak veneered entrance doors with linear routed detailing
- Full height satin finished doors with linear routed detailing
- Doors feature tapered lever handles in a dark bronze finish
- Contemporary architraves and skirting board in satin finish
- Bespoke fitted wardrobes to master and second bedrooms with integrated lighting and recessed handles.
- Full height dark oak veneered doors to master bedroom wardrobes.
- Wardrobe internals finished with linen effect lining including a combination of rails, drawers and shelves



## External areas

- Balconies or terraces to all apartments as indicated paved in large format porcelain tiles
- Full height powder coated aluminium framed double glazing

## Entertainment and electrical

- Satin white power sockets and light switches
- Sonos sound system distributing sound through discrete flush mounted ceiling speakers to living spaces and master bedrooms
- Apartment lighting provided through dimmable LED downlighters
- Samp lighting circuit to master bedroom
- Telephone and data points to principal rooms
- Television points to principal rooms (Terrestrial, SkyQ and Virgin available for connection by residents)
- High performance Cat 6 data cabling



## Detailed specification cont.

### Heating/Cooling

- Communal heating and hot water system with individually metered supply to each apartment
- Underfloor heating throughout
- Independent room temperature controls
- Mechanical ventilation system to each apartment

### Residents' amenities

- Equipped gymnasium featuring timber wall panelling and herringbone woven vinyl flooring
- Part time on-site concierge
- Passenger lifts serving all floors
- Secure cycle storage within gated courtyard
- Feature timber beams provide a striking building approach
- Gated courtyard designed by landscape architects, Randle Siddeley, includes:
  - Vertical sections of live green wall
  - An elegant water feature forming a focal point at the centre of the courtyard
  - Evergreen shrubs, fragrant climbers and soft herbaceous planting
  - Espalier trees against a backdrop of Iroko timber trelliswork
  - Ambient feature lighting

### Interior designed entrance lobby includes:

- Walls clad in oak timber veneered panels with linear routed detailing
- Large format porcelain tiling
- Vertical green wall details
- Feature lighting
- Statement artwork and furniture pieces
- Comfortable guest seating area
- Bespoke individual post boxes within post room

### Peace of mind

- Multipoint locking to apartment entrance doors
- Security fob access control to building entrance
- Secured by Design
- Secure CCTV monitoring to building
- Video entry system to each apartment
- Mains supplied fire detection and alarm system covering all areas
- 250 year lease
- All apartments benefit from a 10 year housing warranty provided by BLP
- A professional managing agent will be appointed to manage and maintain all communal areas and facilities for which a service charge will be apportioned between residents
- Every Godfrey London home built complies with all current building regulations

### Notes

*This specification is intended for guidance purposes. Godfrey London reserves the right to make changes to this specification at any time and in such instances similar alternatives will be provided.*

