

SPECIFICATION

KITCHENS

- Caesarstone finish concrete style worktops
- Soft close doors in white timber finish
- Recessed downlights
- Caesarstone concrete urban style worktops
- Feature vertical tiling splashback
- Integrated white goods
 - Samsung dishwasher, hob, microwave, washer/dryer
 - Siemens extractor, fridge/freezer

BEDROOMS

- Fitted full height wardrobes (master bedroom only)
 - Matt finish metal ironmongery
 - Recessed adjustable downlights

BATHROOMS AND ENSUITES

- Feature wall and floor tiling
- White sanitaryware
- Baths to selected units
- Brushed matt black tap fittings
- Black framed bath screen
- Thermostatic shower valve
- Wall mounted shower head
- Smoked walnut timber veneer shelving
- Mirror unit with integrated front-facing lighting
- Recessed adjustable downlights

FLOORS

- European oak engineered timber flooring throughout

CEILINGS

- Range from 2.6m to 2.8m in coffered ceiling area
- Kitchen and bathroom areas 2.4m

INTERNAL DOORS

- Solid internal doors
- Brushed black finish handles

HEATING AND VENTILATION

- Underfloor heating and whole house ventilation
- Comfort cooling in 1, 2 and 3 bed apartments

ENTRANCE AND HALLWAY AREAS

- Oak veneer entrance doors
- Adjustable concealed hinges
- Matt finish ironmongery
- Bespoke entrance door metal number plate
- Matt finish spy hole

APARTMENT LIGHTING

- LED recessed down lighters to all rooms
- Track mounted lighting within coffered ceiling area of living room

COMFORT COOLING

- Controllable comfort cooling provided to lounge and kitchen areas in 1, 2 and 3 bedroom apartments

AV AND CONNECTIVITY

- Fibre internet with three providers
- AV points in bedroom and living area
- Video entry intercom
- Smoke and heat detection

CYCLE

- Complimentary membership to London cycle hire scheme (for 3 years)
- Secure cycle storage for each apartment, including separate cyclists' courtyard entrance

CAR CLUB

- Car club provision for Masterplan residents

LOCAL AUTHORITY

London Borough of Southwark

LEASE

Circa 500 years

GROUND RENT AND SERVICE CHARGE

- Estimated service charge approximately £6.56 sq ft, including buildings insurance
- Ground rent: peppercorn (nominal sum)

SERVICE AND SECURITY

- Concierge, building maintenance and estate security provision

RESERVATION FEE

- £2,000 for sales up to £1 million
- £5,000 for sales over £1 million

TERMS OF PAYMENT

- Reservation fee payable by credit card
- 10% payable on exchange of contracts (within 21 days of reservation)
- 90% payable on completion

SUSTAINABILITY

- Canada Water will be the UK's most sustainable large-scale regeneration project
- c.3,000 new net zero carbon homes

BUILD WARRANTY

- 10-Year Build Warranty (Latent Defects Insurance Policy)

ANTICIPATED COMPLETION

- Q3/Q4 2024

TEAM

Developer

British Land is a leading FTSE listed UK property company. Creating and managing places that reflect the changing needs of the people who work, visit or live in and around them – Places People Prefer.

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Vendor's Solicitor

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Viewings by appointment only.

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