



MOUNTWOOD

Broadmead House, West Kensington

Interior designed entrance lobby

- Spacious reception lobby with tiled floor
- Concierge desk in central core
- Feature lighting

Lift lobby / communal hallways

- Carpet floor finishes and painted walls
- Tiled floors continues through to lifts
- Mirrored/panelled walls inside lift

Interior finishes

- Feature solid wood veneer main entrance doors
- Solid wood veneer internal doors
- Part glazed internal doors where appropriate
- Painted architraves and painted skirtings
- Satin finish antique bronze door furniture throughout
- Fitted wardrobes to all bedrooms; internal fittings include rails, shelves and drawers where appropriate
- Timber floor finishes to entrance halls and reception rooms

Kitchens

- Individually designed layouts
- Stone work surfaces with glass splashbacks
- Stainless steel single bowl and under mounted sink and stainless steel mixer tap
- High gloss lacquered finishes to cabinets with handle-less design
- Pull-out pan and racked storage units to selected apartments where appropriate
- Recessed LED ceiling downlighters and recessed LED lights to wall cabinets
- LED lights to underside of kitchen units
- Concealed multi-gang appliance panels and socket outlets above work surfaces, where appropriate
- Timber floor finishes or tiled floor to selected apartments where appropriate
- Most appliances are Miele or Siemens
- Inset touch control induction hob
- Stainless steel multi-function single oven
- Stainless steel combination microwave oven
- Integrated multi-function dishwasher
- Integrated fridge / freezer
- Free-standing/integrated washer/dryer where appropriate
- Re-circulating integrated extractor hood
- Built-in wine cooler in selected apartments

Bathrooms

- Double ended white bath with wall mounted bath filler
- Polished chrome deck mounted taps with pull-out hand shower to selected baths
- Polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and frameless glass bath screen to selected baths
- Polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and complete hand shower set to shower areas of bathrooms/shower rooms in selected apartments
- Walk-in shower area to bathrooms/shower rooms with frameless glass shower panels or doors to suit situation in selected apartments
- Mirrored cabinets with shelving and shaver sockets above vanity units
- White wall mounted WC pan with soft close seat / cover and concealed cistern with dual-flush plate
- Niches with lighting to bathrooms / shower rooms where appropriate
- Polished chrome finish ladder style thermostatically controlled heated towel rail to bathrooms / shower rooms
- Combination of large format tile wall finishes to selected walls of bathrooms / shower rooms
- Large format tiled wall finishes to selected walls of cloakrooms
- Large format tile floor finishes
- MV extract ventilation to outside
- Recessed LED downlights to bathrooms / shower rooms / cloakrooms

Balconies / gardens / terraces

- All apartments benefit from private outside amenity space
- Terraces / Balconies / Gardens according to unit type and design





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Electrical fittings

- Ceiling coffer to reception rooms and some bedrooms where appropriate
- Recessed LED downlighters throughout
- Television (terrestrial and Sky+) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for whole house integrated media system incorporating IT, audio / visual, lighting and speakers
- Pre-wired for future automated curtains / blinds
- Wall sockets and switch plates in polished chrome / white where appropriate
- Dimmer light controls where applicable

Heating / cooling

- Heating and hot water in all apartments
- Under floor heating (wet) to all principal rooms
- Electric underfloor heating to wet rooms
- Comfort cooling to reception rooms and principle bedrooms

Security

- Video entry system viewed by individual apartment handset / screen
- Fitted wireless intruder alarm installed in all apartments
- All apartments provided with mains supply smoke detectors
- Fitted fire sprinkler system
- Hardwired doorbell to all apartments
- 48-hour recorded CCTV, viewable via the internet
- Panic button

Peace of Mind

- 999 year lease
- All apartments benefit from a 10 year new build insurance warranty

Lift

- Passenger lift serves all levels from ground floor to third floor

Management Company

- A reputable management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and appropriate to the benefit offered.

Mountwood maintain a policy of constant improvement and this specification is for guidance only and is subject to change and to availability of supply and any technical requirements.

