





# **ROYAL WHARF**

LONDON

# **ANCHOR BUILDING**

# **LEVEL**



# **LEGEND**

C: Cupboard W: Wardrobe

FF: Fridge Freezer WM: Washer/Dryer

B: Balcony

# **NOTES**

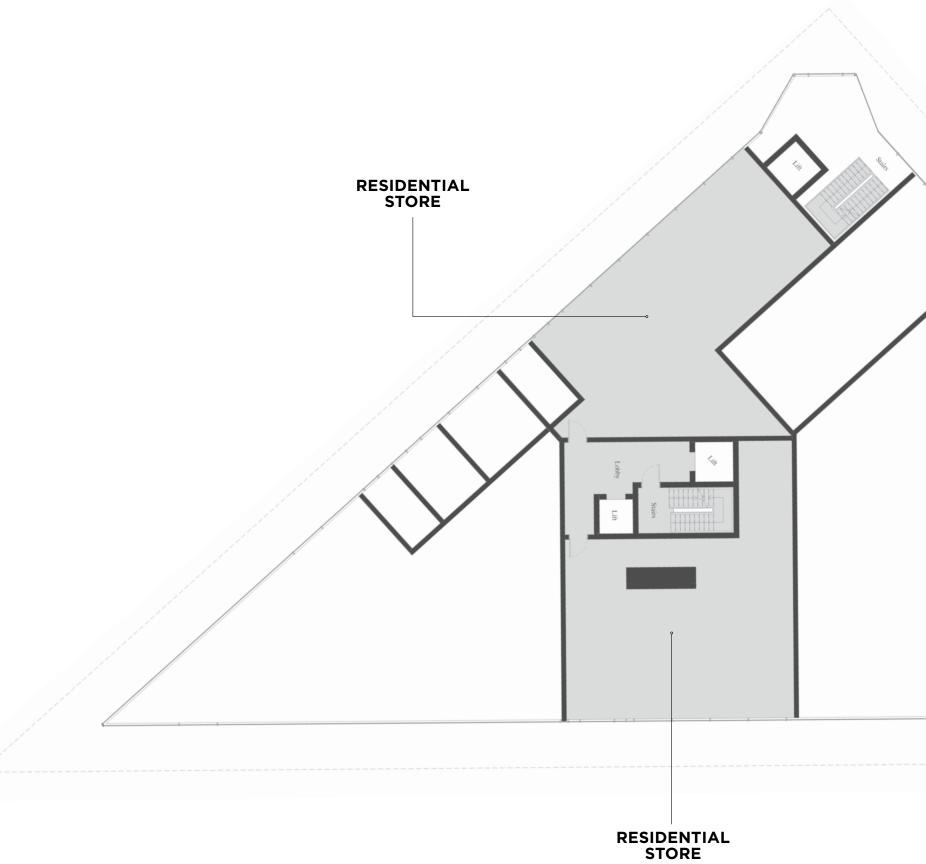


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01

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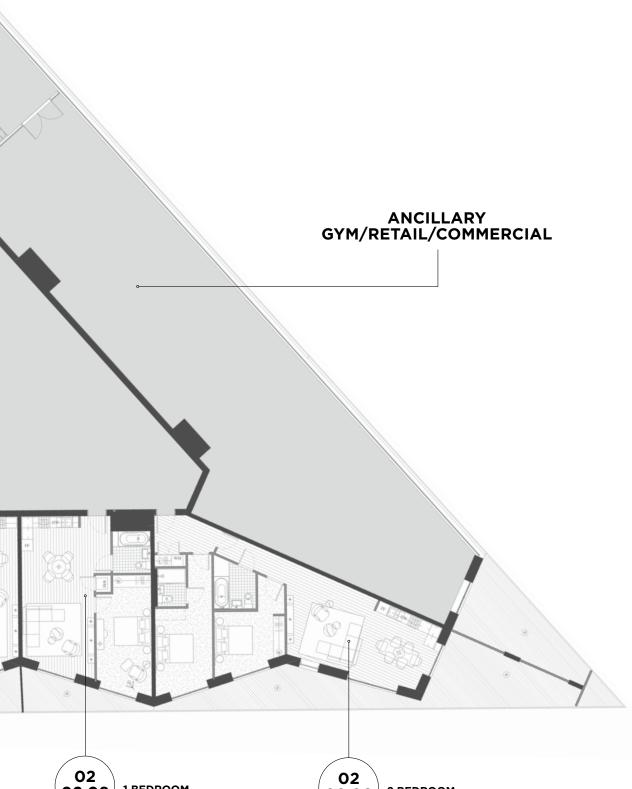


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02 2 BEDROOM 02.09 Internal area: 84.2 sq.m / 906 sq.ft Living area: 4170 mm x 7960 mm Bedroom 1:



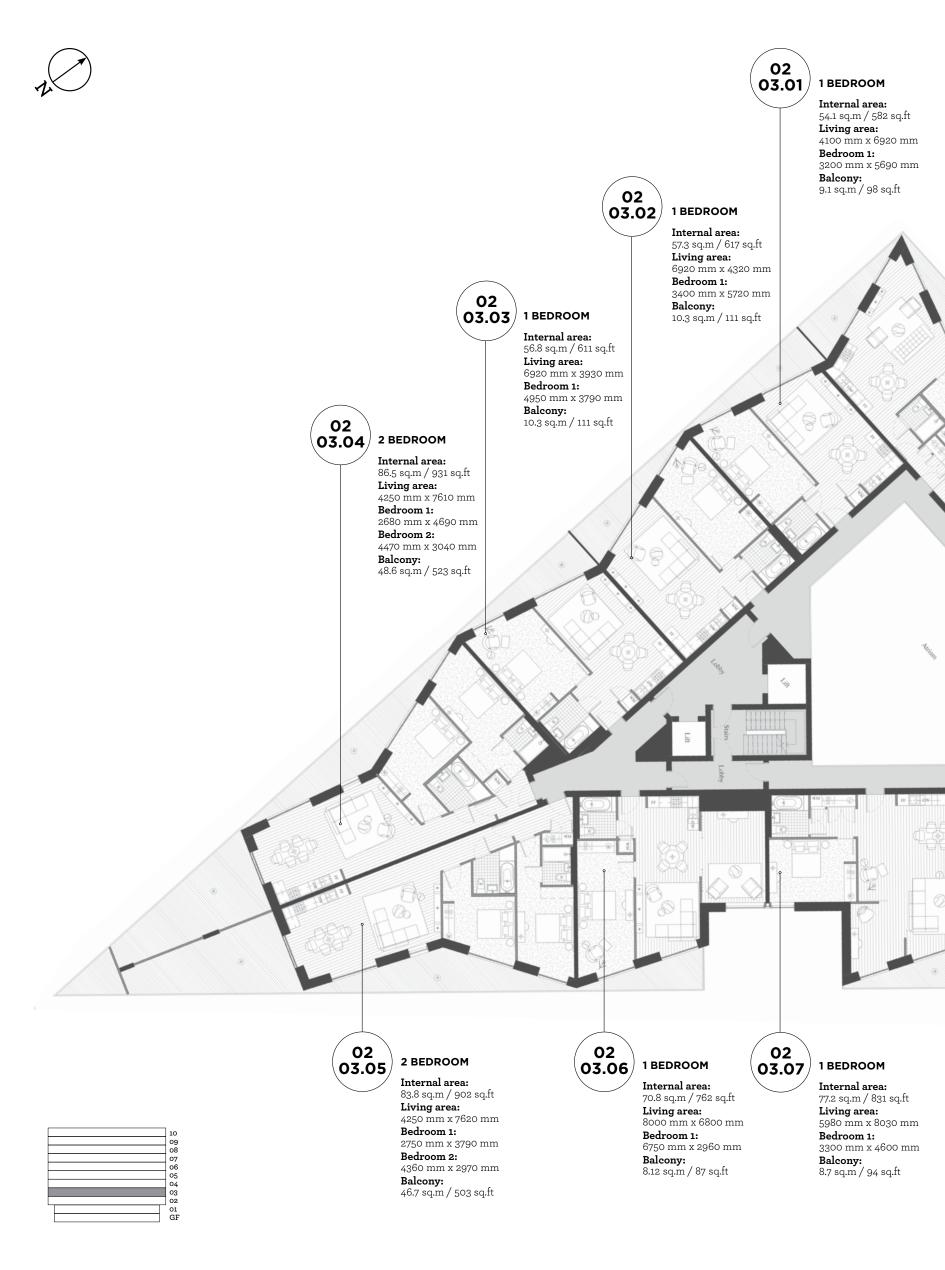
02.08

## 1 BEDROOM

Internal area: 55.4 sq.m / 596 sq.ft Living area: 7960 mm x 3780 mm Bedroom 1: 5840 mm x 2890 mm Balcony:

8.8 sq.m / 95 sq.ft

2880 mm x 3700 mm Bedroom 2: 4250 mm x 2990 mm Balcony: 40.5 sq.m / 436 sq.ft





# 02 2 BEDROOM 03.12 Internal area: 73.8 sq.m / 794 sq.ft Living area: 4890 mm x 5820 mm Bedroom 1: 4000 mm x 3530 mm Bedroom 2: 3210 mm x 4540 mm Balcony: 28.1 sq.m / 302 sq.ft 02 2 BEDROOM 03.11 Internal area: 79.2 sq.m / 853 sq.ft Living area: 6590 mm x 5000 mm Bedroom 1: 3600 mm x 3510 mm Bedroom 2: 3350 mm x 3710 mm Balcony: 17.9 sq.m / 192 sq.ft 02 2 BEDROOM 03.10 Internal area: $80.5~\mathrm{sq.m}$ / $866~\mathrm{sq.ft}$ Living area: 4200 mm x 7440 mm **Bedroom 1:** 4050 mm x 2520 mm Bedroom 2: 3000 mm x 4410 mm **Balcony:** 40.7 sq.m / 438 sq.ft 02 02 1 BEDROOM 03.08 2 BEDROOM 03.09 Internal area: Internal area: 84.2 sq.m / 906 sq.ft 55.4 sq.m / 596 sq.ft

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Bedroom 2:

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# ANCHOR BUILDING

**LEVEL** 

03

## **LEGEND**

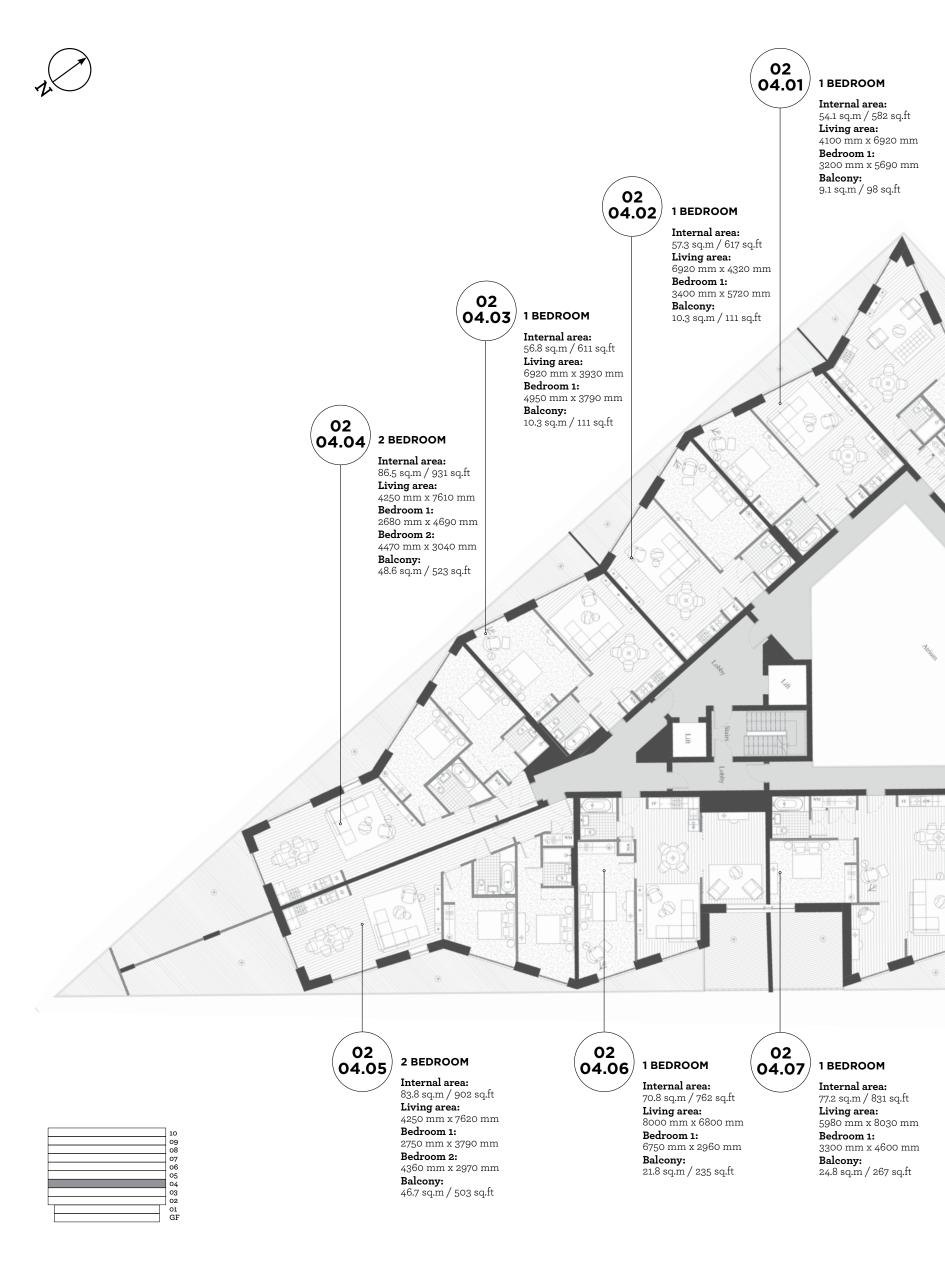
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04

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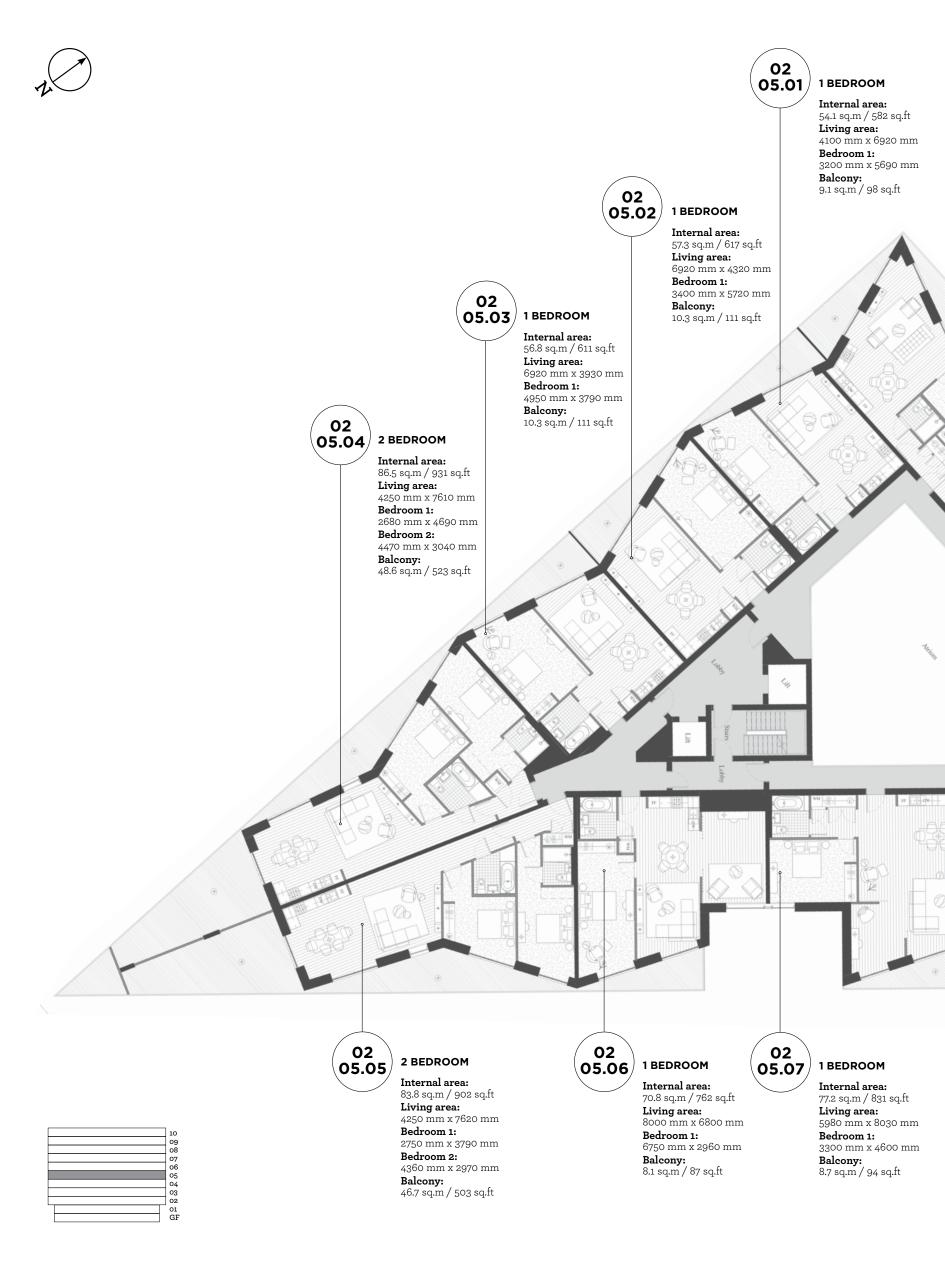
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Bedroom 1:

Bedroom 2:

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**LEVEL** 

05

## **LEGEND**

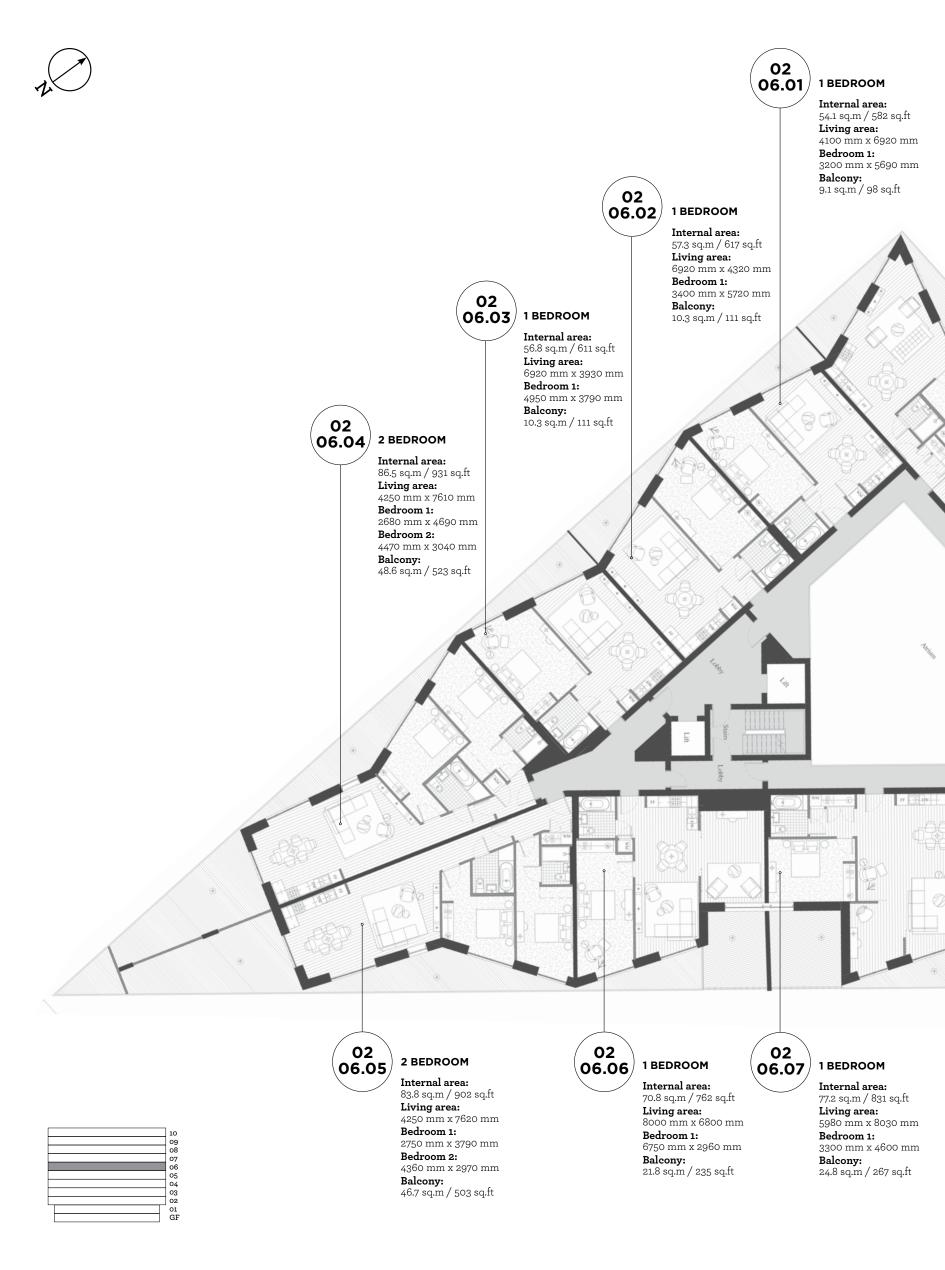
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Internal area: 84.2 sq.m / 906 sq.ft

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Living area:

Bedroom 1:

Bedroom 2:

Balcony:

Internal area:

Bedroom 1:

Balcony:

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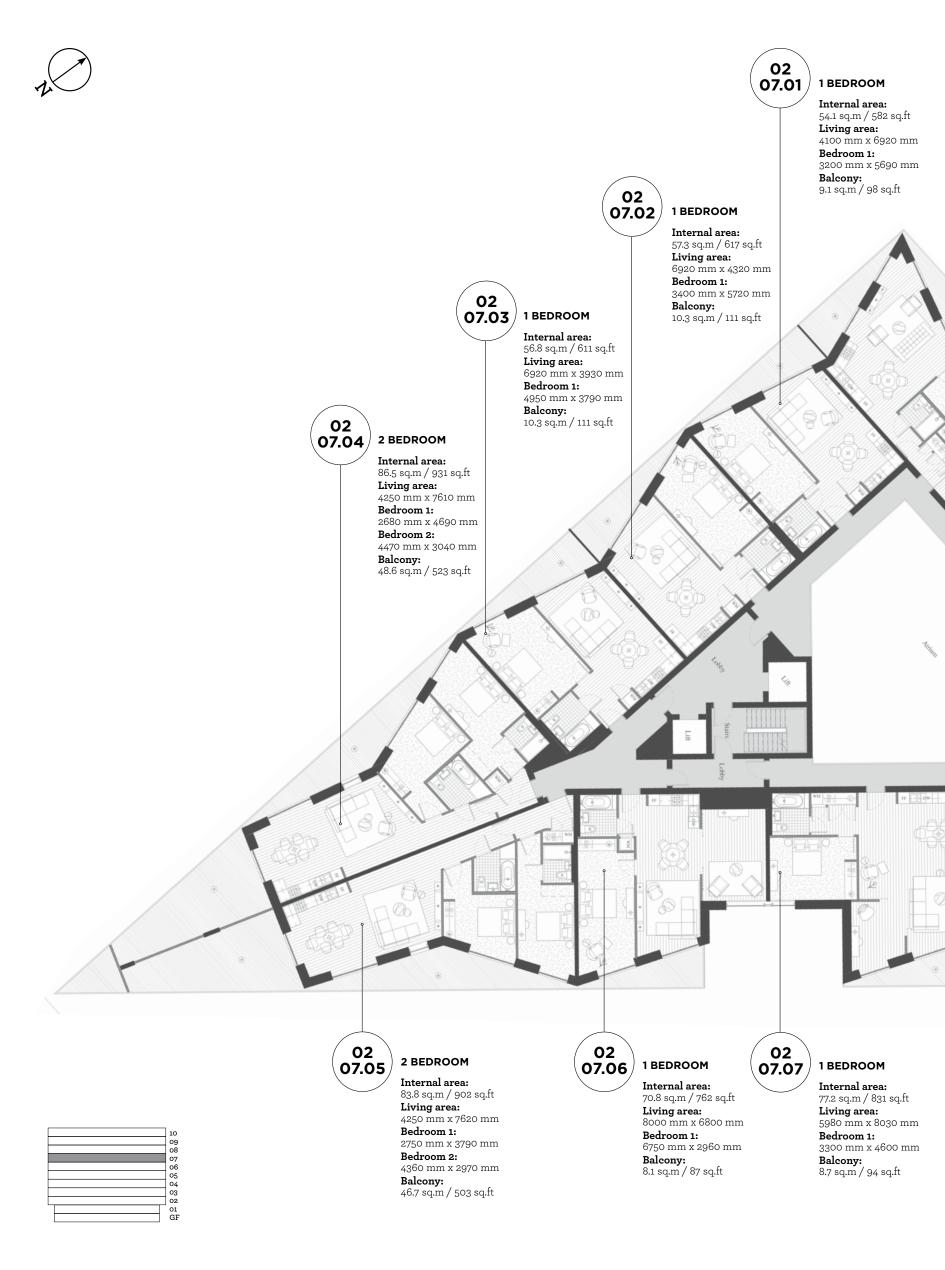
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Bedroom 2:

Balcony:

4250 mm x 2990 mm

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Balcony:

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# **ANCHOR BUILDING**

**LEVEL** 

07

## **LEGEND**

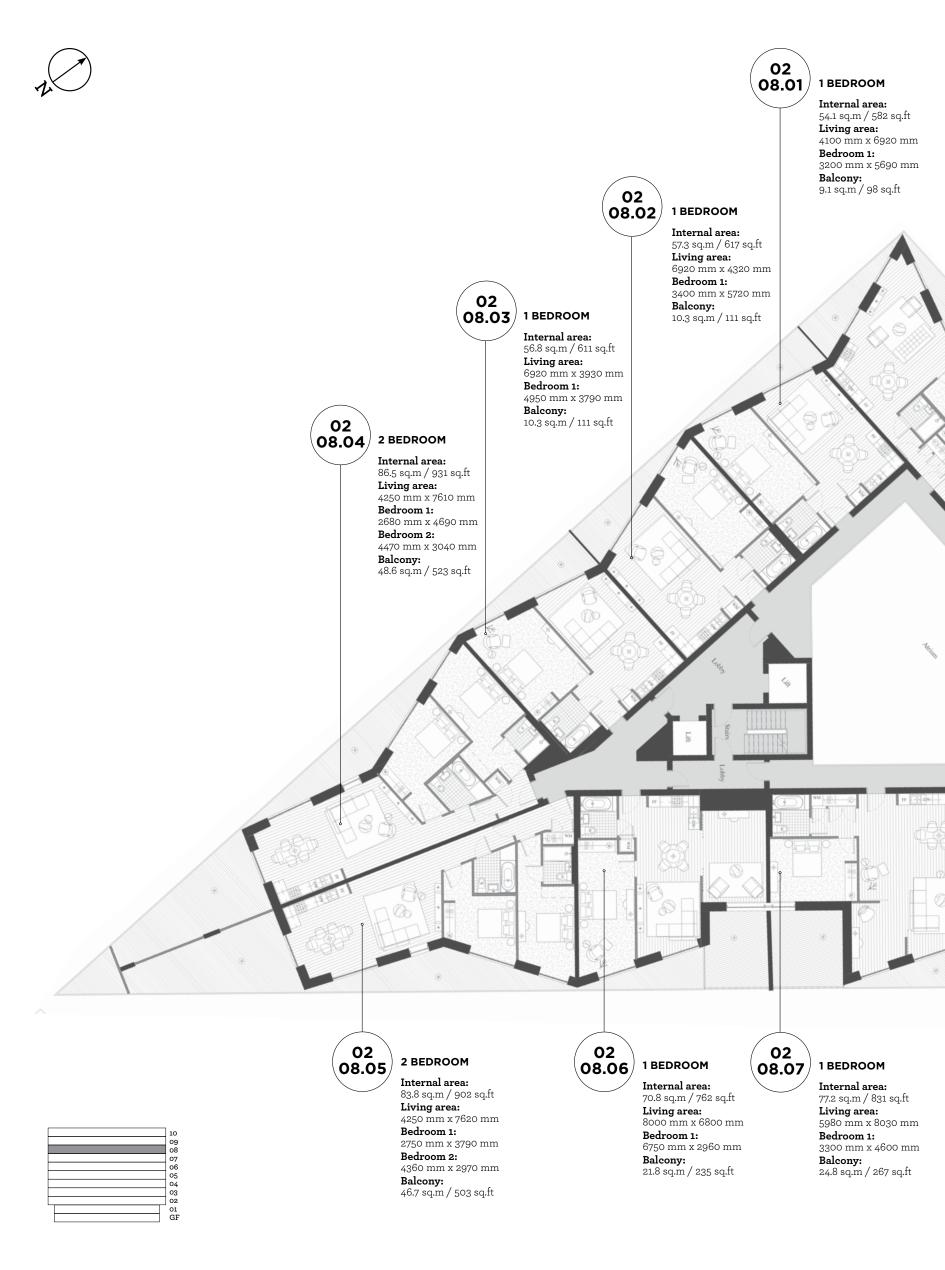
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**LEVEL** 

08

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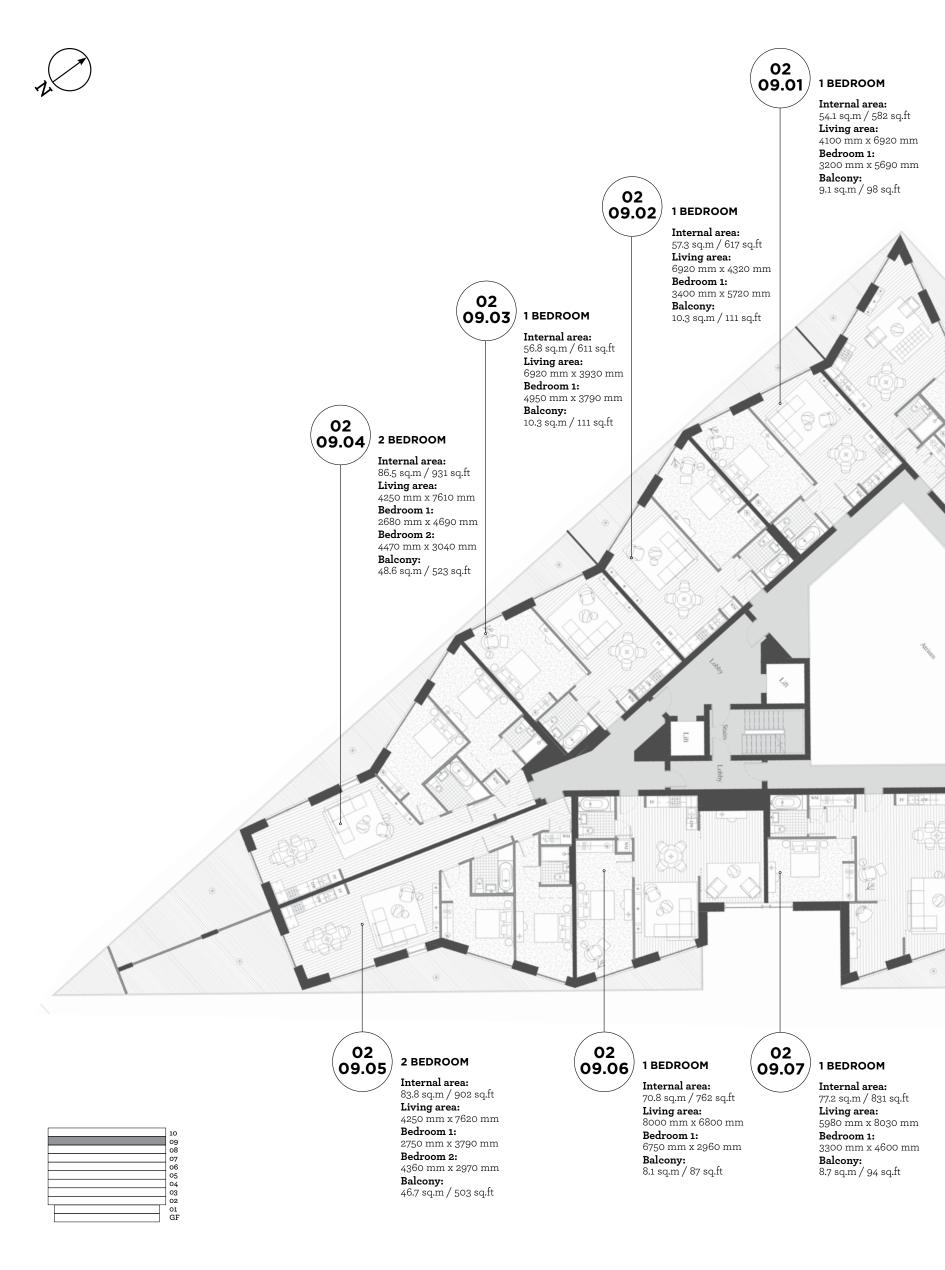
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09

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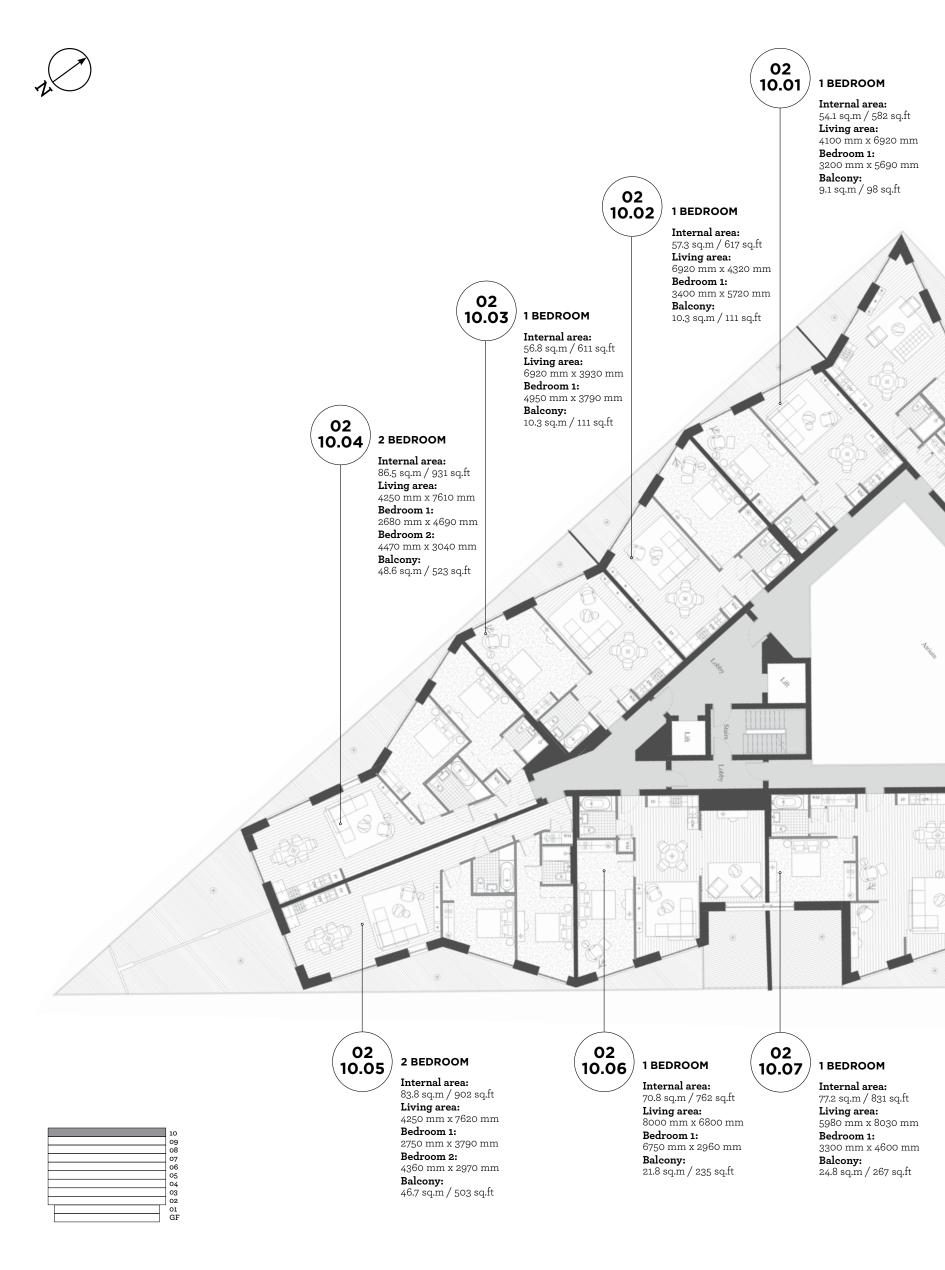
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# **SPECIFICATION**

## **MAIN STRUCTURE**

Reinforced concrete frame on reinforced concrete piled foundations.

## **BUILDING ENVELOPE**

External wall with quality brick finish and pre-cast cladding.

### **FLOORS**

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

### ROOF

High performance membrane with bio roofs (subject to plot).

### **WINDOWS**

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable powder coated finish.

### **STAIRS**

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

## **WALLS**

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. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

## **BALCONIES**

Where applicable painted steel projecting balconies with painted steel vertical rails and handrails or Glass protection panels (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

## **CEILINGS**

Suspended flat plasterboard ceilings throughout.

## **FLOORING**

Engineered oak floor boarding to hall, living area and kitchen. Matt ceramic floor tiles to bathrooms, ensuites and shower rooms. Fitted carpets to bedrooms.

# DECORATION

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

# KITCHENS: SUITES, 1, 2 & 3 BEDROOM APARTMENTS

Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted chrome finish taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine/ tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

## **WARDROBES**

Integrated wardrobes fitted in all bedrooms with custom designed painted feature doors.

## **BATHROOMS**

Fitted with white enamel bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever mixer tap. Wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail.

Ceramic tiles to bathroom with feature tiles to shower/bath area. Matt finish floor tiles.

## **SHOWER ROOMS**

Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

# FIXTURES AND FITTINGS

## **KITCHEN**

### Oven

Product: single electric fan-forced oven. Location: All apartment kitchens.

Product: Electric hob with stainless steel and black finish.

Location: All apartment kitchens.

## Integrated Dishwasher

Product: Fully integrated dishwasher. Location: All apartment kitchens.

## Integrated Fridge Freezer

Product: fully integrated fridge freezer. Location: All apartment kitchens.

## Deck mounted kitchen sink mixer

Product: Contemporary style deck mounted sink mixer tap. Finish: Chrome finish. Location: Deck mounted to all apartment kitchen work tops.

## Kitchen Extractor

Product: Concealed extractor fan. Finish: Stainless steel. Location: All apartment kitchens.

## Kitchen Sink

Product: Stainless steel undermounted sink. Finish: Stainless steel. Location: All apartment kitchens.

## Washing Machine

Product: Washer Dryer. Location: All apartment utility cupboards.

## **BATHROOM**

# Deck Mounted Basin Mixer

Product: Contemporary style deck mounted taps. Finish: Polished chrome. Location: All apartment bathrooms.

## **Bath Mixer**

Product: Contemporary style bath mixes Finish: Polished chrome. Location: 1, 2 and 3 bedroom apartment bathrooms.

## Wall Mounted Shower Set

Product: Contemporary style shower set. Finish: Polished chrome. Location: All apartment bathrooms.

Product: Contemporary style heated ladder towel rail. Finish: Polished chrome. Location: All apartment bathrooms.

Product: Close coupled floor mounted WC Finish: Glazed sanitary glaze porcelain. Location: All apartment bathrooms.

### Washbasin

Product: Wall hung white ceramic washbasin. Finish: Glazed white Location: All apartment bathrooms.

## Integrated Bath

Product name: Built in bath. Finish: White. Location: 1, 2 and 3 bedroom Bathroom apartments.

## Shower Tray

Product name: High Quality solid cast or acrylic shower tray. Location: All shower rooms.

## Wall Mounted Cabinet

Product: Mirrored wall mounted cabinet. Finish: Mirrored. Location: All apartment bathrooms.

# **HEATING AND HOT WATER**

## **APARTMENTS**

Metered system provides heating and hot water. Centralised wet heating system throughout.

### **Electrics**

Energy efficient lighting in kitchen, hall, bathroom, shower room and ensuite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for broadband internet access in living room and master 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 and security

Management and security services located in the central estate management office. Video entry phone system connected to main entrance door. External CCTV system provided.

### Parking

Limited car parking at extra cost and subject to availability.

### **Elevators**

Elevators serve all floors.

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















