

## THE BRENTFORD PROJECT



# The Arcadian dream

peace and pleasure



# PERCY WAY ANCILLARY ANCILLARY ANCILLARY ANCILLARY CYCLE STORE FOOTBRIDGE — THE RIVER BRENT

# Brunel

## Ground Floor



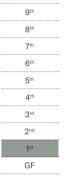


#### Disclaimer

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Level O1



#### LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony

T Terrace

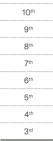


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Level 02



#### LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony

B Balcony T Terrace



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Level 03



#### LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe

W WardrobeB BalconyT Terrace



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Level 04



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#### LEGEND

L LaundryU Utility CupboardF FridgeW Wardrobe

B Balcony T Terrace

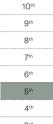


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Level 05



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#### LEGEND

L LaundryU Utility Cupboard Fridge W Wardrobe B T Balcony

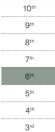
Terrace



#### Disclaimer



Level 06



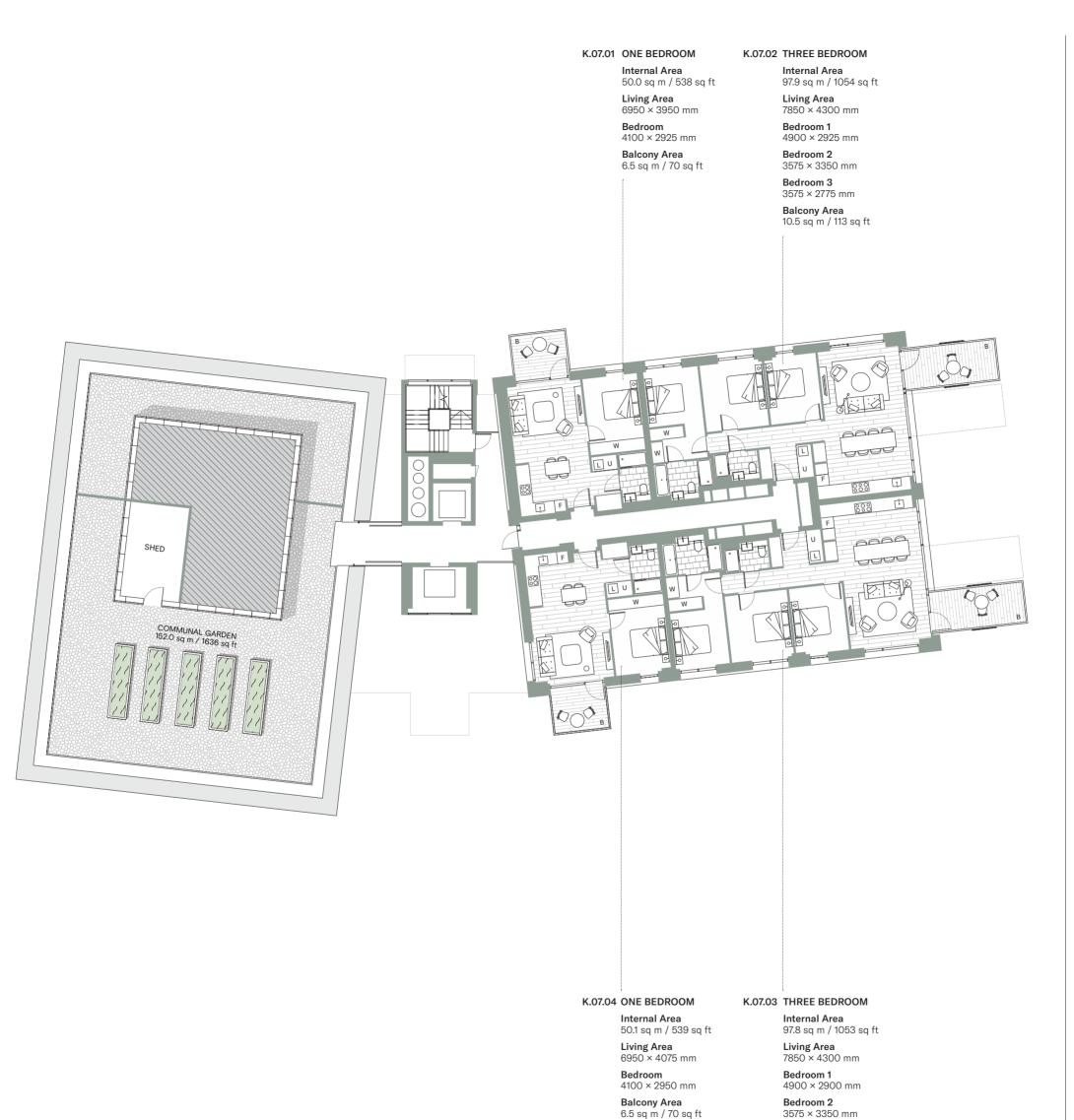
GF

#### LEGEND

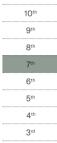
L LaundryU Utility Cupboard Fridge W Wardrobe B T Balcony

Terrace

#### Disclaimer



Level 07



#### LEGEND

L LaundryU Utility CupboardF FridgeW Wardrobe B Balcony T Terrace GF



#### Disclaimer

**Bedroom 3** 3575 × 2850 mm

Balcony Area 10.5 sq m / 113 sq ft



Internal Area 50.1 sq m / 539 sq ft

Living Area 6950 × 4075 mm

**Bedroom** 4100 × 2950 mm

Balcony Area 6.5 sq m / 70 sq ft Internal Area 97.8 sq m / 1053 sq ft

Living Area 7850 × 4300 mm

Bedroom 1 4900 × 2900 mm

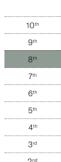
Bedroom 2 3575 × 3350 mm

**Bedroom 3** 3575 × 2850 mm

Balcony Area 10.5 sq m / 113 sq ft

# Brunel

Level 08



GF

#### LEGEND

L LaundryU Utility CupboardF FridgeW Wardrobe

B Balcony T Terrace



#### Disclaimer



Internal Area 50.1 sq m / 539 sq ft

Living Area 6950 × 4075 mm

**Bedroom** 4100 × 2950 mm

Balcony & Terrace Area 40.3 sq m / 434 sq ft Internal Area 97.8 sq m / 1053 sq ft

Living Area 7850 × 4300 mm

7850 × 4300 mm Bedroom 1

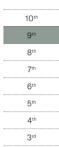
4900 × 2900 mm **Bedroom 2** 3575 × 3350 mm

**Bedroom 3** 3575 × 2850 mm

Balcony & Terrace Area 78.4 sq m / 844 sq ft

# Brunel

Level 09



GF

#### LEGEND

L LaundryU Utility CupboardF FridgeW WardrobeB Balcony

B Balcony T Terrace



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### Level 10





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# Specifications

#### MAIN STRUCTURE

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

#### BUILDING ENVELOPE

External wall consisting of metal panelling or 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

Pre-cast concrete or 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 2.55 m in main living areas and bedrooms in Oak (Building B). Ceiling height approx. 2.70 m in main living areas and bedrooms in Willow (Building C) and Brunel (Building K).

#### 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 to 2 and 3-bedroom apartments. 4 ring range cooker and black extractor range hood to selected studios, 1-bedroom suites and 1-bedroom apartments. Integrated fridge freezer and dishwasher. Combined washing machine/tumble dryer located in separate utility cupboard where appropriate.

Studios, 1-bedroom suites, 1, 2 and 3-bedroom apartments fitted with 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.

#### **BATHROOMS**

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.

#### WARDROBE

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. In apartments where cooling is provided, the cooling system will be metered and will serve bedrooms and living rooms. Centralised wet heating system throughout.

#### ELECTRICS

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.

#### PARKING

 $\label{limited car parking at extra cost and subject to availability. \\$ 

#### ELEVATORS

Elevators serve all floors.

#### EXTERNAL

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

#### NOTE

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.

# Votes


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