



**settle**<sup>®</sup>

BEAUTIFUL HOMES FOR CONTEMPORARY LIVING

6 Herschell Road East, Walmer, Kent, CT14 7SQ  
07824 355918  
martin.wharton@settlehomes.com  
www.settlehomes.com

Flat 5, Fitzroy Lodge  
The Grove  
Highgate  
London N6 6LH

## Specification

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### Throughout

- Doors – Existing are to be kept and reused in the main. These are modern, hollow core, four-panel style. See 2.18) Photographs. Exceptions are the door to the bathroom, which will be a Pattern 10 in timber with a paint finish and frosted glass; and the door to the main reception room, which again will be a Pattern 10 in timber with a paint finish, housed in timber frame with side-light and fanlight over and glazed with clear glass. Both of these are specified in this way to bring maximum possible natural light into the darkest part of the apartment.
  - Skirting – Where new skirting is required it will be 150mm high with an ogee edge, to match existing
  - Walls – New wall structures are of stud construction, plasterboard, plaster skim and emulsion paint finish.
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### Reception room/kitchen

- Kitchen units – Bespoke units will be made out of birch ply with doors and facias out of either spray-paint (lacquered) with a matte finish or walnut veneer board. See drawings 2.7); 2.8); 2.9)
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### Utility walk-through and internal hallway

- Built-in cupboards – Bespoke cabinetry with birch ply interiors and walnut veneer doors. See drawings 2.10); 2.11)
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### Bathroom

- Sanitary ware – bath, BetteStarlet 1650mm x 700mm (item 1230); basin, Burlington 3TH Victorian Large (610mm) Basin and Chrome Wash Stand (B3-3TH T23A); toilet, Grohe Solido Euro



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- Brassware – three part basin mixer (deck-mounted) and three part bath mixer (wall-mounted), both from Lusso Stone's Deco Eton range



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- Tiles – walls, Mandarin Stone's Cararra marble honed finish, 610mm x 305mm. Top border, Artisans of Devizes' Minton marble honed finish 250mm x 100mm. Floor, Mandarin Stone's Cararra marble honed finish, 610mm x 610mm



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Previous



## En-suite shower room

- Sanitary ware – basin, Armitage Shanks Portman 21, 600mm; toilet, Grohe Solido Euro; shower tray, Kaldewei Cayonoplan Rectangular White Steel Shower Tray, 1400mm x 800m



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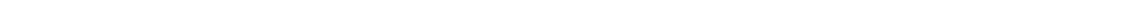
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- Brassware – All from Lusso Stone's Luxe Chrome range.



- Tiles – Shower enclosure and vanity, Mandarin Stone's Tone Ivory Porcelain, 600mm x 600mm. Floor, Mandarin Stone's Tone Taupe Porcelain, 600mm x 600mm.





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### **Bedroom 1 and Bedroom 2**

- Built in wardrobes – carcasses out of birch ply, MDF doors with hand pain finish to match walls. See drawings 2.15); 2.16)