

SPECIFICATION



KITCHEN

- Individually designed, contemporary-style kitchen
- Stone worktop with matching upstand
- Glass splashback behind hob
- Under-mounted sink with mixer tap
- Single multifunctional oven
- Induction hob with four rings and extractor hood (integrated extractor where hob is on breakfast bar)
- Integrated combination microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Free-standing washer/dryer fitted within hall cupboard
- Integrated recycling bins provided
- Recessed downlighters

LIVING SPACES

- Recessed downlighters
- Lighting provided to outside space/balcony
- Pendant lighting in bedrooms
- Fitted wardrobe to principal bedroom
- All homes designed to ensure good daylight to liveable spaces
- Underfloor heating to all homes
- Cooling to selected homes

BATHROOM

- Contemporary white sanitaryware with chrome mixer taps
- Contemporary semi-recessed white hand basin
- Double-ended bath with tiled bath panel
- Floor-mounted WC with soft-close seat
- Over-bath shower on slide and rail with thermostatic shower mixer and screen
- Mirrored, lit vanity unit
- Heated chrome towel rail
- Full-height tiling to the area around the bath and sink only
- Shaver point
- Recessed downlighters

EN SUITE*

(WHERE APPLICABLE)

- Contemporary white sanitaryware with chrome mixer taps
- Contemporary semi-recessed white hand basin
- Floor mounted WC with soft close seat
- Shower on slide and rail with thermostatic shower mixer and tray
- Pivot, bi-fold or sliding door to shower enclosure
- Mirror
- Heated chrome towel rail
- Full-height tiling to the area around the shower and sink only
- Shaver point
- Recessed downlighters

GENERAL FINISHES

- Entrance door with multipoint locking
- Chrome-finished door furniture on all internal doors
- Walls and ceilings painted in matt brilliant white
- All internal doors painted white with matching skirtings and architraves

FLOORING

- Ceramic floor tiling to bathroom and en suite (where applicable)
- Engineered timber flooring in hallways, living areas and kitchens
- Carpet to bedrooms

ELECTRICAL

- White plug sockets, some with USB ports (locations may vary)
- Low-energy light fittings throughout
- Pendant lighting to bedrooms
- Downlighters to living areas, bathrooms and en suites (where applicable)
- Underfloor heating to all homes
- Cooling to selected homes (please speak to a Sales Consultant for more information)
- Smoke alarms and heat detectors positioned where required throughout

HOME ENTERTAINMENT

- Fibre at Greenwich Millennium Village is currently by Open Fibre Network Limited (OFNL), who specialise in fibre to home broadband; the fastest type of connection in the UK. This network will provide voice, broadband and television to your new home. Please speak to a Sales Consultant for more information on residential service providers.
- Wiring for TV and SKY Q to each home (subscriptions required, please note that this MUST be done through the fibre supplier)

COMMUNAL AREAS

- Access to ground floor lobby area with co-working space
- Access to communal roof terrace, exclusively for residents of the Galleria
- Lifts feature stainless steel mirrors and tiled floors to coordinate with the lobby
- Secure built-in letter boxes
- Secure entry system

SECURITY

- A vandal-resistant audio-visual door entry system provided within the hallway of each apartment, linked to main entrance doors
- Fob access control to all communal doors, stairs and lift
- The development complies with Secure By Design

ECO-CREDENTIALS

All homes have been rated as a Code Level 4 for Sustainable Homes. A range of passive and active energy management measures will be incorporated. These will include a Mechanical Ventilation and Heat Recovery System, composite windows, high-performance glazing including triple glazing to some elevations, high levels of thermal insulation and air tightness to improve the buildings' fabric efficiency.*

Energy display devices for electricity will be installed in each home, enabling purchasers to gain a better understanding of energy consumption and help reduce energy use. With all the homes designed to meet the Lifetime Homes criteria, low U-value building materials have been used, exterior low-energy light fittings used with daylight sensing, dedicated secure cycling spaces and electric vehicle charging points – the entire development is designed with environmental sustainability at the forefront.

Greenwich Millennium Village adheres to the 'Consumer Code for House Builders'. Copies of the code are available from the Marketing Suite and will also be provided upon reservation. For more information, please visit www.consumercode.co.uk

*Please speak to a Sales Consultant for further details. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Greenwich Millennium Village Ltd reserves the right to amend specifications as necessary at any time, including due to unprecedented market conditions, and specification, including appliances, may vary from those shown as an image or within show homes.

Photography is from a previous development at Greenwich Millennium Village. Layout and specifications will vary from those shown.