

**SALMON LANE – LONDON – E14**

**Kitchen**

- Commodore kitchen; Zeta base & Quadra wall units [1M] with postformed worktops
- Neff appliances (or similar) including
- Stainless steel electric oven
- Stainless steel ceramic hob
- Integrated fridge freezer
- Integrated washer/dryer
- Integrated dishwasher
- Integrated Microwave oven
- Glass splash back to hob

**Bathroom**

- Quality white suites with chrome fittings
- Thermostatically controlled shower
- Shower cubicles to ensuites (where applicable)
- Full height tiling to bath / shower area
- Heated chrome towel rail
- Fitted mirror fronted cabinets
- Ceramic tiled floor

**Heating**

- Electric panel radiators (Dimplex or similar) thermostatically controlled, except bathroom

**Decoration**

- Emulsion finish to walls and ceilings
- White gloss to woodwork
- Pre finished Vicama Dekidoor internal doors with chrome Carlisle handles
- Wood laminate flooring to living room/kitchen and hallway (Steps range – Quick Step 800)
- Fitted 80/20 carpets to bedrooms

**Electrical & Lighting**

- White down lighters to hall, living room/kitchen and bathroom(s)
- Twin 5amp lighting points plus pendant light to bedrooms
- TV & BT points to living room and bedrooms
- Shaver point to bathroom(s)
- Wiring for TV/satellite loop

**Security**

- Video entryphone (leased)
- Smoke detectors
- 5 lever mortice locks to front doors plus chrome night latch

**Communal**

- Tiled entrance foyer
- Carpeted stairs and landings
- 8 person lift to all floors
- Individual lockable post boxes
- Cycle storage space
- External refuse store

**Warranty**

- NHBC Buildmark 10 years
- Individual manufacturers warranty on kitchen appliances (*to be registered by purchasers directly*)
- Annual maintenance contracts arranged through Management Company for –
  - Lift
  - Entryphone system
  - TV aerial system including satellite
  - Communal smoke vents where installed
  - Communal electric pumps for water / drains where applicable.

**Penthouse(s)**

- Plot numbers 12 and 13 – as per the above with the following changes / additions:
- Kitchen upgrade
  - 3M kitchen style
  - Feature extract hood
  - Combination microwave oven
  - Stone (composite) / granite tops
- Half height wall tiling to bathrooms (in addition to full height around baths and showers)
- Dimplex RPX electronic panel heaters to living room and bedrooms
- Downlighters throughout
- Brushed chrome switch plates throughout
- Fitted wardrobes to all bedrooms

Buxton Homes must reserve the right to change / amend this specification as may be required subject to similar alternatives.