

EXCEPTIONAL QUALITY AS STANDARD



Purchasing a new home means you have the perfect blank canvas on which to make your mark. Homes at Islington Wharf Locks feature light, airy living areas, spacious bedrooms, ample storage facilities as well as stylish bathroom suites and modern kitchens. Each property features high specification fixtures and fittings throughout.

BATHROOMS

Mirrors to all bathrooms, shower rooms and en-suites.

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White Porcelanosa acrylic bathtubs in bathrooms.

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Hansgrohe Ecostat thermostatic bath/shower mixer and shower head.

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Glass bath/shower screens.

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Porcelanosa shower enclosures and shower tray to en-suites.

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Chrome towel radiator.

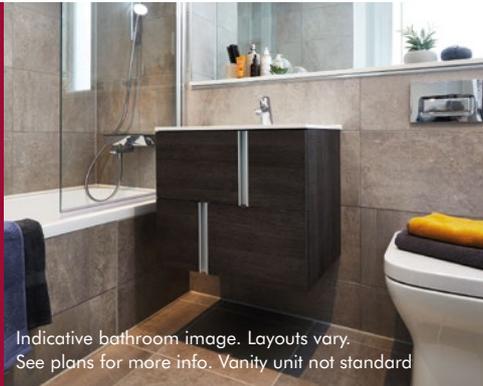
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Choice of Porcelanosa floor and wall tiles (subject to the stage of construction at the date of purchase).

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Separate WC room in some homes.

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Wall hung wash hand basin with single lever Hansgrohe mixer tap.

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Vanity unit with integrated wash hand basin and storage to townhouses, two-bedroom duplexes (J1/J2) (and plot 76) in Block B and all mews houses in Block C.

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Continuous mechanical extract ventilation with boost feature will be provided to all kitchen, bathroom and WC accommodation.



Indicative bathroom image. Layouts vary. See plans for more info. Vanity unit not standard

KITCHENS

Modern fully fitted kitchens with a choice of lacquered MDF door colour and laminated 25mm slimline worktop colour (subject to the stage of construction at the date of purchase).

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Quartz 20mm worktop to townhouses, two-bedroom duplexes (J1/J2 type) (and plot 76) in block B and all mews houses in block C.

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Fully integrated fridge/freezer and dishwasher.

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Fully integrated Bosch oven with recirculation hood, ceramic hob, and built-in microwave (one bedroom type have single oven).

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300mm wine fridge to townhouses, two-bedroom duplexes (J1/J2 type) (and plot 76) in block B and all mews houses in block C.

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Built in Blanco stainless steel sink with single lever mixer taps.

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Under-cupboard LED lights.

FIXTURES AND FITTINGS

White pre-finished Vicaima internal doors fitted with stainless steel ironmongery.

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White painted internal staircase timber balustrades and 125mm high MDF skirting.

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Bespoke built-in wardrobe to master bedroom.

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Full height high quality windows and patio doors throughout.

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Concrete flags and washed gravel to roof terraces.

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Concrete flags paving to patio areas and rear gardens.

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Washer dryer to be housed in the utility cupboard.

REFUSE AND RECYCLING

Each home will have access to dedicated refuse storage within the private communal courtyard.



Indicative kitchen image. Layouts vary. See plans for more info

ISLINGTON WHARF

— L O C K S —

HEATING AND LIGHTING

Heating to all Block A and Block B apartments and duplex apartments are delivered by electric panel heaters, with hot water delivered by an electric hot water system.

In the townhouses and mews houses in Block B and Block C the heating will be delivered by a gas fired condensing combination boiler, with contemporary styled radiators.

Low energy contemporary fittings to internal light fittings supplied with low energy lamps.

Pendants to all living rooms and bedrooms.

Downlighters to all kitchen, bathrooms and en-suites.

All apartments, mews houses and townhouses have pendants in the dining area with the exception of mews house types L & M and townhouse type C which have downlighters.

Low energy contemporary lighting to external garden areas, roof terraces and balconies.

CYCLING

10 external cycle spaces will be provided in the private communal courtyard.

FLOOR FINISHES

Engineered timber board floor finish to hall, living and dining and kitchen area.

Carpets to bedrooms, landings and stairs.

SECURITY

The development will seek to achieve Secure by Design standards.

The private communal courtyard located at the heart of the development will be accessed via a fob controlled vehicular and pedestrian security gate off Old Mill Street and via controlled access pedestrian gates off the canal towpath.

Private parking will be provided within the courtyard for some townhouses and mews houses (additional costs apply - see plans for more information).

Each home will have external lighting located adjacent to all external entry doors.

Each home will be provided with a 230v Fire Alarm system comprising of heat and smoke detectors with built in sounders.

Each home with an external front door will have secure PAS 24 door sets.

Each townhouse and mews house with an external front door will be provided with a dedicated letterbox. All homes with an internal front door will be provided with secure post boxes located in a central location for each block.

OTHER

Every home will offer a 10 year new home Premier Guarantee Warranty.

EFFICIENT HOMES

A number of sustainable design features have been incorporated into our homes, outlined below:

Improved insulation to the walls, floor, roof and windows to prevent heat loss.

Heating within each apartment and duplex apartment will be generated by efficient electric panel heaters and hot water will be generated by an efficient electric hot water system.

Heating and hot water within each townhouse and mews house will be generated by an energy efficient gas fired combination boiler.

The façades of the homes are designed to optimise natural daylight and reduce the requirement of artificial lighting.

Low energy light fittings are provided throughout to reduce energy consumption.

Energy efficient white goods are supplied to each home.

Utility metering to monitor energy and water consumption, thus enabling occupants to reduce usage.

A home user guide will be provided to aid occupants in understanding and operating their home efficiently.

COMMUNICATIONS AND MEDIA

Freeview digital TV, broadband and Sky infrastructure has been installed in each home.

Telephone outlets to living room spaces and bedrooms, broadband outlets in all lounges.



WATERSIDE
PLACES



Version 1.0

Waterside Places reserve the right to change the specification from time to time. We may need to substitute an item, material, appliance or equipment mentioned on this document, however we will seek to ensure that the replacement product is of a similar quality. This information does not form part of a contract or a warranty. Finishes choices are subject to the stage of construction and at the date of purchase. Please contact our sales office for the latest information on the specifications at this development.