

STYLE
08



NINE RIVERSIDE

TWO-BEDROOM APARTMENT

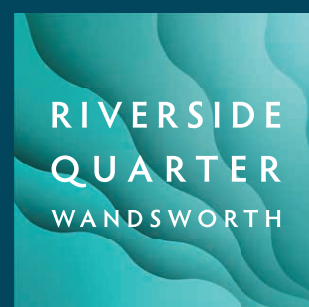
KEY FEATURES

- PRIME WATERFRONT LOCATION
- RESIDENTS' POOL AND GYMS
- TWO BATHROOMS
- ONE LIVING ROOM
- CUSTOM DESIGNED FITTED KITCHEN
- INTEGRATED KITCHEN APPLIANCES
- COMFORT COOLING
- 24-HOUR ESTATE MANAGEMENT
- UNDERGROUND ALLOCATED PARKING AND STORAGE FOR SALE

£675,000 – £825,000
GUIDE PRICE

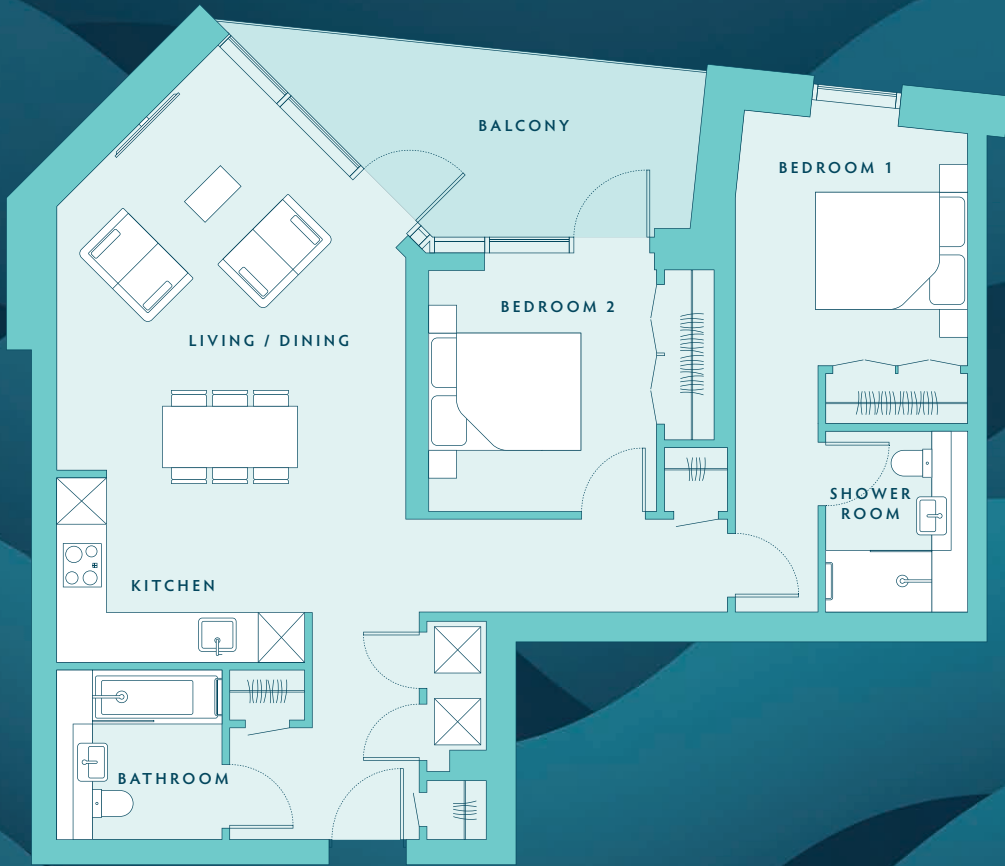
908 SQ FT / 84 SQ M
INTERNAL SPACE

122 SQ FT / 11 SQ M
EXTERNAL SPACE

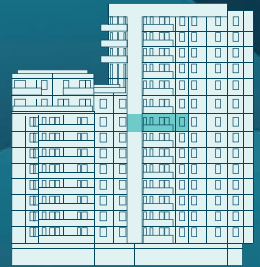


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EAST-FACING ELEVATION



KITCHEN

- Fully custom designed fitted kitchen by Nicolas Antony.
- Corian Arctic White worktops.
- Integrated appliances including oven, microwave, extractor, fully integrated dishwasher and fridge freezer.
- Ceramic four ring induction hob.
- Stainless steel under-slung sink.
- Tinted-mirrored glass splash back.
- USB sockets.
- Quooker Fusion combination mixer and boiling tap.
- Gaggenau, Miele and Siemens appliances to selected apartments

SHOWER ROOMS AND BATHROOMS

- Laufen white ceramic basin.
- Hansgrohe Axor wall mounted basin mixer tap.
- Duravit rimless wall mounted dual flush WC with concealed cistern.
- Duravit bath with fixed, full-height screen, Hansgrohe Axor rain head shower and hand-held shower baton.
- Tiled bath panel matching tiled floor.
- Hansgrohe Axor rain head shower with frameless, full height shower screen and hand-held shower baton.
- Hansgrohe Axor chrome Thermostatic shower mixer.
- Level floor to shower area.
- Full height ceramic tiling throughout.
- Bespoke integrated, mirror front cabinets.
- Heated chrome towel rail.
- Marble vanity top and splash back.

LIVING / DINING ROOM

- 5 amp lighting circuit to living room.
- Underfloor heating throughout.
- Oak timber floors to reception and hallways. Honed limestone to selected apartments.
- Bronze aluminium powder coated sliding doors from living/dining rooms to winter gardens.

WINTER GARDENS

- Full width louvered glazing with centre pivot opening.
- Composite timber decking.
- External specification double power point.
- Fitted wall light.

STORAGE

- Hall storage cupboards.
- Wardrobes to bedrooms.

IRONMONGERY

- Brushed chrome lever handles.

INTERNAL WALL AND FLOOR FINISHES

- Wool mix carpets to bedrooms.
- White painted ceilings and painted walls.
- External balconies, terrace or Wintergarden to all apartments. Selected apartments with two balconies.

CAR PARKING

- Basement car parking available at extra cost to all apartments; (limited electric charging bays also available).

HEATING / COOLING

- Low carbon heating, hot water and cooling provided by an energy efficient combined heat and power and aquifer-based heat pump system, run from a centralised energy centre.
- Zoned wet underfloor heating throughout.
- Comfort cooling to main living areas and bedrooms.
- Sauter touchscreen controls to rooms for heating and cooling.
- Cloud integrated app for remote monitoring and control of heating and cooling systems.
- Energy efficient mechanical ventilation and extraction with heat recovery.

ELECTRICS / LIGHTING / CONNECTIONS

- 1Gbit fibre-to-the-premises data connection with wired network throughout. (service not included).
- Sky Q ready to living areas and bedrooms (service not included).
- Two separate media locations to living areas, with satellite, digital aerial and data points.
- LED downlighters throughout.
- USB sockets to kitchens and bedrooms.

SECURITY

- Colour video door entry system.
- Fob access to building and car park.
- 24-hour estate management and porter service.
- Gated basement car park.
- CCTV coverage to communal internal and external area.
- Building achieves 'Secure by Design' Gold Level.

OTHER

- 2 lifts serving all floors.
- Secure cycle storage in basement.
- Lockable basement storage available to purchase at extra cost.
- Mains connected heat and smoke detection.
- Sprinklers throughout.
- 10-year NHBC warranty.
- Residents gym and lap pool on ground floor.