

L U C A R N A

LO N D O N

TAPLOW BOATHOUSES SPECIFICATION

BATHROOMS

GENERAL

All walls in the bathrooms are fully tiled with rectified porcelain stone and complementary tiles to the floor. The brassware is of a desirable, sophisticated and warm, brushed bronze finish. Under floor heating is provided as standard to each floor level.

All WCs are wall hung with soft close seats and dual push flush button. Each bathroom is fitted with a halo illuminated mist free mirror. The convenience of shaver sockets are fitted as standard to all bathrooms and shower rooms.

MASTER

Tasteful (hard-wearing) rectified porcelain marble tiles to all walls. Bathrooms are fitted with a stand-alone (oval) bathtub with brushed bronze, wall mounted bath filler taps and hand shower attachment. The shower enclosure incorporates a ceiling mounted shower head (wall mounted in some of the units), and separate hand-held attachment, which is thermostatically controlled. The towel rail (with a heated section of wall) will warm up your towels as well as providing additional bathroom warming for your comfort and convenience.

BATHROOMS (ENSUITES)

Here the bathrooms are fitted with a built-in bathtub, accompanying wall mounted brushed bronze brassware with handheld shower head. The step-in shower is shrouded with a clear glass shower screen. The towel rail is fitted to a heated section of porcelain stone or plastered wall for towel and bathroom warming.

BATHROOMS (FAMILY)

Shower rooms are fitted with a glass shower door and thermostatically controlled shower control. The brushed bronze wall mounted and handheld shower heads provide all the exquisite luxurious detailing that you would expect. The towel rail with a heated section of plastered wall for towel and bathroom warming.

COMFORT

HEATING

The underfloor heating system provides heat throughout the development and is electronically thermostatically controlled. Each unit has an Air-Source Heat Pump which is an energy efficient and sustainable way to heat your home.

LIGHTING

Energy efficient LED down lights are fitted in the living areas, hallways, kitchens and bedrooms. 5 amp lighting socket outlets are fitted to living areas and all bedrooms. Integrated LED lighting is provided in the master bedroom wardrobes. An additional option, is to upgrade to the state-of-the-art home automation lighting control system. The wiring has already been incorporated.

ELECTRICS

Living areas and bedrooms are fitted with 13Amp socket outlets a telephone point together with a TV outlet and are wired for satellite television and FM/ DAB radio. Smoke detectors are fitted as standard.

HOME AUTOMATION SYSTEM

The Home Automation System has the provision to be upgraded (by and at the purchaser's own cost) to incorporate controls for an audio/visual system, window blind mechanism, remote wi-fi access, lighting, heating and cooling (where applicable) and interfaces with the Door entry video/ intercom and security access.

SECURITY

Each unit has a highly acclaimed, RING® video doorbell, installed as standard. Security alarm, internal and external cameras are optional to the purchaser, to their specific specification. There is an option to upgrade and link the home security system to the pre-wired Home Automation System; as mentioned above.

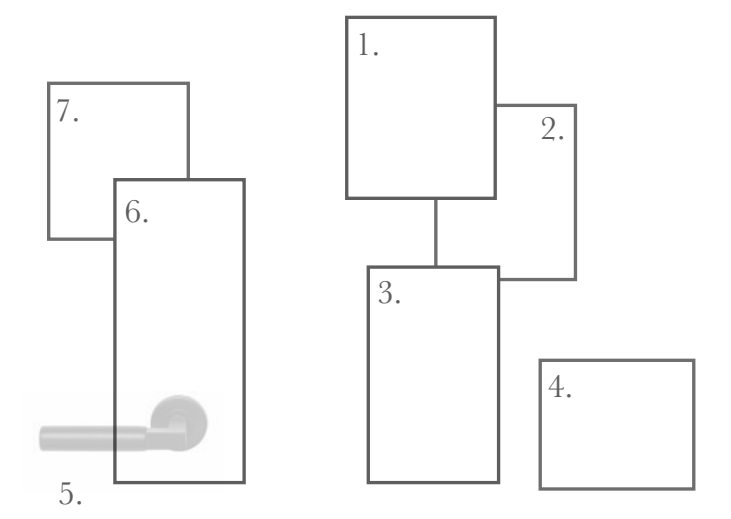
AMENITIES

PRIVATE MOORING

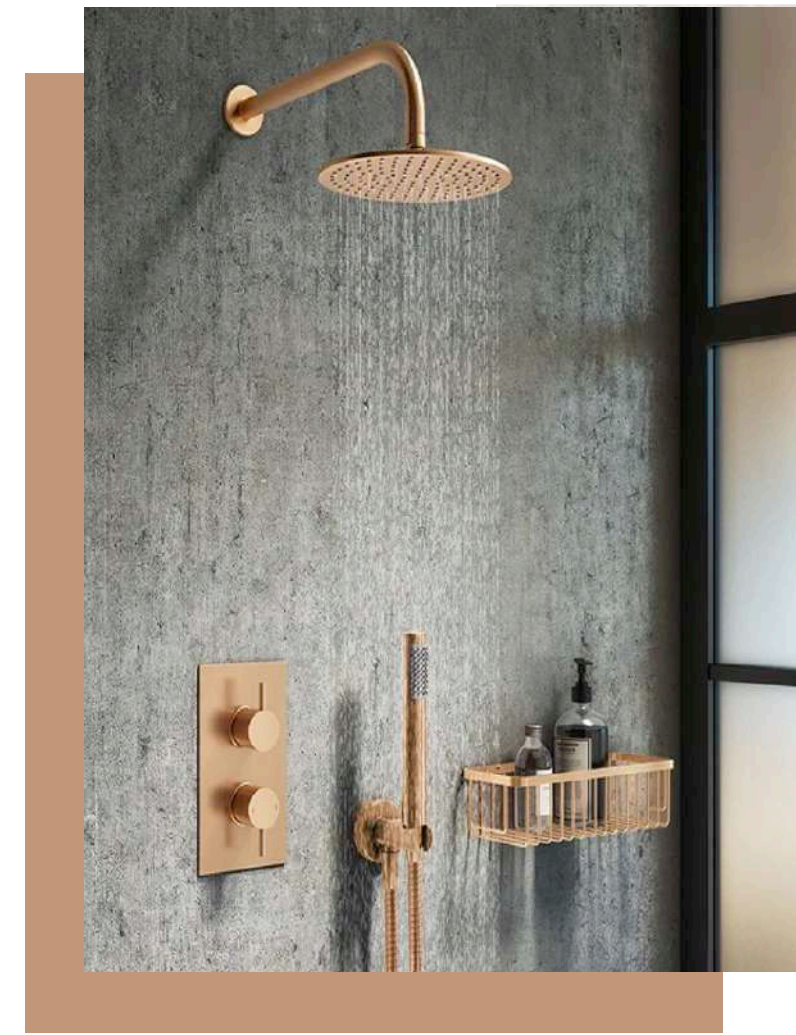
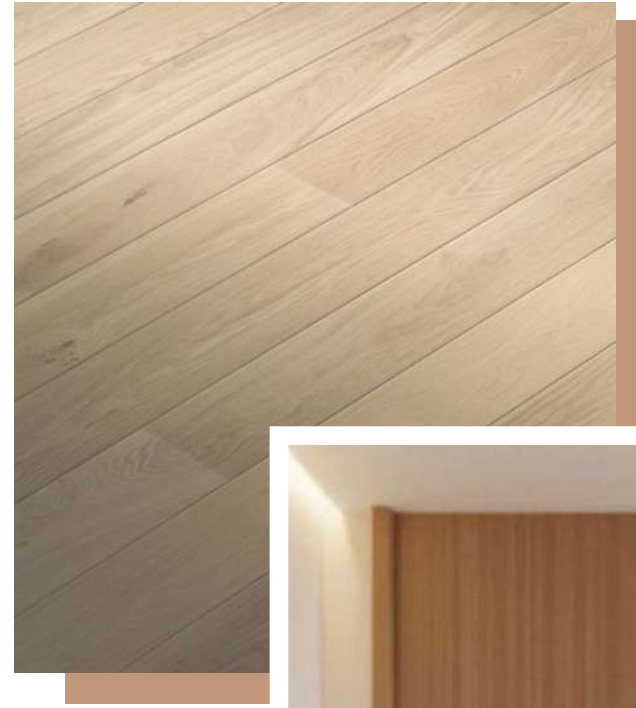
Access to private moorings. Historically Taplow Riverside Moorings was the home of the Guards Boat House and the Fenn & Wood boatyard, an integral part of Donald Campbell's Bluebird team.

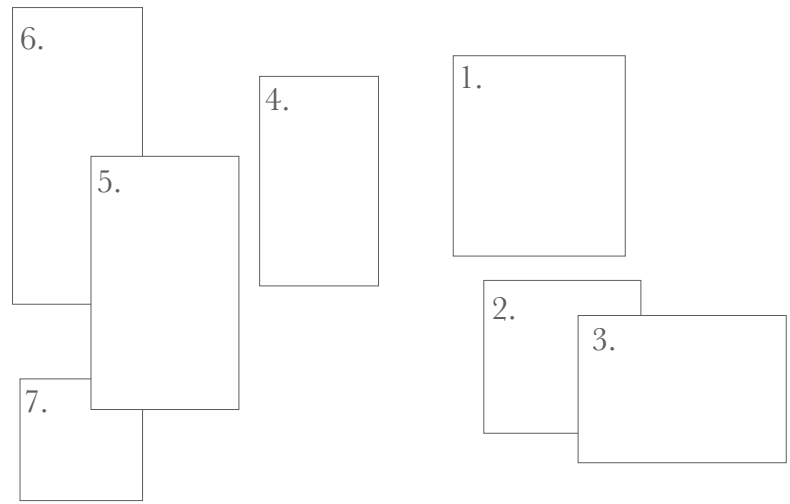
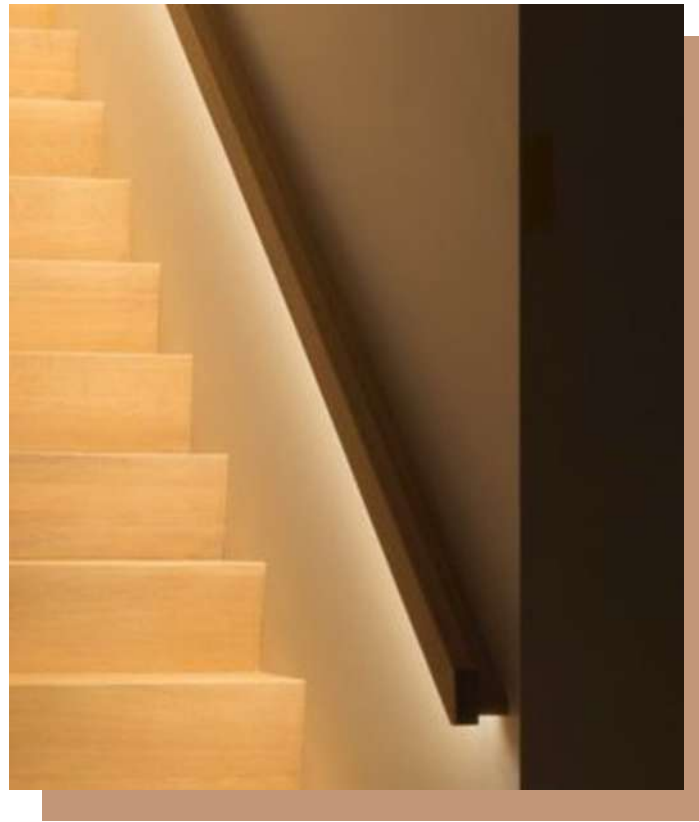
PARKING

Two parking spaces are allocated to each property, inclusive of regulated electric car charging points, as part of the property's future proofing.



- 1. Rectified Porcelain wall tile Master Bathroom
- 2. Rectified Porcelain stone floor tile Master Bathroom
- 3. Brushed Bronze Master Bathroom brassware
- 4. Black metal toggle switches
- 5. Powder-coated black door handle
- 6. Oak Veneered door
- 7. Oak engineered wooden flooring





1. Staircase
2. Rectified Porcelain stone floor and walls Family bathroom
3. Master Bathroom inspiration image
4. Miele appliances
5. Kitchen Walnut laminate facade
6. Arklam Calacatta Paonazzo Porcelain worktop
7. 4-1 Instant boiling water Quooker® kitchen tap

WALLS

The walls are white painted skimmed plasterboard, with painted skirting. Polished rectified porcelain marble tiles stone wall tiles are provided to all bathrooms. Porcelain stone skirting is provided in powder rooms to match the flooring.

FLOORING

All houses are fitted with engineered hardwood Oak flooring in all living spaces, including kitchens and entrance halls. Bathrooms, shower rooms and WC's are fitted with rectified Porcelain stone floor tiles where applicable. All bedrooms are fitted with luxury nylon mix carpets.

BALCONIES

Where provided, the balconies are finished with powder coated aluminium balustrade and weatherproof wooden decking.

KITCHENS

Handmade Italian kitchens are fitted with bespoke designed modular cabinets, faced in high quality walnut timber laminate.

Full cabinets include pantry and individual fridge and freezer units. Concealed LED lighting illuminates all counter surfaces.

Base units have a discreet clean lined handleless design. Worktops and feature island unit are made of a beautiful veined polished Arklam - Calacatta Paonazzo Porcelain with matching splash back. Large composite porcelain stone sink is fitted with a deck mounted matt black mixer tap by Quooker Tap®, with built in flexible pull-out hose for extra reach in the sink. And provides, filtered cold, hot and boiling water from one tap.

Integrated appliances are by Miele & Siemens and include:

- Fridge/ Freezer
- Dishwasher
- Multi-function oven and separate combined microwave
- 6 ring induction hob with inbuilt extractor
- Separate Bosch (or similar) washing machine and tumble dryer is located within the separate utility room, conveniently located next to the kitchen.

LUCARNA
LONDON

