

THE
**Garratt
Collection**

Apartments

EARLSFIELD SW18



A new
character and
identity to
the residential
street scene.





Enduringly stylish & built to last

Kitchen

- + Handleless fitted kitchens by ROK European with dual colour finish in Pearl Indigo Blue matt lacquer base units and White matt lacquered wall units
- + Quality appliances by Bosch to include multi-function electric oven, integrated microwave, and induction hob in black finish. Integrated dishwasher and fridge / freezer
- + Freestanding washer / dryer within utility cupboard
- + White composite worktops with 100mm upstand and splash back to hob
- + Under mounted stainless-steel sink with chrome mixer tap and independent, detachable stainless-steel drainer
- + Recessed under unit LED lighting
- + Hafele pull out waste bin

Finishes

- + Fitted wardrobes by Portico to bedroom one
- + Painted walls and ceilings finished with a white emulsion by Dulux. White satinwood paint to internal joinery
- + Contemporary square edged architrave and skirting boards with square routed shadow
- + White painted internal doors with four feature horizontal grooves
- + Lever door handles – polished chrome finish

Heating

- + Via communal system (gas boiler). Underfloor heating with zoned thermostats, heat interface unit and prepayment Kurve app individual to each apartment

Bathroom / en-suite

- + Contemporary sanitaryware by Saneux in white with chrome fittings
- + Semi countertop basin with click clack waste. Wall hung W/C with concealed cistern soft close seat and cover
- + White composite vanity worktops with 100mm upstand and full height fitted mirror above (bathroom) and feature mirror fronted storage cabinet (en-suite)
- + Recessed towel box
- + Steel bath with tiled bath panel (bathroom)
- + Hinged shower screen with chrome frame with 20cm circular shower head over bath and wand secondary handset (bathroom)
- + Shower enclosure, 20mm chrome finish shower head and secondary handset – (en-suite)
- + European wall tiling to selected areas
- + Heated towel rail – thermostatically controlled – chrome finish
- + Mechanical ventilation system
- + Shaver point – chrome finish

Windows

- + Composite (powder coated externally, wood internally) double glazed sealed units

Lighting

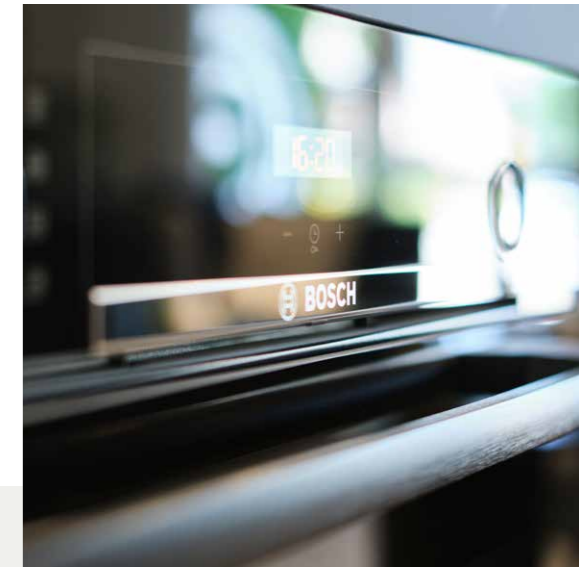
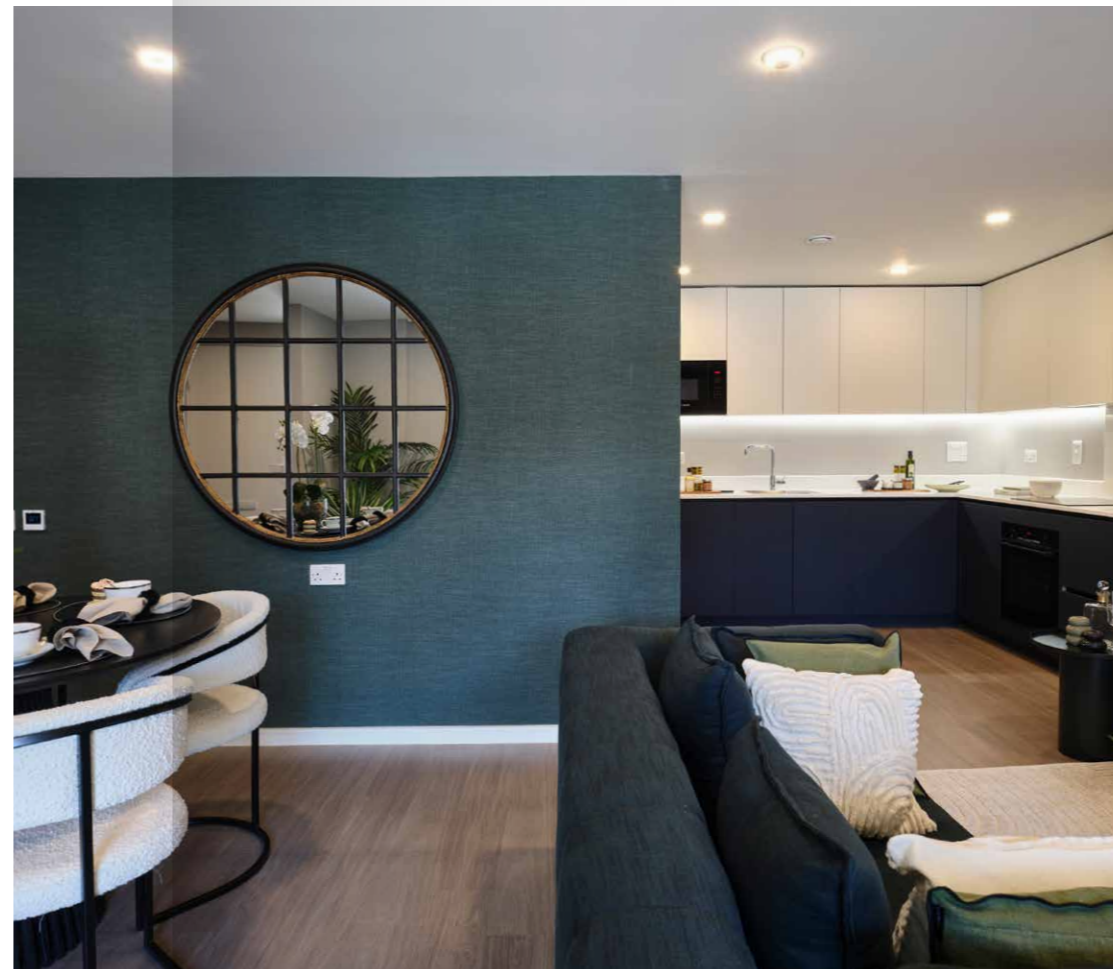
- + Recessed LED down lighters by Lumi Plugin
- + Nordlux wall light to private outdoor space

Flooring

- + Karndean flooring to hall and living / dining / kitchen*
- + Fitted Cormar Carpet to all bedrooms* (Primo Plus range)
- + Porcelain tiled flooring to bathroom and en-suite

Home entertainment / communication

- + TV / FM outlet points to living room and bedroom one
- + Communal satellite aerial (Sky Q) – purchasers own decoder required
- + Communal terrestrial digital television aerial
- + Telephone outlet points to living room and bedroom one
- + Wired for fibre broadband from Hyperoptic and BT – purchaser subscription required
- + USB charging points to bedroom one and kitchen



Communal facilities

- + Communal passenger lift with brushed stainless-steel lift car
- + Smooth plastered walls and ceramic tiled flooring to communal entrance foyer, fitted carpet to communal hallways and staircase
- + Lockable post box to communal foyer (excluding plots B0.01 & B0.05 who have letterbox to own front door)
- + Communal cycle store

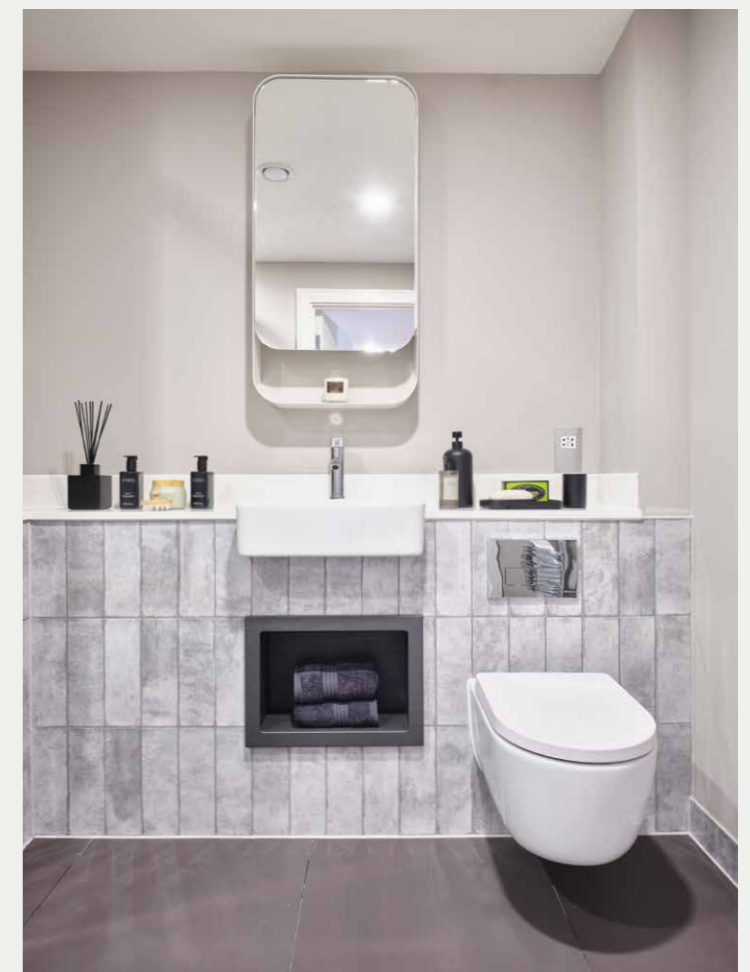
Safety & security

- + Lumi Plugin mains operated smoke detector
- + Heat detector within kitchen
- + Provision for intruder alarm system (future installation)
- + Fire sprinkler system

Warranty

- + Ten-year LABC warranty

*Choice available subject to the stage of construction
The Company employs a policy of continuous improvement, and it reserves the right to alter or amend the specification as necessary and without prior notice.

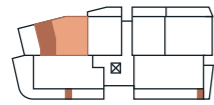




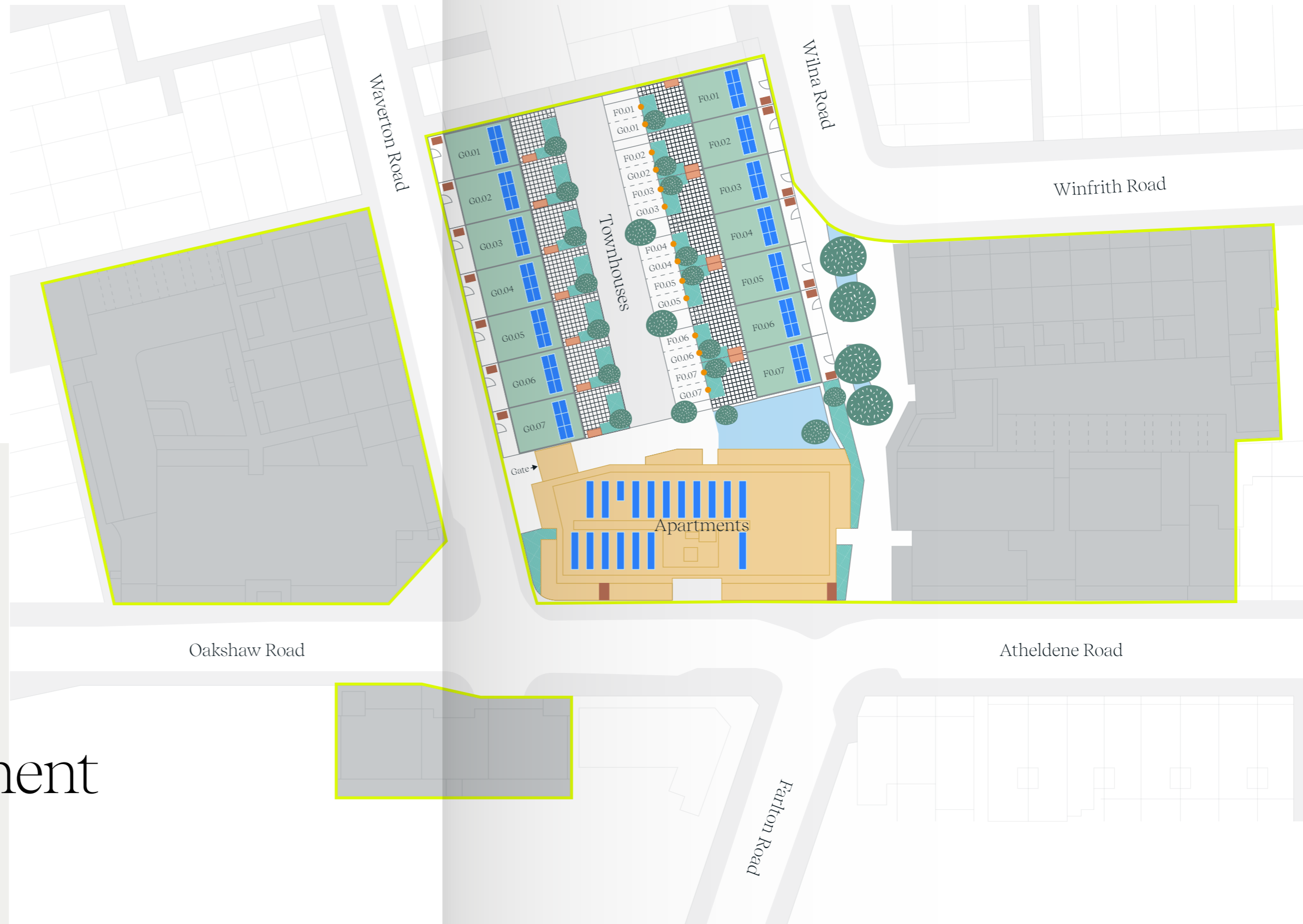
Key

- Site Boundary Line
- Townhouse
- Apartments
- Solar Panels
- Cycle Store
- Refuse Store
- Play Areas
- Car Park Bay
- EVC point
- X Lift

Ground Floor



Apartment
Communal Refuse Store
and Cycle Store

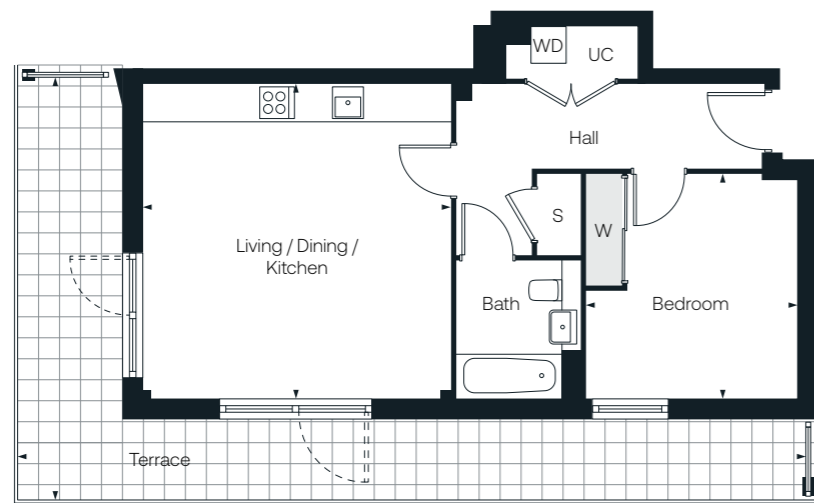


Development overview

Style 01 1 bedroom

54.6 m² / 587 ft²

Plot: B4.01



Living / Dining / Kitchen	5063mm x 4970mm / 16'8" x 16'4"
Bedroom	3612mm x 3398mm / 11'10" x 11'2"
Bathroom	
Terrace	12790mm x 6894mm / 42' x 22'8"

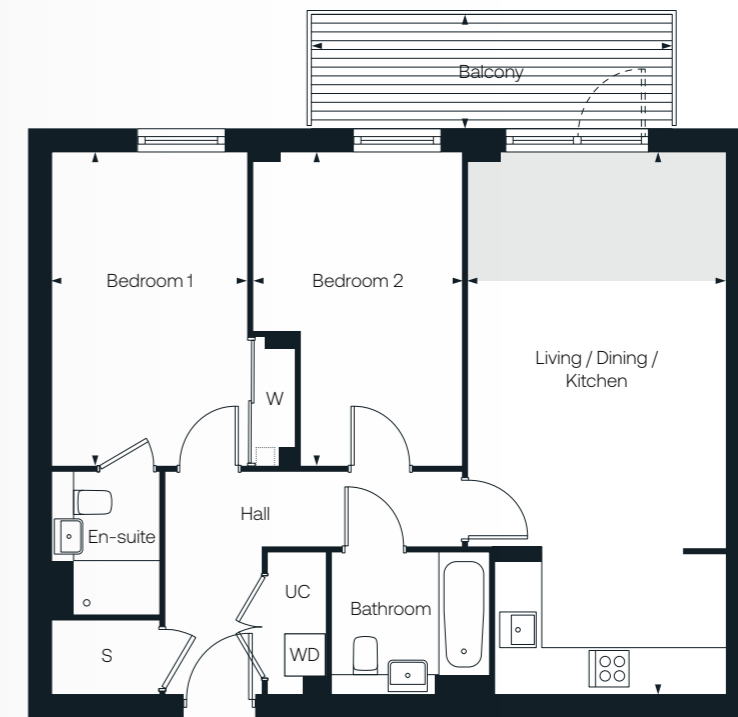
- S** / store
- UC** / utility cupboard
- W** / wardrobe
- WD** / washer dryer

● Reduced ceiling height

Style 02 2 bedroom

72.5 m² / 780 ft²

Plot: B2.03 / B2.04 / B3.03 / B3.04



Living / Dining / Kitchen	7638mm x 3642mm / 25'1" x 12'
Bedroom 1	4388mm x 2750mm / 14'5" x 9'1"
En-suite	
Bedroom 2	4388mm x 2963mm / 14'5" x 9'8"
Bathroom	
Balcony	5063mm x 1550mm / 16'8" x 5'1"

- S** / store
- UC** / utility cupboard
- W** / wardrobe
- WD** / washer dryer

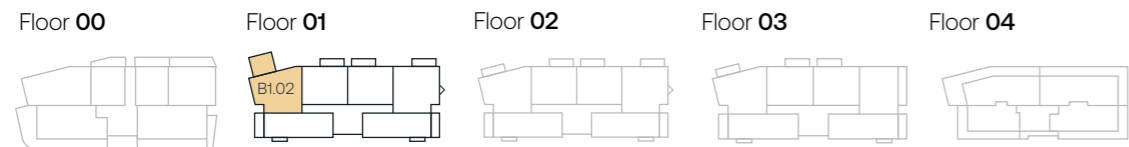
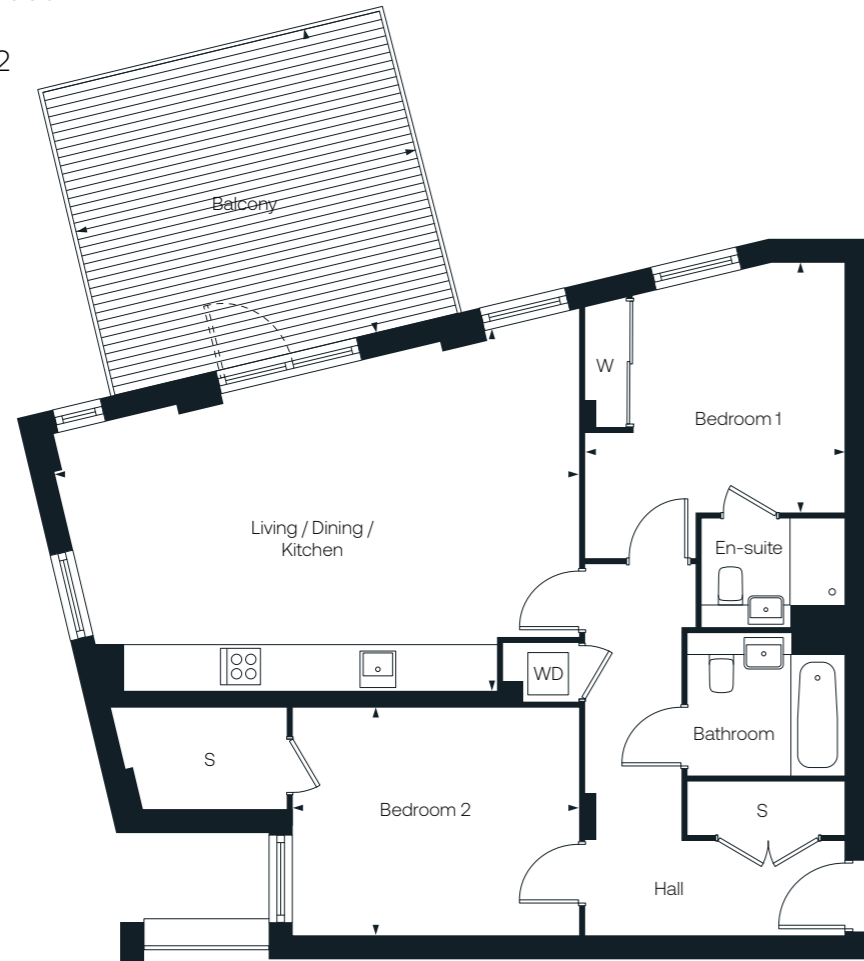
● Handed plot
 ● Reduced ceiling height to floor 3 only
 □ SVP location on handed plots

Style 03

2 bedroom

84.5 m² / 909 ft²

Plot: B1.02



Living / Dining / Kitchen	7361mm x 5071mm / 24'2" x 16'8"
Bedroom 1	3645mm x 3507mm / 12' x 11'6"
En-suite	
Bedroom 2	4024mm x 3236mm / 13'3" x 10'8"
Bathroom	
Balcony	4944mm x 4386mm / 16'3" x 14'5"

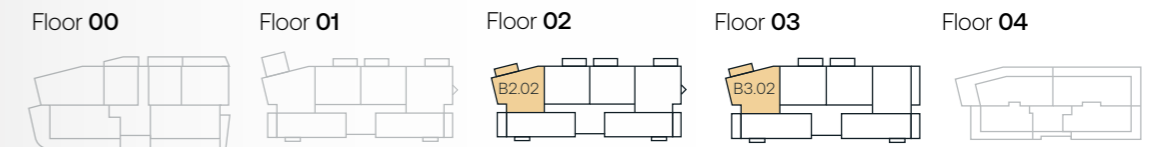
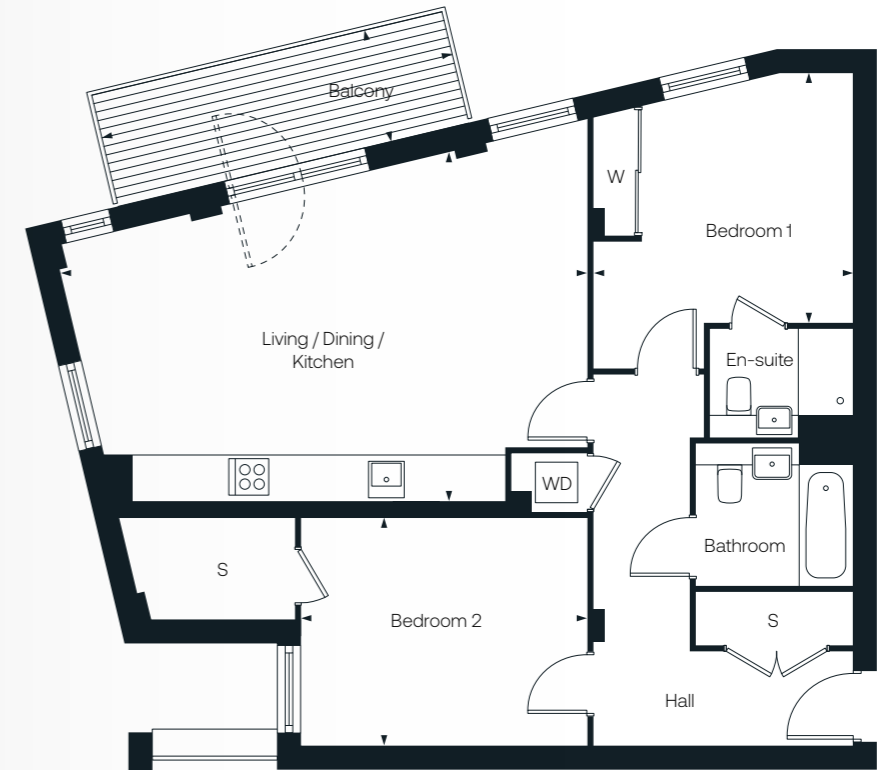
S / store
W / wardrobe
WD / washer dryer located in utility cupboard

Style 04

2 bedroom

84.5 m² / 909 ft²

Plot: B2.02 / B3.02



Living / Dining / Kitchen	7392mm x 4896mm / 24'3" x 16'1"
Bedroom 1	3645mm x 3507mm / 12' x 11'6"
En-suite	
Bedroom 2	4024mm x 3236mm / 13'3" x 10'8"
Bathroom	
Balcony	5063mm x 1550mm / 16'8" x 5'1"

S / store
w / wardrobe
WD / washer dryer located in utility cupboard

Style 05

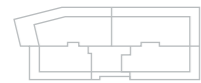
2 bedroom

72.5 m² / 780 ft²

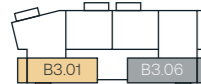
Plot: B1.01 / B1.06 / B3.01* / B3.06*



Floor 04



Floor 03



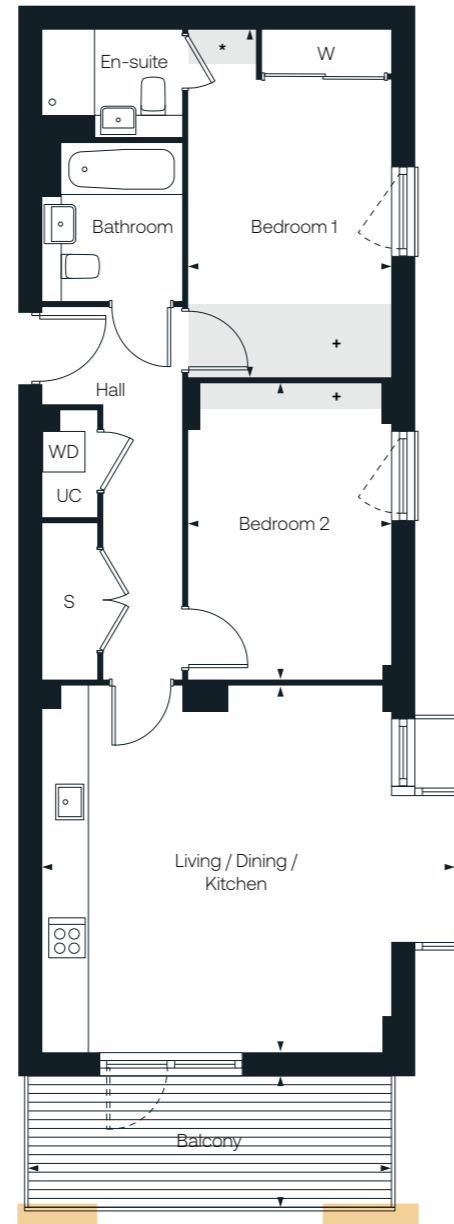
Floor 02



Floor 01



Floor 00



Living / Dining / Kitchen	5821mm x 5142mm / 19'1" x 16'11"
Bedroom 1	4884mm x 2826mm / 16'1" x 9'4"
En-suite	
Bedroom 2	4143mm x 2826mm / 13'7" x 9'4"
Bathroom	
Balcony	5041mm x 1560mm / 16'7" x 5'2"

S / store
 UC / utility cupboard
 W / wardrobe
 WD / washer dryer

- Handed plot
- These plots have balcony pillars
- Reduced ceiling height to floor 3 only**

Style 06

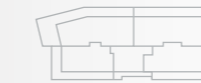
2 bedroom

72.5 m² / 780 ft²

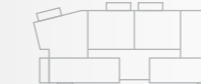
Plot: B2.01 / B2.06



Floor 04



Floor 03



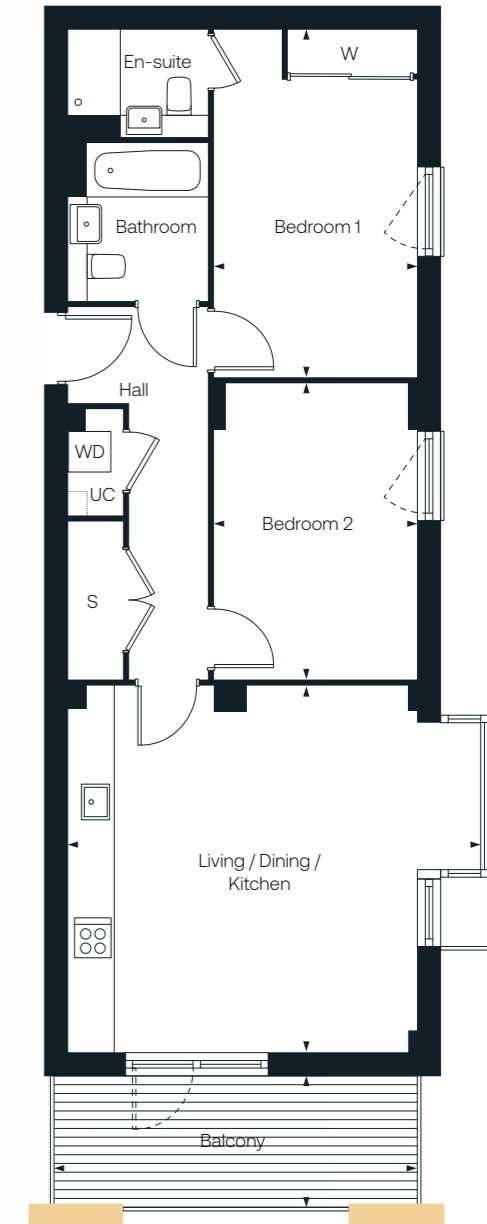
Floor 02



Floor 01



Floor 00



Living / Dining / Kitchen	5821mm x 5142mm / 19'1" x 16'11"
Bedroom 1	4884mm x 2819mm / 16'1" x 9'3"
En-suite	
Bedroom 2	4143mm x 2819mm / 13'7" x 9'3"
Bathroom	
Balcony	5062mm x 1560mm / 16'8" x 5'2"

S / store
 UC / utility cupboard
 W / wardrobe
 WD / washer dryer

- Handed plot
- These plots have balcony pillars
- SVP location on handed plot

Style 07

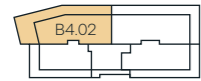
2 bedroom

83.1 m² / 894 ft²

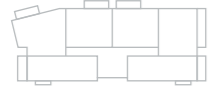
Plot: B4.02



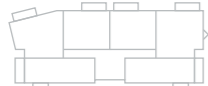
Floor 04



Floor 03



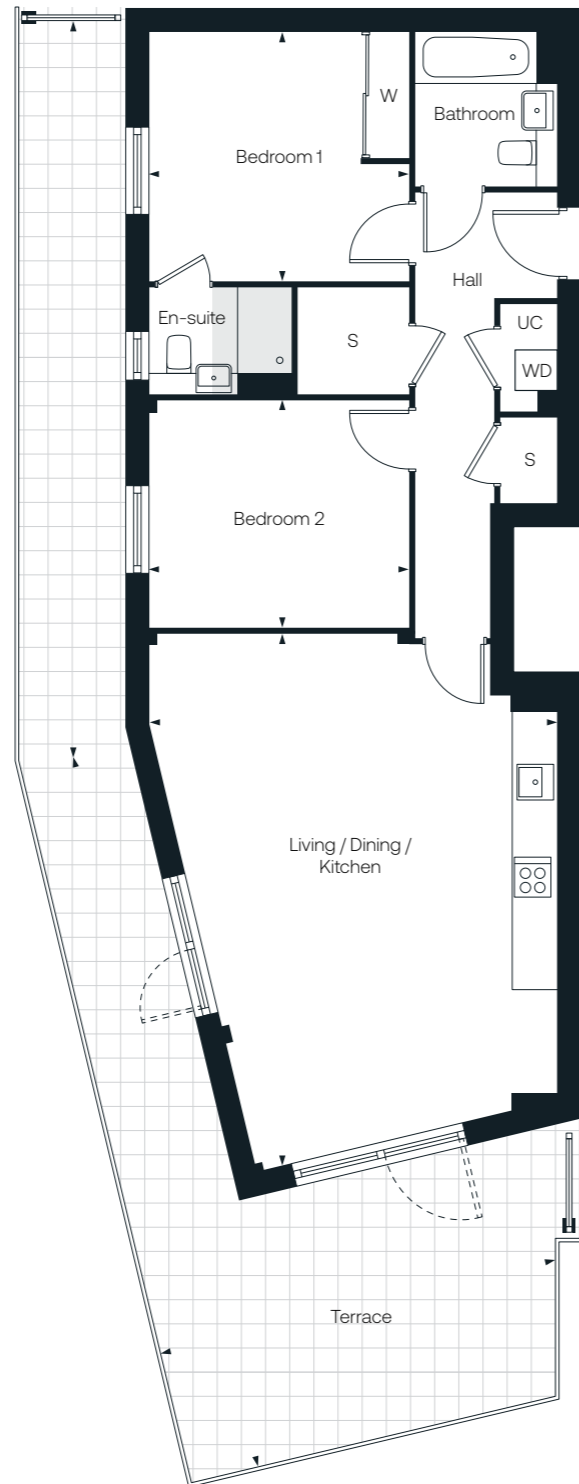
Floor 02



Floor 01



Floor 00



Living / Dining / Kitchen 7479mm x 5752mm / 24'7" x 18'11"

Bedroom 1 3624mm x 3540mm / 11'11" x 11'7"

En-suite

Bedroom 2 3652mm x 3180mm / 12' x 10'5"

Bathroom

Terrace 20400mm x 5700mm / 66'11" x 18'8"

S / store

UC / utility cupboard

W / wardrobe

WD / washer dryer

● Reduced ceiling height

Style 08

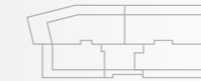
2 bedroom

91.1 m² / 980 ft²

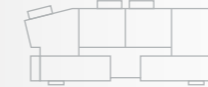
Plot: B0.01



Floor 04



Floor 03



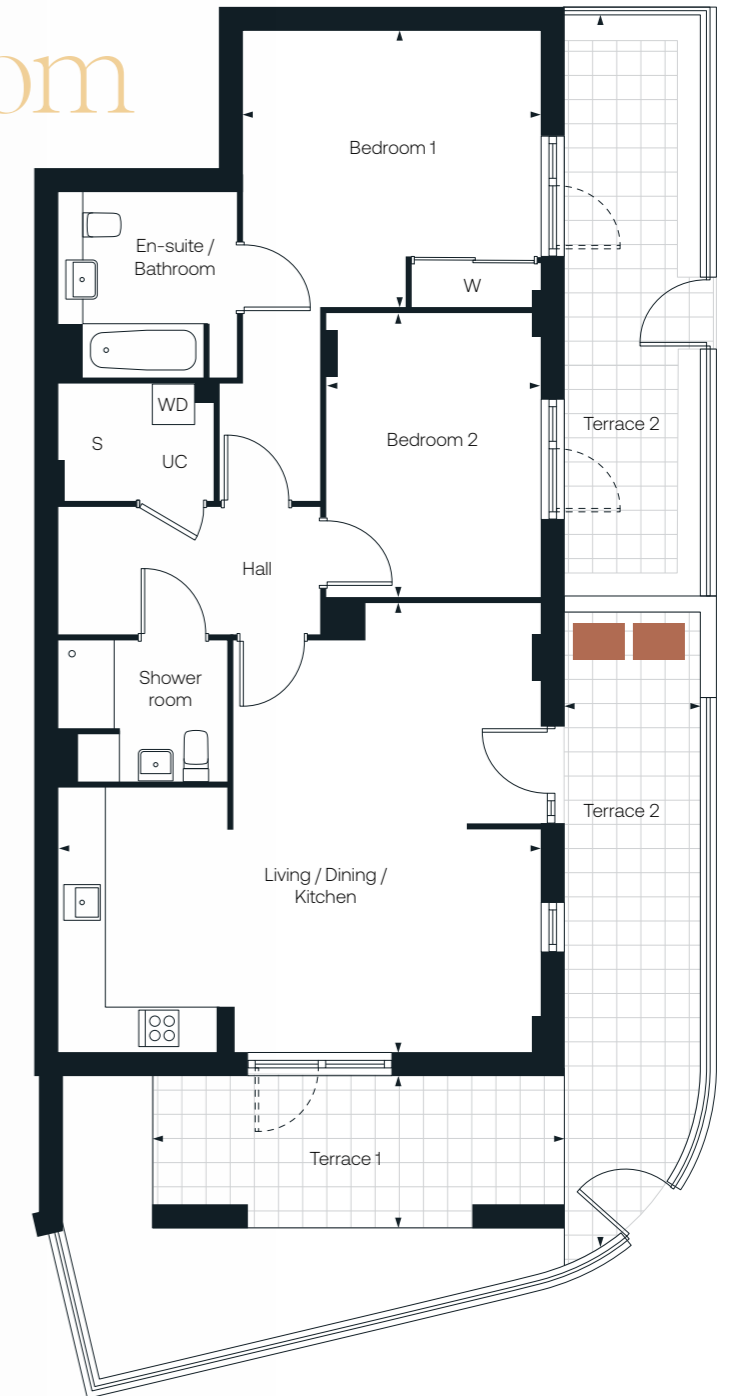
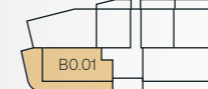
Floor 02



Floor 01



Floor 00



Living / Dining / Kitchen 6788mm x 6285mm / 22'3" x 20'7"

Bedroom 1 4173mm x 3883mm / 13'8" x 12'9"

En-suite / Bathroom

Bedroom 2 3996mm x 3007mm / 13'1" x 9'10"

Shower room

Terrace 1 5840mm x 2138mm / 19'2" x 7'

Terrace 2 17335mm x 1869mm / 56'11" x 6'2"

S / store

UC / utility cupboard

W / wardrobe

WD / washer dryer

■ Refuse area

Style 09

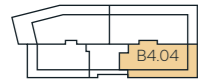
2 bedroom

70.7 m² / 761 ft²

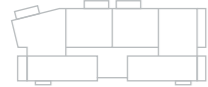
Plot: B4.04



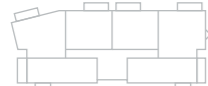
Floor 04



Floor 03



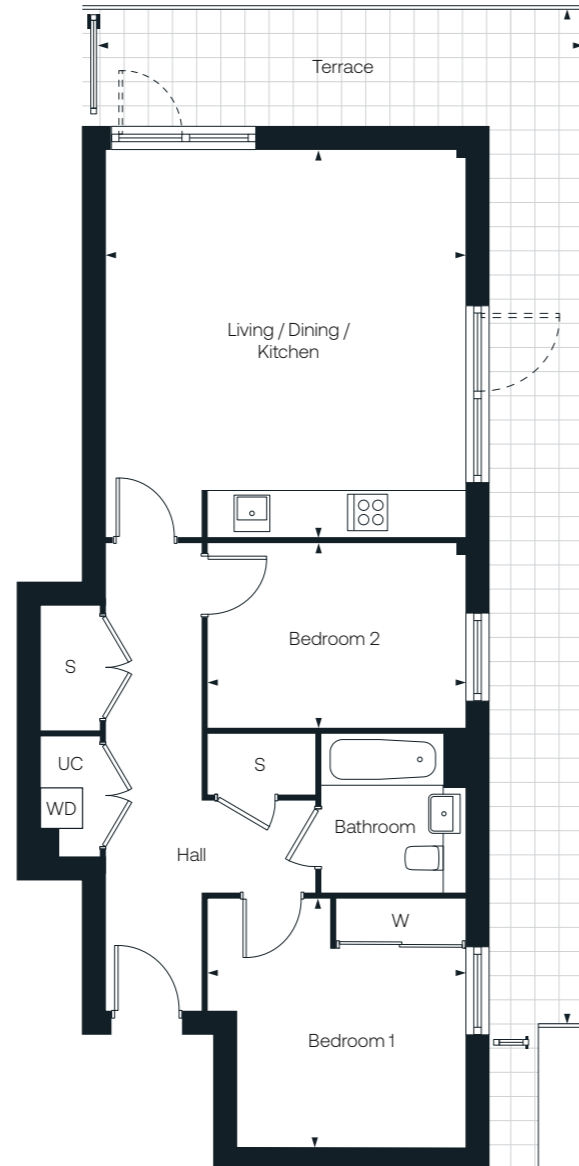
Floor 02



Floor 01



Floor 00



Living / Dining / Kitchen	5437mm x 5063mm / 17'10" x 16'7"
Bedroom 1	3613mm x 3524mm / 11'10" x 11'7"
Bedroom 2	3613mm x 2585mm / 11'10" x 8'6"
Bathroom	
Terrace	14336mm x 7083mm / 47' x 23'3"

S / store
 UC / utility cupboard
 W / wardrobe
 WD / washer dryer

Style 10

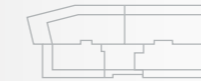
2 bedroom

97.3 m² / 1047 ft²

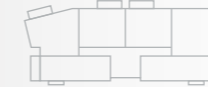
Plot: B0.05



Floor 04



Floor 03



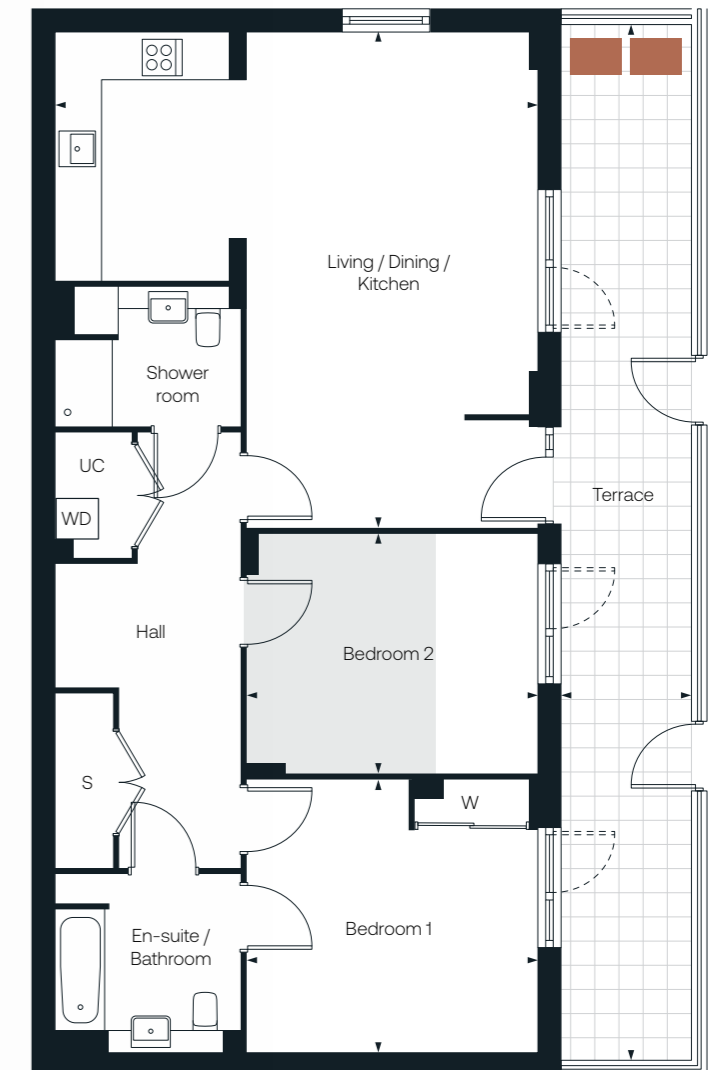
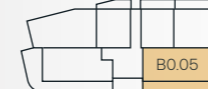
Floor 02



Floor 01



Floor 00



Living / Dining / Kitchen	6984mm x 6794mm / 22'11" x 22'3"
Bedroom 1	4088mm x 3830mm / 13'5" x 12'7"
En-suite / Bathroom	
Bedroom 2	4088mm x 3350mm / 13'5" x 11'
Shower room	
Terrace	14748mm x 1767mm / 48'5" x 5'9"

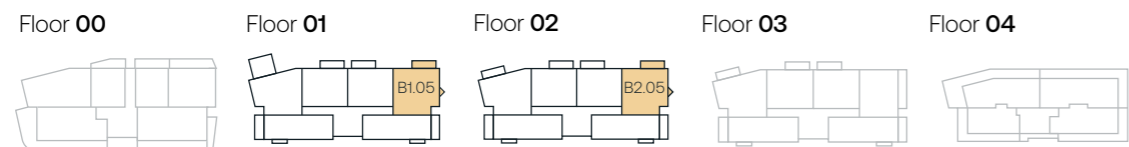
S / store
 UC / utility cupboard
 W / wardrobe
 WD / washer dryer
 Refuse area
 Reduced ceiling height

Style 11

2 bedroom

87.1 m² / 937 ft²

Plot: B1.05 / B2.05



Living / Dining / Kitchen	6300mm x 5782mm / 20'8" x 19'
Bedroom 1	3645mm x 3525mm / 12' x 11'7"
En-suite	
Bedroom 2	3982mm x 3100mm / 13'1" x 10'2"
Bathroom	
Balcony	5083mm x 1560mm / 16'8" x 5'2"

S / store
W / wardrobe
WD / washer dryer located in utility cupboard

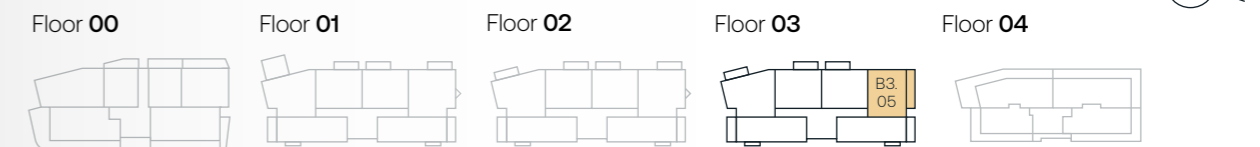
● Reduced ceiling height to floor 2 only

Style 12

2 bedroom

73.4 m² / 790 ft²

Plot: B3.05



Living / Dining / Kitchen	6162mm x 4527mm / 20'3" x 14'10"
Bedroom 1	4182mm x 3238mm / 13'8" x 10'8"
Bedroom 2	3850mm x 3100mm / 12'8" x 10'2"
Bathroom	
Balcony	7578mm x 1376mm / 24'10" x 4'5"

S / store
UC / utility cupboard
W / wardrobe
WD / washer dryer

Style 13

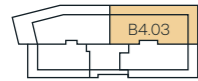
3 bedroom

88.3 m² / 950 ft²

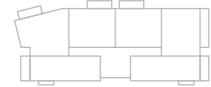
Plot: B4.03



Floor 04



Floor 03



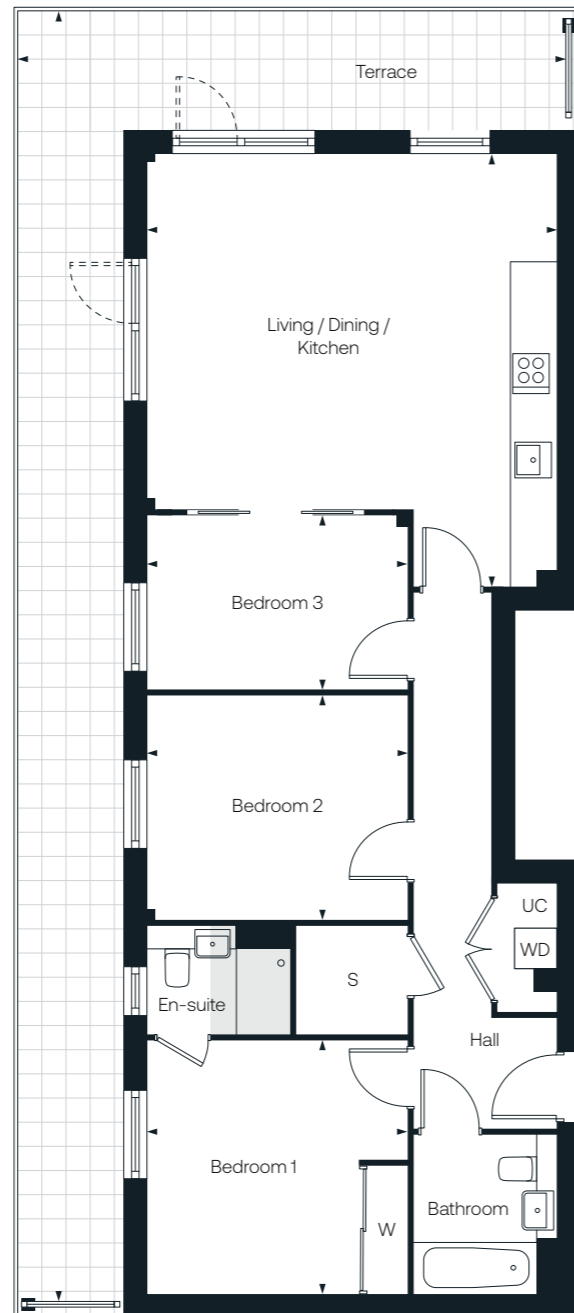
Floor 02



Floor 01



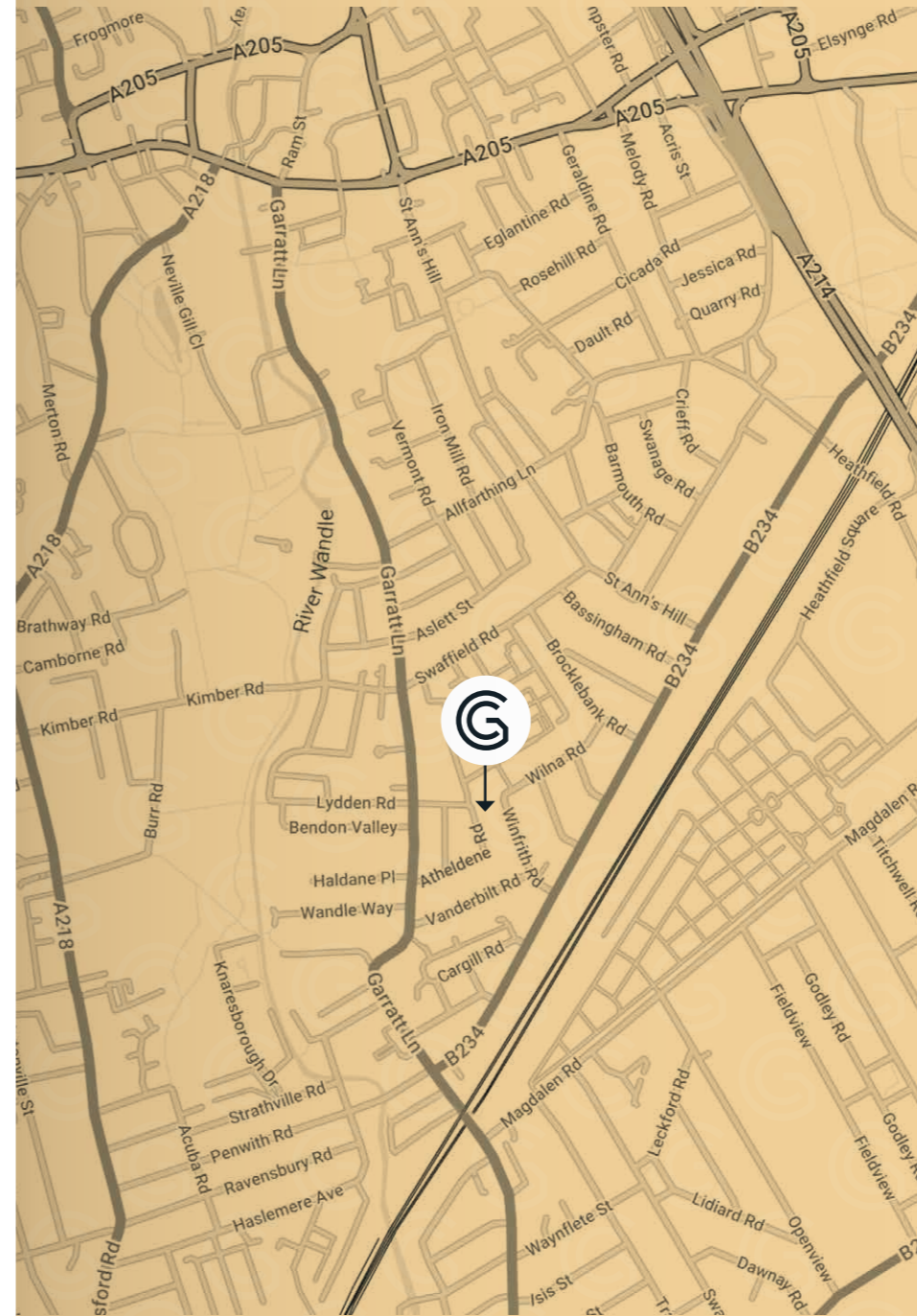
Floor 00



Living / Dining / Kitchen	6102mm x 5752mm / 20' x 18'10"
Bedroom 1	3652mm x 3525mm / 12' x 11'7"
En - Suite	
Bedroom 2	3652mm x 3150mm / 12' x 10'4"
Bedroom 3	3652mm x 2440mm / 12' x 8'
Bathroom	
Terrace	18179mm x 7731mm / 59'8" x 25'5"

S / store
UC / utility cupboard
W / wardrobe
WD / washer dryer

● Reduced ceiling height



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Higgins
HOMES