



Mountearl Gardens SW16

Floor plans

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KEY

Not to scale,
for indicative
purposes only.



Mountearl Gardens SW16

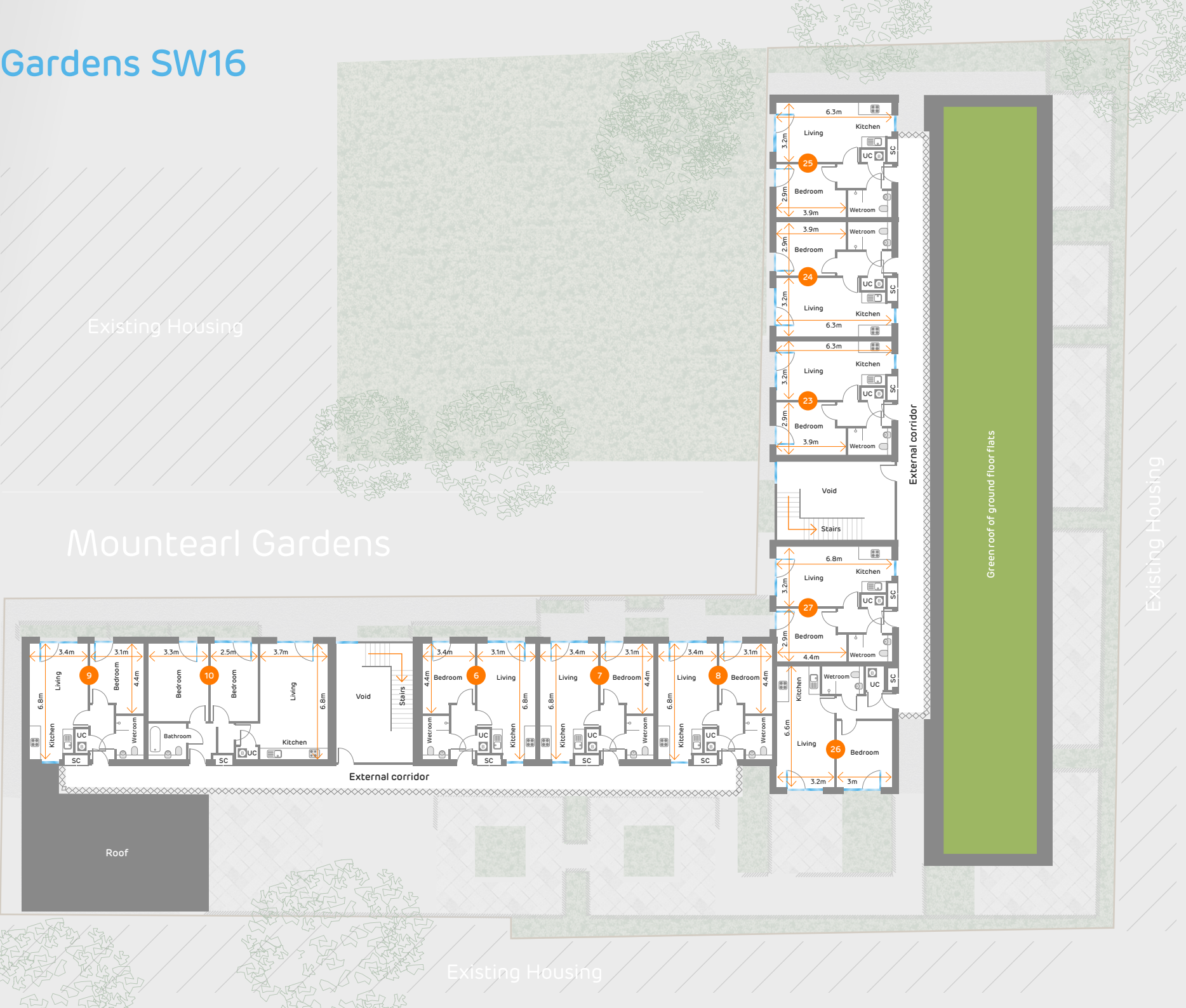
Floor plans

1

First floor

KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Garden walls
	Windows / glazing
	Metal cladding

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Floor plans

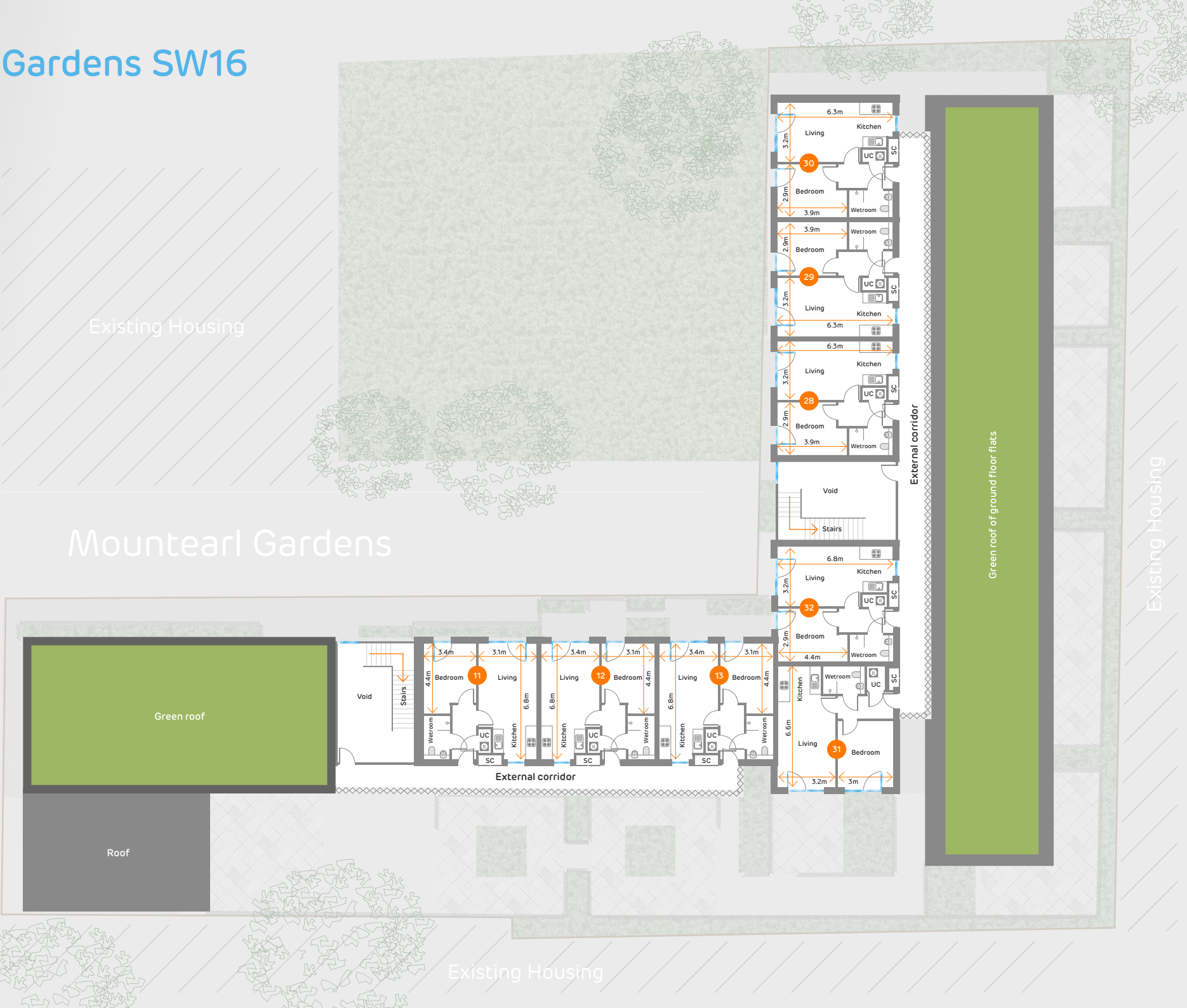
2

Second floor

KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Garden walls
	Windows / glazing
	Metal cladding

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pocket

Mountearl Gardens SW16

Specifications

All Mountearl Gardens SW16 homes are cleverly engineered to maximise usable living space and offer you the most efficient flat possible. Pocket one bedroom apartments are 38m² or 409ft² and contain full height windows, contemporary wet-room bathrooms and fully fitted modern kitchens.

Kitchen

- Contemporary fitted kitchen units with white, soft close handleless doors
- Dark grey laminate worktop with matching upstand
- Stainless steel splash back behind the ceramic hob
- Single bowl stainless steel sink with a single lever mixer tap
- Down lights under the kitchen wall units
- Integrated extractor hood
- Integrated oven and ceramic hob
- Integrated under counter fridge with icebox
- Plumbing and wiring for dishwasher
- Plumbing and wiring for washing machine in built-in cupboard

Bathroom

- Dual flush white wall hung toilet and basin with single lever mixer tap
- Heated towel rail
- Toilet roll holder
- 115v/240v shaver socket

Security / communal & external features

- Video entry phone system for each flat
- Spy hole viewer and chained door guard on flat entrance door
- Lockable letterboxes at the ground floor entrances
- Entrance benches and notice boards
- Communal refuse stores with recycle waste bins
- Smoke/heat and carbon monoxide detectors in all flats
- Communal rear garden
- 10 year building warranty
- Two large bicycle stores

Internal features

- Wood-effect laminate flooring throughout (except bathroom)
- White matt emulsion wall finishes

Electrical & lighting


- Wiring for SkyPlus compatible satellite and terrestrial television from communal integrated television reception system
- TV points in the living area and bedroom
- Telephone point with broadband capability in the living area and bedroom
- Wall mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table
- Security lighting at the entrance

Heating

- Combi-boiler system with radiators

Windows

- Double-glazed windows and terrace doors with juliet balconies

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Important notice

While these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development of any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. Elevational treatments, doors and windows may differ from that indicated on the plan or the computer generated image. The properties are sold unfurnished. Pocket employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. Mountearl Gardens SW16 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.

