



Gainsford Road E17 Floor plans




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Gainsford Road E17

Floor plans

G

Ground floor

KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Full height windows/glazing



Not to scale,
for indicative
purposes only.



Private Residents

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Gainsford Road


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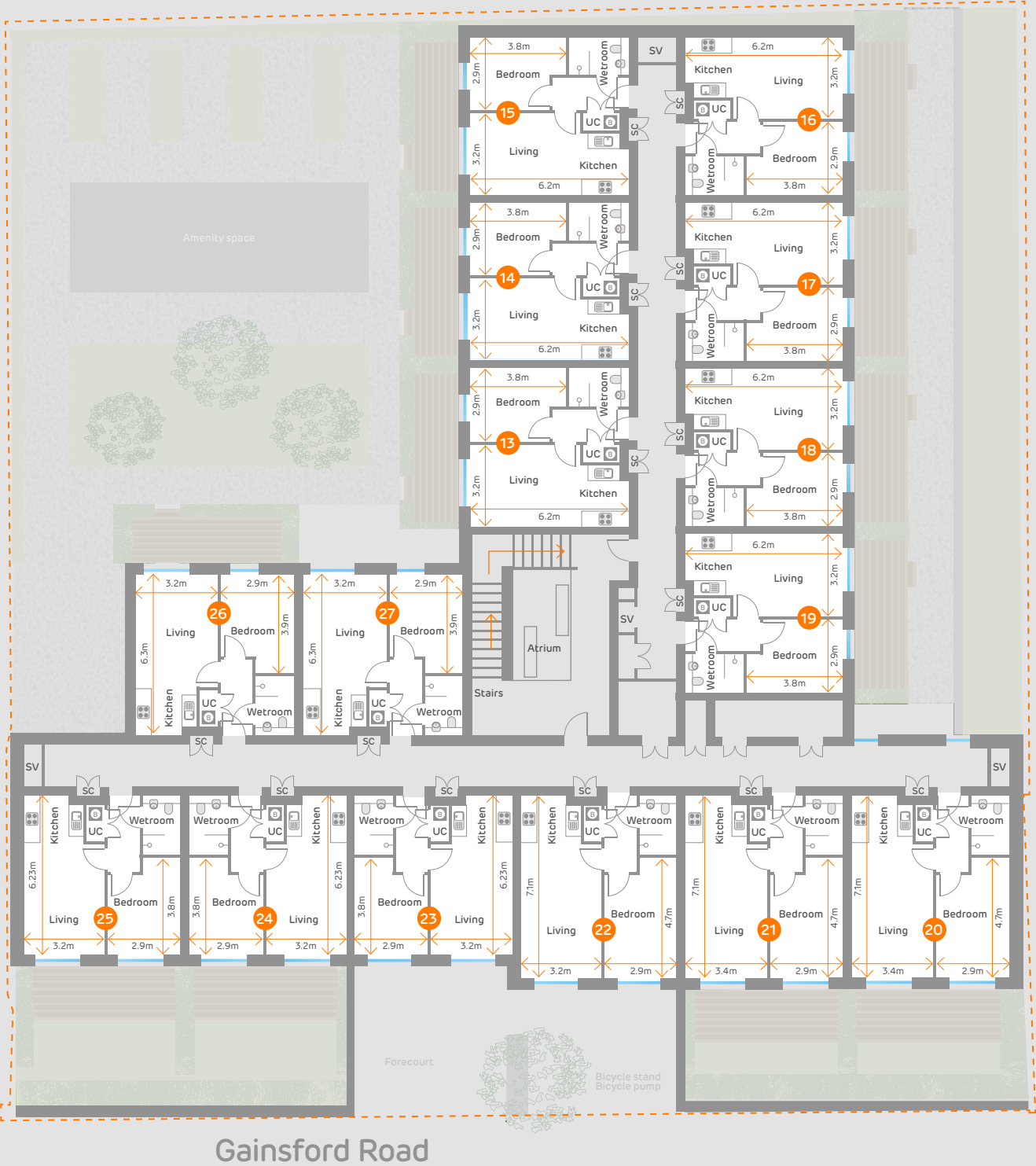
Floor plans

1

First floor

KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Full height windows/glazing

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Gainsford Road E17

Floor plans

2

Second floor

KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
Ⓟ	Boiler
●	Flat numbers
▬	Full height windows/glazing

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Gainsford Road E17

Floor plans

3

Third floor

KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Full height windows/glazing
	Oversized windows

Not to scale, for indicative purposes only.



Gainsford Road

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Specifications

All Gainsford Road E17 homes are cleverly engineered to maximise usable living space and offer you the most efficient flat possible. Pocket one bedroom apartments are 38m² which is 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
- 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, ventilated 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 cupboard

Bathroom

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

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 entrance
- Entrance bench and notice board
- Communal refuse store with recycle waste bins
- Smoke/heat and carbon monoxide detectors in all flats
- Communal rear courtyard garden
- 10 year building warranty
- Large bicycle store
- Communal benches on first floor atrium

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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