

Barts Square  
Fenwick House  
Apartment 2.3

THE BUILDING

APARTMENT GALLERY

VIDEO WALKTHROUGH

FLOORPLAN & SPECIFICATION

CONTACT

# Fenwick House

## Apartment 2.3



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Photograph of Fenwick House.

# Site map

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# Apartment Gallery

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Still image from video footage of living/dining in apartment 2.3 Fenwick House.

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Still image from video footage of living/kitchen/dining in apartment 2.3 Fenwick House.

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Still image from video footage of kitchen in apartment 2.3 Fenwick House.

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Still image from video footage of master bedroom in apartment 2.3 Fenwick House.



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Still image from video footage of ensuite in apartment 2.3 Fenwick House.

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Still image from video footage of second bedroom in apartment 2.3 Fenwick House.

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Still image from video footage of bathroom in apartment 2.3 Fenwick House.

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# Video Walkthrough

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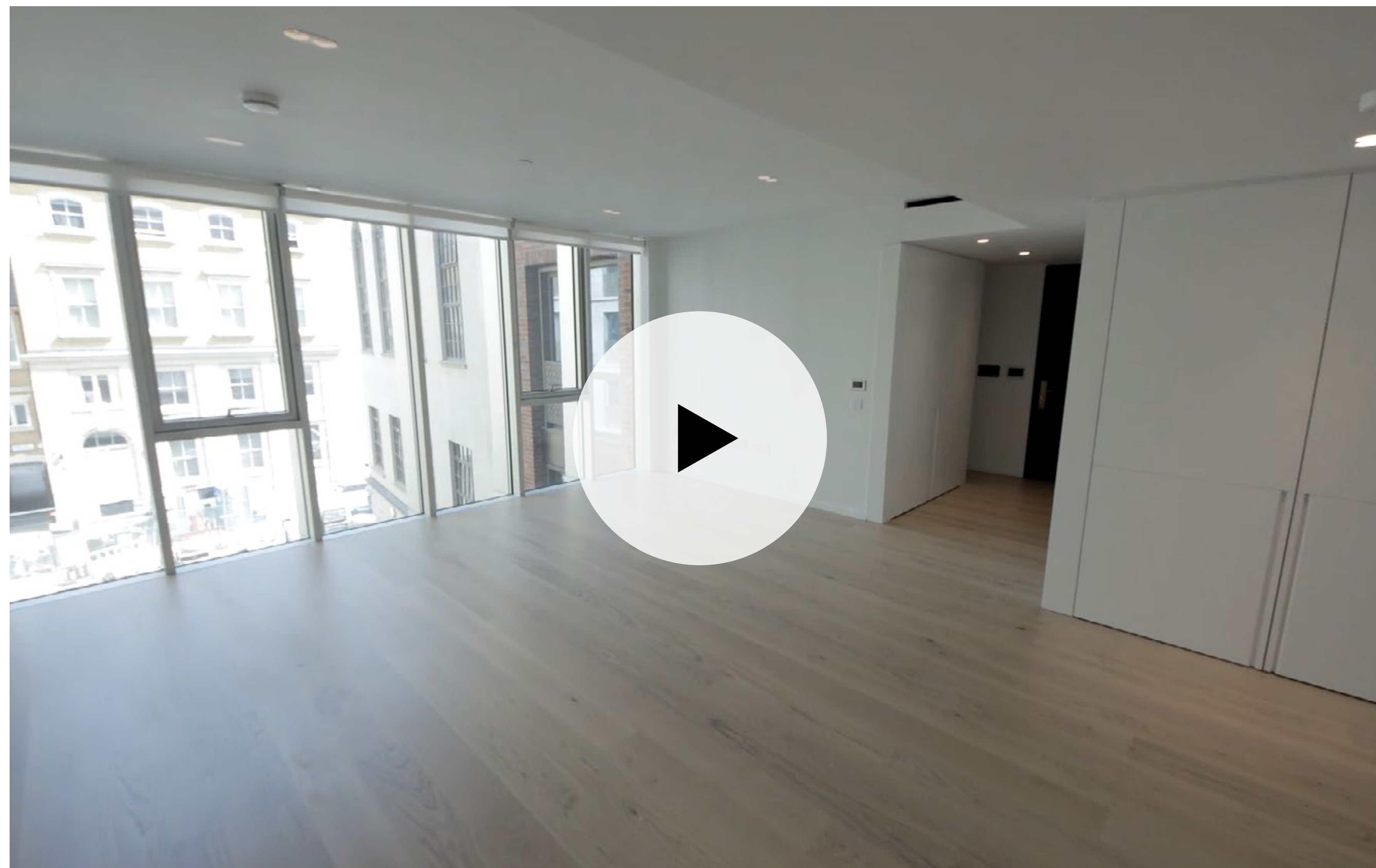
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# Floorplan and Specification

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## 2 Bedroom | £1,785,000

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### DIMENSIONS

Total area (excl. terrace)  
100.4 sq m/1,081 sq ft

Living/Kitchen/Dining  
10.24m x 5.53m  
33'7" x 18'2"

Master  
6.01m x 4.65m  
19'9" x 15'3"

Bedroom 2  
3.61m x 3.09m  
11'10" x 10'1"

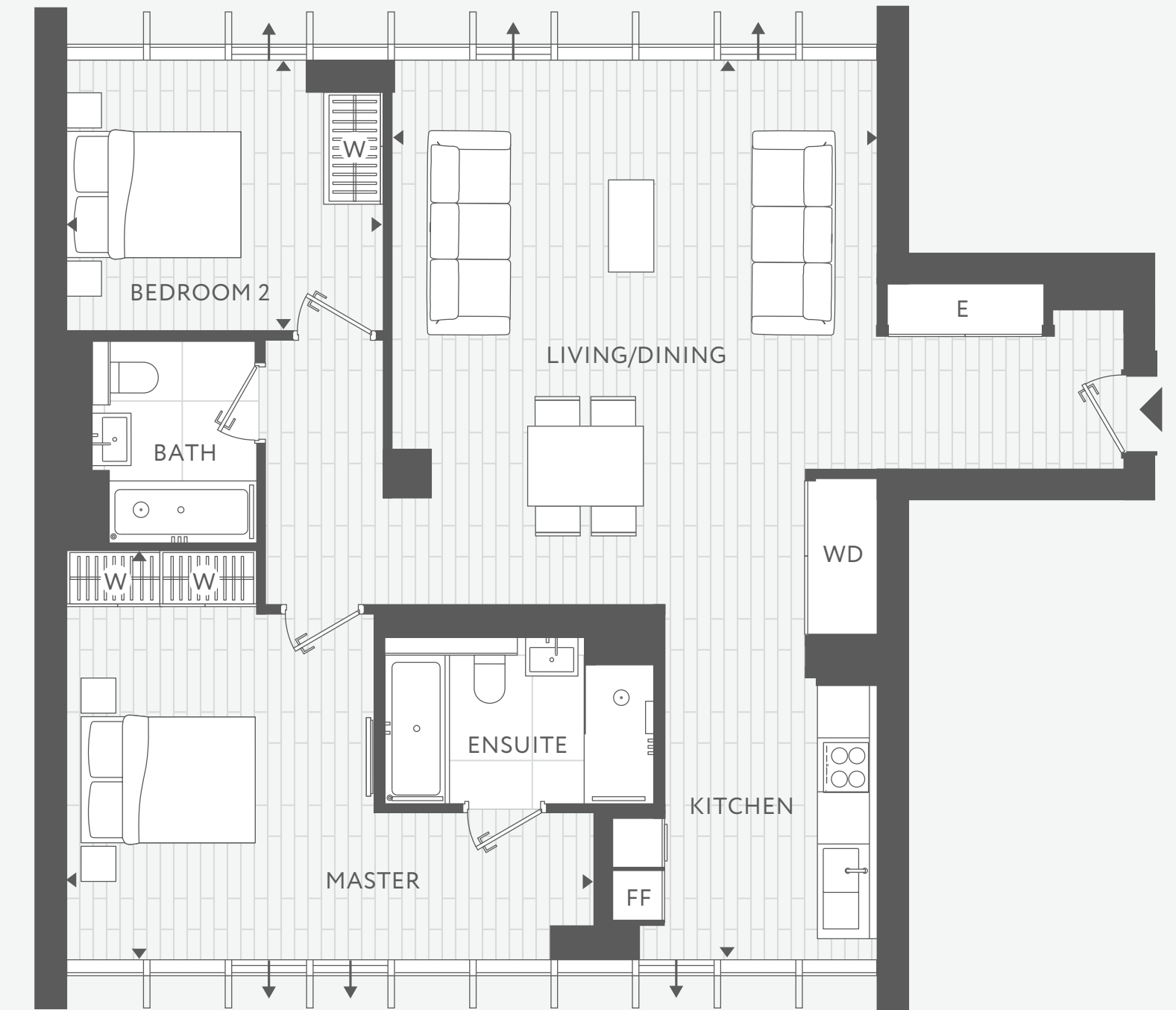
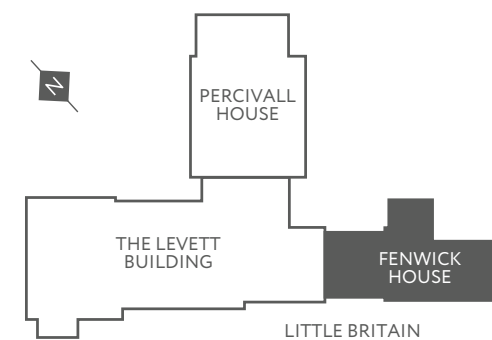
### KEY

W Wardrobe  
WD Washer/Dryer  
FF Fridge Freezer  
E Equipment

### LOCATOR



### LOCATION



Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ.  
Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# Specification

## THE BUILDING

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## FLOORPLAN & SPECIFICATION

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### 1. STRUCTURE

Reinforced concrete frame building.

Brick/stone and glazed façade systems.

Metal window frames.

Flat roof system with terraces and areas of sedum planting or profiled roofs with metal roofing system.

### 2. WALLS, FLOORS & CEILINGS

Acoustically isolated raised floor or screed with integrated underfloor heating.

Walls throughout will be in studwork with plasterboard, skimmed and painted.

Plasterboard ceilings, skimmed and painted, with services zone above.

### 3. FLOORING

Engineered timber floor finish to all rooms except bathrooms and dedicated services cupboards.

Porcelain tiles in all bathrooms.

Porcelain tiles to terraces and balconies.

### 4. COLOUR PALETTES

The apartments will have a palette of carefully selected and complementary finishes and textures, from the dark, super matte cabinet finishes in the kitchens to the feature polished marble and large format tiling in the bathrooms.

Light oak flooring is a unifying feature throughout the apartments, contrasting beautifully with the rich oak and lacquer joinery and light concrete style work tops.

### 5. KITCHENS

Bespoke kitchens.

Counter cabinets and tall units in Fenix laminate finish or similar.

High-level units in Fenix laminate finish or similar.

Technical stone worktops with undermounted single bowl stainless steel sink and mixer tap, Blanco or similar.

### TECHNICAL STONE SPLASHBACK.

Appliances:

- Induction hob
- Multi-function electric oven
- Combination microwave oven
- Integrated dishwasher, Siemens or similar
- Wine cabinet, Caple or similar
- Integrated fridge freezer, Siemens or similar
- Extractor fan, Falmec or similar
- Washer dryer, Miele or similar
- Compartmentalised waste storage.

### 6. BATHROOMS

Bespoke bathrooms.

High-quality solid surface basin with integrated shelf below. Veneered storage unit to master bathrooms.

Bespoke mirrored storage cabinet with integral lighting and demisting elements. All bathrooms have tiled porcelain walls with feature areas in natural stone.

All bathrooms have tiled porcelain floors.

Enamel steel baths (where applicable).

Baths have a porcelain tiled panel to match floor finish.

Level access shower with solid surface shower tray.

Framed glazed shower screens.

White vitrified enamel wall-mounted WC with soft-close seat and dual-push button flush.

High-quality polished chrome finished brassware.

Electric heated wall for towel and bathrobe, polished stainless steel towel rail and hooks (arrangements vary subject to bathroom type).

### 7. JOINERY

Doors:

Full-height entrance doors, solid core with black stained oak veneer. Hardwood timber frame and high-quality door furniture including cylinder night latch.

All interior doors are finished in white lacquer with stainless steel hinges.

Internal ironmongery is finished in polished chrome.

Wardrobes:

Veneered timber doors to master bedrooms and lacquered doors to secondary bedrooms.

Fitted with top shelf, hanging rail and internal lighting.

### 8. ELECTRICAL

Power is provided complete with meter installed, allowing free choice of utility supplier.

13 amp power outlets throughout.

5 amp outlets (dimmed) in master bedrooms and reception rooms.

USB charging points in master bedrooms.

Shaver outlet integrated into bathroom cabinet.

Power provision for future motorised blind installation in bedrooms and reception rooms.

Power sockets finished in white.

### 9. BALCONIES

All balconies accessed via opening or sliding glazed doors.

Porcelain tile finish with level threshold.

Glazed or metal rail balustrades.

External lighting.

### 10. HEATING, COOLING & VENTILATION

Heating and cooling for each apartment will be served by the development's district heating and chilled water network. The heating system is also used to generate domestic hot water.

Energy metering for each apartment.

Thermostatically controlled underfloor heating to all rooms linked to apartment control system.

Electric underfloor heating in bathrooms.

Comfort cooling with fan coil units to reception rooms and all bedrooms.

Apartments ventilated by a whole house ventilation unit.

### 11. WATER

Domestic cold water is provided complete with Thames Water meter installed.

Hot and cold water is supplied to a minimum pressure of 2 bar.

### 12. AV, TELEPHONE & DATA SYSTEM

Communal satellite and antenna (UHF, FM and DAB) signal distribution system. Satellite dishes are provided to receive Sky programming and one other satellite (TBA).

Satellite, antenna and data connection points located in reception area and in certain bedrooms (subject to layout).

Development served by a fibre network facilitating the provision of ultra high speed internet (subscription required).

Apartment control system allowing apartment management and local control of reception and bedroom heating and cooling systems.

The system may also be controlled remotely via a smartphone or tablet application (internet connection and WiFi network required).

### 13. LIGHTING

Generally recessed luminaires throughout with dimmable LED bulbs fitted. These can be replaced with smart bulbs (Philips Hue or similar).

Integrated kitchen feature lighting.

Bathroom night light provision.

Concealed wiring provision for future feature lighting in dining area.

5 amp outlets (dimmed) in master bedrooms and reception rooms.

### 14. FLOOR TO CEILING HEIGHTS

Entrance halls 2.30m.

Reception rooms and bedrooms generally 2.60m (localised bulkheads to accommodate services).

Bathrooms and kitchens 2.30m.

### 15. SECURITY

Video intercom entry system.

Integrated access control system to all building entrances and car park within all residential buildings.

CCTV, 24 hour concierge and security.

### 16. AMENITIES

24 hour concierge facility.

Private dining/meeting room (including adjacent kitchen for catering purposes).

19 seat private screening room with ancillary lounge bar.

Residents' lounge overlooking communal garden.

### 17. LIFT

One passenger lift per core with two in The Levett Building East Core, serving all residential floors and lift to basement bicycle store located beneath The Levett Building.

Two car lifts accessed at street level serving the car park levels.

### 18. CAR PARK

25 car parking spaces within the lower ground floor available for sale by separate agreement.

Three motorcycle spaces within the lower ground floor available for sale by separate agreement.

132 cycle spaces and 22 cycle boxes within the basement bicycle store located beneath The Levett Building.

Wash down facility provided.

Battery Electric Vehicle (BEV) charging posts provided.



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