

APARTMENT ONE

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FLOORPLAN
TWO BEDROOMS | LEVEL ONE

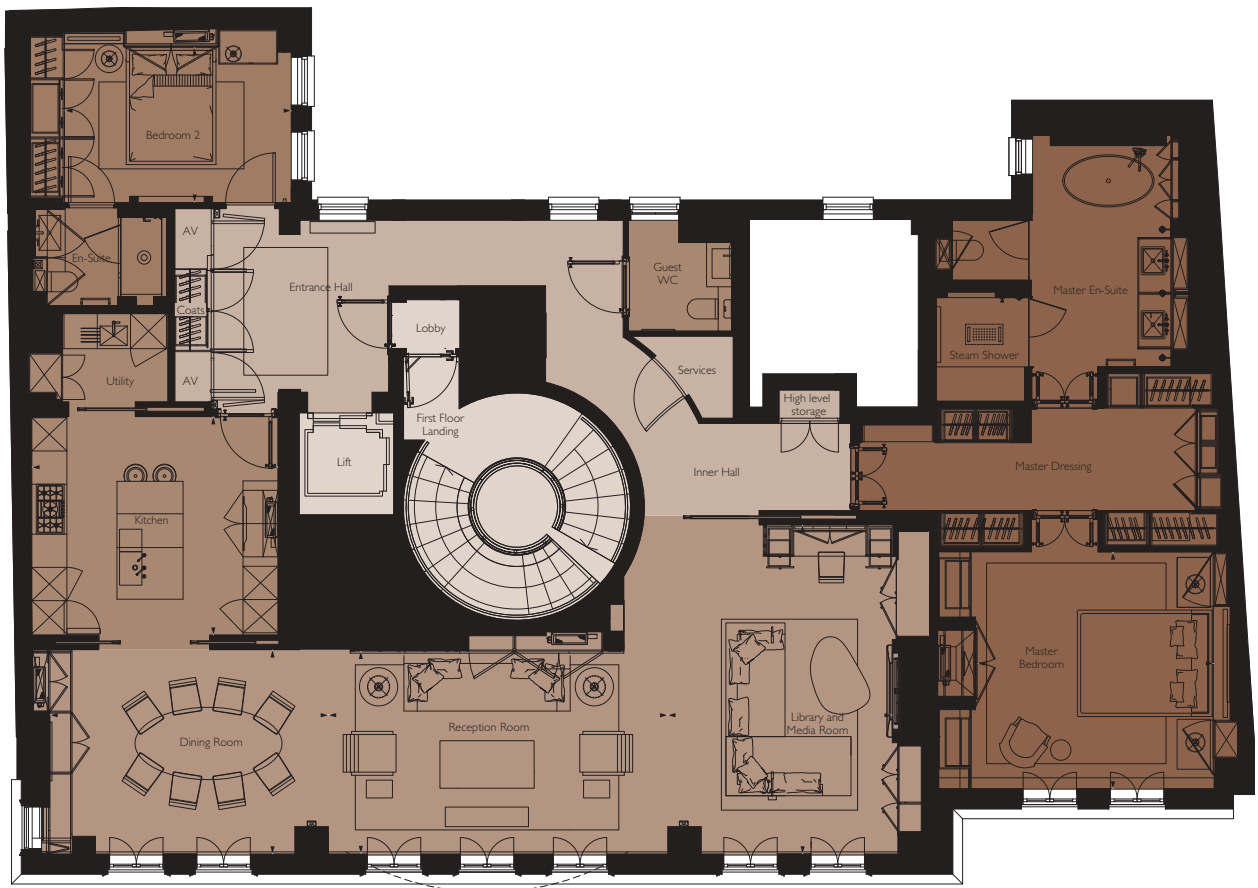
RYGER
HOUSE

11 ARLINGTON STREET
ST JAMES'S

APARTMENT ONE

TWO BEDROOMS | LEVEL ONE

Total Area	216.4 sq m	2,329 sq ft
Reception Room	6.13m x 3.62m	20'1" x 11'11"
Library & Media Room	4.04m x 5.93m	13'3" x 19'5"
Kitchen	4.44m x 3.94m	14'6" x 12'11"
Dining Room	5.02m x 3.68m	16'6" x 12'1"
Master Bedroom	4.28m x 4.27m	14'1" x 14'0"
Bedroom 2	4.09m x 2.70m	13'5" x 8'10"



Floor plan is not to scale and is shown for approximate measurements only.
 Floor plan areas independently measured by Plotman Craven.
 Exact dimensions and layout may vary.

SPECIFICATION

KITCHEN & UTILITY ROOM

- Bespoke Italian kitchens by Rossana
- Cappuccino stone work surfaces
- Burnished brass fronts to units and shelf edges
- Acacia wood unit doors and drawer fronts
- Bronze backed acid etched glass splashbacks
- Miele appliances – steam oven, oven, warming drawer, gas Bazarra built-in flush hob, concealed extractor, integrated fridge, integrated dishwasher, integrated under counter freezer, combi microwave, built in coffee machine
- Integrated Rossana stone basin
- Dornbracht tap with separate pull out spray and Quooker or similar
- Provision for 42" TV
- 2 under counter display wine fridges (Liebherr or Miele)
- Utility Room concealed behind flush sliding door with integrated bronze handle
- Concealed stacked washing machine and dryer

INTERIOR FINISHES

FLOORS

- Smoked and lime washed bespoke finished european oak floorboards to Hallway, all Reception rooms, Kitchen and Guest Cloakroom
- Carpets to all Bedrooms and Master Dressing Room
- Marble and Limestone in large slab formats to bathrooms as noted

WALLS

- Painted emulsion walls to inner Hallways, all Reception rooms, Kitchen, Utility Room and Bedroom 2
- Bronze shadow gap detail to all rooms except Kitchen and Bathrooms, painted in with walls
- Glazed linen wallpaper to Entrance Hall
- Timber veneered wallpaper to Guest Cloakroom
- Plain silk slub wallpaper to Master Bedroom

CEILINGS

- Painted ceilings and coffers in off white emulsion

DOORS

- Two-panelled solid walnut doors, stained with a natural sheen finish and bespoke bronze knob handles
- Sliding doors to Media Room, Kitchen and Utility Room are flush panel painted to match walls with bespoke bronze inset pull handles
- Painted flush jib doors to Bedroom 2, En Suite and Plant Room

HALL CUPBOARDS

- Hall cupboards for Audiovisual rack, and services / coat hanging
- Specialist paint and stencil finish to doors, grey sycamore timber veneered internal carcass
- Hanging rail and shelf to coat hanging section
- Concealed LED lighting within hanging areas

WARDROBES

- Bespoke built in wardrobes to Bedroom 2
- Open wardrobes to the master dressing room, with stained grey or sycamore timber framework and timber veneered carcasses
- Wallpaper finish to Bedroom 2 doors, stained grey sycamore veneered internal carcass
- Hanging rails, shelves and internal drawers
- Concealed LED lighting within hanging areas

DINING ROOM

- Built in server unit

RECEPTION ROOM

- Specialist paint effect textured panels and concealed FCU and A/V kit
- Decorative lights (ceiling) to Dining, Reception, Media and Master Bedroom
- Decorative wall lights to hallway and reception

MEDIA ROOM

- Wall unit/desk and fireplace

BATHROOMS

GUEST CLOAKROOM

- Bespoke finish smoked european oak floorboards with whitewash finish
- Dark stained brushed timber vanity unit door and WC panel
- Silver travertine stone top to vanity unit with integrated stone basin, wall mounted Vola taps in brass finish and bevelled mirror
- Cielo smile wall hung WC, cacao finish
- Low-level floor wash lights either side of WC

BED 2 EN SUITE

- Calacatta marble floor and shower walls in large format slabs
- Level shower floor to Bathroom with frameless glass panels and door
- Dornbracht Mem wall mounted thermostatic shower control and valves
- Wall mounted hand shower and ceiling mounted showerhead
- Timber veneered grey sycamore fascia panel behind WC and integrated floating shelf under basin
- Calacatta vanity top with integrated, stone basin
- Concealed LED lighting under vanity unit
- Dornbracht Mem Wall mounted basin mixer
- Overhead mirrored vanity unit
- Deca Piano wall hung WC, white
- Towel rail on heated wall behind, with heated mirror over
- Electric underfloor heating

MASTER BEDROOM EN SUITE

- Dove grey Limestone floor in large slab format
- Electric underfloor heating
- Steam shower area with dove grey limestone floor and Filetto travertine walls in large slab format. Frameless glass screens and shower door
- Heated stone bench
- THG Beluga wall mounted thermostatic mixer, shower valves, wall mounted hand shower, ceiling mounted, rainshower head, all in polished nickel finish
- Low level floor wash wall mounted lights to steam shower area
- Nuvola steam system with controls to steam shower
- Bespoke vanity unit with thick marble vanity top with 2 integrated stone basins and THG Beluga deck mounted basin taps in polished Nickel finish
- Overhead concealed mirrored cupboards
- Wiring for future Aquavision
- Free standing Oceanus spa bath with floor mounted THG bath filler and hand shower in polished Nickel finish
- Electric heated towel rail in polished nickel finish
- Deca Piano WC, white, with concealed storage behind
- Balanced gas flue fireplace with feature stone surround in black wood marble

INTEGRATED APARTMENT TECHNOLOGY

CORE APARTMENT TECHNOLOGY

- Crestron Control System, integrating Lutron HomeWorks QS Lighting System, Crestron Integrated Intercom (between touchpanels)
- KNX, Mitsubishi and MVHR providing a completely integrated HVAC system with active ventilation and heat recovery

- Lutron HomeWorks QS System integrates low voltage and scenes lighting control, curtains, blinds and shades, mirror demisters and extract fan boosters
- KNX Systems integrates electric underfloor heating control, wet underfloor heating control, electric towel rail control, boiler and hot water control

IN-APARTMENT FEATURES

- Invisible Speakers throughout the living areas, Master Bedroom and Master En Suite with Amina Low Frequency Enhancers in principal rooms
- Bowers & Wilkins speakers throughout the other bedrooms and En Suites
- Integrated speakers and subwoofer into the joinery to the main Media Room area, with Meridian Digital Loudspeaker Upgrade capabilities
- Professional grade power conditioning and surge protection
- Integrated Crestron Sonnex Distributed Audio System throughout all living spaces and En Suites
- Digital Audio Return from TVs to playback TV sound through in-ceiling speakers
- Professional grade Seamless Wireless Networking with Firewall router and dual Gigabit PoE Ethernet Switches
- Crestron Digital Media integrated video distribution matrix, over CAT6 with fibre to each TV point for future-proofing.
- Unified and Integrated control through Crestron touchpanels and Crestron RF Wireless handheld remote controls
- Dual-Integrated AirPlay Audio streaming (requires iOS device to stream music from)
- Dual-Integrated Apple TV Video streaming (requires iOS device or iTunes account and Internet to stream video from)
- Integrated Oppo Blu-Ray Player for High Quality Video Playback
- Integrated Onlyo DAB Radio including Internet streaming services (requires internet for streaming services)
- Ready for Sky HD integration (requires Sky subscription and boxes)

AVAILABLE FEATURES

- Remote Access and Control of System (available with internet connection provided by the purchaser)
- Remote restarting, periodic servicing, firmware and software updates (available with internet connection and SLA)

INTEGRATED WHOLE BUILDING TECHNOLOGY

- BPT Video Entry System
- IP CCTV System
- KNX Building Management System linked to local Weather Station for accurate weather compensation
- Fibre Distribution of Satellite & Aerial for High Bandwidth and future technology
- Incoming Fibre Optic feed from the BT Drop-Point to each apartment for High Speed Internet
- Lutron Lighting System for the Landlord to reduce power consumption when areas are unattended
- Salto Access Control System with Keyless Access via Fobs or NFC devices on the Main Entrance, Bin Store, Letter Box, Apartment main doors and the Lift Control Mechanism

SECURITY

- Video entry system viewed by individual apartment via handset and screen
- All apartments provided with mains supply smoke detectors and heat detectors
- Mist sprinkler system throughout the apartment
- Electric swipe lock and spy hole to apartment entrance doors
- Apartment prewired to accept a monitored intruder alarm system for installation by the purchaser, with system design proposal meeting British/European Standards

- Pre-wiring for control panel in Utility Room, alarm keypads in Entrance Hall and Inner Hall to Master Bedroom, magnetic door contact to front door, passive infrared detectors in Entrance Hall, Bedroom 2, Master Dressing Room, Master Bedroom, Media Room, Dining room, 24-hour personal attack panic button to both sides of bed to Master Bedroom, Bedrooms 2 and Inner Hall to Reception Room

HEATING, COOLING AND VENTILATION

- Independent heating and hot water
- Boiler housed in Plant room off the Hallway
- Hot Water underfloor heating to Hallway, Guest Cloakroom, Reception Room, Media Room, Dining Room, Kitchen, Master Bedroom and Dressing Room, Bedroom 2
- Comfort cooling / heating to all Reception rooms, Bedrooms and Kitchen
- Fresh Air ventilation system to all Bathrooms and Utility Room

BALCONIES

- Well-proportioned metal fronted balcony to the Master Bedroom, with metal handrails
- Stone paving to balconies and terraces, with external lighting

MAIN ENTRANCE LOBBY

- Interior designed entrance lobby with timber panelled walls and bronze shadow gap detailing, antiqued mirror walls, coffered ceiling with concealed LED lighting and decorative ceiling light
- Honed Fume Emprador grey marble floor with partial inlaid carpet
- Secure residents' mail boxes
- Circular staircase to apartments, with bronze handrail

LIFT

- One passenger lift to serve the ground and first to fourth floors only, with direct access into each apartment controlled by fob system
- Bronze finish to lift doors, and leather, timber and mirror detailing to the walls

PEACE OF MIND

- Long leasehold for circa 141 years unexpired, to 20 March 2156
- All apartments benefit from 10 year, assignable Latent Defects Insurance from BLP

CAR PARKING

- One parking permit per apartment is available within the managed, CCTV-monitored, underground car park under Arlington House, directly opposite the building at an initial cost of £5,500 per annum

OPTIONS

- Options available to various finishes subject to cut-off dates, see Sales Negotiator for details

MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of communal facilities, for which a service charge will be levied and apportioned to the benefit offered

Where it is not possible to provide the products as referred to in the specification, a similar alternative will be provided. Smedvig St James' Ltd reserve the right to make these changes as required.