



CARMEL GATE
TEMPLE FORTUNE NW11

SPECIFICATIONS

THE VILLAS

KITCHEN

- Supplier – Poggenpohl
- Appliances – Miele stainless steel two single ovens/
microwave/gas hob/coffee machine/wine cooler
- Integrated dishwasher
- Gaggenau 90cm integrated fridge/freezer
- Downdraft extractor
- Composite stone worktops

BATHROOMS

- Master en-suite includes luxurious wet room and a modern free-standing bath
- Villeroy & Boch sanitary ware
- Vado chrome brassware
- Recessed mirror fronted cabinets
- Summertime heated towel rails
- Full height ceramic wall tiles to Master en-suite
- Ceramic wall tiles to selected areas in other bathrooms

INTERIOR FINISHES

- Wood veneer internal doors with chrome furniture
- Modern bespoke designed staircase
- Master bedroom dressing room with feature fitted interiors
- Ceramic floor tiles or Amtico flooring to kitchen/breakfast/garden room, hallway, ground and upper floor bathrooms and cloakroom
- Amtico flooring to basement kitchen area and lower ground floor bathroom
- Fitted carpets to the remainder of the property

ELECTRICAL FITTINGS

- Pre-wired with the facility to interface with owner's audio system
- Ceiling speakers to drawing room, dining room, and master bedroom
- TV aerial and satellite dish fitted and fully commissioned including system amplifiers to provide Terrestrial Analogue/ Digital Radio and Satellite signals to system outlet plates
- Home cinema surround sound wiring and interface plates provided including provision for plasma/LCD TV position within selected room
- Feature lighting to selected rooms with facility to provide optional mood lighting
- 5 amp lighting circuit to selected rooms
- Downlighters to selected rooms
- Movement sensitive lights to all wardrobes
- Stainless steel appliance grid switch and sockets to kitchen

HEATING

- Gas condensing boiler with integrated air to water heat pump to operate wet underfloor heating and domestic water supply
- Comfort cooling to principle rooms