

## Lavender House . Limehouse . London . 1, 2 & 3 Bedroom Apartments



Lavender House offers a mix of one, two and three bedroom thoroughly modern apartments and penthouses with a clear emphasis on technology, detail and design in a central position equidistant between London's major financial centres of the City and Canary Wharf and surrounded by some of the capital's most interesting, historic and cutting-edge neighbourhoods that make up the east-side scene. The simple and elegant exterior of zinc and aluminium is matched inside with floor-to-ceiling windows in every room and a rich specification of glass, wood, quartz and stone.

Each apartment is set out to create a modern and elegant canvas on which to create a stylish, personal home. Layouts are simple, practical and neat with an emphasis placed on capturing the maximum level of natural light. Windows are taken to full height almost everywhere, some with sliding doors that open out to the balconies and walls become expansive sheets of structural glass to form invisible corners. In the penthouses, it's more of everything - more glass, more height, more light and more room. In addition there are a mixture of large wrap-around and dual aspect roof terraces providing generous external areas, effectively extra rooms surrounded by sky.

There is a built in audio system with an IPOD docking station and integrated ceiling speakers to the living room in every apartment. In addition there are built in wardrobes with heavy walnut sliding doors in every bedroom along with a very rich lovely wool carpet with deep underlay. The quality fittings continue with Amtico wild walnut flooring in the hall and living room along with Italian stone in the bathrooms. Balconies and terraces are decked in hardwood and up on top, there's an eco-friendly sedum roof with an integrated rainwater harvesting system. What does that mean? Well, a 'green roof' not only insulates the building - lowering fuel bills and carbon footprints - but also protects the waterproofing from UV light, cutting the need for maintenance, attracts wildlife, helps to improve air quality and supports biodiversity.

## Specification

### STRUCTURE

Concrete pile foundations with five storey reinforced concrete frame. Reinforced concrete walls with insulated render to rear elevations. A combination of specialised Zinc cladding and aluminium composite panels complete the exterior façade. The fifth floor is constructed of factory produced insulated timber panels clad with Kawneer curtain walling and glazing.

### ROOF

Reinforced concrete slab laid to fall. Nord Bitumi Nordcover roof system with 20 year insurance backed guarantee. Roof to the Penthouse flats is overlaid with an environmentally friendly Sedum Roof with integral rainwater harvesting irrigation system.

### TERRACES

Some apartments have the additional benefit of a balcony or terrace. A mixture of concrete and timber balconies with Nord Bitumi Nordcover felt membrane overlaid with durable hardwood decking. Steel painted feature balustrade. Penthouses have raised hardwood decking with feature artificial lawn.

### FLOORS

200mm concrete slab overlaid with Instacoustic Flooring System to give excellent thermal and acoustic insulation. 50mm x 50mm battens laid on recycled rubber carriers. 22mm flooring grade chipboard with 65mm insulation. Amtico designer floor covering in Wild Walnut to hallway and living area. Wool carpet to bedrooms and Italian stone Kerlite to bathrooms. Wild Walnut Amtico to Penthouse bathrooms.

### WINDOWS AND EXTERNAL DOORS

Full aspect Smart Eco-Futural windows and Visoglide sliding door system with full polyimide thermal breaks giving excellent sound insulation qualities. Areas of clear double glazing 8.8mm Silence Soft-coat Low-e laminated, 20mm Argon,

12.8mm Silence Laminated to meet Rw49db. 25 year guarantee to frames and 10 year guarantee to glazing.

### VENTILATION

Heat recovery ventilation system to each apartment. Constant trickle of fresh air with automatic and manual boost to provide a continuous supply of clean air.

### INTERNAL WALLS

70mm Knauf studwork and 2 layers of 15mm soundbloc plasterboard with 50mm insulation. Tape and jointed, sealed and finished with 3 coats of emulsion paint

### WOODWORK

Fire rated FD30 doors to all rooms with Walnut CPL finish. White painted 69mm MDF skirting boards and 70mm MDF architrave with square edge detail. Brushed stainless steel door furniture. Walnut FD60 entrance door with 3 point locking system, hinge bolts and spy hole and feature ironmongery.

### WARDROBES

Fitted wardrobes to most bedrooms completed with Walnut finish sliding doors. Interior shelving constructed to facilitate wardrobe interior fittings.

### KITCHENS

Fully fitted contemporary Italian kitchen units by Bravo featuring Silestone worktops with under slung stainless steel sink and Hansgrohe tap. Full height Silestone splashback. Integrated Bosch appliances including ceramic electric touch hob, stainless steel electric oven, fridge freezer, dishwasher and stainless steel integrated microwave. All apartments have a washer dryer located in a separate airing cupboard.

### BATHROOMS

Hotel style pod bathroom with Geberit frame system and wall

hung Vitra 'Retro' white sanitary ware. Hansgrohe fittings to semi-pedestal basin and steel baths have a Hansgrohe wall mounted shower control and bath filler with pumped water supplies. 8mm toughened glass bath screen. Large mirror over bath and illuminated demista mirror over basin. Chrome heated towel rail and temperature controlled heated floor. Italian stone Kerlite to walls and floor surfaces. Penthouses have limestone wall tiles and Amtico Wild Walnut floor.

### ELECTRICS AND HEATING

Ample sockets and lighting with T.V. point and telephone point to lounge and bedrooms with Sky+ TV facility supplied from communal Sky dish. All apartments have smoke alarm and miniature circuit breakers to consumer unit. Economy 7 programmable heating and hot water storage tank giving ample hot water. BPT Video-Entry phone to communal entrance door with Nova panel to apartments. All apartments have an iPod docking station and integral speakers to lounge area. All electrical work is NICEIC certified.

### COMMUNAL AREA

Illuminated slate feature wall to entrance foyer with polished concrete bench and oversized metallic floor tiles. BPT video entryphone and secure individual mail boxes to main entrance surrounded by a planted 'living wall'. Bespoke designed carpet by Ege to stairs and communal areas.

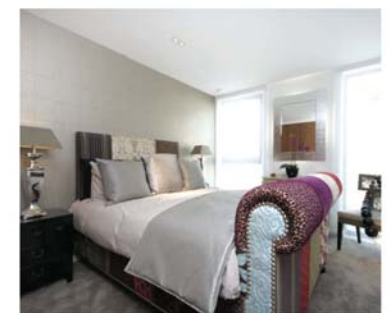
### LIFT

Kone Electric Traction MonoSpace 8 Person Passenger Lift to serve all floors.



10 Year warranty to all apartments.

### 125 YEAR LEASES



# property matters group

PROPERTY | FINANCIAL | BUILDING | FURNITURE

Apartment	Floor	Beds	Square Foot	Outside Space	Est Service Charge	Asking Price
6	Second	2	731	Balcony	£1,800.00	£300,000
7	Second	2	760		£1,900.00	£320,000
8	Second	2	804		£2,000.00	£330,000
9	Second	2	699		£1,750.00	£315,000
10	Second	2	638	Balcony	£1,600.00	£320,000
11	Third	2	731	Balcony	£1,800.00	£300,000
12	Third	2	760		£1,900.00	£320,000
13	Third	2	804		£2,000.00	£330,000
14	Third	2	699		£1,750.00	£315,000
15	Third	2	638	Balcony	£1,600.00	£320,000
16	Fourth	2	731	Balcony	£1,800.00	£310,000
17	Fourth	2	760		£1,900.00	£325,000
18	Fourth	2	804		£2,000.00	£340,000
19	Fourth	3	699		£1,750.00	£320,000
20	Fourth	3	638	Balcony	£1,600.00	£325,000
21	Fifth	3	883	Terrace & Balcony	£2,300.00	£430,000
22	Fifth	3	845	Terrace	£2,100.00	£460,000
23	Fifth	1	521	Terrace & Balcony	£1,300.00	£315,000