

THE
**Garratt
Collection**

Townhouses

EARLSFIELD SW18

Higgins
HOMES

A new
character and
identity to
the residential
street scene.



CONSUMER
CODE FOR
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Protection for new-build
home buyers



Enduringly stylish & built to last

Kitchen

- + Fitted kitchen by ROK European. A shaker style door with knurled brushed satin nickel hardware in either Light Grey or Ink Blue*
- + Quality appliances by Bosch to include multi-function electric oven, integrated microwave, wine cooler and induction hob in black finish. Integrated dishwasher and fridge / freezer
- + Snowy Ibiza Silestone Composite worksurface with 100 mm upstand and splashback to hob
- + Under mounted stainless steel sink with independent detachable stainless steel drainer
- + Abode three in one sink mixer tap in brushed satin nickel
- + Recessed under wall unit lighting
- + Hafele pull out waste bin
- + Separate stacked Bosch washing machine and tumble dryer within utility / cloakroom

Bathroom / en-suite

- + Contemporary sanitaryware by Saneux in white with brushed satin nickel fittings
- + Semi countertop basin with click clack waste and W/C with concealed system and soft close seat / cover
- + White composite vanity worktops with 100mm upstand and full height fitted mirror above (bathroom) and feature mirror fronted storage cabinet (en-suite)
- + Recessed towel box
- + Steel bath with tiled bath panel (bathroom)
- + Hinged shower screen with brushed satin nickel trim. 20cm circular shower head over bath and wand secondary handset (bathroom)
- + Shower tray (en-suite)
- + 20cm circular brushed satin nickel shower head and secondary handset to shower enclosure (en-suite)
- + European wall tiling to selected areas
- + White heated towel rail – Dual fuel
- + Shaver point – brushed satin nickel finish

Windows

- + Composite (powder coated externally, wood internally) double glazed sealed units

Finishes

- + Fitted wardrobes by Portico to bedrooms one and two
- + Painted walls and ceilings finished with a white emulsion by Dulux. White satinwood paint to internal joinery
- + Contemporary square edged architrave and skirting boards with square routed shadow
- + White painted internal doors with four feature horizontal grooves
- + Lever door handles – brushed satin nickel finish

Lighting

- + Recessed LED down lighters by Lumi Plugin controlled by dimmer switch
- + Nordlux wall light to front entrance and rear patio garden

Heating

- + Heating and hot water via a gas boiler
- + Underfloor heating to the ground floor and thermostatically controlled radiators to remainder

Home entertainment / communication

- + TV / FM outlet points to living room, kitchen dining room and all bedrooms
- + Telephone outlet points to living room, kitchen dining room, study and bedrooms 1, 2 and 3
- + Satellite (Sky Q) – prewired within roof for satellite dish provision – purchaser own decoder required
- + Fitted terrestrial digital television aerial
- + Wired for fibre broadband from Hyperoptic and BT – purchaser subscription required
- + USB charging points to bedroom one and kitchen dining room

Energy features

- + Photo voltaic panels to roof



Flooring

- + Karndean flooring to study, kitchen dining room, utility / cloakroom, living room, staircase to first floor and first floor landing
- + Fitted Cormar Carpet to bedrooms, staircase to second floor and second floor landing* (Primo Plus range)
- + Porcelain tiled flooring to bathroom and en-suite

Safety & security

- + Ring door bell
- + Mains operated smoke detector
- + Heat detector within kitchen
- + Carbon monoxide detector within kitchen dining room
- + Provision for intruder alarm – prewired to fused spur
- + Fire sprinkler system

Parking

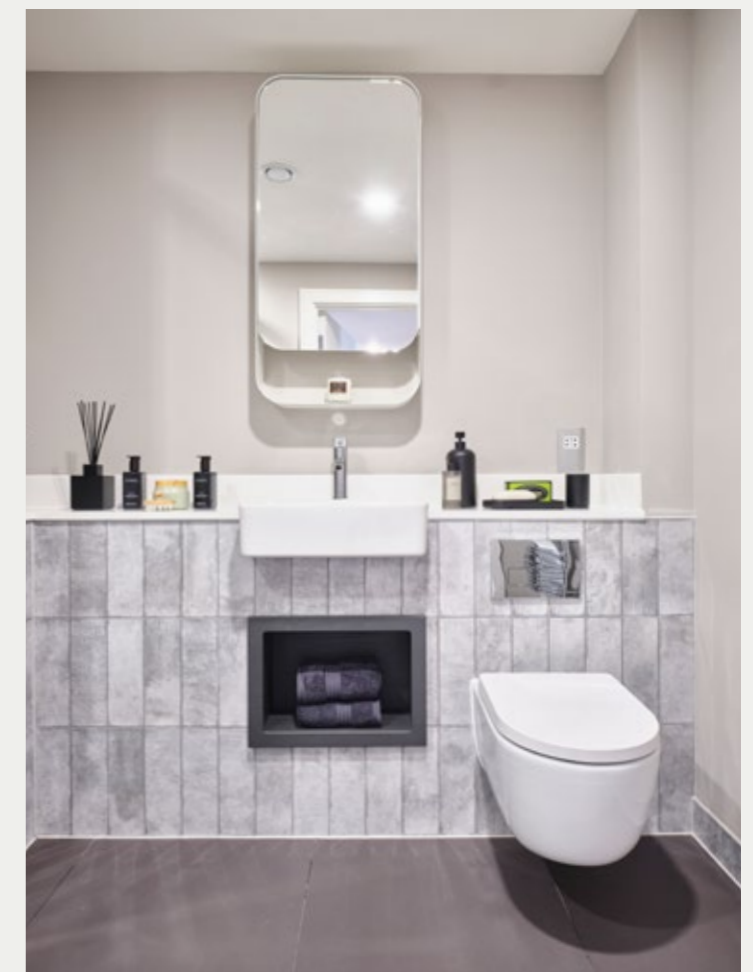
- + Single parking space with Podpoint electric vehicle charging point (EVC)

Warranty

- + Ten-year LABC warranty

*Choice available subject to the stage of construction










The Company employs a policy of continuous improvement, and it reserves the right to alter or amend the specification as necessary and without prior notice.

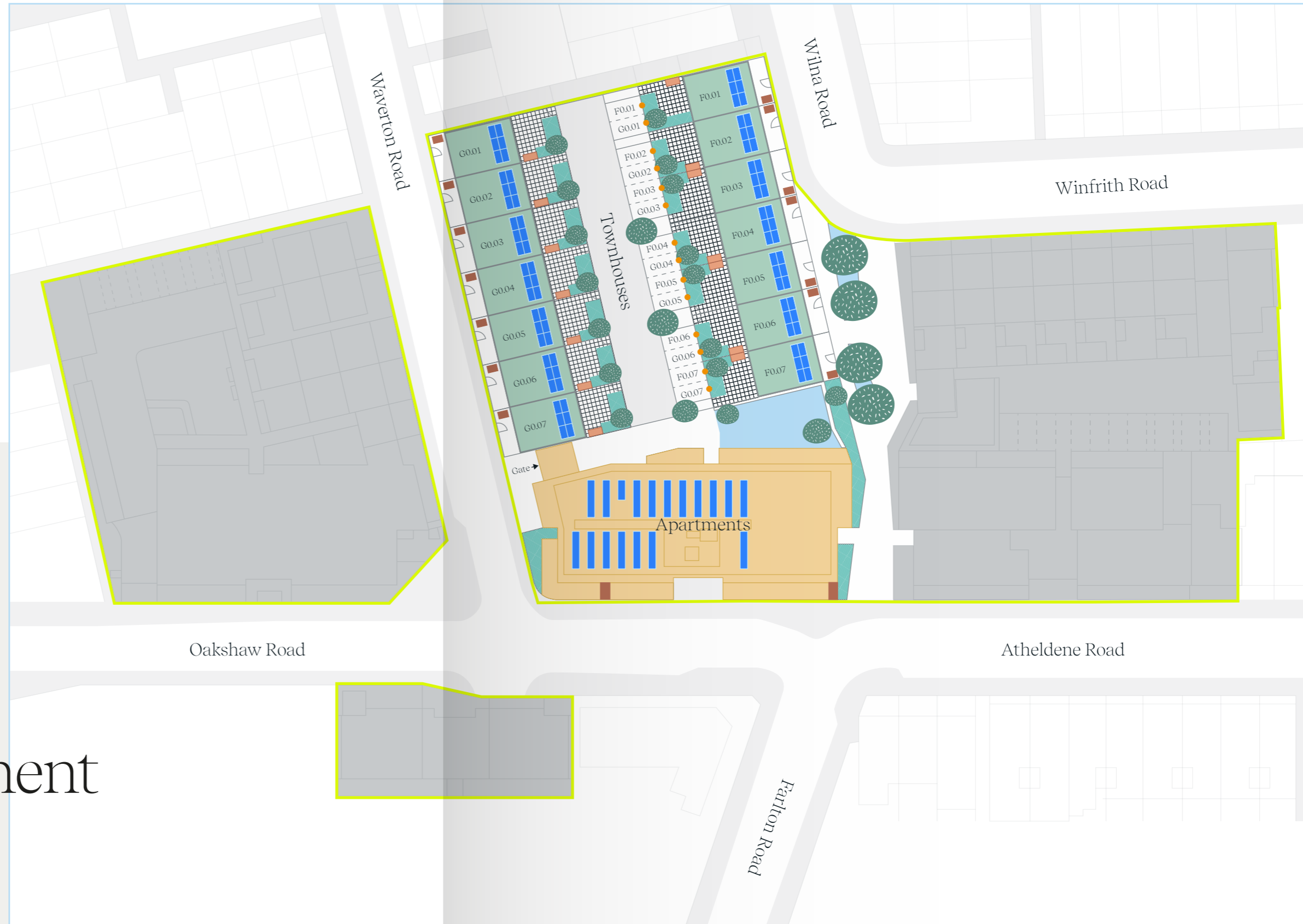






Key

-  Site Boundary Line
-  Townhouse
-  Apartments
-  Solar Panels
-  Cycle Store
-  Refuse Store
-  Play Areas
-  Car Park Bay
-  EVC point



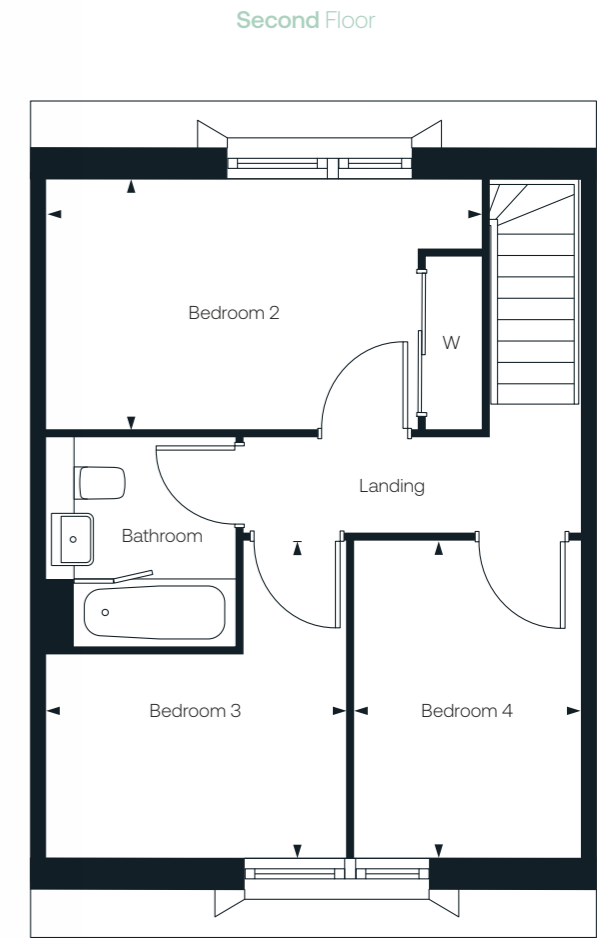
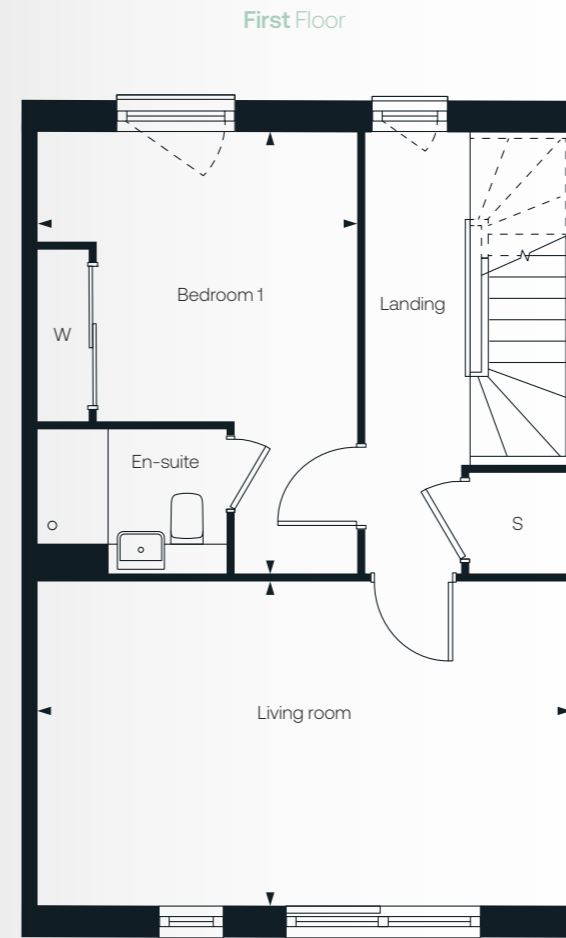
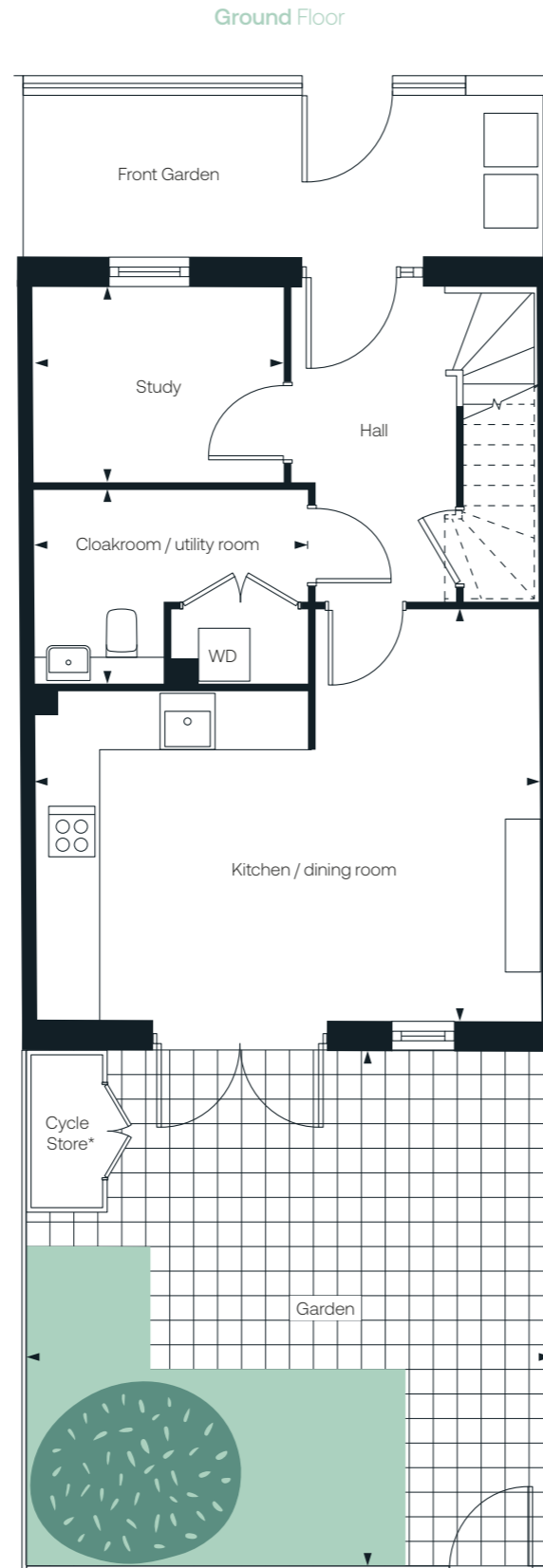
Development overview

Townhouse 4 bedroom

131 m² / 1411 ft²

Plots: G0.01 / G0.02 / G0.03 / G0.04 / G0.05 / G0.06 / G0.07 / F0.01 / F0.03 / F0.05 / F0.07

Handed Plots: F0.02 / F0.04 / F0.06



Ground Floor:

Kitchen / dining room	5587mm x 4571mm / 18'4" x 15'
Cloakroom / utility room	3027mm x 2133mm / 9'11" x 7'
Study	2767mm x 2161mm / 9'1" x 7'1"
Garden	5920mm x 5660mm / 19'5" x 18'6"

First Floor:

Living room	5587mm x 3420mm / 18'4" x 11'2"
Bedroom 1	4644mm x 3354mm / 15'3" x 11'
En-suite	

Second Floor:

Bedroom 2	4570mm x 2603mm / 15' x 8'7"
Bedroom 3	3332mm x 3140mm / 10'11" x 10'4"
Bedroom 4	3332mm x 2348mm / 10'11" x 7'9"
Bathroom	

S / store
W / wardrobe
WD / washing machine and tumble dryer



Impressive legacy

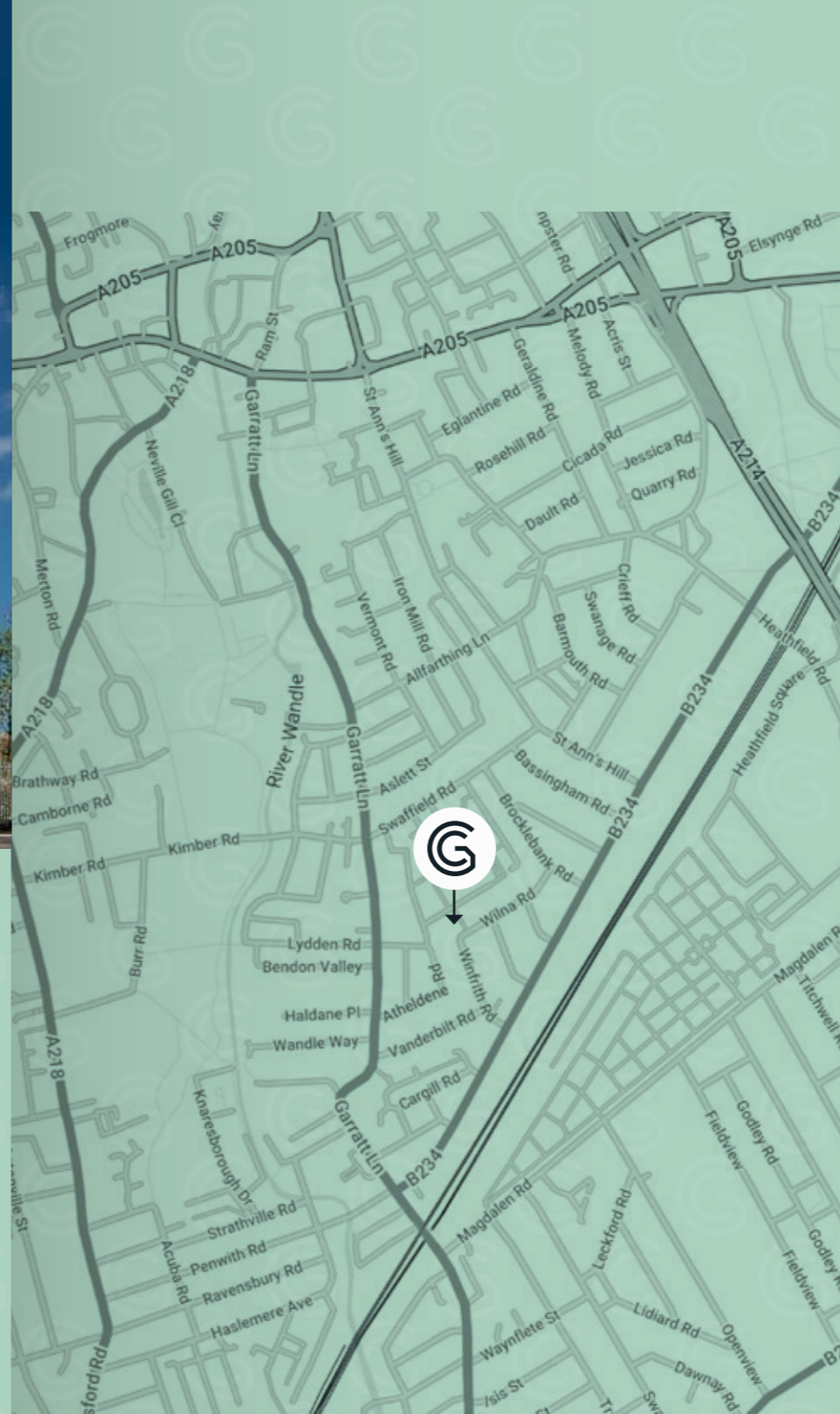
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