

THE
**Garratt
Collection**

Townhouses

EARLSFIELD SW18

Higgins
The logo for Higgins Homes, featuring the word 'Higgins' in a bold, black, sans-serif font. Below the 'i' in 'Higgins' is a blue horizontal bar. To the right of this bar, the word 'HOMES' is written in a smaller, blue, sans-serif font.

A new
character and
identity to
the residential
street scene.



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

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

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

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

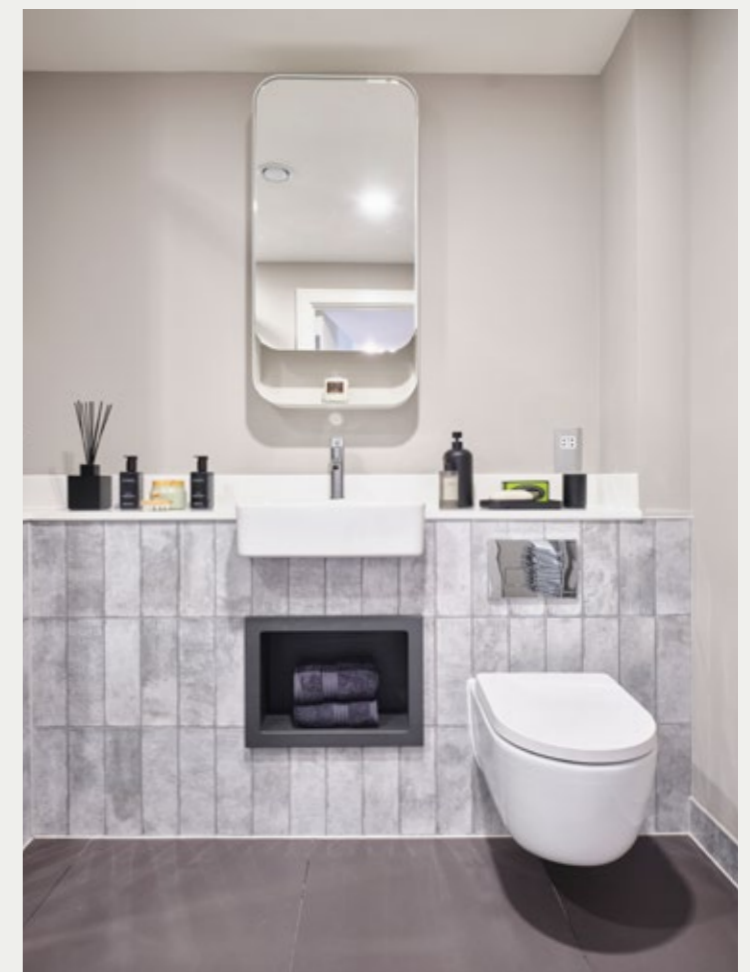
- + Single parking space with Podpoint electric vehicle charging point (EVC)

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.

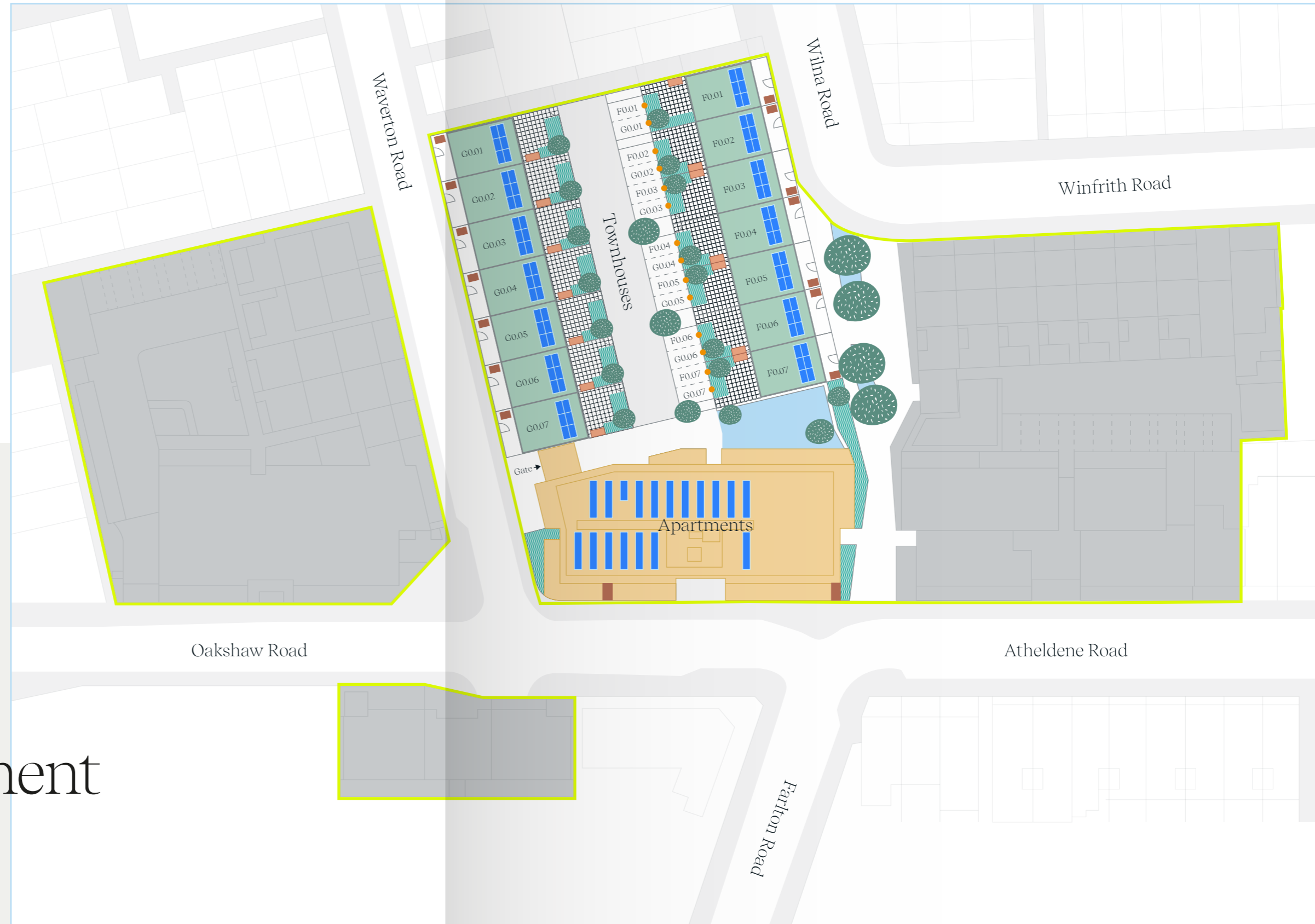






Key

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



Development overview

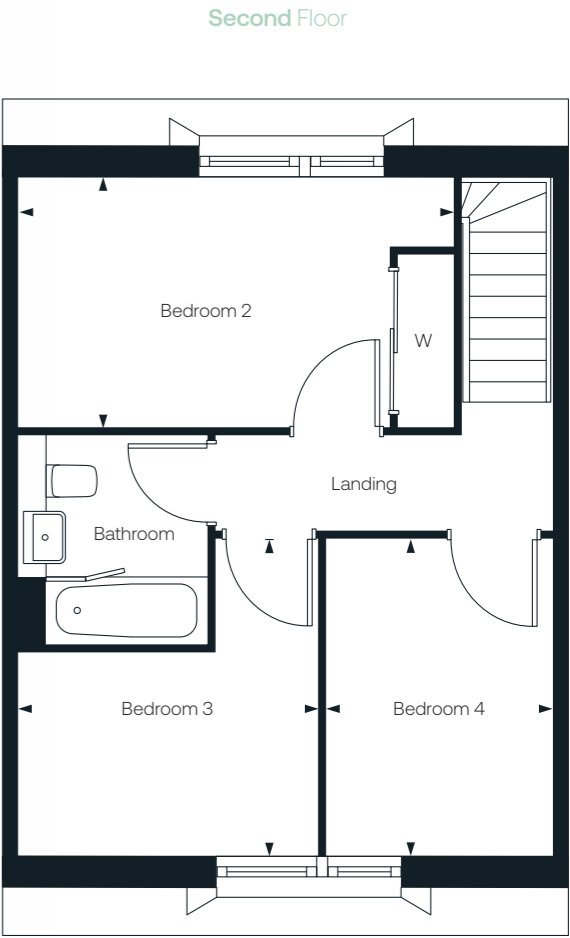
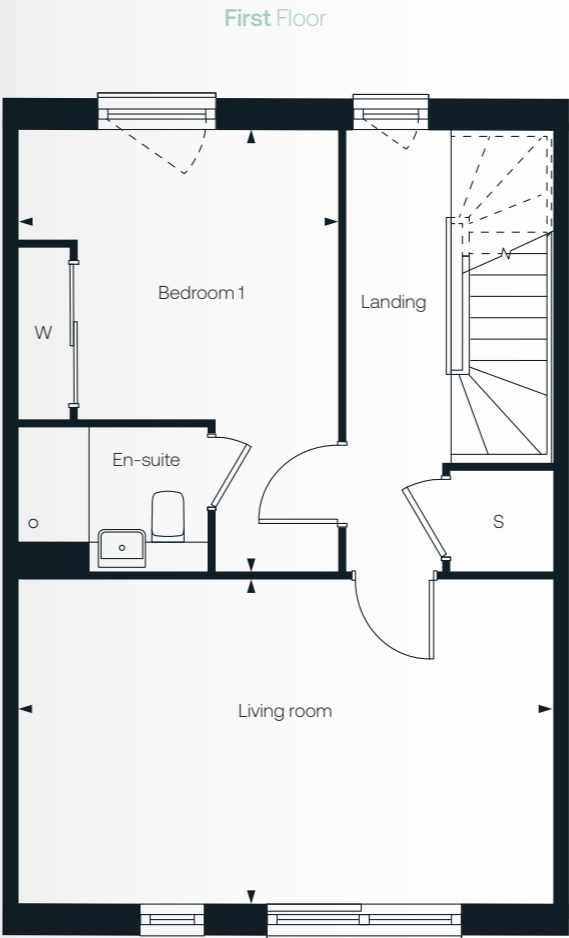
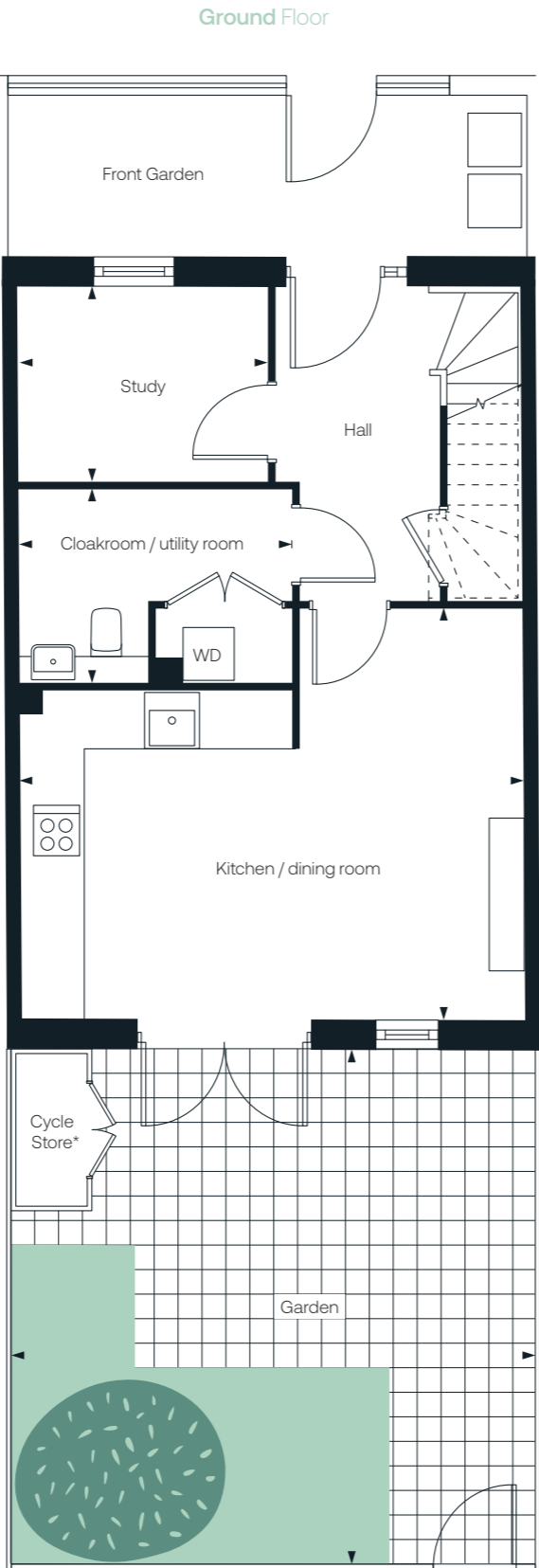
Townhouse

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

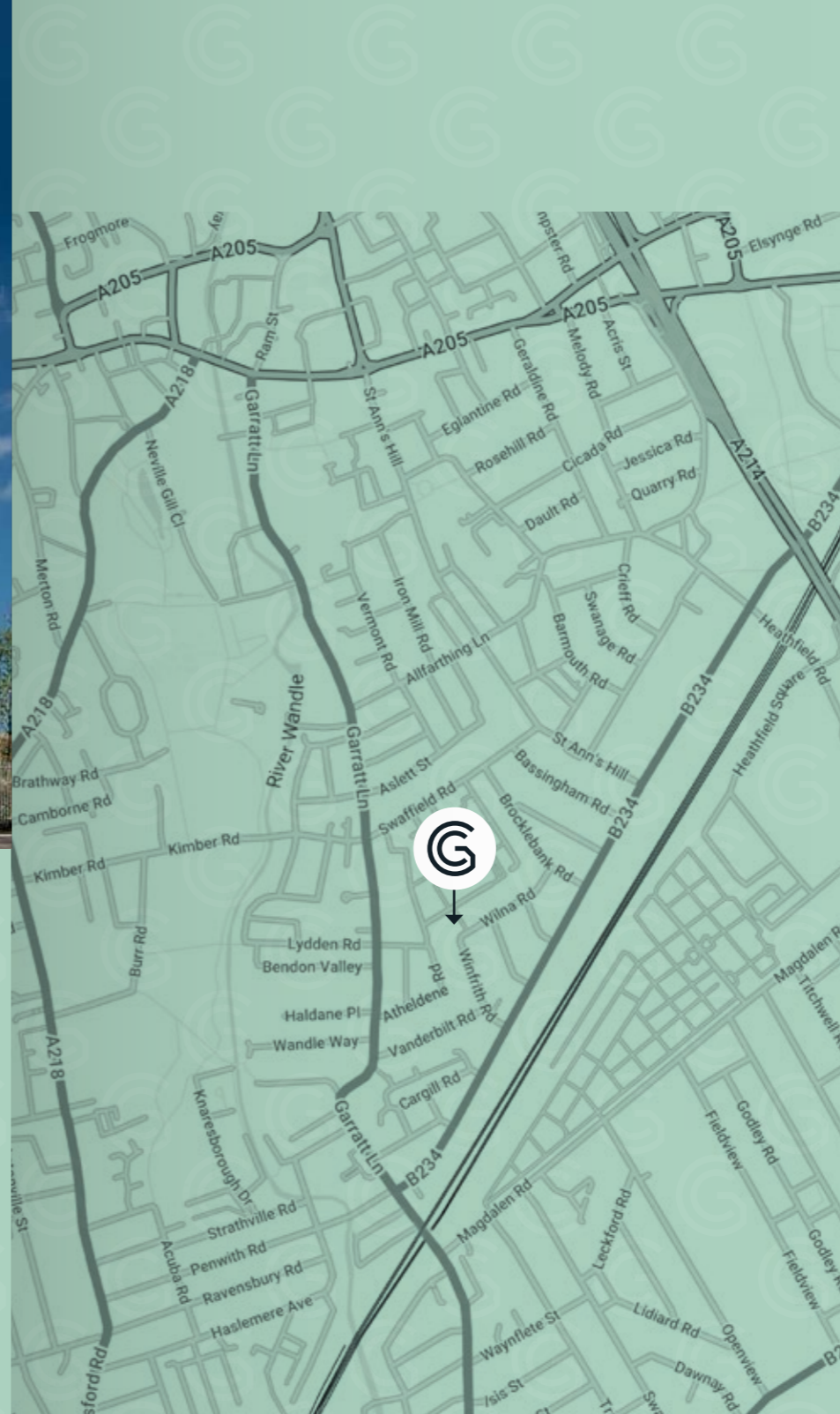
Since 1965, Higgins Homes have become known for their vision, sensitivity and meticulous attention to detail in everything they build.

When choosing a new home, whether it's your first time or a next step on the ladder, at Higgins Homes we understand the importance of individuality, reliability and, above all, quality.

Since we began designing and building homes over 50 years ago, Higgins Homes has become a well respected name across London and the South East, winning numerous industry awards and establishing a reputation for excellence along the way.

Our approach is simple. Whether a contemporary urban apartment or rural family home, new build or sensitive restoration, every Higgins Homes development is crafted with care and attention to detail, from the desirable locations and stand out architectural design to the finishing touches that make all the difference.

What's more, every Higgins Homes property is, naturally, made to stand the test of time. As a company we are committed to the highest build standards, expert workmanship and finest materials, and every home is guaranteed for 10 years by a national warranty provider.



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thegarrattcollection.co.uk

