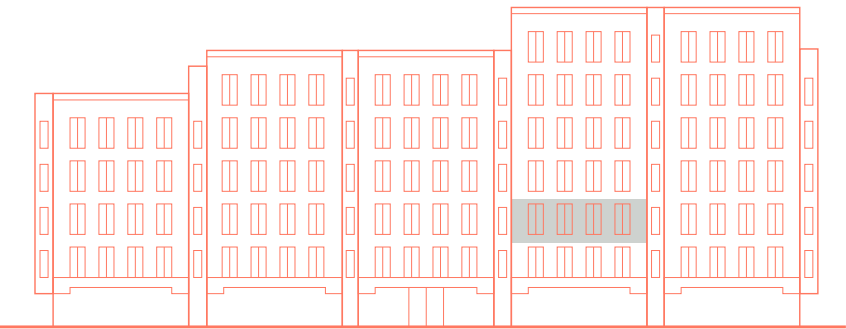


APARTMENT E203

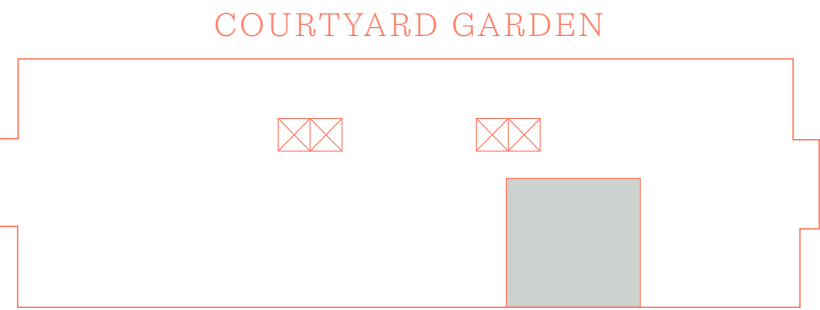
Floor 2
2 Bedroom

Internal	79 m²	848 ft²
Entrance Hall	3.7m × 1.3m	12'2" × 4'3"
Reception and Dining	3.6m × 4.9m	11'10" × 16'1"
Kitchen	3.0m × 2.8m	9'10" × 9'2"
Principal Bedroom	3.0m × 3.3m	9'10" × 10'10"
Bedroom 2	2.8m × 3.3m	9'2" × 10'10"

100
GST



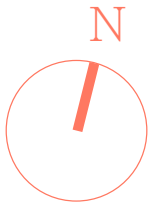
GEORGE STREET ELEVATION



GEORGE STREET



0 1 2m



RESIDENCE SPECIFICATION

41 residences carefully composed by globally renowned developers
Native Land in collaboration with Hopkins Architects.

EXTERNAL SPECIFICATION

- Handmade Yorkshire brick facings
- Reconstituted stone lintels and copings
- Dark bronze PPC aluminium window and door frames
- Dark bronze PPC aluminium balustrades and planters
- Limestone paving to terraces

WALLS, FLOORS, CEILINGS

- Party walls are double stud partitioned with high-strength Habito plasterboard
- Skim and painted finish to party walls and interior walls
- Bespoke painted timber skirting throughout
- Ceilings are set plasterboard on metal framework with skim and painted finish
- Floor to ceiling heights in reception rooms and bedrooms are generally 2.7m and in bathrooms, hallways and kitchens are 2.5m
- Premium grade timber floors to entrance, hallways, reception rooms, kitchens, and primary bedrooms
- Secondary bedrooms carpeted
- Natural stone walls and porcelain tile flooring to all bathrooms
- Floor boxes with matching floor finishes in reception rooms for all 3-4-bed residences and dual aspect 2-bed residences
- AV, telephone and hyper-fast broadband
- Network cable fitted throughout
- Power sockets with integrated USB/USBC outlets
- Video intercom interface located at residences entrance

JOINERY

- Dark veneered front doors with dark bronze ironmongery and trims
- Built-in wardrobes with light textured oak veneered doors and vanity counter with recessed dark bronze metal handles. Wardrobe interior carcass to be finished in linen melamine with polished stainless-steel clothes rail and hinges
- Electric bioethanol fireplaces with bespoke surrounds for selected residences

LIGHTING

- Low-voltage LED lighting throughout
- Recessed LED down-lights installed with additional feature lighting in joinery
- Cabling provisions for decorative pendant luminaires in living-dining areas
- 5 amp light switch controlling and 5 amp sockets for table-free standing luminaires

HEATING, COOLING AND VENTILATION

- Underfloor heating system in all principal rooms and bathrooms
- Active comfort cooling in all principal rooms
- High efficiency home ventilation system with background trickle and boost modes
- Operable windows for maximum natural ventilation

KITCHEN SPECIFICATION

- Bulthaup B3 kitchen units with natural timber veneer and feature lighting
- Grey Quartzite worktop and splash back for all kitchens and connecting utility rooms
- Kitchens include Miele (or similar) appliances:
 - Induction hob and concealed or surface mounted extractor
 - Oven
 - Combination microwave
 - Warming drawer (to larger apartments)
 - Fridge-freezer
 - Dishwasher
 - Wine fridge
 - Washing machine and Tumble Dryer or Washer Dryer
- Franke sink
- DornBracht or Quoooker instant hot water tap
- Bulthaup B3 kitchen units with lacquered doors and composite worktops to separate utility rooms

BATHROOM SPECIFICATION

- Primary bathroom walls finished in Silver Travertine
- Guest bathroom walls finished with white marble
- Porcelain tiles to bathroom floors
- Brassware, fixtures and fittings in dark bronze finish
- Bathroom fittings by Duravit, DornBracht, Bette, Bard & Brazier and CP Hart (or similar)
- De-mister on all bathroom cabinets
- Half height Silver Travertine powder rooms in W201, W301, E201, E301 and E401

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 NATIVELANDLIFESTYLE

DESIGN DEVELOPMENT

Please note that all aspects of the design for 100 George Street are continuously reviewed and Derwent London George Street Limited reserve the right to make alterations to the design without notice.

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IMPORTANT NOTICE

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A DEVELOPMENT BY



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