

pocketliving.com



Ground floor



- WWardrobeSCService cupboard
- UC Utility cupboard with plumbing for washing machine
- Flat numbers



Local business



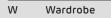


Railway line



First floor





- SC Service cupboard
- UC Utility cupboard with plumbing for washing machine
- Flat numbers



Local business





Railway line



Second floor

KEY

- W Wardrobe SC Service cupboard
- UC Utility cupboard with plumbing for washing machine
- Flat numbers

Not to scale, for indicative purposes only.

Local business





Railway line

Oak Grove NW2 Specifications

All Oak Grove NW2 apartments are cleverly engineered to maximise usable living space and offer you the most efficient apartment possible. Pocket one bedroom apartments are 38m² which is 409ft², and contain real oak flooring with underfloor heating, full height windows, fitted wardrobes, contemporary bathrooms and fully fitted modern kitchens.

Kitchen

- Contemporary fitted kitchen units with gloss white, soft close handleless doors
- Black laminate worktop with matching upstand
- Stainless steel splash back behind the ceramic hob
- Single bowl stainless steel sink with a single lever mixer tap
- Down lights under the kitchen wall units
- Integrated extractor hood
- Integrated oven and ceramic hot
 Integrated under counter fridge
 with isochout
- Plumbing and wiring for dishwasher
- Plumbing and wiring for washing machine in built-in cupboard

Bathroom

- Dual flush white wall hung toilet and basin with single lever mixer tap
- Bathroom cabinet with mirrored door
- Heated towel rail
- Toilet roll holde
- 115v/240v shaver socket

Security / communal & external features

- Video entry phone system for each apartment
- Flat entrance door with a spy hole viewer and chained door guard
- Lockable letterboxes at the ground floor entrance
- Entrance bench and notice board
- Communal refuse store with recycle waste bins
- Smoke/heat detectors in all apartments
- Communal rear courtyard with planting and bicycle store
- 10 year building warranty
- Decked outside area for some apartments

Internal features

- Engineered oak hardwoo flooring throughout (except bathroom)
- White matt emulsion
 wall finishes
- Fitted wardrobe with mirror in the bedroom

Electrical & lighting

- Wiring for SkyPlus compatible satellite and terrestrial television from communal integrated television reception system
- TV points in the living area and bedroom
- Telephone point with broadband capability in the living area and bedroom
- Wall mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table.
- Security lighting at the entrance

Heating

Underfloor heating

Windows

• Double-glazed windows and terrace doors

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