



ASTON HOUSE





36–37 Furnival Street
City of London
EC4A 1JQ

Classification: **FOR YOUR EYES ONLY**
First Issued: **NOVEMBER 2012**
Internal Ref: **AH03**
Subject: **ASTON HOUSE, FURNIVAL STREET**
Location: **LATITUDE: N51:31:02 (51.517263)**
LONGITUDE: W0:06:38 (-0.110466)

Potential value of
information on this subject: **CONSIDERABLE**
Distribution: **RESTRICTED**

INTELLIGENCE GATHERED:

1. The enclosed files pertain to a luxury development on Furnival Street which consists of a two bedroom urban house, 7 one bedroom apartments and a stunning two bedroom duplex penthouse.
2. The development stands above the Kingsway Tunnels. Furnival Street's hidden secret, the tunnels were home to the Inter Services Research Bureau, the research and development arm of MI6 (better known as the Q branch in the James Bond movies) during WWII.

EVALUATION: URGENT ACTION ADVISED.
ALL INDICATIONS ARE THAT THE SITE WILL
BE RAPIDLY OCCUPIED.

This report is based upon evidence available up to the date of publication. This version does not necessarily reflect any changes resulting from material processed since that time.

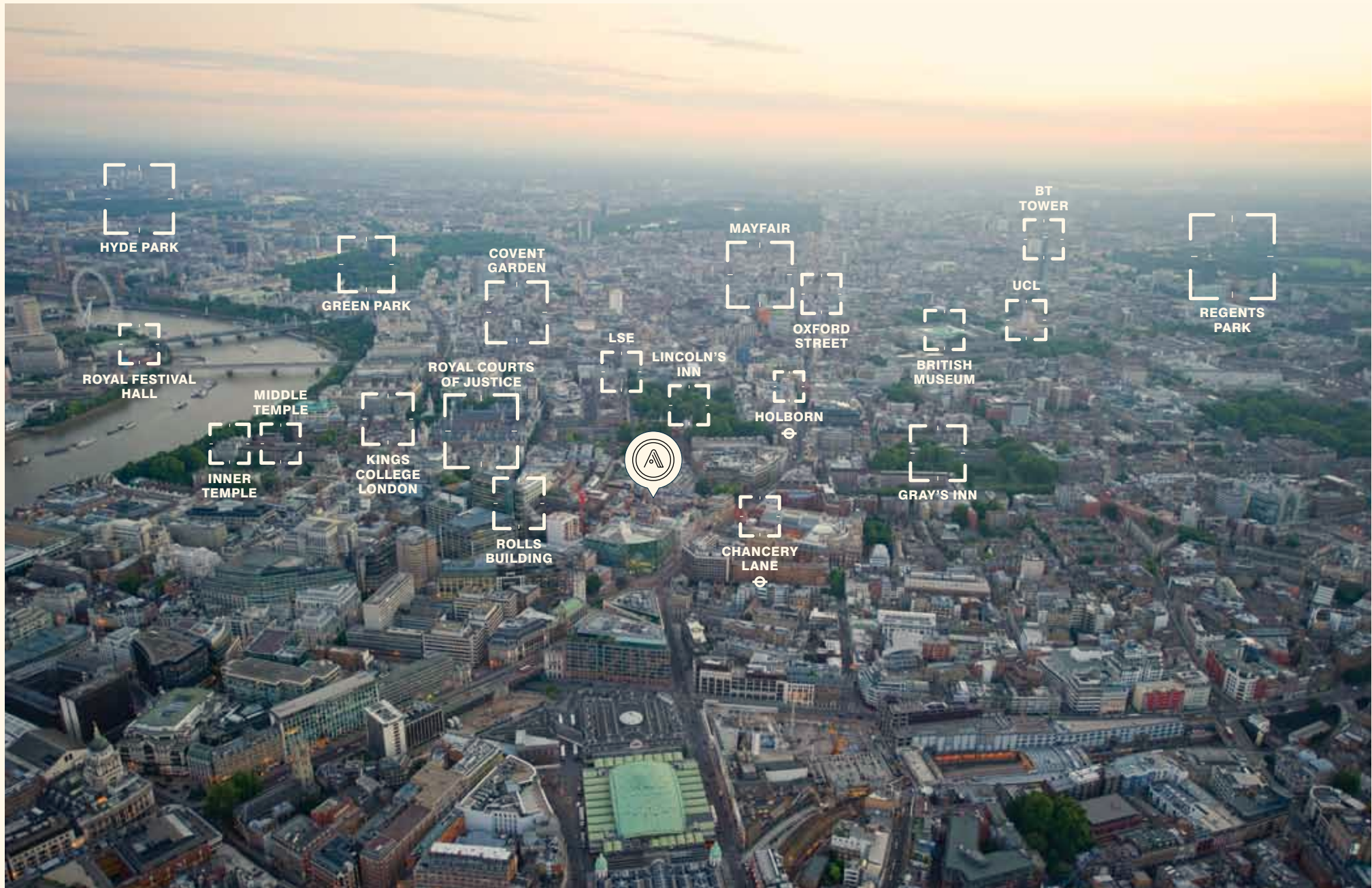


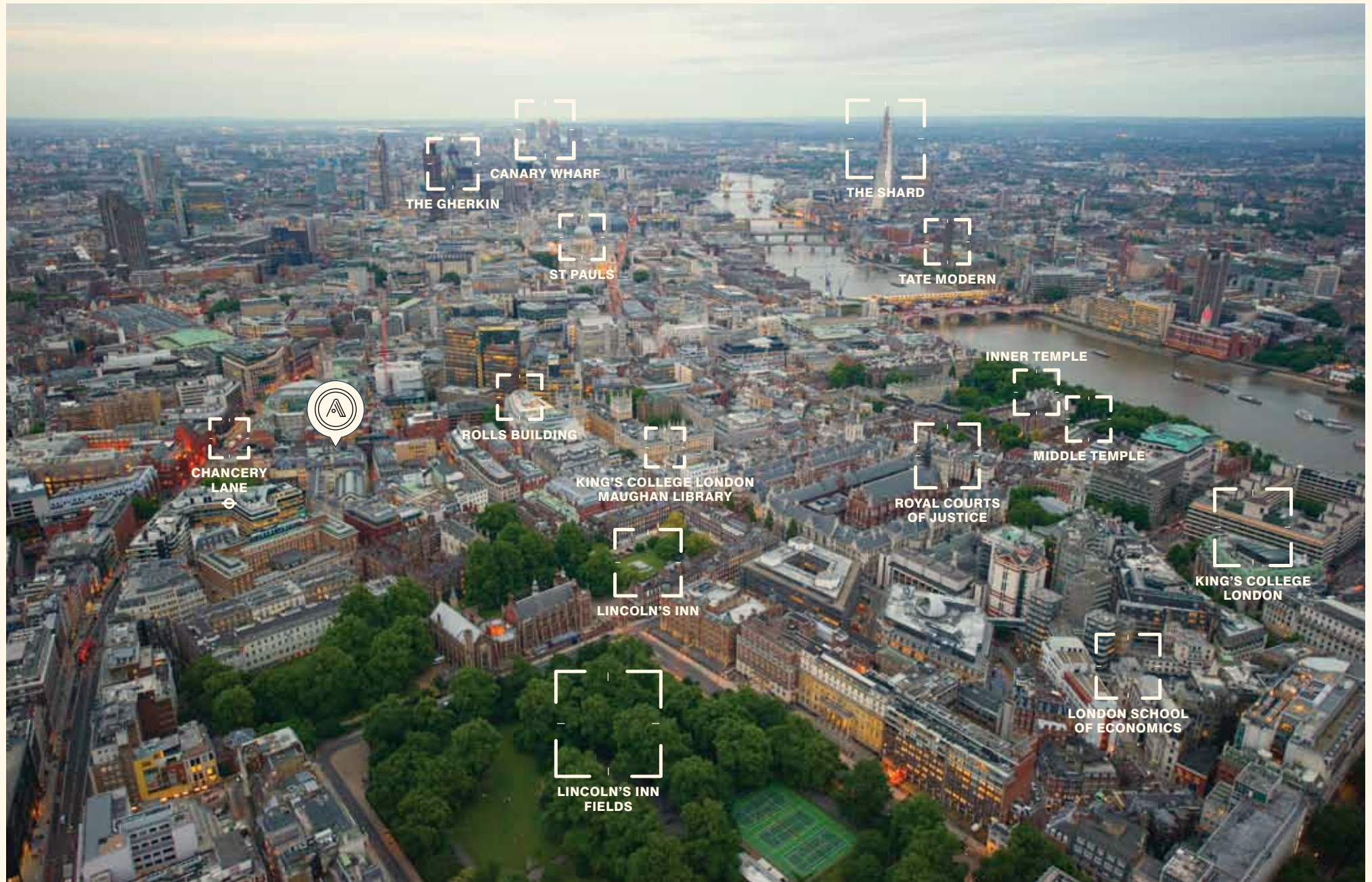
ASTON HOUSE

AERIAL RECONNAISSANCE

Contents:

Map #01—Towards the West End







ASTON HOUSE

LOGISTICS DATA

Contents:
Logistics from Chancery Lane Station

LOGISTICS DATA





ASTON HOUSE

LOCAL AREA INTELLIGENCE

Contents:

#01 & #02—Entertainment / Retail

#03 & #04—South Bank / Legal Quarter & The City

#05—Universities

ENTERTAINMENT



Surveillance reveals a wealth of world-class theatres, Michelin starred restaurants and refined cocktail bars in close proximity.



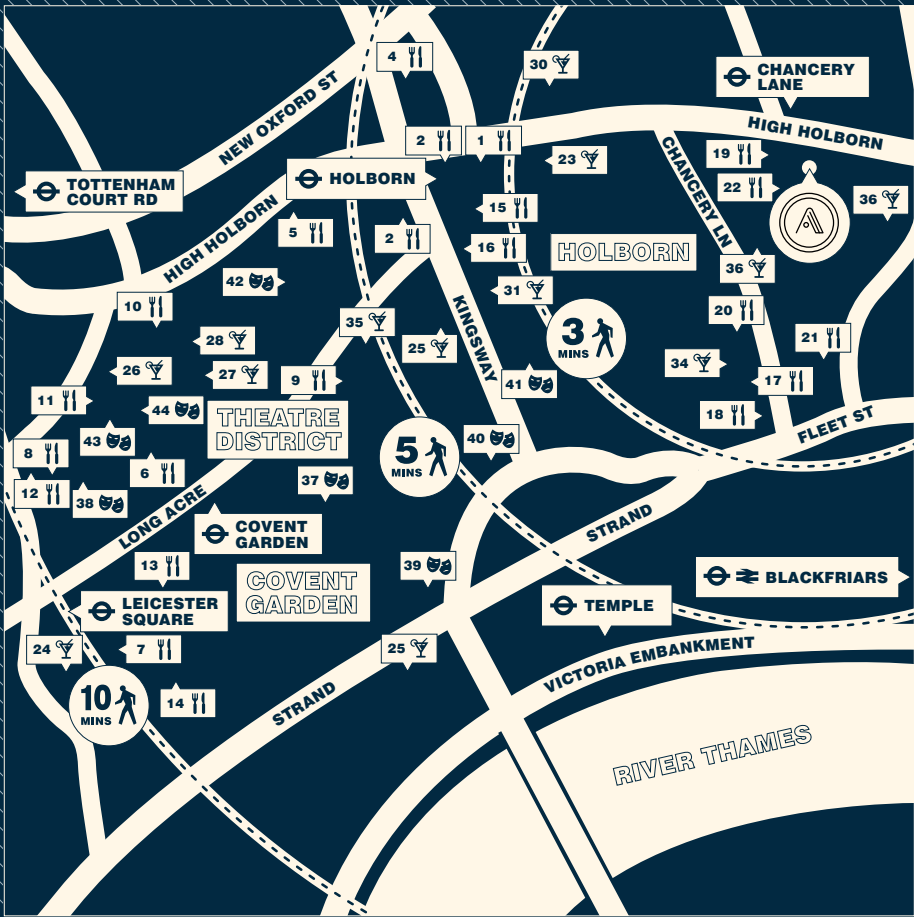
Royal Opera House

The target site is only a short walk from Covent Garden. Which itself is home to the Royal Opera House and a host of world-famous theatres. Not to mention acclaimed eateries and bars such as the two Michelin starred L'Atelier de Joel Robuchon and celebrity favourite, The Ivy.

At closer quarter, the immediate locale affords The Gaucho's carnivorous delights, the luxury of the Pearl Bar and Restaurant, Kinchee's authentic Korean cuisine and Shanghai Blue's divine dim sum.

INTELLIGENCE SUMMARY:

With likely nocturnal excursions late into the night, additional surveillance capacity will be essential.



RESTAURANTS

1. Bar Polski
2. Asadal
3. Strada
4. Pizza Express
5. Shanghai Blues
6. Hawksmoor
7. Asia de Cuba
8. The Ivy
9. Moti Mahal
10. The Rock & Sole Plaiice
11. Canela
12. L'Atelier de Joël
13. Robuchon
14. Clos Maggiore

14. Wahaca
15. Fleet River Bakery
16. Sushi Hiroba
17. Cigalon
18. Gaucho
19. Caffè Vergano 1882
20. Chez Gerrard
21. 28-50 Wine Workshop & Kitchen
22. Vanilla Black

BARS

23. Pearl Bar
24. Light Bar
25. American Bar at The Savoy Hotel

26. Freud
27. Circus
28. The Hospital Club
29. Cite of Yorke
30. Bunghole
31. Coopers
32. 113 Cella
33. The Knights Templar
34. Hodgsons Wine Bar
35. Sway
36. The White Swan

ENTERTAINMENT

37. Royal Opera House
38. St Martins Theatre
39. Lyceum Theatre
40. Aldwych Theatre
41. Peacock Theatre
42. The New London Theatre
43. Cambride Theatre
44. Donmar Warehouse

RETAIL



Residents' appearance may change seasonally, through covert trips to Paul Smith, Emporio Armani and Agnes B.



Covent Garden

The above mentioned masters of transformation all reside within Covent Garden, ten minutes' walk to the West. Just 12 minutes to the East lies One New Change, London's newest shopping centre. Lamb's Conduit, home to some of the capital's trendiest boutiques is 5 minutes to the North.

Aston House is also only 5 minutes by tube from Bond Street's world-renowned fashion houses and Savile Row's artisan tailors. Equally, The Royal Exchange and the likes of Gucci, Hermes and Louis Vuitton are only 5 minutes away at Bank station.

INTELLIGENCE SUMMARY:

Seasonal camouflage may be adopted, rendering residents hard to distinguish from the capital's most stylish inhabitants.



Royal Exchange



MENS

1. Thomas Pink
2. Paul Smith
3. Fred Perry
4. Calvin Klein
5. Hugo Boss
6. Lyle & Scott
7. Nigel Hall
8. Church's Shoes
9. TM Lewin & Sons

WOMENS

10. Agnès B
11. Betsey Johnson
12. Molten Brown Emporium

13. Whistles
14. Orla Kiely
15. Coco de Mer

UNISEX

16. Ede & Ravenscroft
17. Folk Store
18. Oliver Spencer
19. Nike Store
20. Adolfo Dominguez
21. Carhartt
22. Diesel
23. French Connection
24. Jack Wills
25. Nicole Fahri

26. Paul & Joe
27. Reiss
28. Ted Baker
29. Toger of Sweden
30. All Saints
31. Mulberry
32. Aubin & Wills

OTHER

33. Apple Store
34. Sainsbury's
35. Persephone Books
36. French's Dairy
37. The Old Curiosity Shop
38. Lexis Nexis

39. Crabtree & Evelyn
40. Penhaligons
41. Swarovski
42. Links of London
43. Aram

SOUTH BANK



From art and theatre to music, film and food, the world-renowned South Bank presents superb opportunities for weekend rendezvous.



South Bank

Waterloo and Blackfriars Bridges, both under ten minutes' walk, give rapid access to the South Bank's world-famous cultural icons.

Waterloo Bridge provides access to the Royal Festival Hall, Hayward Gallery, British Film Institute and National Theatre. Blackfriars Bridge delivers the newly expanded Tate Modern and the gastronomic attractions of the OXO Tower and Borough Market.

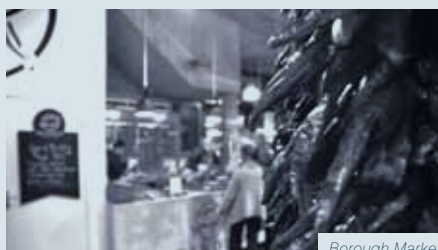
All of these hubs attract thousands of London's residents each week and represent the very best of London's world-class arts scene.

INTELLIGENCE SUMMARY:

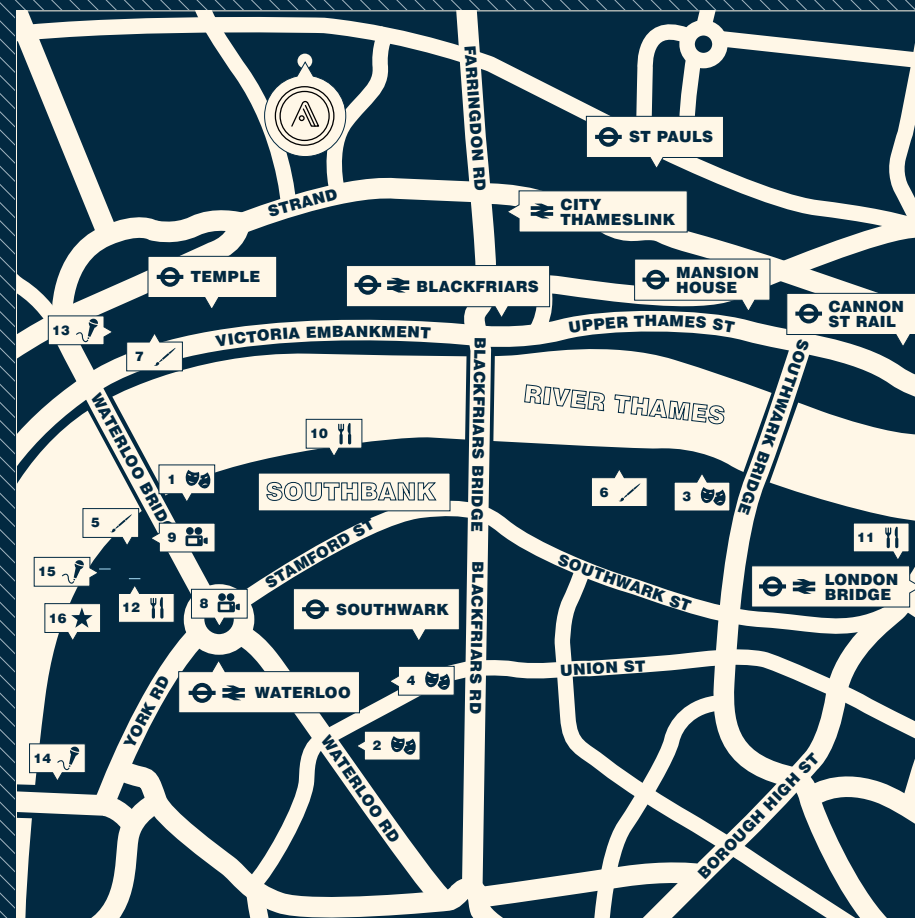
With the proximity and popularity of these world-famous cultural attractions, the likelihood of residents disappearing for whole days is high.



Tate Modern



Borough Market



THEATRES

1. National Theatre
2. The Old Vic
3. Shakespeare's Globe
4. Young Vic Theatre

GALLERIES

5. Hayward Gallery
6. Tate Modern
7. Courtauld Gallery

FILM

8. BFI Imax
9. BFI Southbank

FOOD

10. Oxo Tower
11. Borough Market
12. Slow Food Market

VENUES

13. Somerset House
14. Country Hall
15. Royal Festival Hall

ATTRACTIONS

16. London Eye

LEGAL QUARTER & THE CITY



The location is prime for forays into both the UK's financial and legal hearts.



Royal Courts of Justice

Situated within the Eastern Boundary of The City of London, Aston House affords superb access to London's financial institutions. In fact, all of the Square Mile is within walking distance. Mayfair, a centre for private banks, hedge funds and wealth managers is equally readily accessible by tube from Chancery Lane.

Home to the capital's four inns of court, countless law firms, the Rolls Building and the Royal Courts of Justice, Holborn is also the centre of the UK legal system. The opening of the Rolls Building last year, the world's largest commercial court, further cementing the UK's reputation as the key jurisdiction for commercial litigation.



Gray's Inn



The City of London

INTELLIGENCE SUMMARY:

Residents will be superbly connected to the UK's legal and financial centres. High likelihood that they will hold prominent positions in these fields.



LEGAL INNS

1. The Honourable Society of Lincoln's Inn
2. The Honourable Society of Middle Temple
3. The Honourable Society of Gray's Inn
4. The Honourable Society of Inner Temple

LAW COURTS & INDUSTRY BODIES

5. The Law Society
6. The Old Bailey
7. Royal Courts of Justice
8. Rolls Building

LAW FIRMS

9. Eversheds
10. Bristows
11. Taylor Wessing
12. Bird & Bird
13. SJ Berwin
14. SNR Denton
15. Wragge & Co
16. Hogan Lovells
17. Olswang London
18. Freshfields Bruckhaus Deringer
19. CMS Cameron McKenna
20. Slaughter and May

UNIVERSITIES



With LSE, King's College and UCL just 7, 8 and 20 minutes' walk away respectively, intelligence gathering is of vital importance.



UCL

With alumni ranging from John Keats, Florence Nightingale, J.F. Kennedy and Nelson Mandela, universities such as LSE, King's and University College London are understandably globally renowned.

LCC	5 mins	🚶
LSE	7 mins	🚶
King's College London	8 mins	🚶
UCL	20 mins	🚶
London Business School	12 mins	🚶
Imperial College London	20 mins	🚶

INTELLIGENCE SUMMARY:

Attracting the crème of the world's students, London's universities are hotbeds for innovative thinking and their future alumni should be closely monitored.



King's College London



ASTON HOUSE

ONE BEDROOM APARTMENT SCHEMATICS

Contents:

Schematics—1 Bedroom Apartments—#02 to #08

Specification—1 Bedroom Apartments—#02 to #08

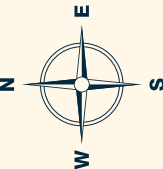
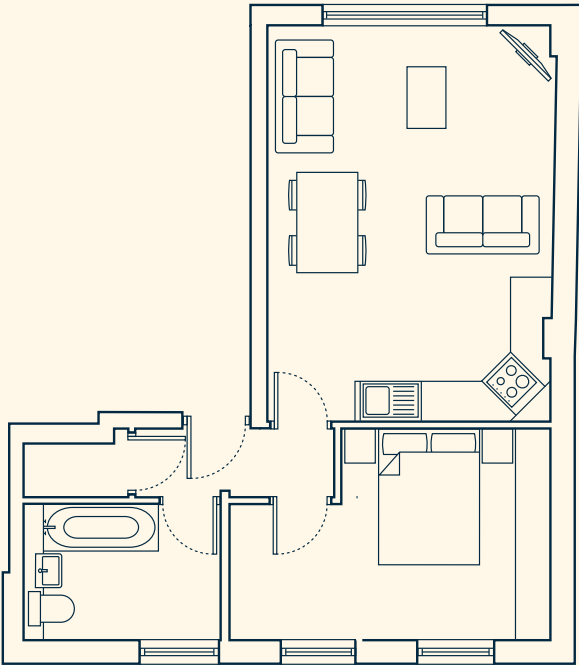
FLOORPLANS

Ground Floor, Apartment #02

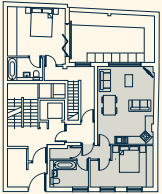
APARTMENT #02



One Bedroom Apartment
Ground Floor



Living/Dining/Kitchen 266 ft²
Bedroom 136 ft²
Bathroom 66 ft²
TOTAL AREA 527 ft²



FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

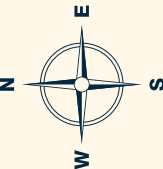
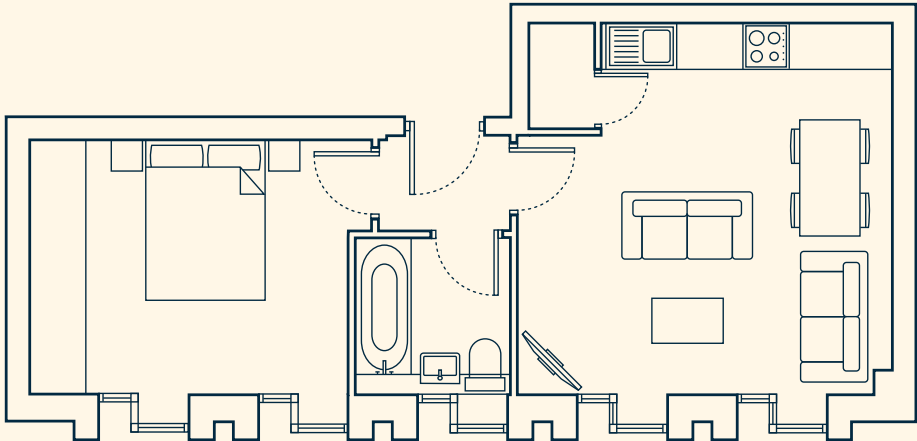
FLOORPLANS

First Floor, Apartment #03

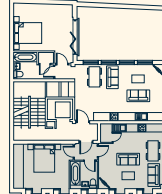
APARTMENT #03



One Bedroom Apartment
First Floor



Living/Dining/Kitchen 226 ft²
Bedroom 145 ft²
Bathroom 42 ft²
TOTAL AREA 458 ft²



FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

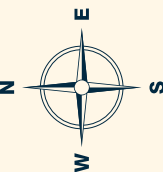
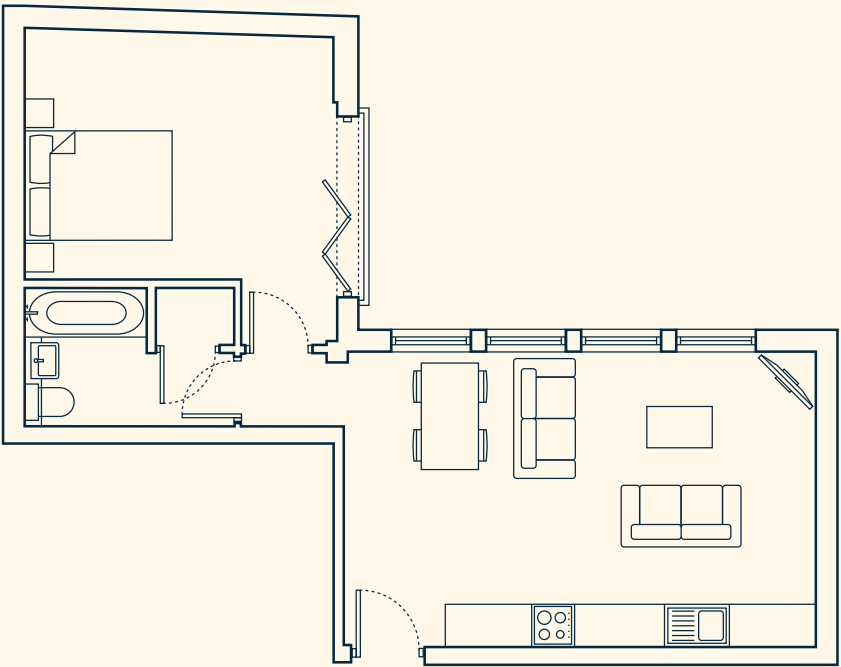
FLOORPLANS

First Floor, Apartment #04

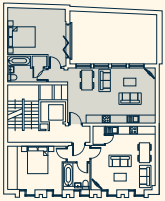
APARTMENT #04



One Bedroom Apartment
First Floor



Living/Dining/Kitchen 304 ft²
Bedroom 175 ft²
Bathroom 48 ft²
TOTAL AREA 549 ft²



FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

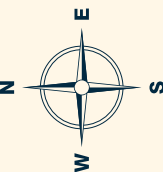
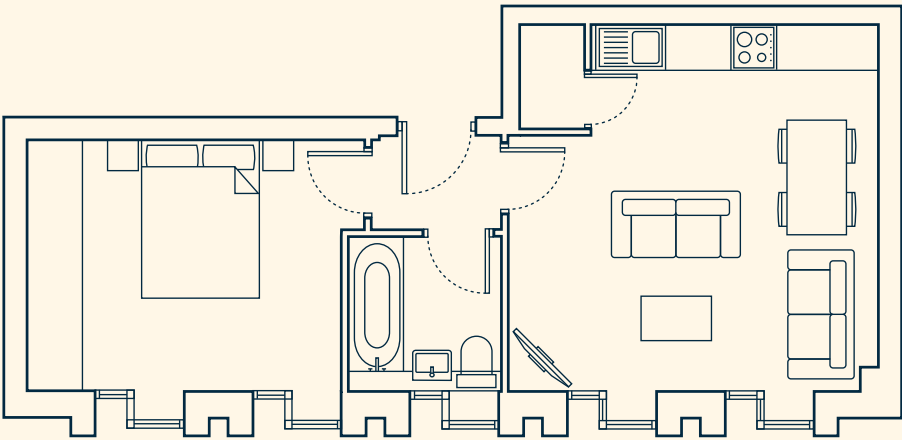
FLOORPLANS

Second Floor, Apartment #05

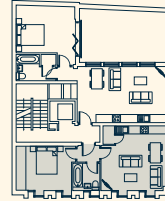
APARTMENT #05



One Bedroom Apartment
Second Floor



Living/Dining/Kitchen 226 ft²
Bedroom 145 ft²
Bathroom 42 ft²
TOTAL AREA 458 ft²



FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

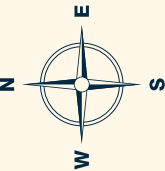
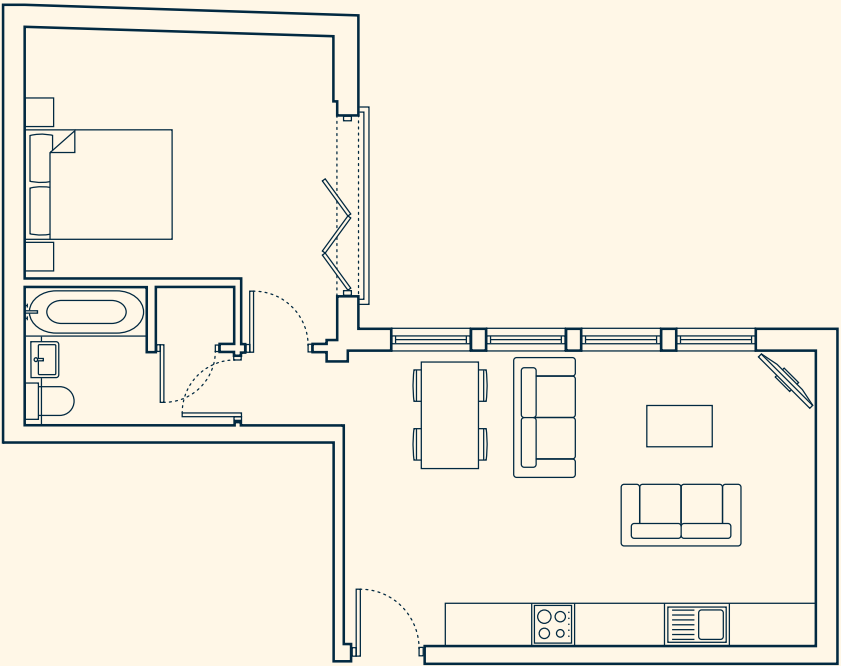
FLOORPLANS

First Floor, Apartment #06

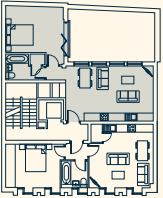
APARTMENT #06



One Bedroom Apartment
Second Floor



Living/Dining/Kitchen 304 ft²
Bedroom 175 ft²
Bathroom 48 ft²
TOTAL AREA 549 ft²



FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

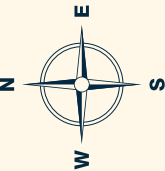
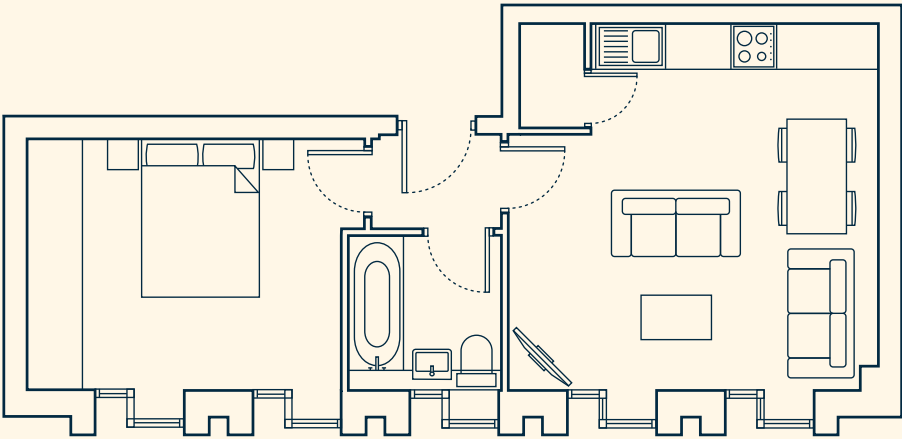
FLOORPLANS

Second Floor, Apartment #07

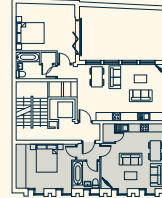
APARTMENT #07



One Bedroom Apartment
Third Floor



Living/Dining/Kitchen 226 ft²
Bedroom 145 ft²
Bathroom 42 ft²
TOTAL AREA 458 ft²



FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

FLOORPLANS	Third Floor, Apartment #08	
<div>APARTMENT #08</div> <div></div>		
<div>One Bedroom Apartment</div> <div>Third Floor</div>		
	<div>Living/Dining/Kitchen304 ft²</div> <div>Bedroom175 ft²</div> <div>Bathroom48 ft²</div> <div>TOTAL AREA549 ft²</div>	<div><div>FURNIVAL ST</div></div>
<p>Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.</p>		

SPECS	One Bedroom Apartments
SPECIFICATION	
<div>KITCHENS</div> <ul style="list-style-type: none">Granite worktop and mirrored splash-backHigh quality white gloss doorsHigh quality matt lacquer Black American Walnut engineered floors to all areasStainless steel under mounted sink featuring high quality single lever mixer tapMiele stainless steel oven and recessed ceramic touch control hobIntegrated extractor fanSiemens integrated multi-function dishwasherSiemens washer / dryerSiemens integrated fridge / freezerEnergy efficient LED worktop lightingPolished chrome kitchen sockets and isolator switchesPolished chrome socket outlets at worktop height	
<div>LIVING ROOMS / HALLS</div> <ul style="list-style-type: none">High quality matt lacquer black American Walnut engineered floors to all areasA combination of high quality low voltage and energy down-lighting throughoutFlush white metal sockets and wall mountingsLight dimming control panelsPowder coated aluminium glazing	
<div>BEDROOMS</div> <ul style="list-style-type: none">High quality carpet to all areasBuilt-in wardrobesPowder coated aluminium glazing (bi-folding glazed doors where applicable)	
<div>BATHROOMS</div> <ul style="list-style-type: none">Fully tiled with high quality LimestoneBuilt-in bespoke joinery with atmospheric mood lightingHigh quality semi-recessed steel bathThermostatic bath / shower mixerTelescopic hand-held bath mounted showerOversized fixed 'rain' shower headDual flush white china WCUnder mounted basin with high quality monobloc mixer tapChrome finish ladder style heated towel railLarge wall-mounted mirror	
<div>SHOWER ROOMS</div> <ul style="list-style-type: none">Fully tiled with high quality LimestoneFrameless glass shower enclosureQuality thermostatic shower controlsFixed 'rain' shower headDual flush white china WCCeramic basin with monobloc mixerChrome finish ladder style heated towel rail	
<div>HEATING</div> <ul style="list-style-type: none">Electric underfloor heating provided with digital thermostat controls in each room to provide individual zonal heating areasElectric powered heating and domestic hot water system	
<div>SECURITY</div> <ul style="list-style-type: none">Access to apartments via electronic video door entry systemMains supply smoke / heat detectors (with battery back-up) to apartments and common areasHigh security multi-point locking entrance door with spyhole viewer to each apartment	
<div>TELECOMMUNICATIONS</div> <ul style="list-style-type: none">Wiring for Sky Plus compatible satellite and terrestrial television from central receiverTV outlet with high speed broadband capability to Living Rooms and BedroomsTelephone outlet to Hallways, Living Rooms and Bedrooms	
<div>LIGHTING & RAKO LIGHTING CONTROL SYSTEM</div> <ul style="list-style-type: none">Ceiling mounted down-lightingMood / Scene Lighting Control – Dining/Party/Lifestyle	
<div>pre-programmed settings</div> <ul style="list-style-type: none">Dimming of individual pre-programmed mood/sceneEnergy Efficient LightingWhole apartment control of dimmed lighting circuitsLighting can be controlled via Apple iOS (iPod, iPhone, iPad) or Android devices (phone or tablet)	
<div>INTERIOR FINISHES</div> <ul style="list-style-type: none">High quality white satin gloss doors200mm deep square skirting with white satin finish150mm deep architrave with white gloss finishPolished chrome finish lever door furniture throughout	
<div>COMMON AREAS</div> <ul style="list-style-type: none">Contemporary interior designed entrance lobbyCarpeting to all corridorsIndividual lockable mail boxes in FoyerStructural Warranty supplied by Premier Guarantee	
<div>These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.</div>	

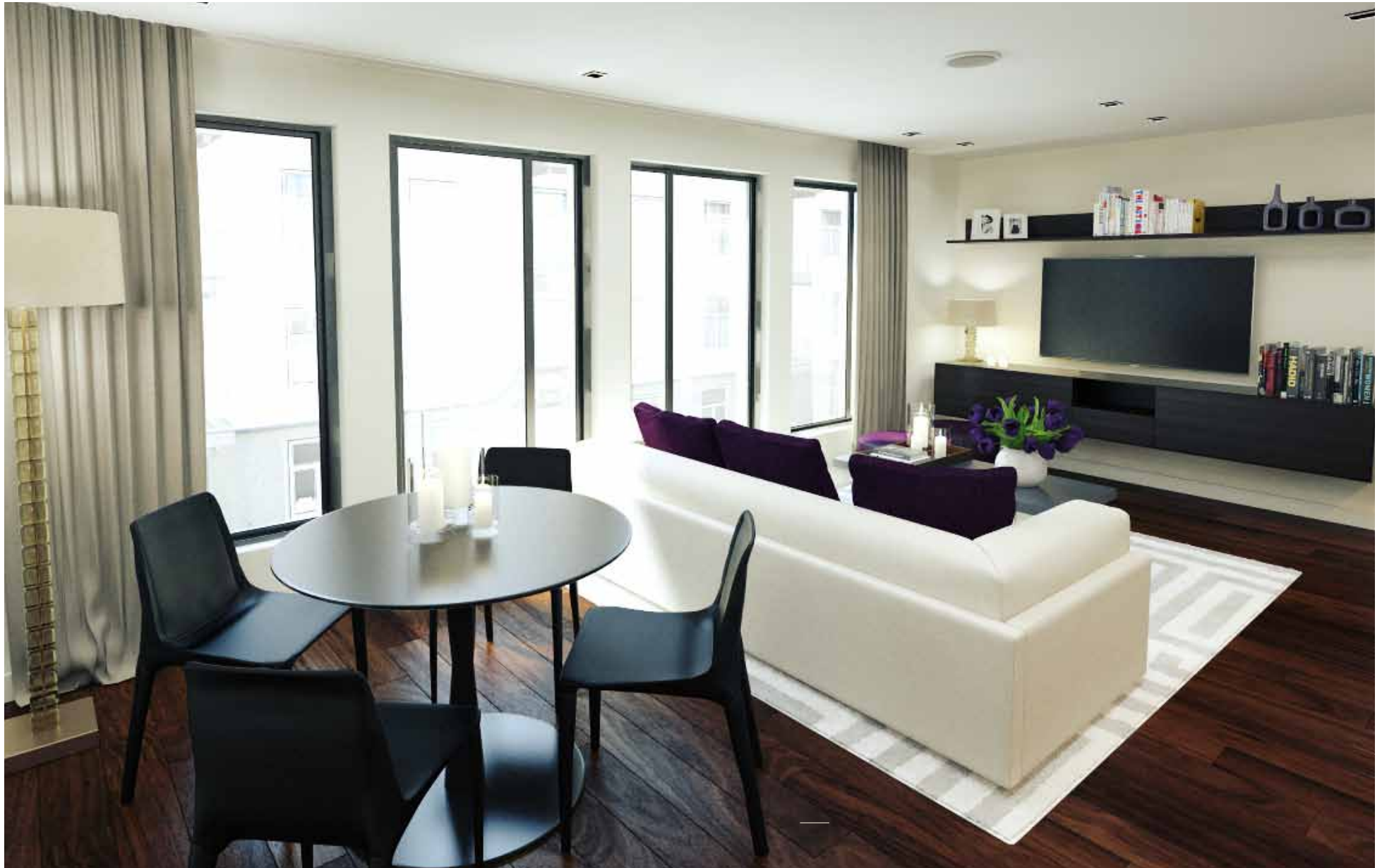


ASTON HOUSE

ONE BEDROOM APARTMENT INTERIOR VISUALISATIONS

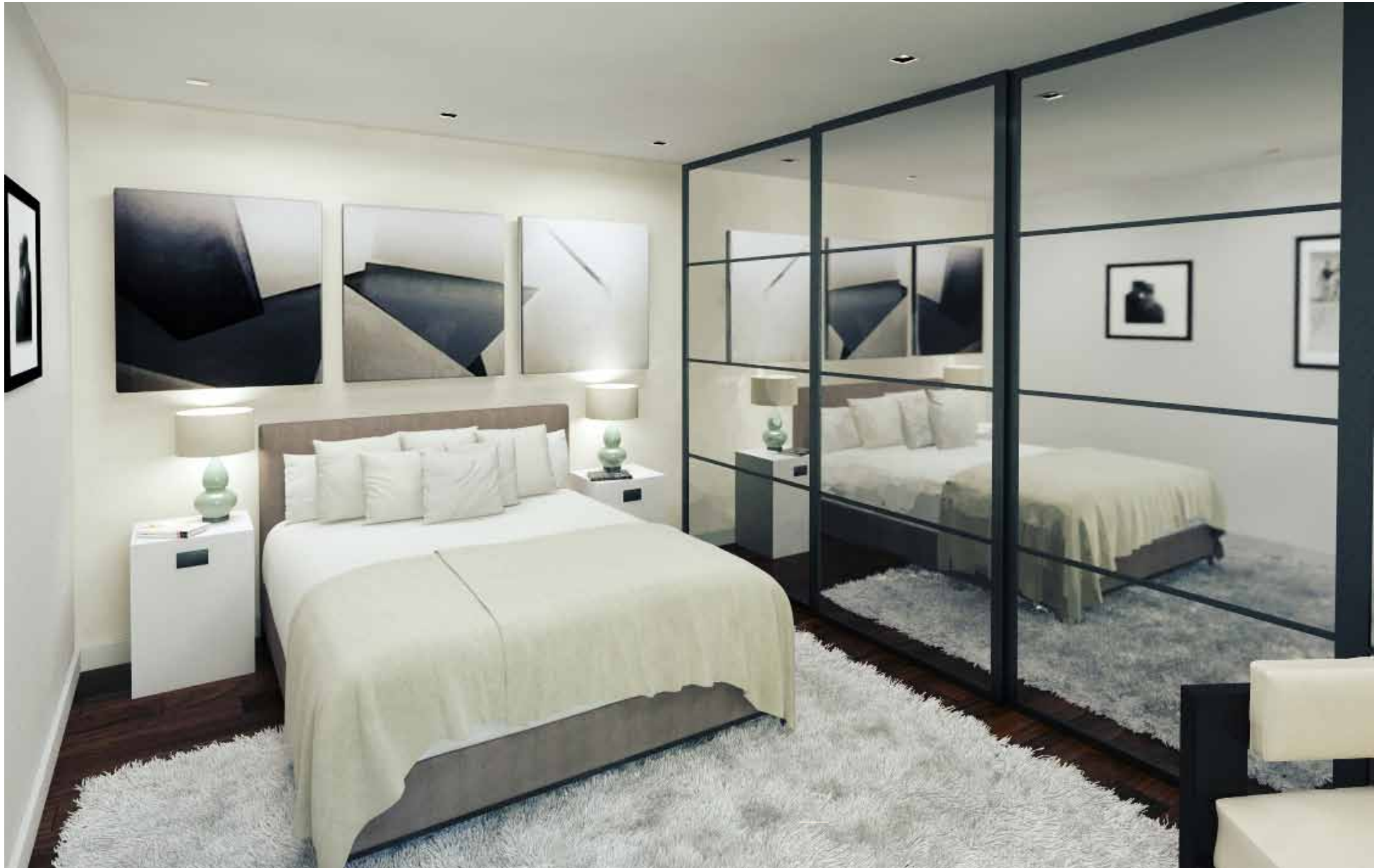
Contents:

Interior Visualisations—1 Bedroom Apartments—#02 to #08













ASTON HOUSE

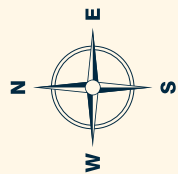
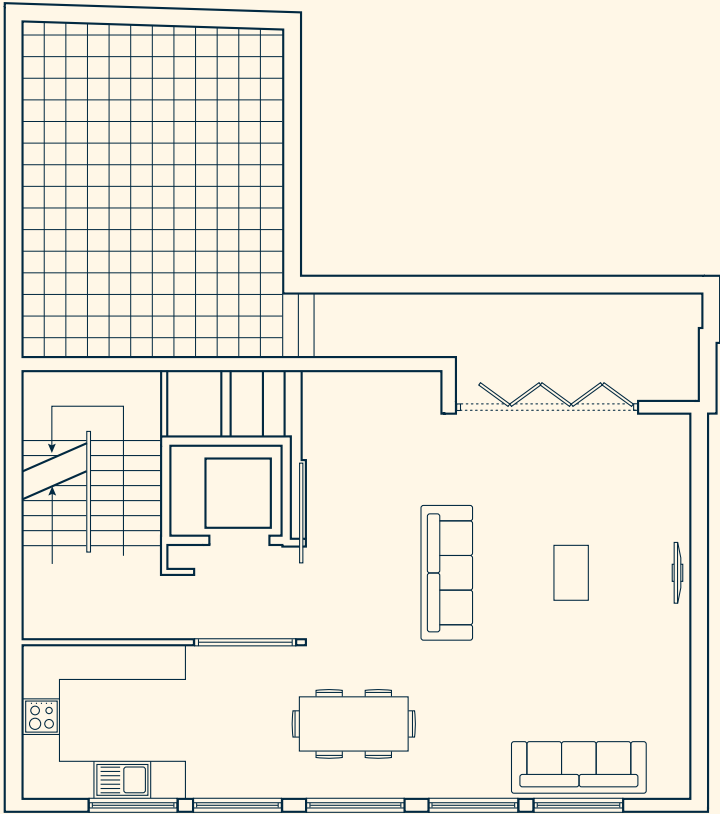
PENTHOUSE SCHEMATICS

Contents:

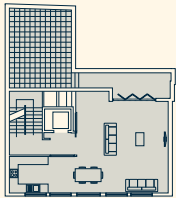
Schematics—Two Bedroom Penthouse Suite—Apartment #09

Specification—Two Bedroom Penthouse Suite—Apartment #09

PENTHOUSE LOWER FLOOR



Living/Dining/Kitchen 590 ft²
Terrace 339 ft²
LOWER FLOOR AREA 739 ft²



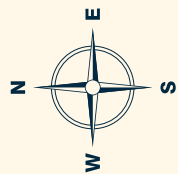
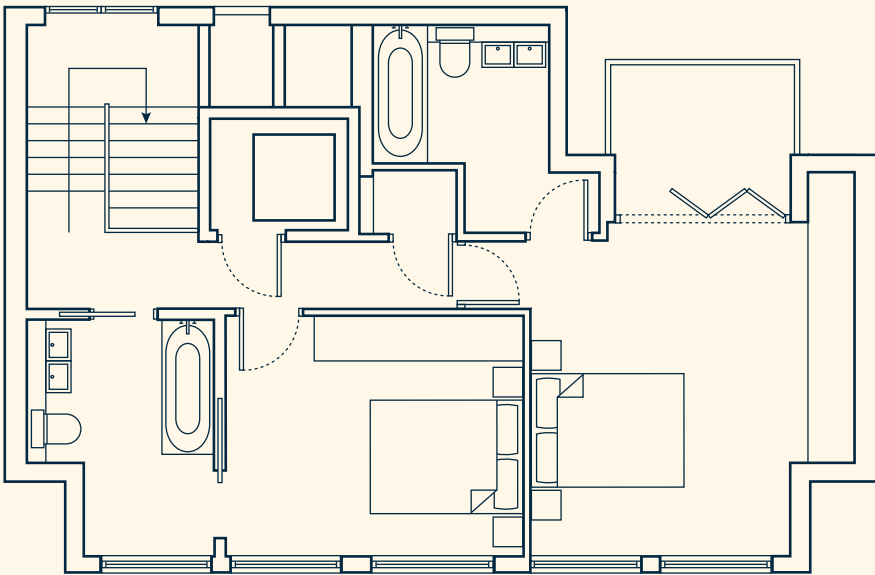
FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

PENTHOUSE UPPER FLOOR



Fourth & Fifth Floors
2 Bedroom Luxury Penthouse Apartment



Bedroom 1 207 ft²
En-Suite 63 ft²
Bedroom 2 139 ft²
En-Suite 74 ft²
Balcony 61 ft²
UPPER FLOOR AREA 646 ft²



TOTAL AREA 1,385 ft²

FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

- Quality composite stone worktop and upstand with mirrored splash-back
- Streamline matt white German designed kitchens with brushed aluminium recessed handles with Wenge drawer inserts
- High quality matt lacquer Black American Walnut engineered floors to all areas
- Stainless steel under mounted sink featuring high quality monobloc mixer tap
- Miele stainless steel oven and recessed ceramic touch control hob
- Integrated extractor fan
- Miele integrated multi-function dishwasher
- Miele washer / dryer
- Miele integrated fridge / freezer
- Miele wine fridge
- Miele stainless steel fully automatic bean to cup coffee centre
- Designer energy efficient LED underlighting to cabinets
- Polished chrome kitchen sockets and isolator switches
- Polished chrome socket outlets at worktop height

- High quality oil finished black American Walnut engineered floors to all areas
- A combination of high quality directional low voltage energy down-lighting throughout
- Flush white metal/polished chrome sockets and wall mountings
- Mood set lighting control panels for all rooms and communal areas
- Powder coated aluminium glazing (bi-folding doors to terrace)

- High quality matt lacquer black American Walnut engineered floors to all areas
- Customised Built-in wardrobes with sliding wood framed doors with smoked mirror inlays
- Powder coated aluminium glazing (bi-folding doors where relevant)

- Large high quality porcelain wall and floor tiles
- Hand-made bespoke joinery with recessed shelf lighting
- High quality semi-recessed bath
- Thermostatic bath / shower mixer
- Recessed tiles shower shelf with lighting
- Telescopic hand-held bath mounted shower
- Oversized fixed 'rain' shower head
- Dual flush white china WC
- Under mounted Duravit double basin with high quality wall mounted mixer tap
- Chrome finish ladder style heated towel rail
- Large wall-mounted de-misting mirror

- Large high quality porcelain wall and floor tiles
- Frameless glass shower enclosure
- Quality thermostatic shower controls
- Fixed 'rain' shower head
- Dual flush white china WC
- Ceramic basin with monobloc mixer
- Chrome finish ladder style heated towel rail

- Full AC cooling and heating system vented in the ceiling

- Access to apartments via electronic video door entry system
- Mains supply smoke / heat detectors (with battery back-up) to apartments and common areas
- High security multi-point locking entrance door with spyhole viewer to each apartment

- Wiring for Sky Plus compatible satellite and terrestrial television from central receiver
- TV outlet with high speed broadband capability to Living Rooms and Bedrooms
- Telephone outlet to Hallways, Living Rooms and Bedrooms
- Intelligent Smart Home system incorporating full home theatre and lighting control

- Multi-room audio system installed centrally to provide audio throughout the property
- High quality custom installation ceiling speakers provide a discrete installation
- Play different audio in each room simultaneously or link rooms in party mode
- Stream internet music to the speakers
- Integrates with existing iTunes library
- Control everything from your smart phone, tablet, PC or Mac
- Living Room pre-wired for surround sound speakers

- High quality LED step lights and feature lighting throughout
- High quality white satin gloss doors
- 200mm deep square skirting with white satin finish
- 150mm deep architrave with white gloss finish
- Polished chrome finish lever door furniture throughout

- Ceiling mounted down-lighting
- Lighting Dimming System:
 - iLight Lighting Dimming Controls
 - Mood / Scene Lighting Control – Dining/Party/Lifestyle pre-programmed settings
 - Dimming of individual pre-programmed mood/scene
 - Energy Efficient Lighting
 - Whole apartment control of dimmed lighting circuits
 - Lighting can be controlled via Apple iOS (iPod, iPhone, iPad) or Android devices (phone or tablet)

- Walkover pavement uplighting
- Decorative feature wall lighting

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.



ASTON HOUSE

PENTHOUSE SUITE INTERIOR VISUALISATIONS

Contents:

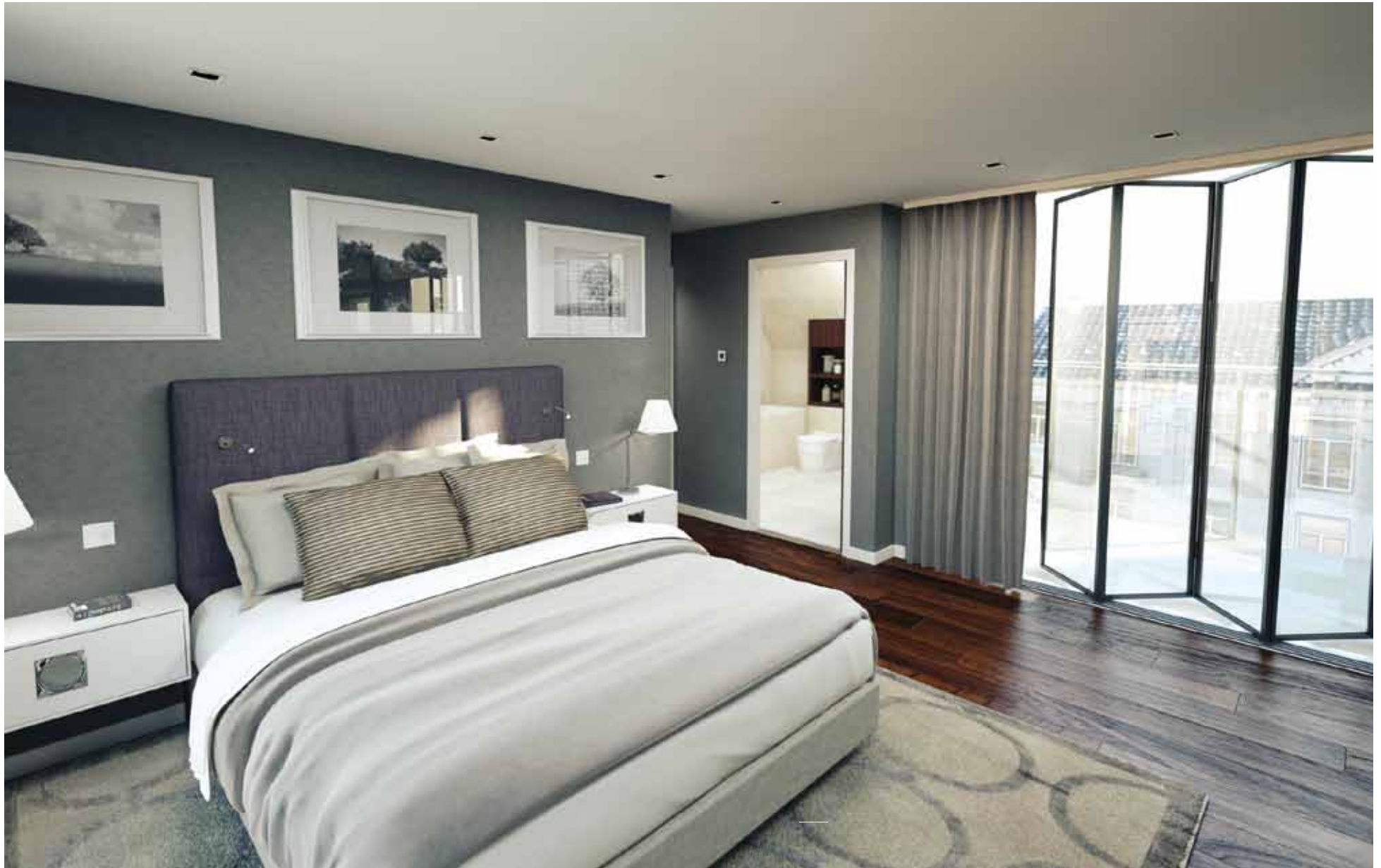
Interior Visualisations—Two Bedroom Penthouse Suite—Apartment #09















ASTON HOUSE

URBAN HOUSE SCHEMATICS

Contents:

Schematics—Two Bedroom Urban House—Apartment #01

Specification —Two Bedroom Urban House—Apartment #01

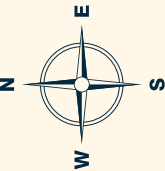
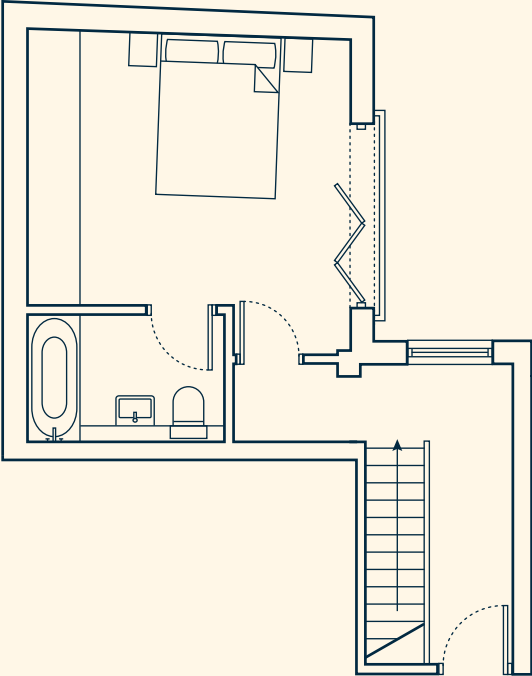
FLOORPLANS

Ground Floor, Apartment #01

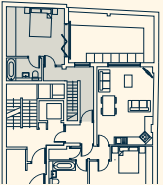
URBAN HOUSE UPPER FLOOR



2 Bedroom Urban House
Lower Ground Floor & Ground Floor



Bedroom 1 183 ft²
En-Suite 53 ft²
UPPER FLOOR AREA 353 ft²



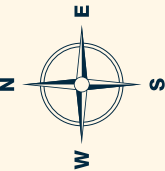
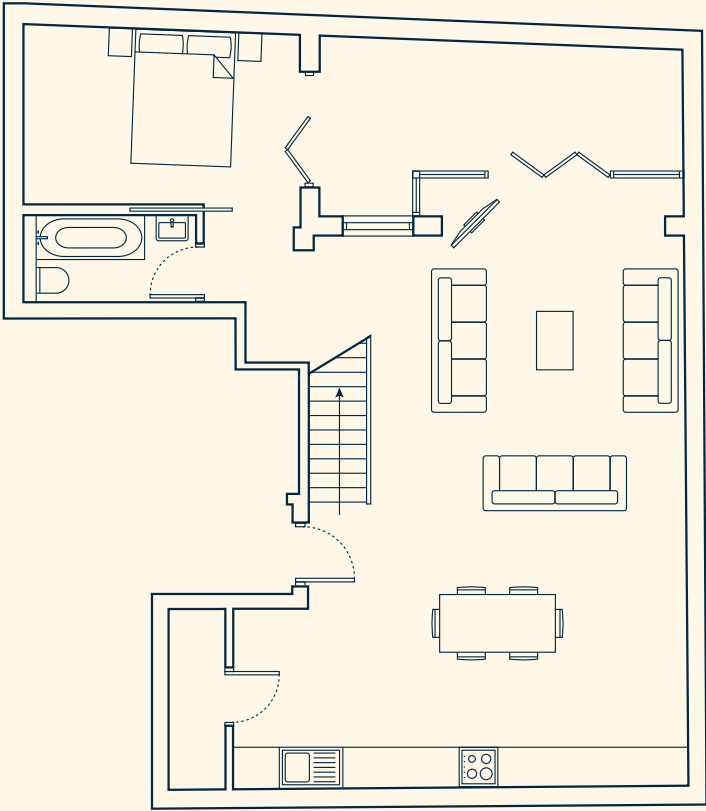
FURNIVAL ST

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

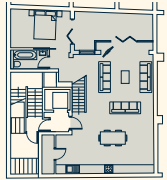
FLOORPLANS

Lower Ground Floor, Apartment #01

URBAN HOUSE LOWER FLOOR



Living/Dining/Kitchen 654 ft²
Bedroom 2 129 ft²
Bathroom 43 ft²
Courtyard 139 ft²
LOWER FLOOR AREA 870 ft²



FURNIVAL ST

TOTAL AREA 1,223 ft²

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

- Quality composite stone worktop and upstand with mirrored splash-back
- Streamline matt white German designed kitchens with brushed aluminium recessed handles with Wenge drawer inserts
- High quality matt lacquer Black American Walnut engineered floors to all areas
- Stainless steel under mounted sink featuring high quality monobloc mixer tap
- Siemens stainless steel oven and recessed ceramic touch control hob
- Integrated extractor fan
- Siemens integrated multi-function dishwasher
- Siemens washer / dryer
- Siemens integrated fridge / freezer
- Siemens wine fridge
- Siemens stainless steel fully automatic bean to cup coffee centre
- Designer energy efficient LED underlighting to cabinets
- Polished chrome kitchen sockets and isolator switches
- Polished chrome socket outlets at worktop height

- High quality oil finished black American Walnut engineered floors to all areas
- A combination of high quality directional low voltage energy down-lighting throughout
- Flush white metal/polished chrome sockets and wall mountings
- Mood set lighting control panels for all rooms and communal areas
- Powder coated aluminium glazing (bi-folding doors to courtyard)

- High quality matt lacquer black American Walnut engineered floors to all areas
- Customised Built-in wardrobes with sliding wood framed doors with smoked mirror inlays
- Powder coated aluminium glazing (bi-folding doors where relevant)

- Large high quality porcelain wall and floor tiles
- Hand-made bespoke joinery with recessed shelf lighting
- High quality semi-recessed bath
- Thermostatic bath / shower mixer
- Recessed tiles shower shelf with lighting
- Telescopic hand-held bath mounted shower
- Oversized fixed 'rain' shower head
- Dual flush white china WC
- Under mounted Duravit double basin with high quality wall mounted mixer tap
- Chrome finish ladder style heated towel rail
- Large wall-mounted de-misting mirror

- Large high quality porcelain wall and floor tiles
- Frameless glass shower enclosure
- Quality thermostatic shower controls
- Fixed 'rain' shower head
- Dual flush white china WC
- Ceramic basin with monobloc mixer
- Chrome finish ladder style heated towel rail

- Full AC cooling and heating system vented in the ceiling

- Access to apartments via electronic video door entry system
- Mains supply smoke / heat detectors (with battery back-up) to apartments and common areas
- High security multi-point locking entrance door with spyhole viewer to each apartment

- Wiring for Sky Plus compatible satellite and terrestrial television from central receiver
- TV outlet with high speed broadband capability to Living Rooms and Bedrooms
- Telephone outlet to Hallways, Living Rooms and Bedrooms
- Intelligent Smart Home system incorporating full home theatre and lighting control

- Multi-room audio system installed centrally to provide audio throughout the property
- High quality custom installation ceiling speakers provide a discrete installation
- Play different audio in each room simultaneously or link rooms in party mode
- Stream internet music to the speakers
- Integrates with existing iTunes library
- Control everything from your smart phone, tablet, PC or Mac
- Living Room pre-wired for surround sound speakers

- High quality LED step lights and feature lighting throughout
- High quality white satin gloss doors
- 200mm deep square skirting with white satin finish
- 150mm deep architrave with white gloss finish
- Polished chrome finish lever door furniture throughout

- Ceiling mounted down-lighting
- Lighting Dimming System:
 - Mood / Scene Lighting Control – Dining/Party/Lifestyle pre-programmed settings
 - Dimming of individual pre-programmed mood/scene
 - Energy Efficient Lighting
 - Whole apartment control of dimmed lighting circuits
 - Lighting can be controlled via Apple iOS (iPad, iPhone, iPad) or Android devices (phone or tablet)

- Walkover pavement uplighting
- Decorative feature wall lighting

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.



ASTON HOUSE

URBAN HOUSE INTERIOR VISUALISATIONS

Contents:

Interior Visualisations—Two Bedroom Urban House—Apartment #01













ASTON HOUSE

DOSSIER AUTHORS

Contents:
Developer Details

DOSSIER AUTHORS

DOSSIER AUTHORS

DEVELOPER



Bmor specialise in procuring, developing and disposing of small, boutique residential schemes in London. Its primary focus is on delivering design-led, luxury residential accommodation in London areas where people want to live, work and invest. Each development is truly unique and contemporary. Each apartment is individually designed offering cutting edge homes for a sophisticated market.

The Bmor team has vast experience in the residential property market, particularly London. Its members have been involved in all aspects of the sector from large scale fund advisory and consultation, to construction and development, to asset management and divestment.

www.bmor.co.uk

IMPORTANT NOTICE

These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times mentioned are approximate journey times by foot or public transport and for guidance only. Sources: <http://walkit.com/> & <http://journeyplanner.tfl.gov.uk>. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements, dimensions, distances or products referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.

