1848

1931

SIR
THOMAS
LIPTON

THE SHAMROCK RESIDENCES

THE PENTHOUSES

PLOTS 7 & 8

THE SHAMROCK RESIDENCES

THE PENTHOUSES

PLOTS 7 & 8

Two Bedroom Penthouses

Total Area:

139.4 Sq m / 1,500 Sq ft

FLOOR PLANS

Second Floor

Hallway:
6.8m x 1.5m / 22.3ft x 4.9ft

W.C:
2.2m x 1.8m / 7.2ft x 5.9ft

Storage:
2.2m x 1.8m / 7.2ft x 5.9ft

Kitchen / Living / Dining Room:
10.1m x 6.3m / 33.1ft x 20.7ft

Master Bedroom:
5.5m x 4.1m / 18ft x 13.5ft

Master En-suite:
3.1m x 2.3m / 10.2ft x 7.5ft

Second Bedroom:
4.2m x 4.1m / 13.8ft x 13.5ft

Second En-Suite:
2.8m x 2.1m / 9.2ft x 6.9ft

Study:
2.8m x 1.8m / 9.2ft x 5.9ft

Terrace:
16m x 1.5m / 52.5ft x 4.9ft

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary.

SPECIFICATION

Kitchen

- Bespoke Italian kitchen finished in a metallic champagne lacquer
- Large kitchen island with four bar stools
- Caesarstone Quartz worktop accompanied with a bronze mirror splashback
- Double undermounted Blanco sink
- Waste disposal unit
- Instant boiling hot and cold filtered water tap
- LED undercounter lighting
- Miele appliances:
  - Oven x2
  - Microwave combi
  - Dishwasher
  - Induction hob
  - Warming drawer x2
  - Extractor fan
- Full height Liebherr fridge
- Full height Liebherr freezer

Master Bedroom En-Suite

- Freestanding 'His & Hers' Artelinea glass top basins with two integrated storage drawers
- Antique mirror wall with LED feature lighting
- Walk in rain shower with Hansgrohe Axor sanitary ware
- Free standing bath with surrounding up-lighting
- All walls finished with porcelain tiles from floor to ceiling
- Large skylight feature over the entire en-suite
- Heated towel rails
- Underfloor heating with individual controlled thermostat

Second Bedroom En-Suite

- Bespoke coloured Artelinea glass basin units with wall mounted taps
- Walk in shower with a glass shower screen
- Hansgrohe Axor sanitary ware
- Built in bath with ceiling mounted shower head and LED feature lighting
- All walls finished with porcelain tiles from floor to ceiling
- Heated towel rail
- Underfloor heating with individual controlled thermostat

Utility Room

- Undercounter single sink with a chrome mixer tap
- Freestanding Miele washing machine
- Freestanding Miele tumble dryer

Electrical Fittings

- Video entry phone system with controls located on ground, first and second floors
- Underfloor heating throughout with individually controlled thermostats to each room
- Lutron mood lighting in all rooms
- Sonos multi room music system
- Ceiling mounted Q-Acoustic 8" inch speakers in the kitchen/ living/dining room and master and second bedrooms
- Energy efficient LED downlights throughout the house
- Automatic sensor LED lighting to all bathrooms and en-suites
- Polished chrome double sockets throughout. USB sockets located in all bedrooms and kitchens
- TV aerial and provision for Sky Q or Virgin, with wiring throughout to all rooms including kitchen, living dining room, bedrooms and master bedroom en-suite

Exclusivity, History, Luxury & Beauty. These few words take on an entire new meaning at Sir Thomas Lipton.

FEATURES AND FINISHES

Hallway

- Feature entrance door with multipoint locking system
- Porcelain tiles throughout with a bespoke linear border around the hallway floor area
- Six-meter-long skylight feature with LED lighting and downlights

Bedrooms

- Fully fitted Italian wardrobes in a matt lacquer finish bespoke handle in master and second bedroom
- Flooring finished with 70oz carpets
- T.V. feature walls with LED lighting and shelving in all bedrooms. Finished with either textured wallpaper or mirrors
- Ceiling mounted Q-Acoustic 8" inch speakers in master and second bedrooms
- Floor to ceiling bespoke headboards with LED feature lighting
- Designated dressing table / study area in the master bedroom
- Recessed ceilings with LED lighting and down lights
- Large terrace stretching the entire length of the apartment, overlooking the five-acre landscaped gardens. Accessed via both bedrooms

Kitchen, Living & Dining Room

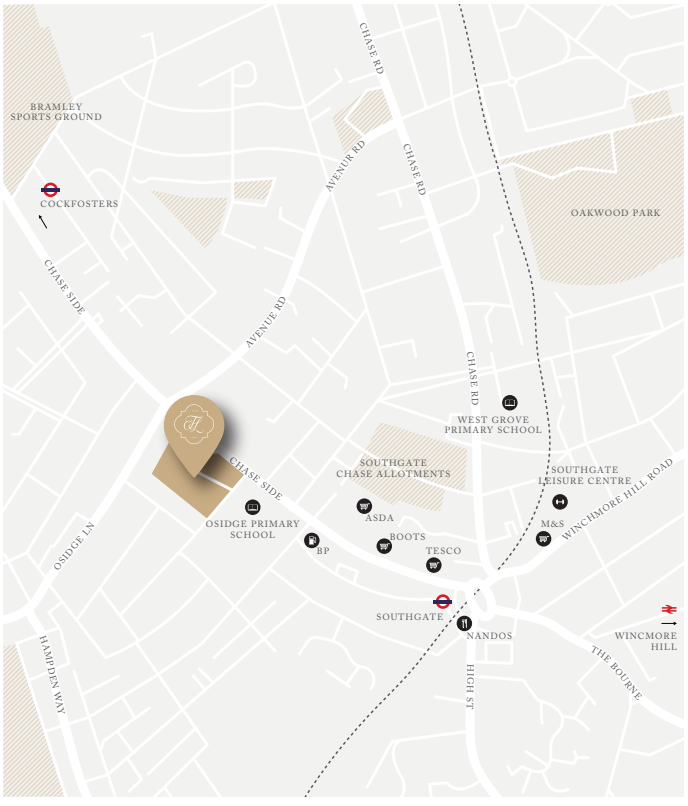
- Porcelain tiles throughout with a bespoke linear border around the living and dining floor area
- Large kitchen with plenty of storage units and a large four-seater kitchen island incorporating your sink, induction hob and dishwasher
- Four-meter square skylight feature over the kitchen island and dining area, with hidden LED lighting and downlights
- Full width feature wall in dining area including recessed walls with shelving and LED lighting. Materials include tinted mirrors, wallpaper, walnut and copper trims
- Floor to ceiling feature wall in living area with recessed T.V. and storage areas. Finished in a textured wallpaper with integrated LED downlights
- Six ceiling mounted Bowers & Wilkins speakers
- Large double doors leading onto the large terrace
- Triple recessed detail in ceilings over living area, with LED lighting and down lights

Security & Peace Of Mind

- Pre-wired for future security alarms
- Mains powered smoke & heat detectors with battery backup
- Multiview video entry phone system with 7-inch display monitor
- 10-year building warranty

External Features

- Wall mounted lighting to the front of the communal entrance on the ground floor, including a hanging pendant light under the stone canopy
- Stone features including entrance canopy, window cills & headers and cornice bandings at roof level
- Wall mounted retractable water hose to terraces
- Double power sockets to terraces
- Two allocated garage spaces for each home
- Access to over five acres of communal landscaped gardens



CONTACT DETAILS

For more information or to arrange a viewing, please contact our sales team on

0800 500 3050

YOGO GROUP

DEVELOPERS OF LUXURY LIVING

Disclaimer.

This document is intended to provide an indication of the general style of our development. Yogo Group operate a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for unfair trading regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty`. Travel times and distances are approximate, sourced from maps.google.co.uk and www.nationalrail.co.uk. The floor plans for Sir Thomas Lipton are approximate measurements only. Exact layouts and sizes may vary. All details are correct at time of going to press. September 2018.

Designed by Blank Space.