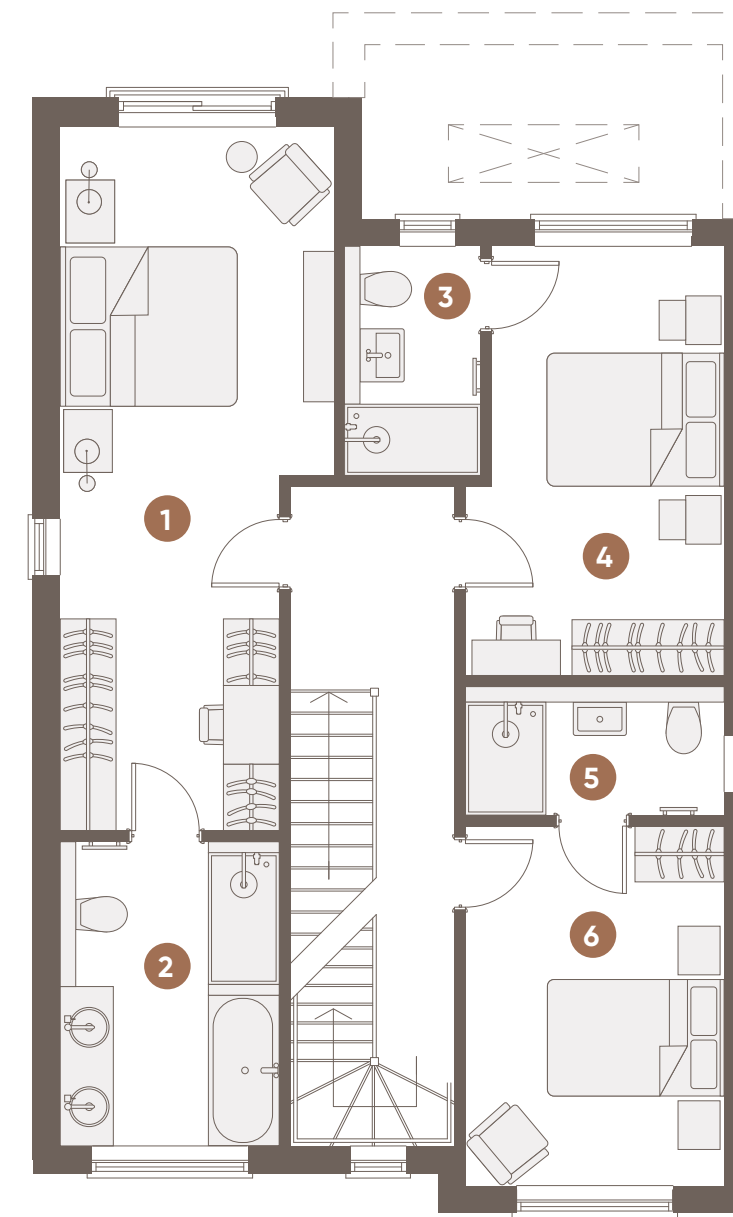


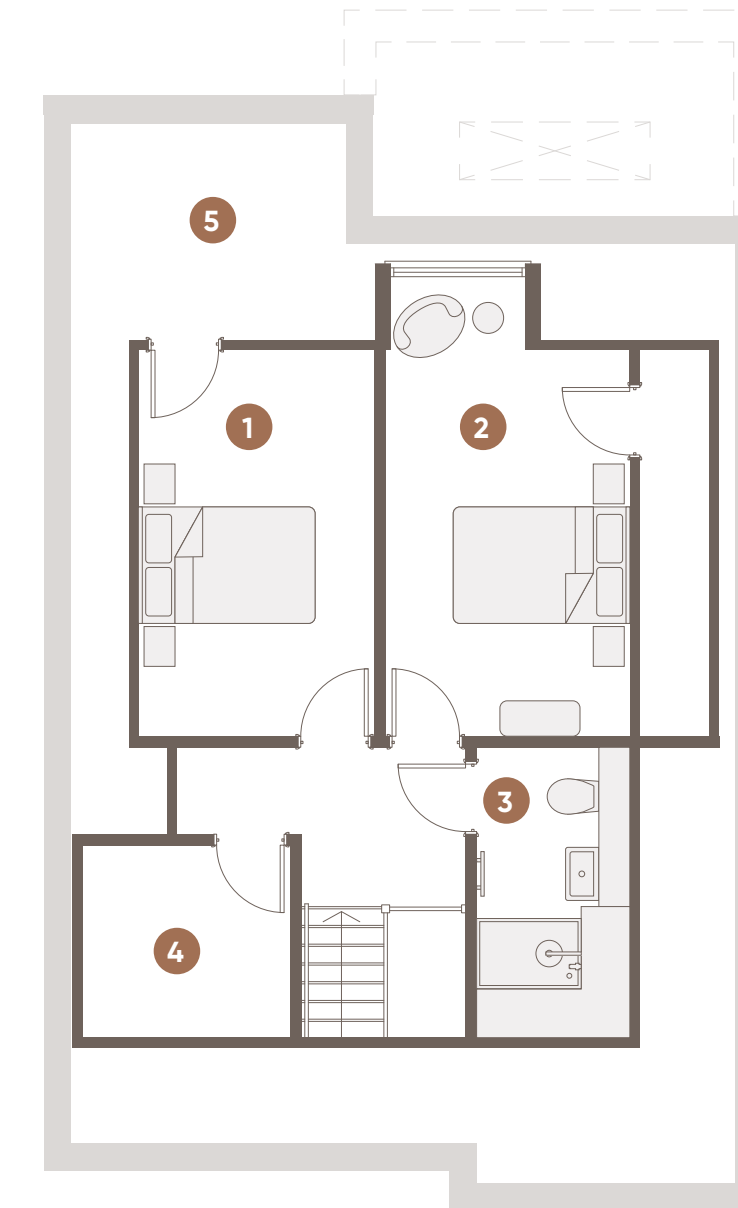
G
GROUND FLOOR

- 1. KITCHEN/LIVING/DINING 47.17 SQM (507.73 SQFT)
- 2. UTILITY 4.67 SQM (50.26 SQFT)
- 3. FORMAL LIVING 12.69 SQM (136.59 SQFT)
- 4. STUDY 10.06 SQM (108.28 SQFT)
- 5. CLOAK ROOM 2.54 SQM (27.34 SQFT)



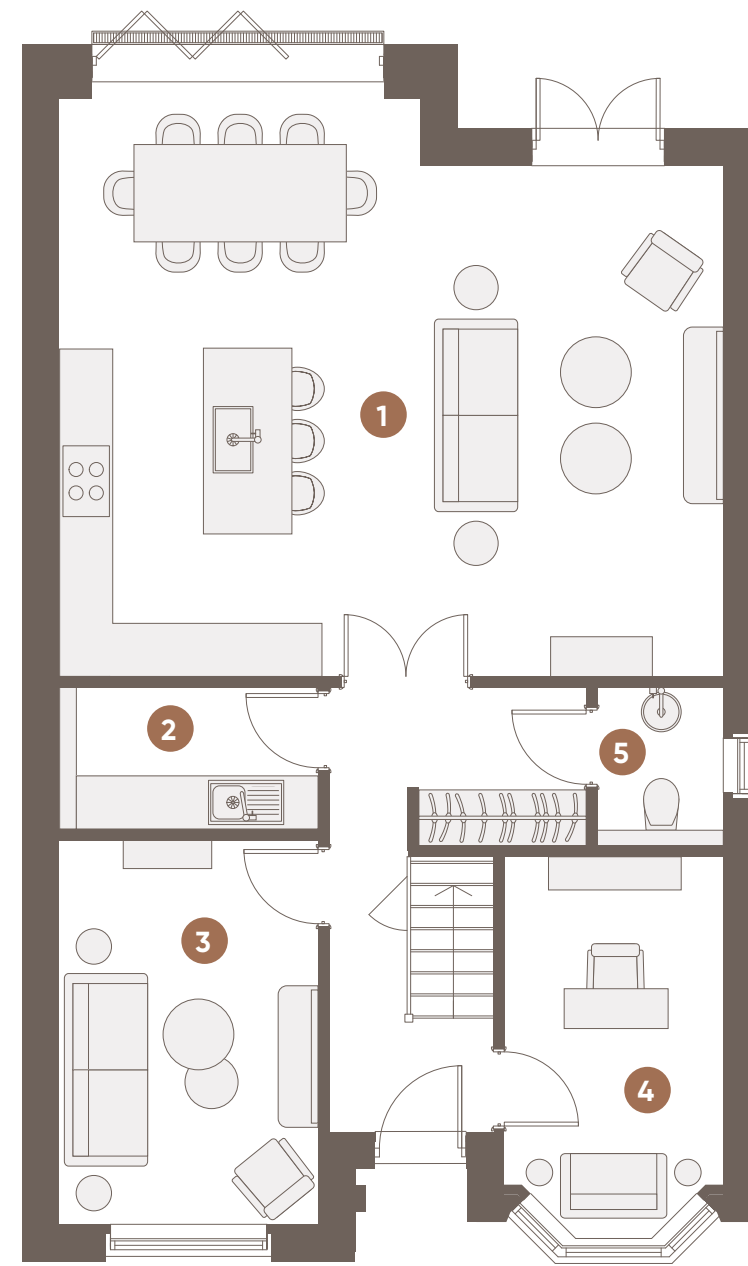
01
FIRST FLOOR

- 1. PRINCIPAL BEDROOM 21.83 SQM (234.97 SQFT)
- 2. PRINCIPAL EN-SUITE 8.81 SQM (94.83 SQFT)
- 3. EN-SUITE 2 3.95 SQM (42.52 SQFT)
- 4. BEDROOM 2 13.38 SQM (144.02 SQFT)
- 5. EN-SUITE 3 4.24 SQM (45.63 SQFT)
- 6. BEDROOM 3 11.87 SQM (127.76 SQFT)



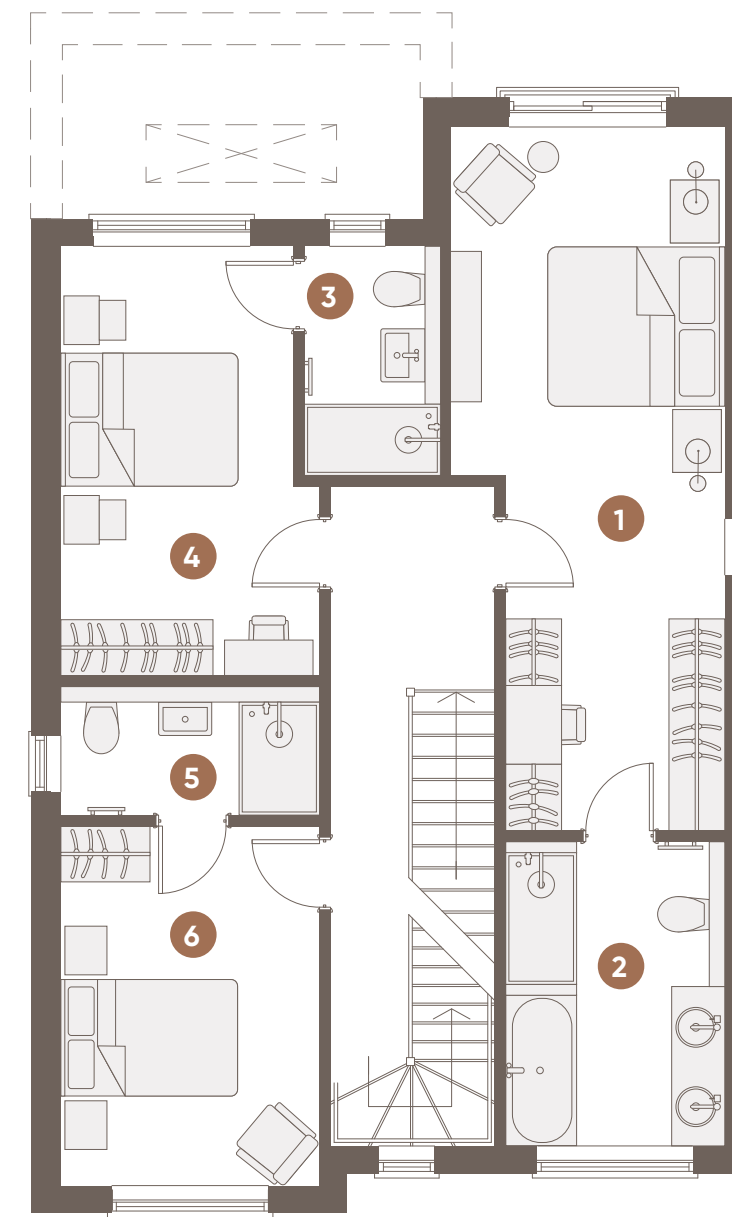
02
SECOND FLOOR

- 1. BEDROOM 4 11.68 SQM (125.72 SQFT)
- 2. BEDROOM 5 13.21 SQM (142.19 SQFT)
- 3. FAMILY BATHROOM 3.64 SQM (39.18 SQFT)
- 4. BEDROOM STORE 5.10 SQM (54.89 SQFT)
- 5. STORAGE



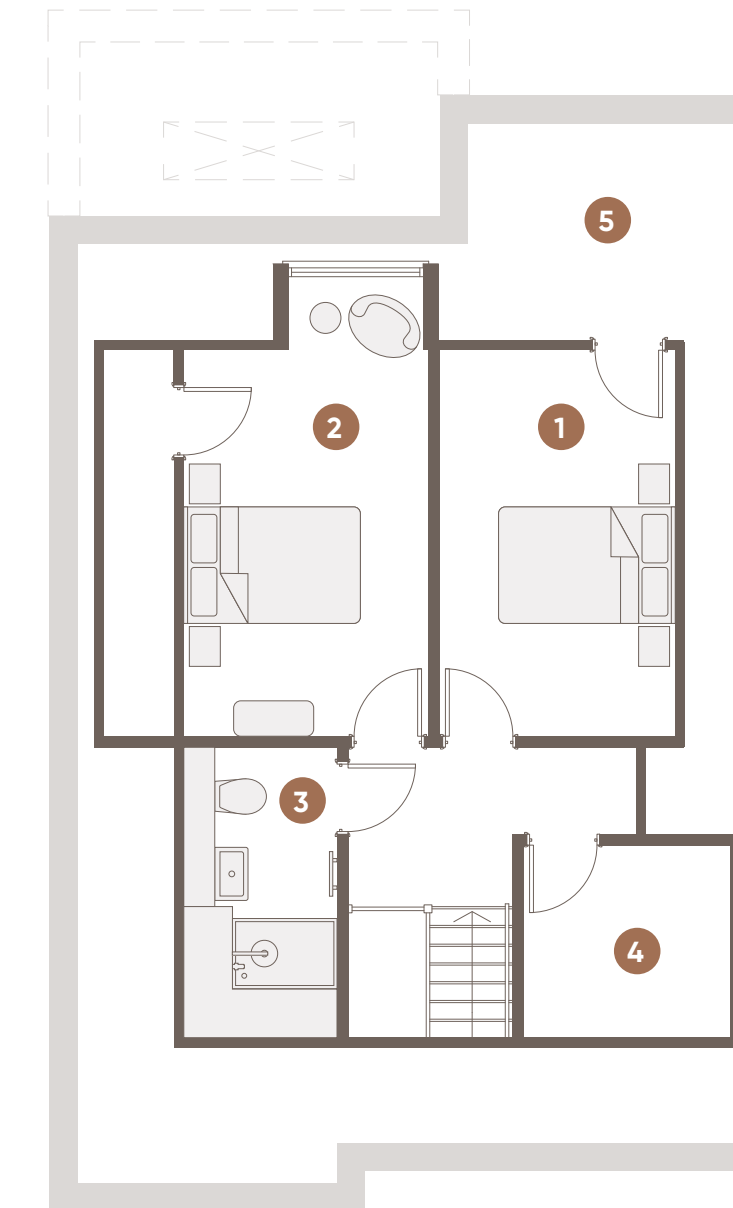
G
GROUND FLOOR

- 1. KITCHEN/LIVING/DINING 47.17 SQM (507.73 SQFT)
- 2. UTILITY 4.67 SQM (50.26 SQFT)
- 3. FORMAL LIVING 12.69 SQM (136.59 SQFT)
- 4. STUDY 10.06 SQM (108.28 SQFT)
- 5. CLOAK ROOM 2.54 SQM (27.34 SQFT)



01
FIRST FLOOR

- 1. PRINCIPAL BEDROOM 21.83 SQM (234.97 SQFT)
- 2. PRINCIPAL EN-SUITE 8.81 SQM (94.83 SQFT)
- 3. EN-SUITE 2 3.95 SQM (42.52 SQFT)
- 4. BEDROOM 2 13.38 SQM (144.02 SQFT)
- 5. EN-SUITE 3 4.24 SQM (45.63 SQFT)
- 6. BEDROOM 3 11.87 SQM (127.76 SQFT)



02
SECOND FLOOR

- 1. BEDROOM 4 11.68 SQM (125.72 SQFT)
- 2. BEDROOM 5 13.21 SQM (142.19 SQFT)
- 3. FAMILY BATHROOM 3.64 SQM (39.18 SQFT)
- 4. BEDROOM STORE 5.10 SQM (54.89 SQFT)
- 5. STORAGE

KITCHEN

- Contemporary hacker style kitchen with soft closing cabinetry and drawer units—tall & base units in cashmere
- Quartz worktop
- Kitchen island
- Integrated Siemens appliances including:
 - Single oven with 9 functions
 - Combination oven and microwave
 - 5 Zone bi induction hob
- Quooker hot tap
- Integrated extractor to match with kitchen units with 3 speeds & intensive suction
- Integrated fridge freezer
- Integrated Bosch dishwasher
- Wine cooler
- LED under cupboard lighting

BEDROOMS

- Wardrobes to Principal Dressing & Bedroom 2
- Juliet balcony to Principal Bedroom

BATHROOMS & EN-SUITES

- Beautifully designed bathrooms and en-suites by our in house Amara interiors team
- Luxury tiled walls and floors
- Feature pedestal sink in cloakroom
- Contemporary sanitary ware and accessories
- Wall hung WC with soft closing seat
- Family bath to Principal En-suites in all plots
- Mirrors to bathrooms
- Heated towel rails to bathrooms
- Shaver points
- Combi boiler hot water heating system

INTERNAL FEATURES

- Oversized solid black veneered doors with black ironmongery
- Contemporary design architrave and skirting
- Large bifold door in Open Plan Living and Dining rooms with garden access
- Carpet with soft underlay to stairs, landings & bedrooms
- Farrow & Ball paint throughout

FLOORING

- Luxury LVT wood flooring to ground floor hallway, Cloak Room, Open Plan Kitchen, Living & Dining
- Carpets to stairs, landing & bedrooms

ELECTRICAL & PLUMBING

- Black sockets and light switches
- LED downlights to all rooms
- Dimmable lighting & chandeliers/pendants
- CAT6 and coax cabling to AV sockets
- Wiring provisions in place to enable SkyQ—Subject to your selection and purchase of Sky subscription and equipment
- Wiring for Sonos music speakers to ground floor Open Plan Living, Formal Living and Master Bedroom
- Underfloor heating throughout
- Air source heat pumps

SECURITY

- Perimeter tall fencing
- Comprehensive alarm system installed through the house
- Fire alarm system
- Security locks to all windows & doors

EXTERNAL

- Block paved providing off-street parking
- Gardens laid to lawn with patio area
- External tap & power socket
- Entrance & patio lighting
- Composite aluminium front doors
- UPVC windows

WARRANTY & AFTERCARE

- Complete 10 year structural warranty by Buildzone
- Amara Property 1 Year warranty**
- Demonstration of new home before client handover

***Refer to your aftercare & warranty policy—this specification is for indicative purposes only*

MISCELLANEOUS

- Local Authority : Enfield
- Outgoings: Subject to council tax
- Tenure: Freehold
- Furniture, accessories & any gym equipment may be available for sale by separate negotiation



AMARA
PROPERTY