





# New Islington Area Plan



- Future phases
- Homes for sale
- Town House
- Mansion House
- Existing Town House





# Mansion House

## Choose your layout

To help you find the best apartment layout to suit the way you want to live, follow these three easy steps.

Step 1	Step 2	Step 3
Choose how many bedrooms and what type of bathroom you want.	Decide on your kitchen style*. (*Details of kitchen options below)	Here's the layout number that'll work for you. Now choose which apartment you want to live in.
↓	↓	↓
One bedroom with bathroom	Simple	1
	Island	4
	Galley	7
Two bedrooms with shower room and separate WC	Simple	2
	Island	5
	Galley	8
Two bedrooms with bathroom and separate WC	Simple	3
	Island	6
	Galley	9

The different kitchen styles...

### Simple kitchen

The simple kitchen is for people who want to maximise their living space, it provides everything necessary but doesn't dominate.

### Island kitchen

The island kitchen provides a bit of extra space for those budding Nigels and Nigellas and the island doubles up as a dining area.

### Galley kitchen

The galley kitchen provides maximum storage and surface space for those who place the kitchen at the heart of the home.

Notes:

All apartments in Buildings 1—4, Keepers Quay are 71 sq m.

Please be aware, building and apartment numbering is subject to approval from the local authority and may change.



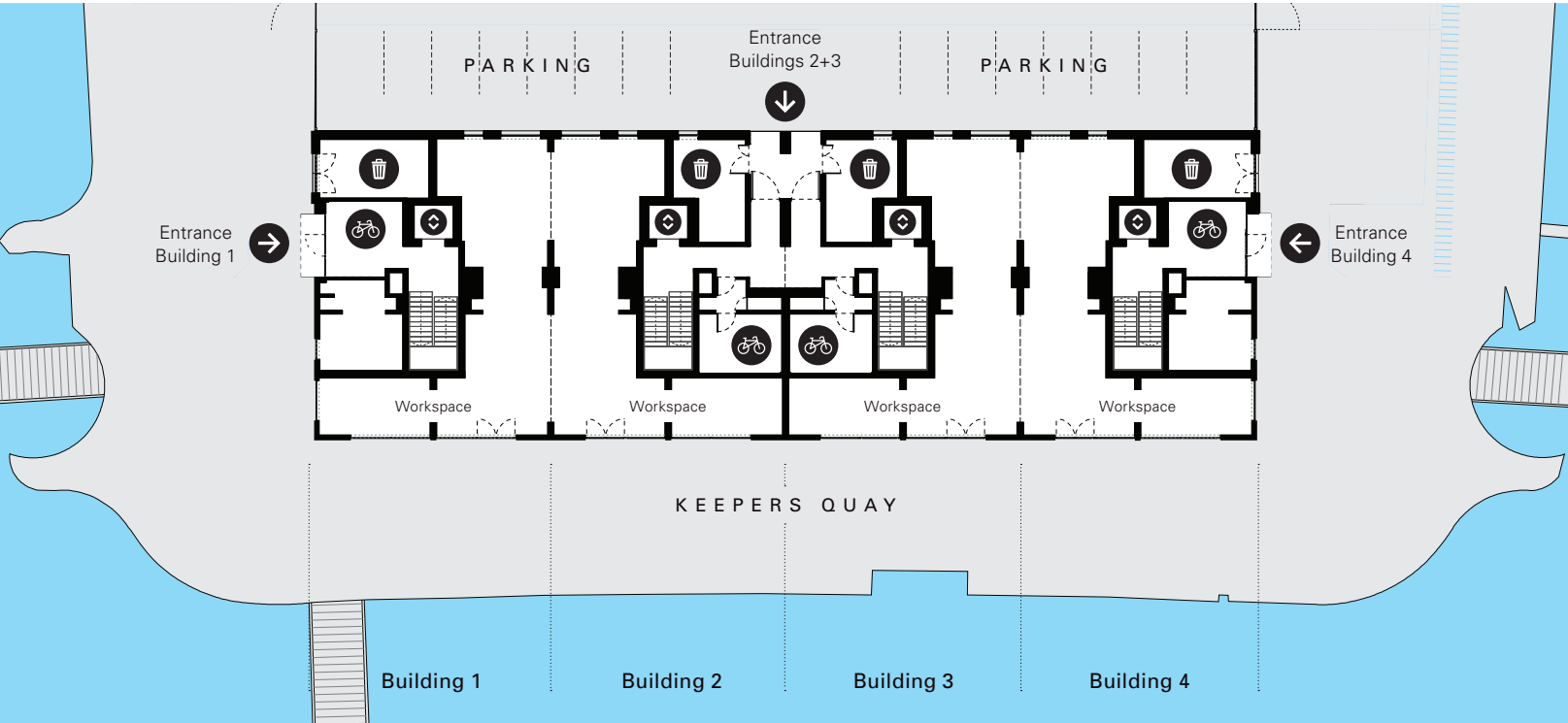
# Mansion House

## Floor Plans

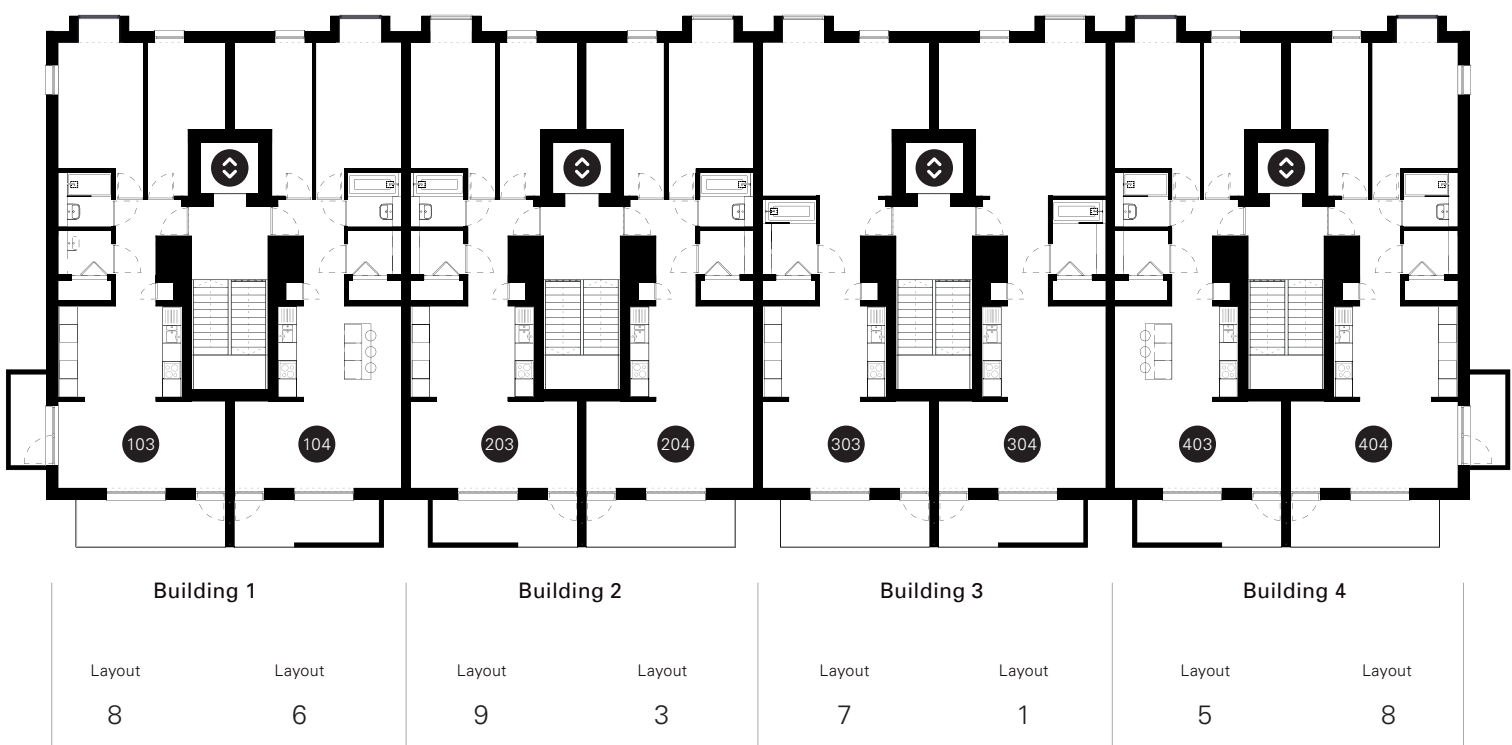


- ➔ Building Entrance
- 🚲 Bike Storage
- 🗑 Bin Storage
- ⬆ Lift

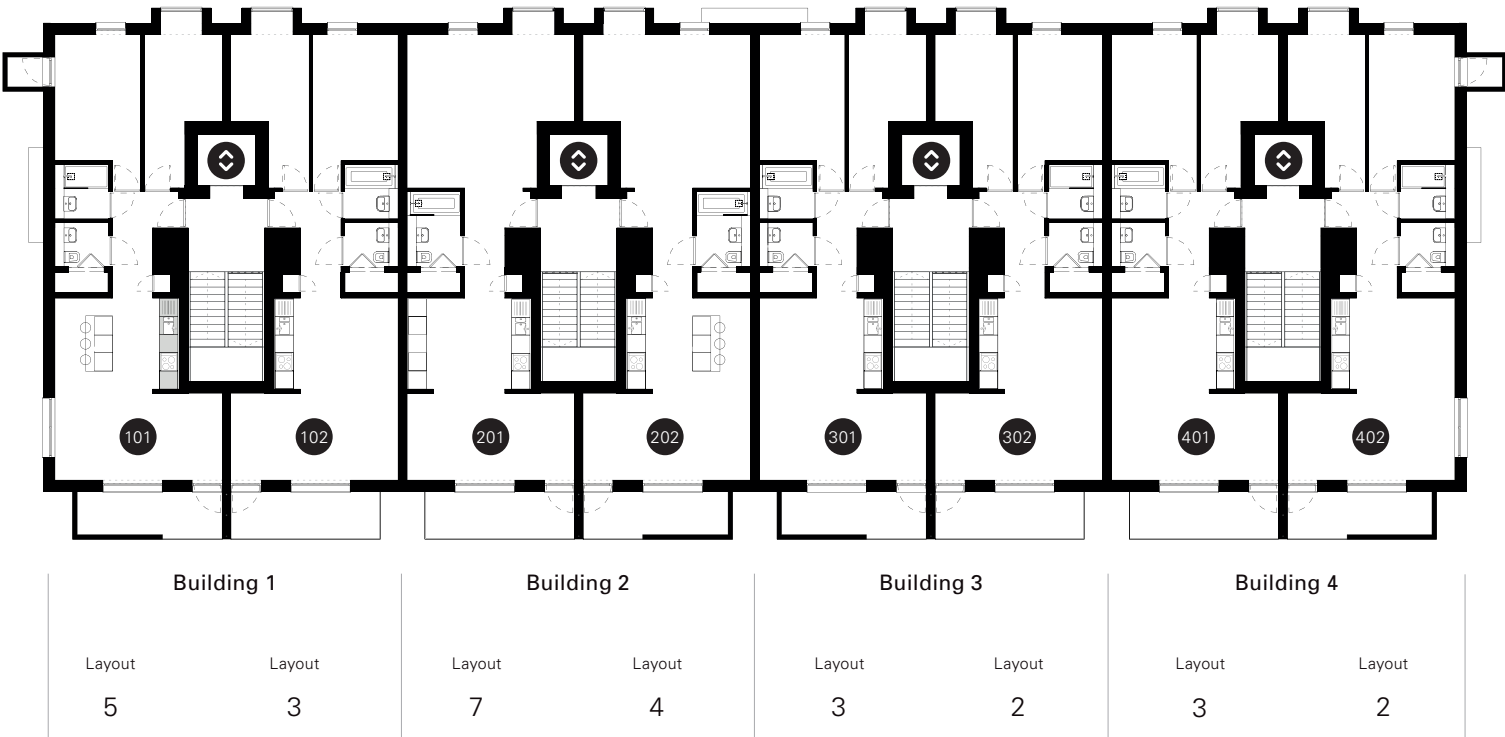
Ground Floor



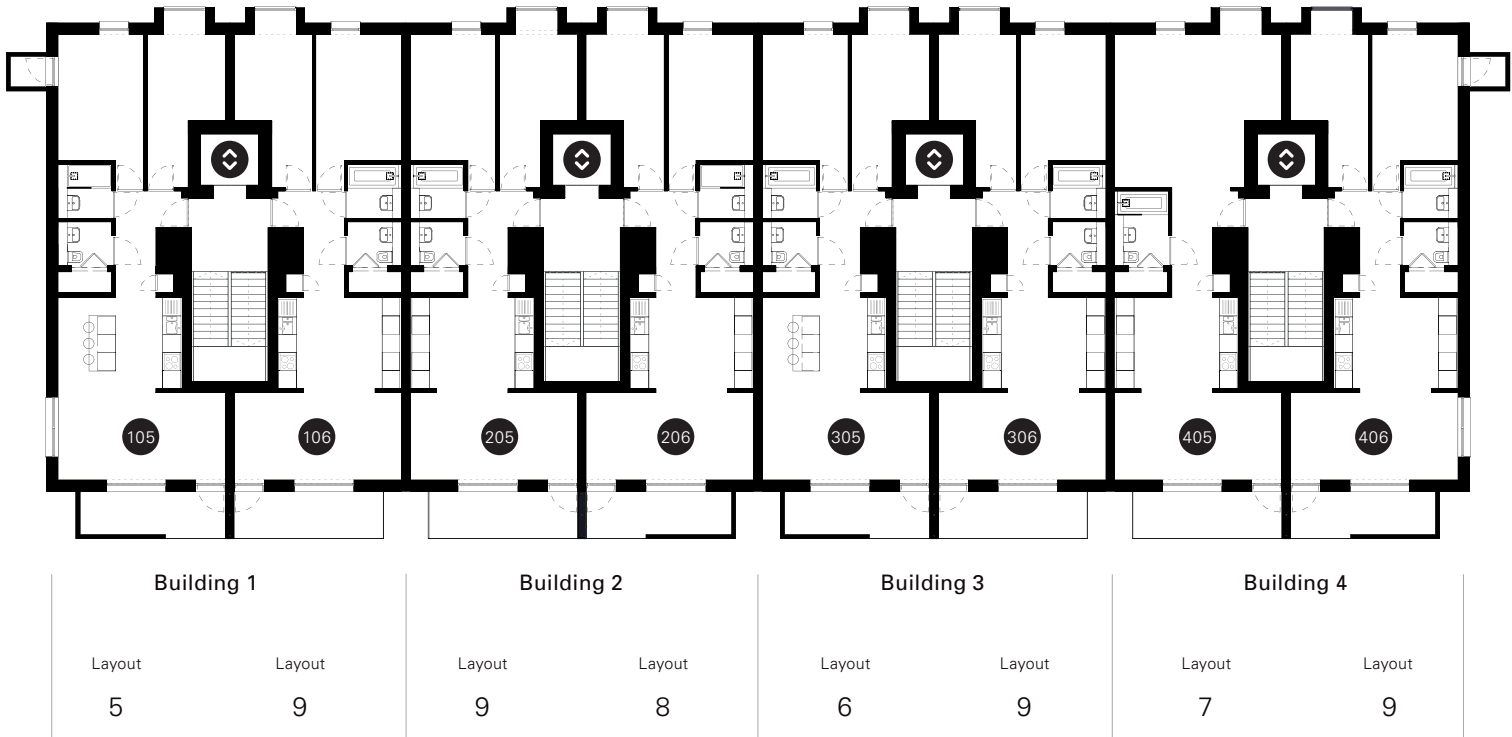
Second Floor



First Floor



Third Floor

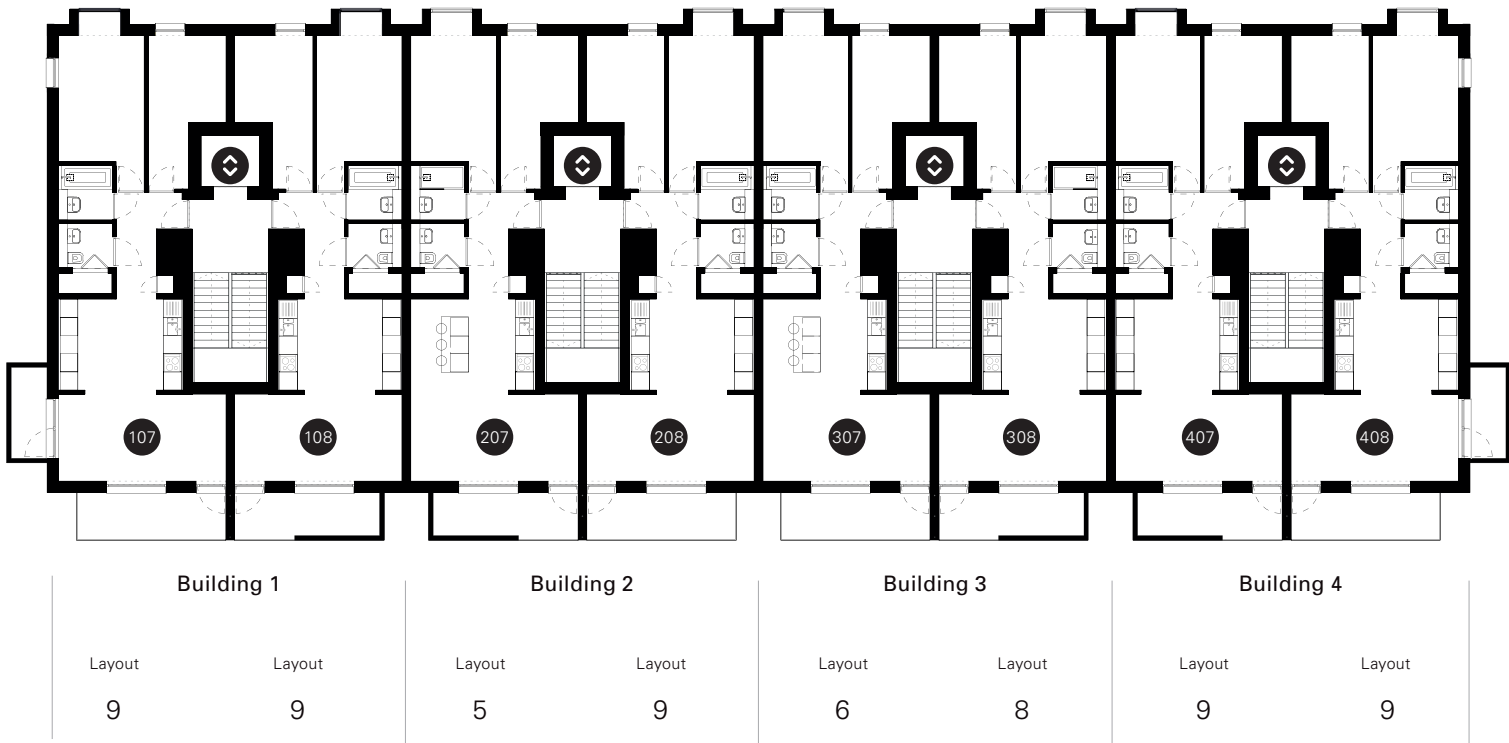




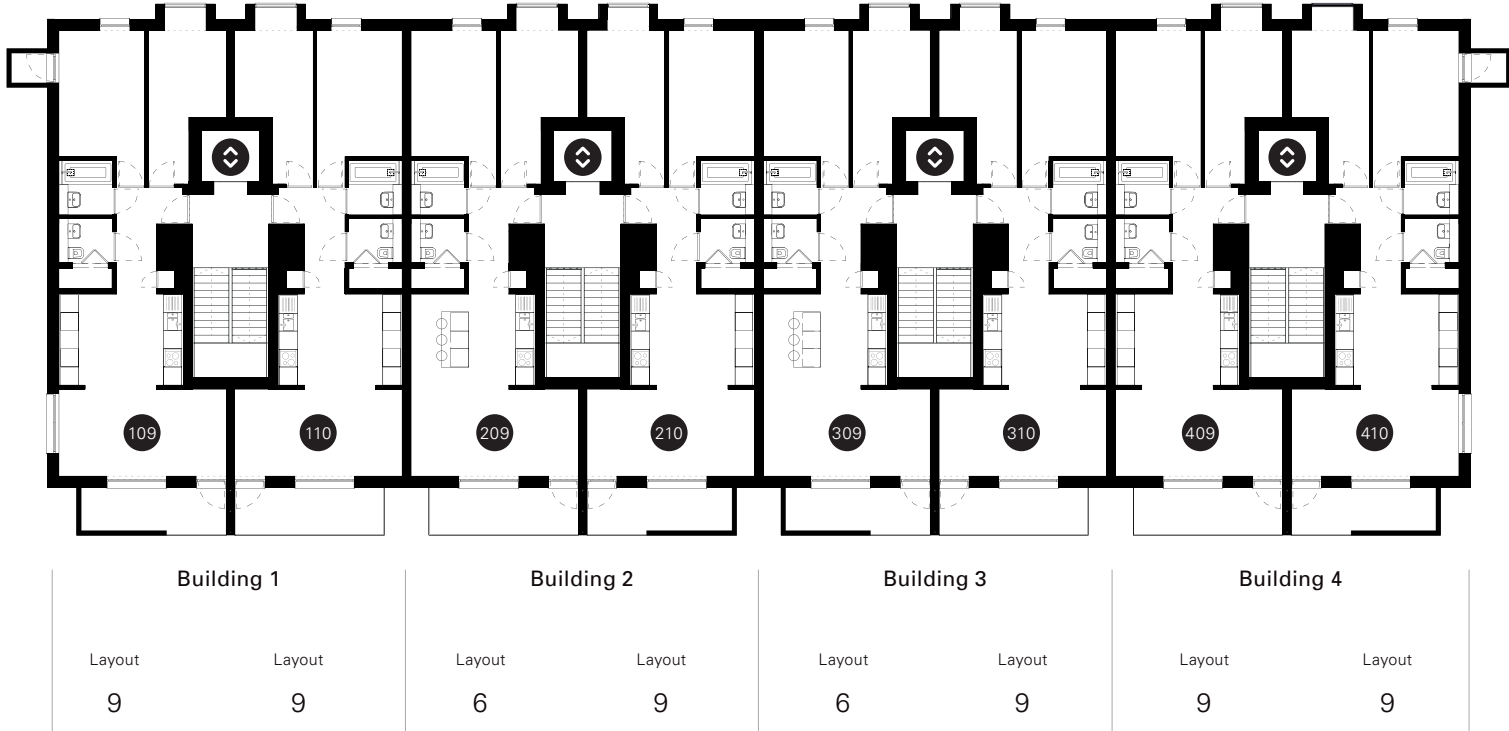
# Mansion House

## Floor Plans

Fourth Floor



Fifth Floor





# Mansion House Specification

Why should you ever have to pay for upgrades when you buy a new home?

All House by Urban Splash homes come with high specification sanitary ware and appliances as standard, it's just what we do. Our belief in delivering the highest possible quality homes covers every aspect of the build, right down to taps, tiles and toilet.

## Bathroom

- White ceramic sanitary ware
- Shower over bath or shower tray
- Chrome taps and fittings
- Tiled walls in bath and shower area
- Wall tiles
- Floor tiles
- Fitted towel rail
- Mirror and storage cupboard

## Kitchen

- Handle-less units
- Induction hob and slimline extractor
- Integrated fridge and freezer
- Integrated oven
- Integrated dishwasher
- Worktop and splash back
- Chrome monobloc kitchen tap with stainless steel sink

## Windows and external doors

- Aluminium triple glazed windows
- Aluminium double glazed doors

## Lighting

- LED/low energy lighting throughout

## Heating and hot water

- Electric panel heating
- 145 litre storage tank

## Controls

- Heating, hot water and lighting controlled by Lightwave RF integrated system

## Wall finishes

- Painted MDF panelling to internal partitions
- Painted dry lining to ceiling in bathrooms and hall (+ skim)
- Exposed Cross Laminate Timber walls and ceiling to living, kitchen and sleeping areas (partition separating bedrooms will be lined but perimeter and party walls will be exposed)

## Media

- Broadband connection facilities and satellite points (usual customer subscriptions apply)

## Flooring

- Ceramic tiling throughout

## Other

- Dedicated space for washing machine with plumbing

## External

- Site specific

## External Walls

- Cross Laminate Timber structure
- Non combustible insulation - A1 rated to EN 13501-1
- Ceramic rainscreen cladding (estimated U Value 0.14 W/m2K)

## Roof

- Cross Laminate Timber structure Insulated and finished with single ply roof membrane (estimated U Value 0.1W/m2K)

## Warranty

- Checkmate 10 year new home warranty





For more information please visit  
our show home, call or email.

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↓ Disclaimer

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