



# LITTLE SADDLES

## SHENLEY

### SPECIFICATION - CLASSIC

#### EXTERIOR

- Brick and render frontage with feature cladding to Plots 1, 7 & 8
- Garages to each plot
- Secure with electric gates
- Individually designed detached and semi detached homes
- Private driveway
- Parking spaces for numerous vehicles
- UPVC windows
- Composite panelled front doors
- Private rear and communal gardens

#### INTERIOR

- Large bifold doors in kitchens and family super rooms with garden access
- Coats cupboard to entrance hallway
- Under floor heating throughout
- Separate utility room to ground floor
- Bio Ethanol Fireplace to Living Room
- Grey carpet with Cloud 9 soft underlay to Stairs, Hallways & Bedrooms
- Farrow & Ball paint throughout

#### LIGHTING & MULTI ROOM

##### ENTERTAINMENT

- Dimmable lighting and chandeliers
- Wired for Sonos music speakers to Formal Lounge, Kitchen Super Room and outdoor Patio
- Cat6 wiring throughout
- Entrance and patio lighting
- Chrome light switches

##### SUSTAINABILITY

- Air Source Heat Pumps to all properties (fully sustainable gas supply & no gas bills)
- EcoSlide wood grain windows with A+ energy rating
- A+ rated appliances
- Designer bio-ethanol eco fireplaces to all homes

#### KITCHEN / SUPER ROOM

- Classic homes to have shaker style Hacker Kitchen in Graphite and Cashmere with Quarts Calacatta Gold stone worktops with drainer groves and matching backsplash. Matching cornice detailing to the top of the units.
- Kitchen islands to all units with sink and tap
- Soft close drawer boxes
- State of the art appliances:
- Bosch built in Oven in Black Glass and Brushed Steel with 7 functions and EcoClean
- Bosch built in Microwave in Black Glass and Brushed Steel with 5 Power Levels, 8 Auto Programmes & Electronic Control
- Frameless Bosch Induction Hob in Black Glass and Brushed Steel with 4 zones
- Bosch Canopy Extractor Hood in Brushed Steel with 3 Speeds and Intensive suction
- American style Samsung Fridge Freezer with water and ice maker
- Bosch fully integrated dishwasher with 4 Programmes and A+ Energy Rating
- Plumbing for free standing washer and free standing dryer to utility room in Plots 1, 3 & 5 and free standing washer/dryer in Plot 7
- Large sink bowl with tap in kitchen island and utility room (Plots 1, 3 & 5 only)
- LED under cupboard lighting

#### BATHROOMS

- Feature brass tap and lighting to cloakroom with marble effect tiling
- Black feature tap and shower frames to family bathrooms
- Duravit loos with wall mounted flush plates
- Duravit sinks with over counter feature sinks and wall lights in cloakroom and master bathroom
- Crosswater taps and showers
- Family bath and shower to family bathrooms in Plots 1, 3 & 5 and bath with overhead shower in Plot 7
- Designed by C P Hart London
- Porcelanosa full height tiling
- Mirrors to bathrooms
- Warm towel rails to bathrooms with black rail to family bathroom
- Shaver points
- Mitsubishi hot water heating system

#### JOINERY

- Grey parquet herringbone style flooring design to Kitchen/Super Room, Formal Lounge, Study & Hallway
- Dark grey internal doors
- Glass winged staircase balustrade
- Wardrobes to Master and Bedroom 2
- Thick stepped architraves and skirting

#### SECURITY

- Perimeter tall fencing
- Comprehensive alarm system connected through the house
- Fire alarm system
- Security locks to all windows and doors
- Secure electric gate to entrance with voice entry system

#### WARRANTY & AFTERCARE

- Complete 10 year structural warranty by IWC
- Thorough demonstration of your new home before it is handed over to you.
- Amara Property 1 year warranty\*

#### MISCELLANEOUS

- Local Authority: Hertsmere Council
- Outgoings: Subject to council tax
- Tenure: Freehold
- Bespoke art, sculpture, hanging mirrors, furniture & gym equipment may be available for sale by separate negotiation.

\*Refer to your Aftercare & Warranty Policy  
This Specification is for indicative purposes only



# LITTLE SADDLES

SHENLEY



AN UNRIVALLED COMBINATION  
OF LUXURY DETAILING, DIVERSE  
DESIGN AND CUTTING-EDGE  
TECHNOLOGY.

Our design styles are virtually unlimited. In fact, the Amara designers pride themselves in not having a house style as this enables the design to be tailored to each bespoke development. Focused on luxury developments we create exclusive residences in some of the most desirable locations in North and North West London. Our extensive range of expertise ensures that we remain at the fore front of luxury design.

## AWARDS

BUILD Best Luxury Home Designers, 2020  
BUILD Real Estate & Property Awards, 2018  
Luxury Property Development Company of the Year  
The International Property Awards 2017  
Best Property Single Unit Interior Lighting Design  
Houzz 2016  
Awarded Best of Houzz  
Houzz Influencer  
Houzz 2015  
Awarded Best Of Houzz  
The International Property Awards 2014  
Best Apartment Interior Design, Show Home Best Property Single Unit  
The International Property Awards 2013  
Residential Renovation & Developments  
Premier Guarantee Excellence Awards 2013  
Excellence Awards