

141 / FLOOR 14

Fenman House



Walk through the green lawns of Lewis Cubitt Park and you'll find yourself at Fenman House. Stroll into the elegant lobby featuring a natural stone floor and polished plaster walls and experience its warm, intimate ambience. Step into the reeded glass surrounds of the lifts and let them whisk you skywards to the apex of the building where the 14th floor awaits. Here, just three apartments boasting far-reaching views and strikingly high ceilings are waiting to be discovered.

Welcome to No. 141, Fenman House, King's Cross.

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NSA

99.2sqm 1,068sqft

LIVING AREA

5.8m x 3.8m 19'2" x 12'7"

MASTER BEDROOM

4.0m x 3.6m 13'0" x 11'11"

BALCONY

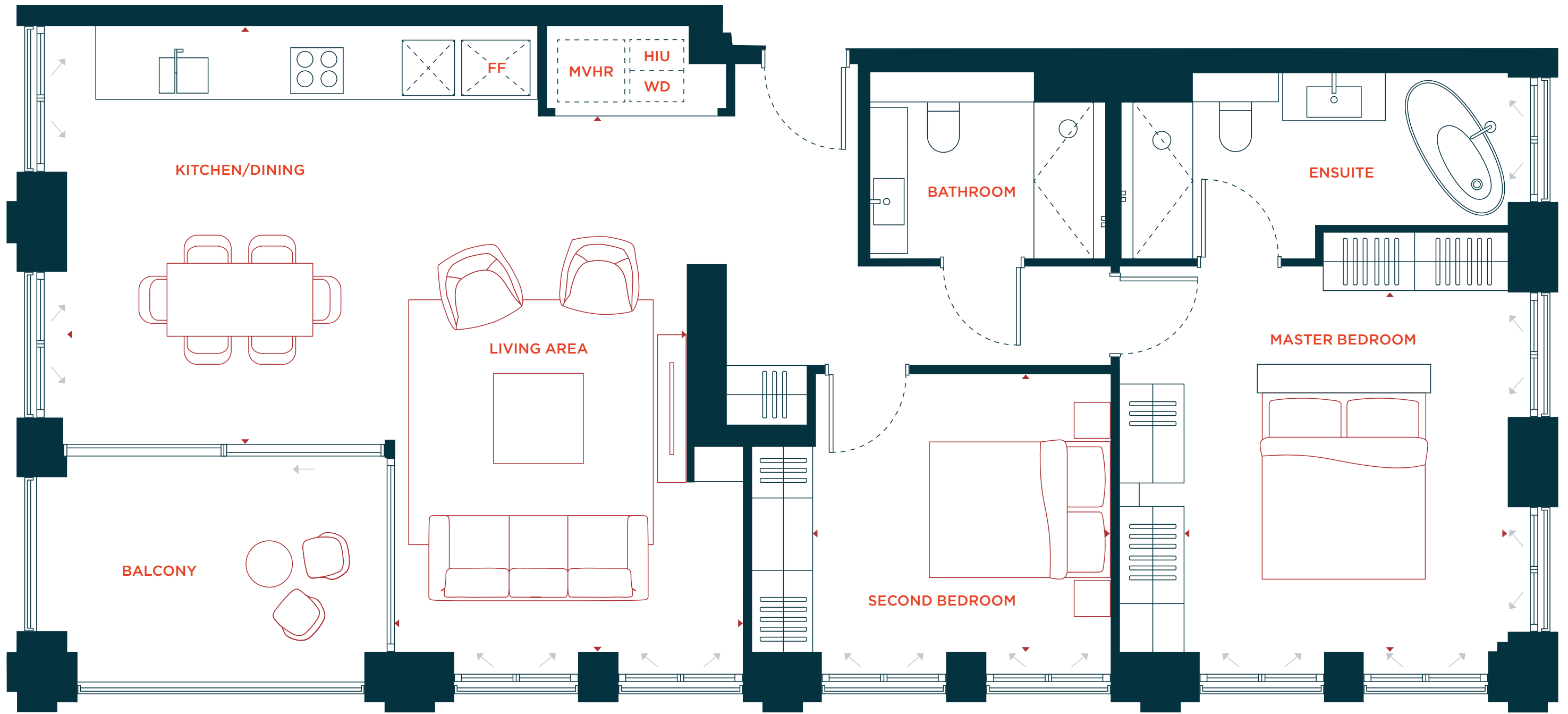
3.6m x 2.2m 11'9" x 7'3"

KITCHEN/DINING

5.0m x 4.6m 16'6" x 14'11"

SECOND BEDROOM

3.3m x 3.1m 10'10" x 10'0"





1-1 Specification

Building

14 storey traditional brick building designed by Maccreeanor Lavington – inspired by classic design principles employing a language of full-height brick piers in order to reconcile ambitions towards the heavy and monumental with a desire for transparency

Part of a wider urban block designed by Maccreeanor Lavington with a shared identity, each subtly different but within a common architectural expression, massing and language of detail

The upper levels of façades are richly textured featuring a warm coloured ‘woven’ glazed brick detail and tall, elegant double windows and complementing dark metalwork

The articulation of the ground floor around the perimeter of the blocks features a specially designed reconstituted stone detail which frames each window or entrance bay

Residents’ terrace on the eighth floor with planting by Thomas Stuart Smith with a mix of seating areas

- Elegant lobby designed by Johnson Naylor featuring a mixture of stone and polished plaster
- Two lifts serving all floors
- Shared basement car park
- All apartments benefit from a balcony and all windows feature a Juliette balcony to take full advantage of the parkside views

Kitchen

The kitchens in Fenman House have been specially designed by award winning interior architecture practise Johnson Naylor

- Oak timber veneer to low level cabinet door with recess finger pull detail and integrated metal towel holder
- Bespoke metal product shelf with storage rack under high level cabinet with integrated lighting
- Metal product tray with drainage on worktop
- High level cabinets finished in white lacquer with under cabinet recessed lighting to work surface
- High quality brassware with anthracite finish, Hansgrohe or similar

High quality appliances to include:

- 4 zone induction hob, combination electric oven, warming drawer and microwave by Swiss brand V-Zug
- Integrated dishwasher by Miele
- Integrated extra-wide fridge/freezer by Leibherr
- Free standing washer dryer, by Siemens situated in utility cupboard

Bathrooms

The bathrooms in Fenman House feature a bespoke design by Johnson Naylor and incorporate such design details as natural stone feature walls, niche open shelving with integrated lighting and rich dark metal detailing

- High quality brassware with an anthracite finish, Crosswater or similar
- Bespoke wall hung mirrors with de-mister pads
- Mirrored storage cabinet with internal lighting and wall hung open shelving niche with concealed lighting and shaver socket
- Metal lined towel shelf beneath basin
- White wall mounted WC with dual push flush
- Walk in shower with ceiling mounted shower head and glazed screen
- Warm wall with bespoke metal towel hooks
- Large format porcelain tiles to floor and walls with feature natural stone walls

Master bathroom will also include:

- Free standing bath
- Walk in shower with ceiling mounted shower head and glazed screen
- Extra wide vanity area

Wardrobes and joinery

Master bedroom wardrobes feature light grey lacquered doors with vertical dark metal handle, exposed vertical shelving, drawers finished in light grey lacquer, a shelf and anthracite hanging rail

Wardrobe to second bedroom features white lacquered doors with recessed vertical finger pull, anthracite hanging rail, drawers and shelf

Storage cupboards feature white lacquered full height doors, a shelf and an anthracite/hanging rail

Master bedroom features bespoke oak headboard with integrated storage and concealed dressing area

Flooring

Engineered timber herringbone flooring to all rooms excluding bathrooms

Large format porcelain tiles to bathrooms

Doors

Entrance door and frame in high quality oak veneer finish complete with anthracite door furniture including night latch and spy hole

All internal hinged and sliding doors in a white painted finish with anthracite door furniture

Heating and cooling

The building is served by the development’s communal district heating and cooling network providing low-carbon metred heating and cooling

Thermostatically controlled under-floor heating

Comfort cooling to living areas and master bedroom

Home automation

Home automation system controlled by a touchscreen panel in a central location

Integrated scene-set lighting, comfort control and building intercom system

Intelligent switches to all rooms controlling lighting, comfort cooling, and heating

Electrical

13 amp sockets throughout and 5 amp sockets to living spaces

All visible plates, sockets, TV and data outlets in powder coated metal to suit wall finishes

Lighting

Full scene set and dimmable lighting control system throughout

Trough ceiling lighting detail to kitchens

Perimeter feature ceiling trough detail with concealed lighting in selected locations

Integrated lighting to wardrobes in master bedroom

Telephone, data systems and AV

The King’s Cross development is served by a fibre network. Connection to the network to be arranged by the purchaser

Television (terrestrial, Sky+ and European Hotbird) points to reception rooms and bedrooms

Floor to ceiling heights

Living areas: 3.6m

Master Bedroom: 3.6m

Second Bedrooms: 3.2m

Bathrooms: 2.5m

NOTE: THE ABOVE FIGURES ARE APPROXIMATE AND RELATE TO THE GENERAL HEIGHT WITHIN EACH ROOM EXCLUDING BULKHEADS

Balcony

Large inset balconies which will feature a composite decking floor finish, dark metal balustrade and are accessed via full height glazed sliding doors

Building amenities

Landscaped residents roof garden designed by Tom Stuart Smith, winner of eight Chelsea Flower Show gold medals, on the eighth floor

Entrance lobby

A bijou ground floor resident’s lobby with high quality finishes and feature artwork

Bespoke timber reception desk specially designed by Johnson Naylor with feature lighting

Natural stone floor and high quality faceted polished plaster to walls

Comfortable waiting areas for guests

Integrated post boxes

Lift lobbies/communal hallways

Lobbies feature white lacquered wall panelling, feature signage and a carpet floor finish

Lifts

Two passenger lifts serve all residential floors from basement

Lift cars feature back painted reeded glass walls, bronzed mirror and natural stone floor

Car parking and storage

Basement car parking available by separate negotiation

Basement storage room available by separate negotiation

Security

Security fob access control to all building entrances, car park and lifts

Video entry control to building entrance through home automation system

Mains supply smoke or heat detectors

CCTV surveillance to all public areas

Peace of mind

Uniformed daytime concierge service

Cold store drop-off for daytime refrigerated shopping deliveries and parcel store for oversized deliveries

All apartments benefit from a 10 year NHBC warranty

Lease expires on 31 December 2267

Estate and building management services

Internal cleaning of the common parts will be performed by a team of specialist contract personnel

External cleaning will be carried out on a managed programme to ensure the building is kept to the required high standard


Exclusive membership of the King’s Cross Estate web portal offering information on service, estate news and event updates

A service charge will be payable by apartment owners to cover costs of building services, building maintenance, cleaning and insurance. A fixed contribution towards costs of estate management will also be payable

NOTES: A MANAGEMENT COMPANY WILL BE APPOINTED TO PROVIDE BUILDING MANAGEMENT SERVICES.

PLEASE NOTE THAT THE DESIGN DEVELOPMENT OF FENMAN HOUSE IS STILL ONGOING AND CERTAIN ITEMS OF THE SPECIFICATION MAY BE AMENDED TO AN ITEM OF EQUIVALENT QUALITY.

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