

Emerging prime, typically outer zone 1 or Docklands Sales value @ £800-1,000 per ft<sup>2</sup> Average-sized two-bedroom unit @ 850ft<sup>2</sup> (79m<sup>2</sup>)

	Total (£)	£/ft <sup>2</sup>		Total (£)	£/ft <sup>2</sup>
Internal partitions, doors	8,100	9.53	Contemporary white sanitaryware by Villeroy & Boch		
Stud partitions			Hansgrohe brassware		
Doors - full height, dark oak veneered doors with brushed chrome ironmongery			Wall-mounted WC		
Plain MDF skirtings (no cornices)			Bath with porcelain front panel and wall-mounted chrome mixer tap		
Wall finishes	4,000	4.71	Walk-in shower with glass shower screen, wall and ceiling mounted chrome showerhead and hand shower		
Paint finish generally			MEP services	26,400	31.06
Porcelain ceramic tiles to bathrooms			Energy-efficient heating and hot water system with underfloor heating throughout, controlled by zoned thermostats;		
Floor finishes	8,700	10.24	Heat recovery ventilation and cooling in living and master bedroom		
Laminated timber-effect flooring to living areas, entrance hall and corridors			Low-energy recessed downlighting to all areas		
Porcelain ceramic tiles to bathrooms			Video entry system		
Carpet to all bedrooms			Generous supply of electrical sockets, plain finish		
Ceiling finishes	3,700	4.35	Hidden wiring and recessed wall supports installed to supply signal and support flatscreen TV, DAB radio, satellite x 2 and telephone sockets to living room		
Suspended ceiling and paint finish			Telephone, data and loopthrough TV point to master bedroom		
FF&E	19,100	22.47	Wiring for flush-mounted ceiling speakers to living areas		
Contemporary Italian high gloss, handleless kitchen with soft closing mechanisms to drawers and doors, eg Polyform, Modulnova, and so on			BWIC	1,600	1.88
Composite stone worktops to island and wall units			Sub total	77,900	91.65
LED feature lighting			Preliminaries, OHP and contingency	15,600	18.35
Undermounted sink and chrome mixer tap			Total	94,000	110.59
Siemens appliances including washer / dryer					
Dark oak veneered bathroom cabinet with mirrored front					
Full height fitted wardrobes, matt lacquered doors					
Sanitaryware	6,300	7.41			