

Prime central London, typically West End, Chelsea or South Bank Sales value @ £1,400-1,800 per ft² Average-sized two-bedroom unit @ 1,200ft² (111m²)

	Total (£)	£/ft ²
Internal partitions, doors	17,200	14.33
Stud partitions		
Doors: full-height, dark oak veneered doors with high-quality black nickel Joseph Giles ironmongery		
Sliding obscured glazed doors to bathrooms		
Flash gap skirting detail with doubled plasterboard linings		
Wall finishes	17,300	14.42
Paint finish generally		
Stone finish to bathrooms		
Floor finishes	20,000	16.67
High-quality wide-board (200mm) engineered-wood flooring to living areas		
900mm x 900mm Italian marble to entrance halls and kitchens		
Stone finish to bathroom		
Ceiling finishes	5,500	4.58
Suspended ceiling and paint finish		
Coffered ceilings to living and master bedroom		
FF&E	57,700	48.08
Contemporary Italian high gloss, handleless kitchen with soft closing mechanisms to drawers and doors – for example, Modulnova (SP29) or Bulthaup		
Stone worktops to island and wall units		
LED feature lighting		
Franke undermounted sink and Dornbracht chrome mixer tap		
Miele appliances; Quooker boiling hot water tap		
Dark oak veneered bathroom cabinet with mirrored front		
Full-height fitted wardrobes, matt lacquered doors		
Sanitaryware	11,600	9.67
Contemporary white sanitaryware by Villeroy & Boch		
Dornbracht brassware		

Wall mounted WC		
Stone vanity basin		
Built-in bath with stone front and surround, and wall mounted chrome mixer tap		
Walk-in shower with glass shower screen, wall and ceiling mounted chrome showerhead and hand shower		
MEP services	57,700	48.08
Energy efficient heating and hot water system with underfloor heating throughout, controlled by zoned thermostats linked back to apartment BMS control system		
Fully air conditioned with heat recovery and cooling. All controls linked back to the apartment BMS control system		
Ventilation		
Electrical installations		
Low-energy recessed downlighting to all areas		
Feature concealed lighting in coffer ceilings to living and master bedroom		
All lighting controllable from central touch-screen control panel and at entry point to each room with mood settings using Dali system		
Video entry system		
Generous supply of electrical sockets		
Audiovisual wired network to living and master bedroom wired back to central hub		
BMS Crestron system controlling heating, ventilation, lighting and AV		
High speed internet, Digital aerials, Hotbird satellite system, BT line and 3G/4G boosted reception connections provided		
BWIC	3,500	2.92
Sub total	190,500	158.75
Preliminaries, OHP and contingency	38,100	31.75
Total	229,000	190.83