

# PORTEUS

APARTMENTS, SW6



MARSH & PARSONS

A boutique collection of 11 brand new apartments located within a smart gated mews with off street parking\*.



# PORTEUS

APARTMENTS, SW6

## Development Overview

Porteus Apartments is located in an enviable position on the Fulham and Chelsea Borders, moments from Fulham Broadway underground station. The development consists of a selection of well-appointed one and two-bedroom apartments, and a spacious three-bedroom penthouse. The gated mews opens up onto a courtyard with 9 allocated parking spaces\*.

Attention to detail was at the forefront of the developers mind when planning and constructing this brand new development, and this shows in the high quality exterior and interior finishes & fixtures, which include parquet style engineered oak flooring, fully fitted German kitchens with Siemens appliances and floor to ceiling glass windows and doors.

Each apartment has been impeccably finished; in the living areas, parquet engineered-oak floors provide durable elegance, while the Monza Oak doors come with brushed stainless steel door handles, which adds to the elegant yet modern feel of the apartment.

Seamlessly designed with the reception areas in mind, the open-plan German engineered Nobilla kitchens are an entertainers dream as they are finished with silestone countertops. The modern bathrooms are expertly planned, with fitted units that enhance the high quality feel, all bathrooms and en-suites are finished with Roca 'The Gap' sanitaryware, Hansgroh taps & shower heads and Porcelanosa floor and wall tiles. Where an apartment has an en-suite this is finished in a different style and design to the master bathroom.

The apartments benefit from a underfloor zoned heating system throughout - just one of the many details in this development that creates a perfect balance between iconic design and modern living. There is a video entry system for added security, and down-lighters throughout.



# PORTeus

## APARTMENTS, SW 6

### Specifications

#### Kitchens

- German engineered Nobilla kitchen
- Silestone work surfaces
- Mirror splash back
- Silent, soft closing doors and drawers on all units
- Undermount stainless steel sink
- Feature integrated chrome mixer tap
- Integrated LED strip lighting under wall cabinets

#### Appliances

- Miele built in fan assisted multi function oven
- Miele frameless induction hob
- Elica Recirculating extractor
- Miele microwave
- Miele integrated fridge freezer
- Miele integrated dishwasher
- Siemens Washer dryer

#### Bathrooms

- Vitra sanitaryware
- Hansgrohe chrome shower head
- Hansgrohe taps
- Heated chrome towel rail
- Simpsons design shower screen
- Porcelanosa Urbatek Town Niquel polished wall tiles
- Porcelanosa Urbatek Town Acero Nature floor tiles
- Low profile shower tray and cubicle (en-suite)

#### Interior finishes

- Oiled oak engineered timber flooring
- Kingsmead Saxony carpets to bedrooms
- Monza oak doors
- Brushed stainless steel level door handles with roses

#### Electrics

- Energy efficient downlighters throughout with white metal sockets and switches
- Sky and Freeview satellite TV to lounge with connectivity to bedrooms

#### Heating and Hot Water

- Zoned, wet under floor heating system

#### Security

- Individual video entry system
- Mains heat and smoke detectors with battery back-up
- Electronic fob entry system
- Britley Secured-By-Design front door with three-point locking system

#### Communal

- Designer hard wearing carpet to entry lobby
- Heavy-duty, ribbed carpeting to stairs, landing and corridors
- Internal cycle storage with secure access
- Internal bin storage with secure access
- Lift to all floors

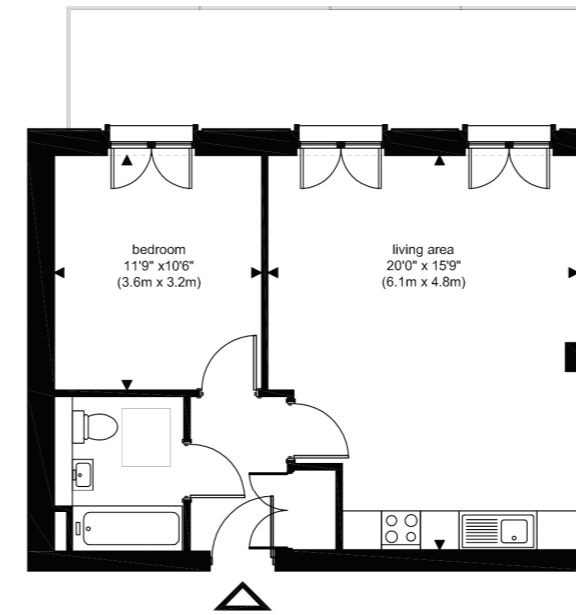
#### Warranty

- Full ten-year CRL building warranty

\* Specifications subject to change

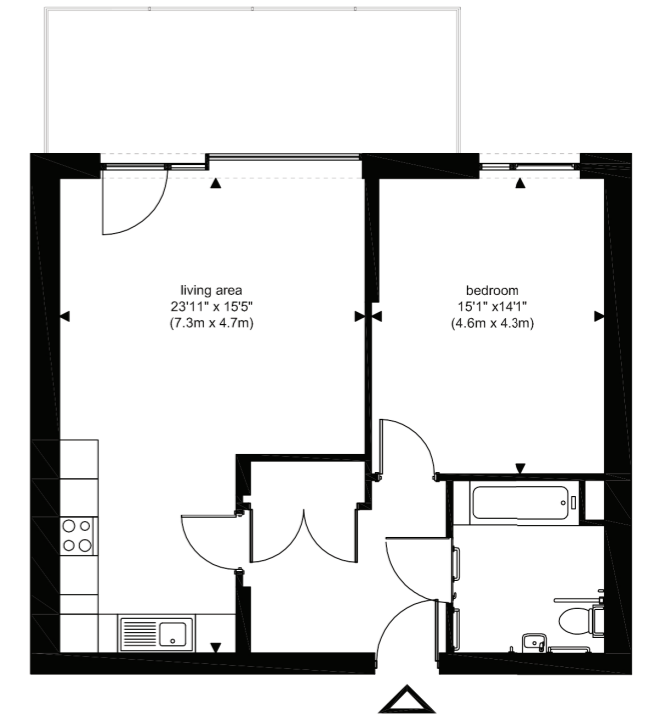


### Floorplans



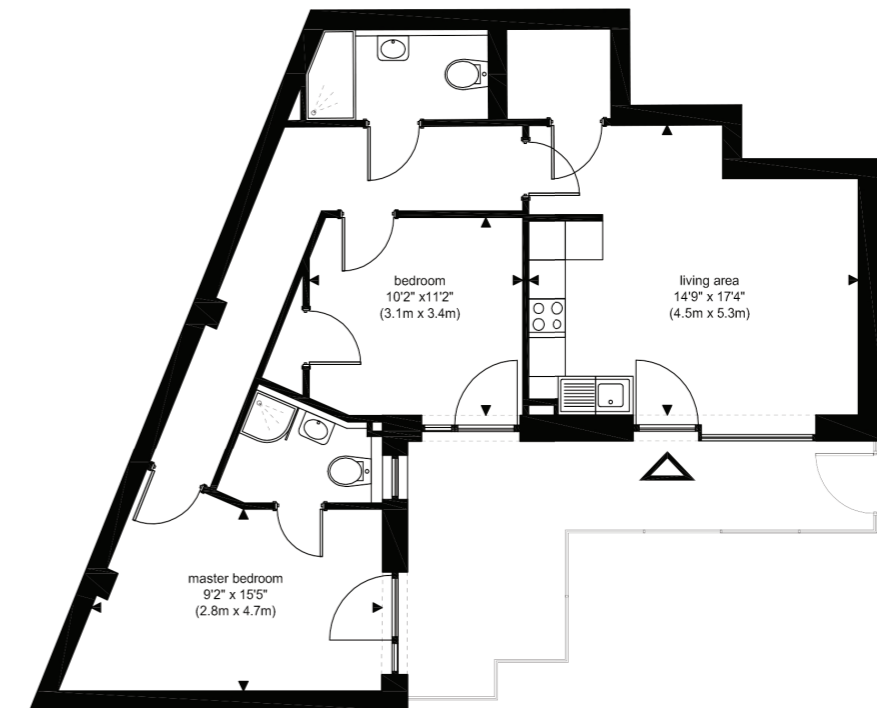
**Apartment one**

Block A, ground floor  
Approximate GIA 538 sqft / 50 sqm



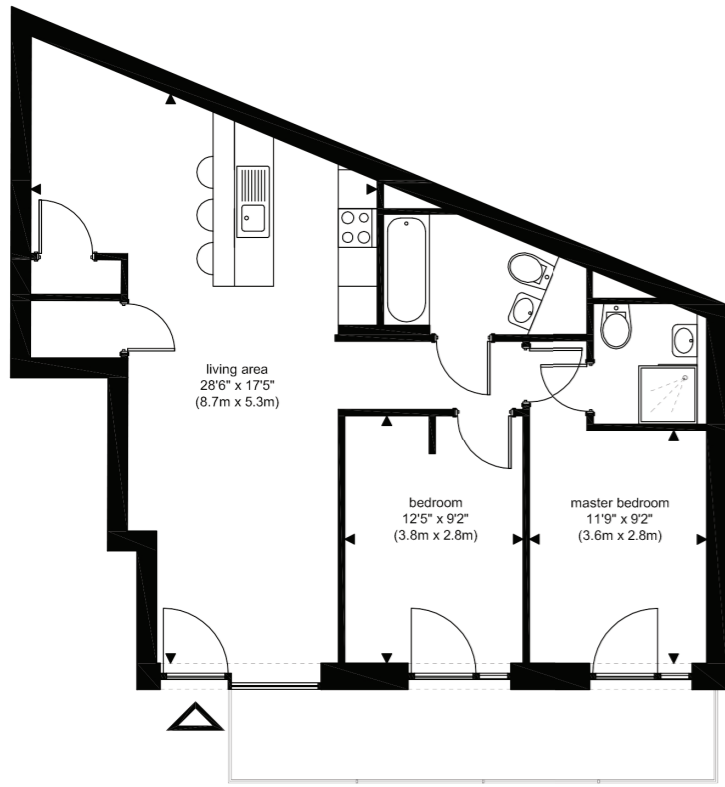
**Apartment two**

Block A, ground floor  
Approximate GIA 662 sqft / 61.5 sqm



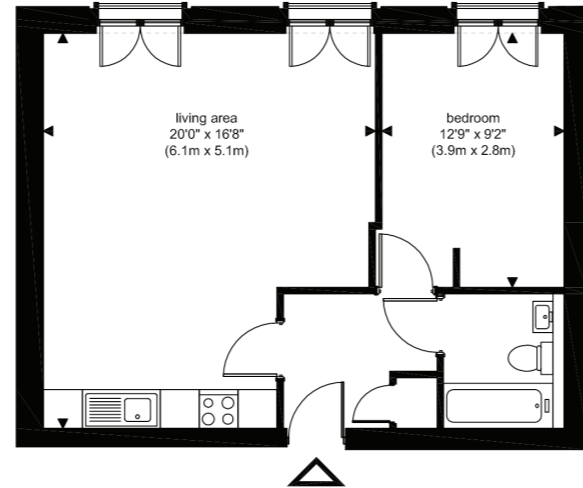
**Apartment three**

Block A, ground floor  
Approximate GIA 748 sqft / 69.5 sqm



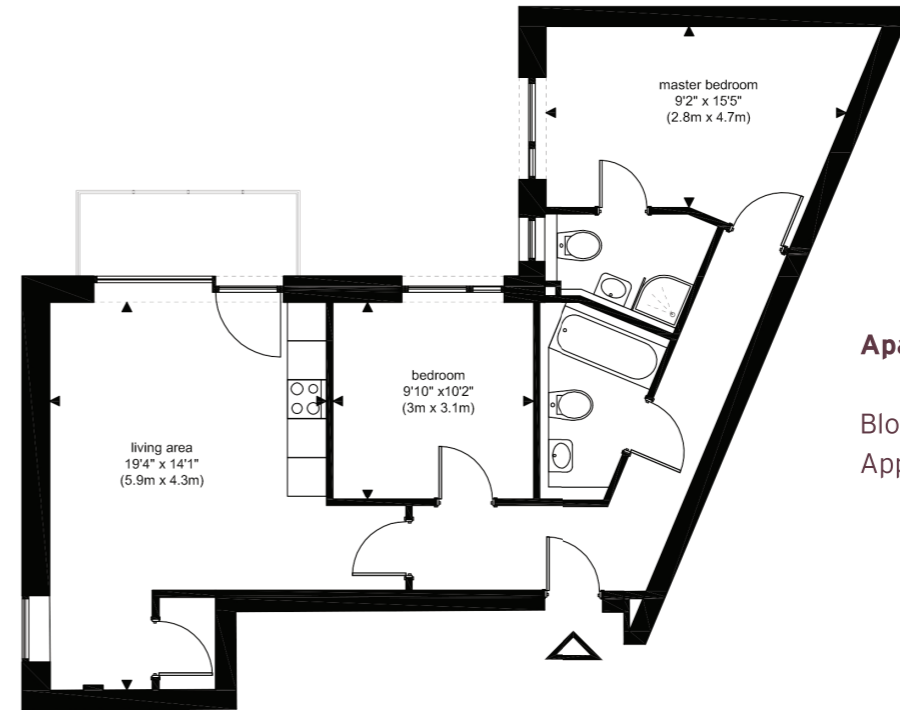
**Apartment four**

Block A, ground floor  
Approximate GIA 742.5 sqft / 69.0 sqm



**Apartment five**

Block A, first floor  
Approximate GIA 538 sqft / 50.0 sqm

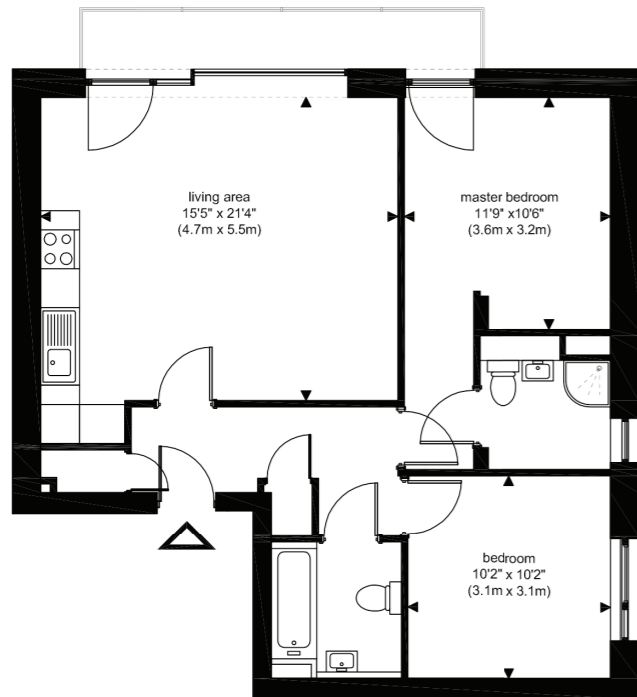
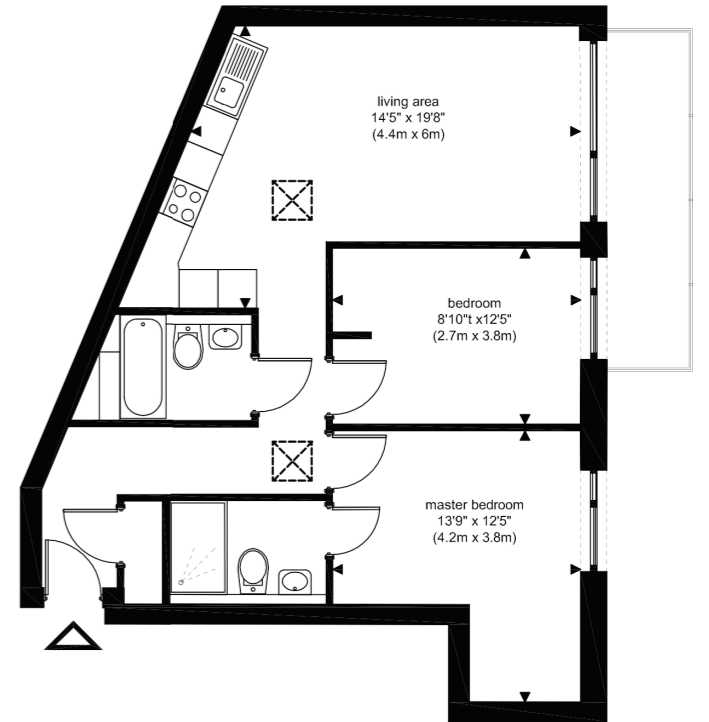


**Apartment seven**

Block A, first floor  
Approximate GIA 710.5 sqft / 66 sqm

**Apartment eight**

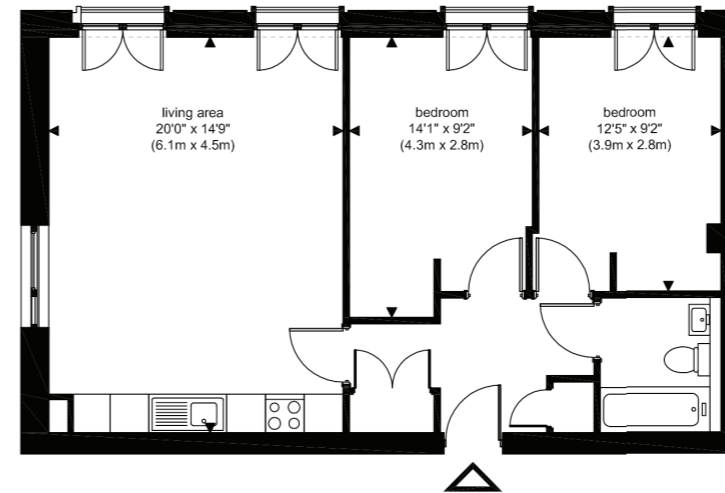
Block B, first floor  
Approximate GIA 710.5 sqft / 66.0 sqm



**Apartment six**

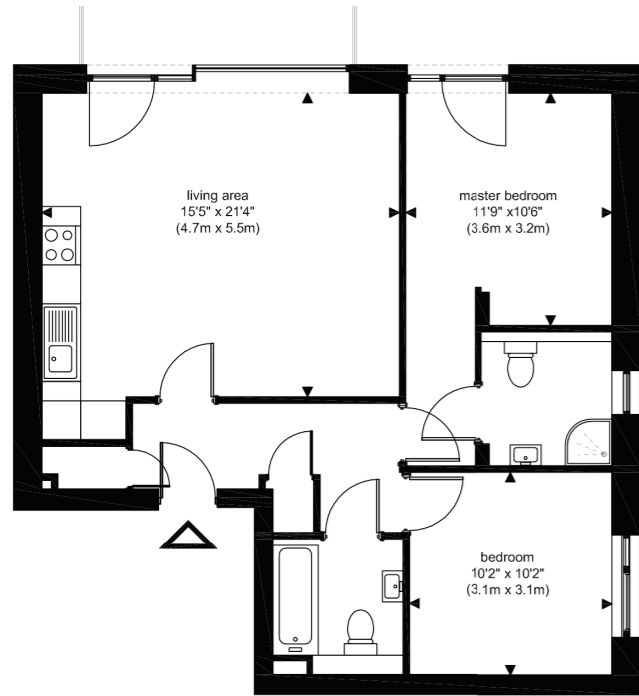
Block A, first floor  
Approximate GIA 742.5 sqft / 69.0 sqm

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only. Not to scale.



**Apartment nine**

Block B, second floor  
Approximate GIA 678 sqft / 53.0 sqm



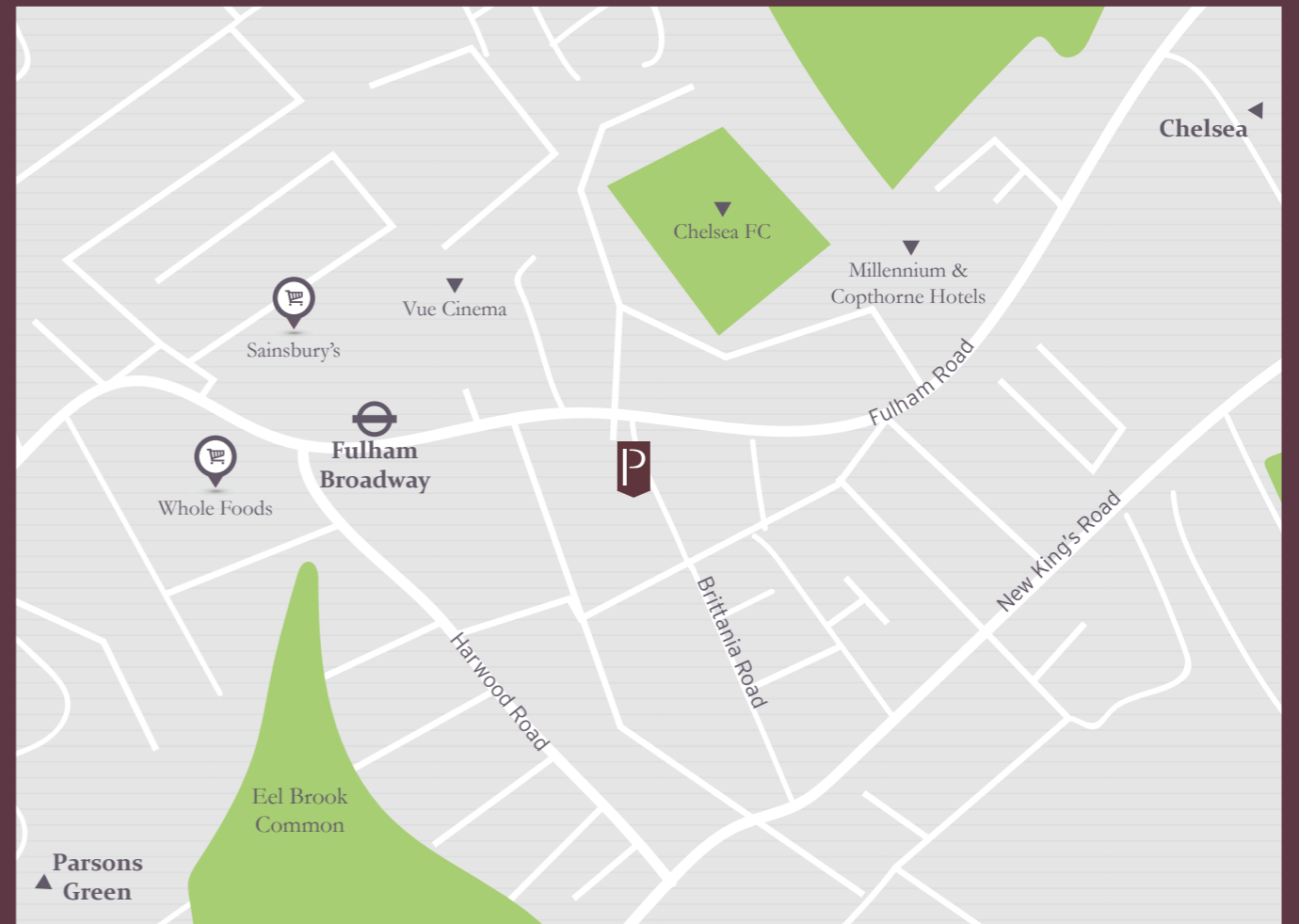
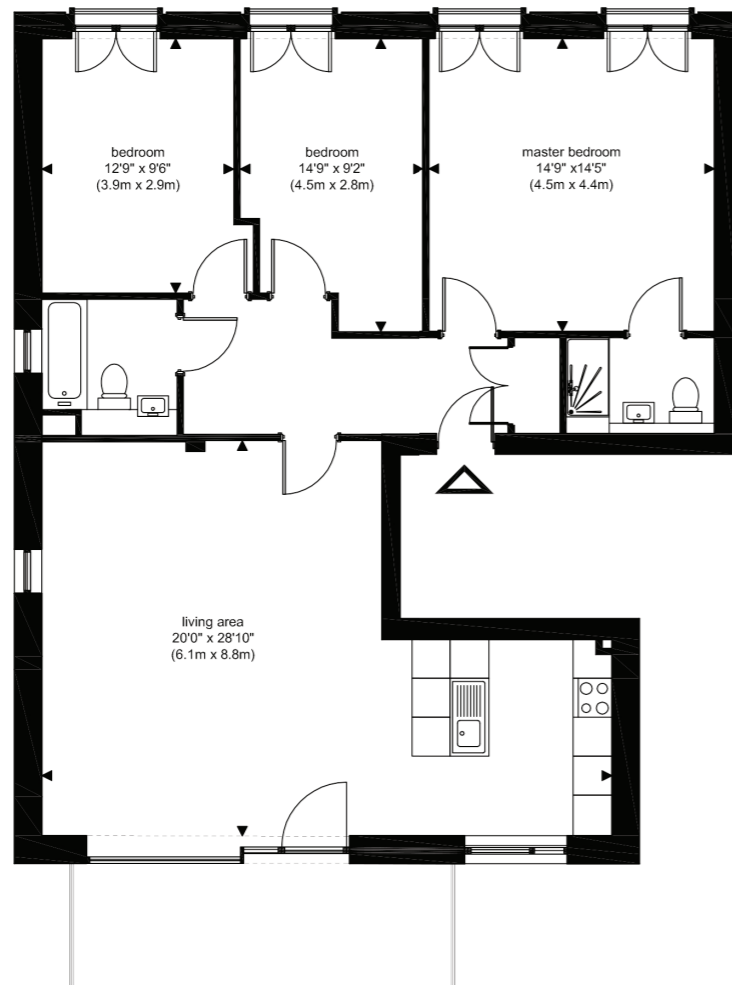
**Apartment ten**

Block B, second floor  
 Approximate GIA 742.5 sqft / 69.0 sqm



**Apartment eleven**

Block B, third floor  
 Approximate GIA 1,146.5 sqft / 106.5 sqm



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