



A signature collection of homes  
in the heart of Woodberry Down

## EDITIONS COLLECTION



## THE ONYX PREMIUM SPECIFICATION

The Onyx specification provides you with the opportunity to upgrade your home with a range of premium fixtures and fittings, taking your interior style to the next level.

**Berkeley**  
Designed for life

EDITIONS

WOODBERRY DOWN

## The Onyx Kitchen

Beautiful herringbone wood flooring, glamorous mirrored kitchen splashbacks, wine cooler and integrated lighting are just a few of the ultimate finishing touches available.

Upgrade items:

Engineered European Oak herringbone pattern flooring

Stone worktop

Mirrored splashback

Hot Tap in matt black, dispensing filtered boiling water and unfiltered hot and cold water\*

Wine cooler

Slim screwless sockets in matt black



\* Only available in 2 or 3 bedroom apartments.

EDITIONS

THE ONYX SPECIFICATION

Engineered European Oak herringbone pattern flooring

Mirrored splashback

Stone worktop



Computer generated image depicts the Onyx specification kitchen.

EDITIONS

WOODBERRY DOWN

Mirror bath panel

Rainfall shower head

Mirror backing to shelving in cabinet

Individual heated towel bars in black



Computer generated images depict the Onyx specification bathroom.

EDITIONS

THE ONYX SPECIFICATION

## The Onyx Bathroom

Dark tones and pure whites accentuate a fresh minimalist form, creating an aura of calm and peacefulness.

Upgrade items:

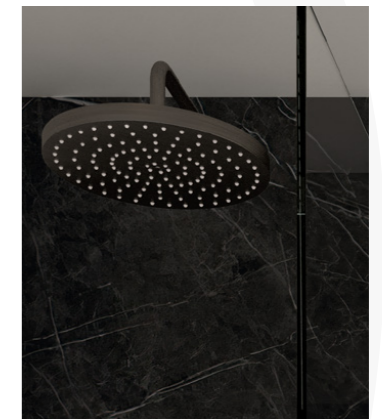
Rainfall shower head

Mirror bath panel

Lighting to bath panel

Mirror backing to shelving in cabinet

Individual heated towel bars in black



# THE ONYX LOOK

## Interior / Exterior Finishes

- Engineered European Oak herringbone pattern flooring
- Stained solid wood entrance door
- Straight bar lever door handles in matt black finish
- Internal doors in white painted finish
- Skirting in white painted finish

\* Only available in 2 or 3 bedroom apartments.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

## Kitchen

- Matt finish with soft-close cabinets and units
- Stone worktop
- Mirrored splashback
- Stainless steel sink
- Hot Tap in matt black\*
- Compartmentalised waste storage
- Miele black integrated oven
- Miele integrated microwave
- Miele induction hob
- Integrated extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated wine cooler
- Washer-dryer in utility area

## Heating

- Zoned underfloor heating throughout
- Centrally provided heating and hot water, individually metered to each apartment

## Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath
- Mirror bath panel with lighting
- Rainfall shower head
- Brushed black shower hose
- Hand-held shower on rail to bath and shower room
- Fixed bath screen with matt black trim
- Black frame walk-in shower or shower enclosure as applicable
- Individual heated towel bars in black
- Brushed black robe hooks
- Porcelain tiles to floor and walls
- Feature wall tiling
- Composite worktop with black metal feature storage
- Mirror backing to shelving in cabinet
- Wall mounted mirrored cabinet

## Lighting and Electrical Finishes

- Undermounted LED strip to kitchen wall units
- Energy efficient LED downlights to all areas
- LED lighting to storage cupboards
- Slim screwless sockets in matt black to high level sockets
- Shaver sockets to bathrooms
- Multimedia plate in living area and all bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating
- Dimmable light switches to master bedroom and living room
- USB outlet sockets to kitchen splashback, master bed head and sofa position in living room

## Bedrooms

- Fitted carpets
- High quality soft-close fitted wardrobe to main bedroom (and within second bedroom in three bedroom apartments)
- LED strip lighting to bedroom wardrobe

## Security and Peace of Mind

- Access to apartments via audio/video door entry system and electronic access to internal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10-Year Premier Guarantee Warranty

## Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Editions Collection concierge will be delivered in the Tower
- Secure cycle storage
- Architecturally designed hard and soft landscaping

## Telecommunications

- Telephone points fitted in all bedrooms and living areas
- TV/FM/satellite points fitted in all bedrooms and living areas
- Wired for Sky Q, Virgin Media, Multi-room and High Definition ready television
- Cabling for digital, TV, DAB and FM radio telephone and data services
- High speed broadband connectivity for all units



Interior photography of showhome main bedroom, indicative only.



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#### DISCLAIMER

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2030  
TRANSFORMING TOMORROW

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