



Bespoke interiors

Folio Gardens
POSTMARK
LONDON

Inspired by Postmark's double postcode, two palettes have been created both influenced by the stylish elegance of the west, combined with nitty gritty undertones from the east.

West



TEXTURE

A timeless neutral backdrop through textured carpets, wall tiles and perforations provide depth and character to finishes.

AMBIENCE

Soft lighting, warm timber tones and tactile matt finishes create a welcoming ambience that exudes comfort and warmth.

LUXURY

Refined elegant details and bold statements create a strong identity; with bespoke marble inspired surfaces, polished chrome details and reflective finishes.

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Heritage is hugely important here, with the old sorting office, so we brought this forward in the little details; such as perforations in stamps, woven hessian details in the old postal sacks and the craftsmanship in pigeon holes, creating a subtle backdrop to our concept.

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Caroline Smith, Managing Director,
WISH Interior Architects



East

KITCHEN

- Bespoke custom-crafted cabinetry in a contemporary veneered finish to base and tall units
- Lacquered wall cabinets with concealed downlighting
- Soft closing doors and drawers throughout
- Silestone worktops and matching splashbacks
- Fully fitted Siemens appliances throughout, including:
 - Integrated induction hob
 - Integrated oven and ecoClean technology
 - Integrated microwave (microwave combi to selected units, subject to kitchen design)
 - Fully integrated dishwasher
 - Fully integrated fridge freezer
 - Freestanding washer/dryer (typically located in hallway utility cupboard)
- Re-circulating extractor fan
- Convenient compartmentalised waste and recycling storage
- Under mounted single or 1 ½ bowl sink (subject to kitchen design)
- Single lever mixer tap with swivel spout, finished in chrome

BATHROOMS

- Ceiling-mounted shower head and hand-held shower set in bathroom and ensuite, finished in chrome
- Wall-mounted mirrored vanity unit with timber veneer shelving and integrated shaver socket
- Full height tiles to walls in wet areas and tiled floor
- White ceramic wall-mounted WC with soft closing seat, concealed cistern and dual flush
- Bespoke Silestone wall-mounted basin and vanity worktop
- Tiled splashback to wash basin
- Chrome basin mixer spout and controls
- Thermostatic mixer and two-way control for shower and three-way control for bath
- Chrome heated towel rail
- Accessories include clothes hook and mounted toilet roll holder

WINDOWS & BALCONIES

- Balconies include decking and side hung external doors
- Double glazed windows throughout

GENERAL/FINISHES

- Engineered timber flooring throughout living and kitchen spaces
- Deluxe carpet flooring to bedrooms
- Matching engineered timber flooring to storage cupboards
- Bespoke feature entrance door and designer door furniture in polished chrome
- Polished chrome door handles to all internal doors
- Painted architraves and skirting throughout
- Dedicated storage cupboards (subject to individual apartment layout)
- Fitted wardrobes in bedrooms 1 and 2 with internal lighting and drawers
- Ceiling height 2.3m-2.5m*

MECHANICAL & ELECTRICAL

- Independent thermostatically controlled comfort cooling in all living areas and bedrooms
- Underfloor heating throughout each property
- Whole apartment ventilation system incorporating heat recovery
- 13-amp circuits throughout
- All visible sockets and switch plates finished in polished chrome
- Light switches finished in polished chrome
- Low-energy, low-maintenance lighting scheme using LED, low-voltage and fluorescent fittings
- Ceiling-mounted smoke detectors and residential sprinklers within apartments

AV/TELEPHONE/DATA

- Wiring for Sky Q to living area offering both coax and high-speed data cabling for digital TV, DAB and FM radio, telephone and data services for media connectivity
- Communal satellite dish

ACCESS & CYCLE PARKING

- Cycle store located on the ground floor
- Electric car charging points are available on the site by separate negotiation

SECURITY

- 24-hour concierge service
- Individual video entry system for all apartments
- A network of internal and external CCTV cameras
- Authorised electronic controlled access to basement and external doors

* Ceiling heights throughout are 2.3m-2.5m. There may be some instances where heights vary, please refer to each individual apartment drawing.



Disclaimer: These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Floorplans are intended to give a general indication of the proposed floor layout, and apartment layouts provide approximate measurements only. Dimensions are for guidance only and all measurements and areas may vary within a tolerance of 5%. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Total areas are provided as GIA according to RICS measuring practice. Kitchen and bathroom layouts are indicative only and are subject to change. Furniture and landscaping is shown for illustrative purposes only. All images and dimensions are not intended to form part of any contract or warranty. All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The name Postmark London and Folio Gardens are for marketing purposes and may not form part of the postal address. October 2021.