

# Pinnacle House

KINGS LANGLEY WD4

Luxurious new  
starter apartments  
offering a contemporary lifestyle  
moments from the quiet waters  
of the Grand Union Canal







- The development comprises a choice of highly refined studio and 1 & 2 bedroom apartments.
- Each apartment is available with 5% deposit Help to Buy.
- Pinnacle House offers exceptional value for first time buyers, home movers and investors alike.
- Each apartment will be luxuriously appointed, finished and equipped for contemporary living.

# Pinnacle House

## WHY TO BUY AT A GLANCE

- The principal entrance will be an imposing double height foyer.
- Residents will be 2 minutes' walk from Kings Langley mainline operating a 27 minute service into Euston.
- The location benefits from virtually immediate access onto the M25 - linking to the UK's motorway network.

In summary, Pinnacle House offers a fabulous lifestyle opportunity with excellent connectivity, minutes from the affluence and rural ambience of Kings Langley village and the surrounding countryside.





# Canalside charm

**YET SO CONNECTED**

Pinnacle House offers tranquility on your doorstep - with numerous tow path walks following the Grand Union Canal as it meanders gently past the apartments into a rural landscape.

Pinnacle House

**KINGS LANGLEY WD4**





Today, Kings Langley is an 'up and coming' destination, a niche pocket of Hertfordshire that seamlessly blends village life with modern convenience, while offering superb transport links. These factors provide the key to luxury living at Pinnacle House - as more and more discerning homeseekers are looking to suburban villages on London's peripheries that enable a semi-rural lifestyle without compromising on fast and direct accessibility into the Capital.



Pinnacle House lies within 2 minutes drive of the M25 and 6 minutes drive of the M1

Given the almost immediate proximity of the A41, M25 and in turn the M1 and M40, drive times to key destinations are impressive and include Watford in 10 minutes, Hemel Hempstead in 11 minutes and St Albans in 17 minutes.





## M25 Junction 20

**2** MINUTES

Motorway connections from Kings Langley are fast, direct and include the M4 in 25 minutes drive time.



## London Euston

**27** MINUTES

Kings Langley operates half hourly services north to Tring and south direct into London Euston.



## London Heathrow

**30** MINUTES

International travel from both Luton and London Heathrow lie within 30 minutes drive.



Pinnacle House is strategically located on one of London's prime commuter belts, and with Kings Langley mainline a mere two minutes walk away, city commuting could hardly be more convenient.

## Local, regional & international travel on your doorstep

### CONNECT WHEN MINUTES MATTER

Given the proximity of trunk roads, motorway connections, rail services and air travel, Pinnacle House will really enable residents to connect when minutes and destinations matter.

To further complement getting around, 17 local bus services operate in and around Kings Langley, numerous linking to express coach or other rail connections.







# Pop to the village

STROLL TO THE LOCAL





Kings Langley village, with its colourful array of independent stores, coffee shops, boutiques and galleries, lies within a 15 minute walk (or 4 minutes drive) of Pinnacle House. The village centre has a bustling high street purveying a plethora of local produce where you can pick up anything from a rustic pizza to fine art.

### Recreation

From green space to multi-activity Sportspace

Activities abound in and around Kings Langley - there's indoor and outdoor pursuits to suit all ages or for something different. Warner Bros. Studios is around 7 minutes drive away where the making of Harry Potter is waiting to be discovered!



### Cuisine

A menu for all tastes, traditional to tandoori and everything in between

Whether it's a village pub with al-fresco dining to international cuisine, traditional fayre to sizzling pizzas or tasty tapas - Kings Langley has an establishment to suit all tastes.



### Fine Education

3 schools within a 1.5 mile radius

Kings Langley has excellent primary and secondary schools, while the University of Hertfordshire in Hatfield - now ranked 21st in the UK - is within a 20 minute drive.



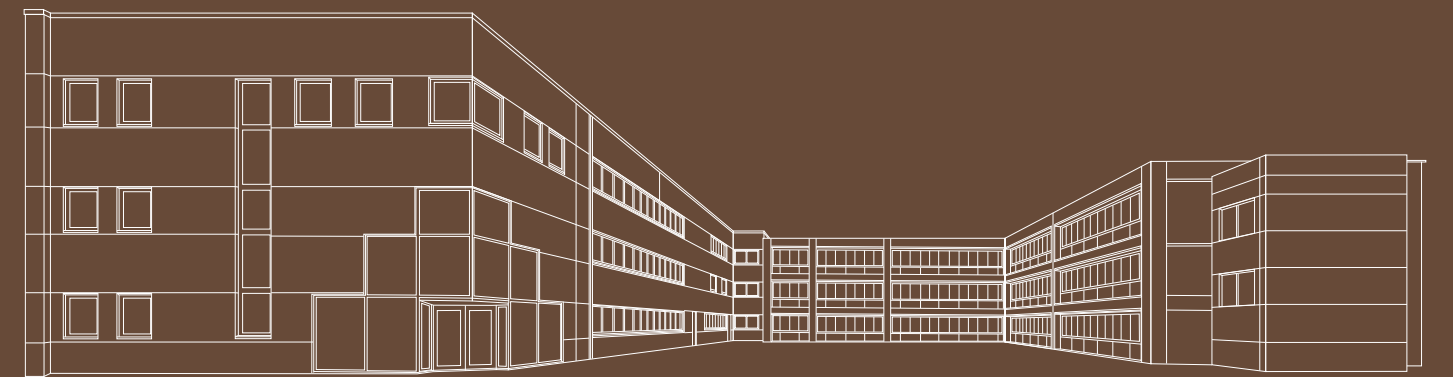
### Commerce

A magnet for business growth at every level

With over 140 companies within the district, Kings Langley provides a strategic base for commerce - founded most notably as being the home of Ovaltine's first factory.







# Pinnacle House

THE DEVELOPMENT



Pinnacle House has been designed to offer a superb mix of living space - from starter studios to 2 bedroom family apartments, each available with 5% deposit Help to Buy, backed by HM Government.



2<sup>ND</sup>



1<sup>ST</sup>



G<sup>ND</sup>

Studio
  1 Bedroom
  2 Bedroom



## A new landscape for luxury living

- Choice of studio and 1 & 2 bedroom apartments.
- Imposing double height entrance foyer.
- Residents' private lift serving upper levels.
- Surface car parking (limited and at additional cost).
- Luxurious specifications throughout including oak one strip engineered timber flooring and large format floor and wall tiling.
- Rural and canal side aspect from selected upper level apartments.
- Help to Buy option available.





# Space & Style

YOURS AT PINNACLE HOUSE

Images shown on the following pages are show suites at other similar specification Galliard developments.





Sleek finishes amid a palette of soft tones add contemporary elegance to each apartment







Pinnacle House  
QUALITY & VALUE



# Block floor level GROUND

No.	TYPE	SQ.M.	SQ.FT.
G01	1 BED	32.6	351
G02	STUDIO	37.1	400
G03	STUDIO	37.8	407
G04	1 BED	60.5	652
G05	1 BED	66.7	718
G06	1 BED	61.5	662
G07	STUDIO	30.8	332
G08	STUDIO	40.6	437
G09	1 BED	30.2	325
G10	1 BED	29.3	315
G11	1 BED	30.2	325
G12	1 BED	30.5	328
G13	STUDIO	31.7	341
G14	1 BED	30.8	331
G15	1 BED	34.7	328
G16	1 BED	31.7	341
G17	1 BED	29.3	315
G18	1 BED	29.7	319
G19	1 BED	29.9	322
G20	1 BED	30.2	325
G21	1 BED	29.8	321
G22	1 BED	32.8	353
G23	1 BED	30.4	327
G24	1 BED	30.7	330
G25	1 BED	31.0	333
G26	1 BED	30.6	329
G27	1 BED	32.5	350
G28	1 BED	33.5	360
G29	1 BED	32.8	353
G30	STUDIO	57.0	612



**G<sub>ND</sub>**

## Pinnacle House THE APARTMENTS

Apartment plans are intended to be correct, precise details may vary.  
Total areas are accurate to within 5%.



# Block floor level FIRST

No.	TYPE	SQ.M.	SQ.FT.
101	1 BED	32.7	351
102	STUDIO	36.7	395
103	STUDIO	37.7	406
104	1 BED	60.4	650
105	1 BED	66.5	715
106	1 BED	61.3	659
107	STUDIO	30.5	328
108	STUDIO	45.2	486
109	1 BED	30.3	326
110	1 BED	30.2	325
111	1 BED	30.3	326
112	1 BED	30.9	332
113	STUDIO	30.6	329
114	1 BED	31.2	336
115	1 BED	32.1	345
116	1 BED	32.1	345
117	1 BED	30.2	325
118	1 BED	30.3	326
119	1 BED	30.3	326
120	1 BED	30.5	328
121	1 BED	30.1	324
122	1 BED	33.6	361
123	1 BED	30.6	330
124	1 BED	30.7	331
125	1 BED	31.4	338
126	1 BED	31.1	335
127	1 BED	32.1	346
128	1 BED	32.8	353
129	1 BED	32.7	352
130	STUDIO	59.4	640



Pinnacle House  
THE APARTMENTS



1<sup>ST</sup>

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# Block floor level SECOND

No.	TYPE	SQ.M.	SQ.FT.
201	1 BED	33.4	360
201A	1 BED	42.9	462
202	1 BED	36.9	397
203	STUDIO	37.8	407
204	2 BED	61.2	659
205	2 BED	66.9	720
206	2 BED	61.9	666
207	1 BED	30.4	327
208	1 BED	43.0	463
209	1 BED	30.7	330
210	1 BED	30.2	325
211	1 BED	30.3	326
212	1 BED	30.8	332
213	STUDIO	30.7	331
214	1 BED	31.1	335
215	1 BED	31.8	343
216	1 BED	31.9	344
217	1 BED	29.1	313
218	1 BED	31.2	335
219	1 BED	30.8	331
220	1 BED	30.5	328
221	1 BED	30.4	327
222	1 BED	33.7	363
223	1 BED	30.6	330
224	1 BED	31.0	334
225	1 BED	31.8	342
226	1 BED	31.0	334
227	1 BED	31.9	343
228	1 BED	31.5	340
229	1 BED	33.7	363
230	1 BED	58.7	632



2<sup>ND</sup>

Pinnacle House  
THE APARTMENTS

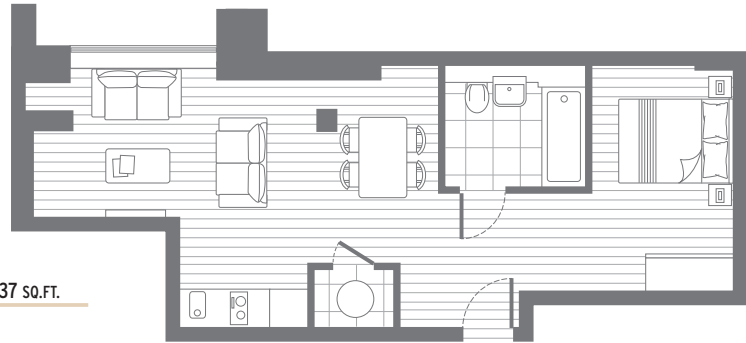
Apartment plans are intended to be correct, precise details may vary.  
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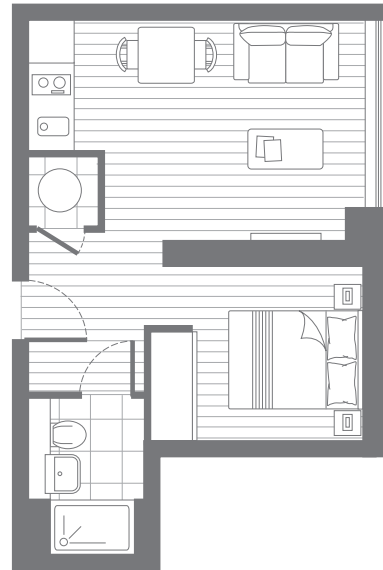
<b>G07</b>	<b>TOTAL AREA</b>	<b>30.8 sq.m.</b>	<b>332 sq.ft.</b>
<b>107</b>	<b>TOTAL AREA</b>	<b>30.5 sq.m.</b>	<b>328 sq.ft.</b>
LIVING AREA	2.8 x 3.8m	9'2" x 12'5"	
BEDROOM AREA	2.9 x 2.3m	9'6" x 7'6"	



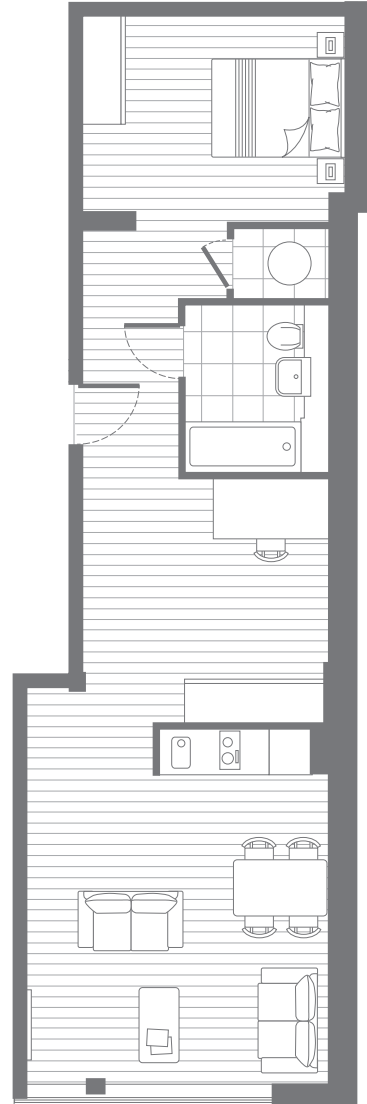
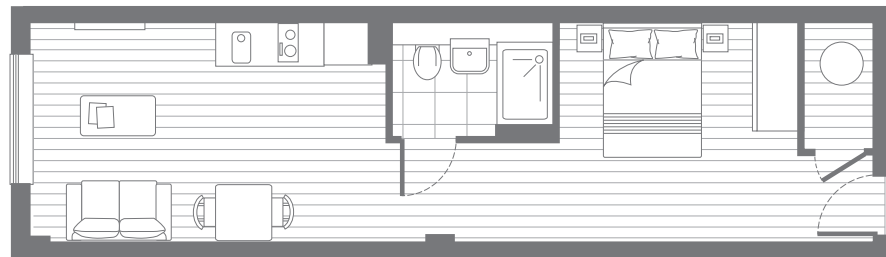
<b>G08</b>	<b>TOTAL AREA</b>	<b>40.6 sq.m.</b>	<b>437 sq.ft.</b>
<b>108</b>	<b>TOTAL AREA</b>	<b>45.2 sq.m.</b>	<b>486 sq.ft.</b>
LIVING AREA	6.8 x 4.1m	22'4" x 13'5"	
BEDROOM AREA	2.3 x 3.8m	7'6" x 12'5"	



<b>G13</b>	<b>TOTAL AREA</b>	<b>31.7 sq.m.</b>	<b>341 sq.ft.</b>
<b>113</b>	<b>TOTAL AREA</b>	<b>30.6 sq.m.</b>	<b>329 sq.ft.</b>
<b>213</b>	<b>TOTAL AREA</b>	<b>30.7 sq.m.</b>	<b>331 sq.ft.</b>
LIVING AREA	4.8 x 3.1m	15'9" x 10'2"	
BEDROOM AREA	2.5 x 2.4m	8'2" x 7'10"	



<b>G03 203</b>	<b>TOTAL AREA</b>	<b>37.8 sq.m.</b>	<b>407 sq.ft.</b>
<b>103</b>	<b>TOTAL AREA</b>	<b>37.7 sq.m.</b>	<b>406 sq.ft.</b>
LIVING AREA	5.0 x 3.1m	16'4" x 10'2"	
BEDROOM AREA	3.4 x 3.1m	11'2" x 10'2"	



<b>G30</b>	<b>TOTAL AREA</b>	<b>57.0 sq.m.</b>	<b>612 sq.ft.</b>
<b>130</b>	<b>TOTAL AREA</b>	<b>59.4 sq.m.</b>	<b>640 sq.ft.</b>
LIVING AREA	5.0 x 4.3m	16'4" x 14'1"	
BEDROOM AREA	3.5 x 2.9m	11'6" x 9'6"	
STUDY AREA	3.5 x 3.5m	11'6" x 11'6"	

Plan shown is 130 the lower apartment G30 has a private garden (not shown).



<b>G18</b>	<b>TOTAL AREA</b>	<b>29.7 sq.m.</b>	<b>319 sq.ft.</b>
<b>118</b>	<b>TOTAL AREA</b>	<b>30.3 sq.m.</b>	<b>326 sq.ft.</b>
<b>218</b>	<b>TOTAL AREA</b>	<b>31.2 sq.m.</b>	<b>335 sq.ft.</b>
LIVING AREA	5.3 x 3.9m	17'4" x 12'9"	
BEDROOM	2.9 x 2.6m	9'6" x 8'6"	



<b>G20</b>	<b>TOTAL AREA</b>	<b>30.2 sq.m.</b>	<b>325 sq.ft.</b>
<b>120</b>	<b>TOTAL AREA</b>	<b>30.5 sq.m.</b>	<b>328 sq.ft.</b>
<b>220</b>	<b>TOTAL AREA</b>	<b>30.6 sq.m.</b>	<b>330 sq.ft.</b>
LIVING AREA	3.0 x 5.3m	9'9" x 17'4"	
BEDROOM	2.5 x 2.9m	8'2" x 9'6"	



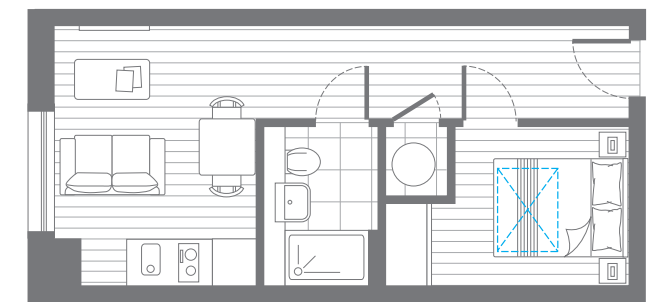
<b>G11</b>	<b>TOTAL AREA</b>	<b>30.2 sq.m.</b>	<b>325 sq.ft.</b>
<b>111</b>	<b>TOTAL AREA</b>	<b>30.3 sq.m.</b>	<b>326 sq.ft.</b>
<b>211</b>	<b>TOTAL AREA</b>	<b>30.3 sq.m.</b>	<b>326 sq.ft.</b>
LIVING AREA	4.8 x 2.9m	15'9" x 9'6"	
BEDROOM	3.1 x 2.8m	10'2" x 9'2"	



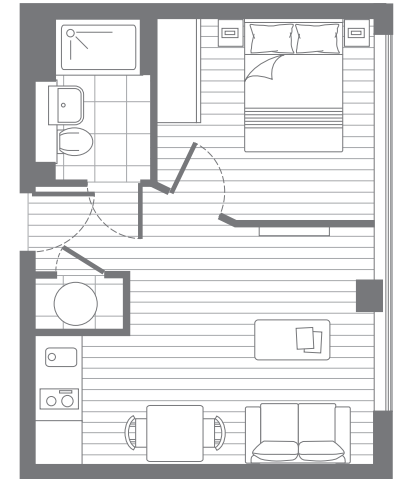
<b>G124</b>	<b>TOTAL AREA</b>	<b>30.7 sq.m.</b>	<b>331 sq.ft.</b>
<b>124</b>	<b>TOTAL AREA</b>	<b>31.0 sq.m.</b>	<b>334 sq.ft.</b>
<b>224</b>	<b>TOTAL AREA</b>	<b>31.0 sq.m.</b>	<b>334 sq.ft.</b>
LIVING AREA	3.0 x 5.3m	9'9" x 17'4"	
BEDROOM	2.7 x 2.9m	8'10" x 9'6"	



<b>G125</b>	<b>TOTAL AREA</b>	<b>31.4 sq.m.</b>	<b>338 sq.ft.</b>
<b>125</b>	<b>TOTAL AREA</b>	<b>31.8 sq.m.</b>	<b>342 sq.ft.</b>
<b>225</b>	<b>TOTAL AREA</b>	<b>31.1 sq.m.</b>	<b>335 sq.ft.</b>
<b>126</b>	<b>TOTAL AREA</b>	<b>31.1 sq.m.</b>	<b>335 sq.ft.</b>
<b>226</b>	<b>TOTAL AREA</b>	<b>31.0 sq.m.</b>	<b>334 sq.ft.</b>
LIVING AREA	5.3 x 3.9m	17'4" x 12'9"	
BEDROOM	2.9 x 2.4m	9'6" x 7'10"	



<b>G126</b>	<b>TOTAL AREA</b>	<b>31.4 sq.m.</b>	<b>338 sq.ft.</b>
<b>126</b>	<b>TOTAL AREA</b>	<b>31.8 sq.m.</b>	<b>342 sq.ft.</b>
<b>226</b>	<b>TOTAL AREA</b>	<b>31.1 sq.m.</b>	<b>335 sq.ft.</b>
LIVING AREA	5.3 x 4.0m	17'4" x 13'1"	
BEDROOM	2.9 x 2.7m	9'6" x 8'10"	



<b>G214</b>	<b>TOTAL AREA</b>	<b>31.1 sq.m.</b>	<b>335 sq.ft.</b>
<b>124</b>	<b>TOTAL AREA</b>	<b>31.0 sq.m.</b>	<b>334 sq.ft.</b>
<b>224</b>	<b>TOTAL AREA</b>	<b>31.0 sq.m.</b>	<b>334 sq.ft.</b>
LIVING AREA	4.8 x 3.8m	15'9" x 12'5"	
BEDROOM	3.1 x 2.8m	10'2" x 9'2"	



<b>G125</b>	<b>TOTAL AREA</b>	<b>31.4 sq.m.</b>	<b>338 sq.ft.</b>
<b>125</b>	<b>TOTAL AREA</b>	<b>31.8 sq.m.</b>	<b>342 sq.ft.</b>
<b>225</b>	<b>TOTAL AREA</b>	<b>31.1 sq.m.</b>	<b>335 sq.ft.</b>
<b>126</b>	<b>TOTAL AREA</b>	<b>31.1 sq.m.</b>	<b>335 sq.ft.</b>
<b>226</b>	<b>TOTAL AREA</b>	<b>31.0 sq.m.</b>	<b>334 sq.ft.</b>
LIVING AREA	5.3 x 4.0m	17'4" x 13'1"	
BEDROOM	2.9 x 2.7m	9'6" x 8'10"	

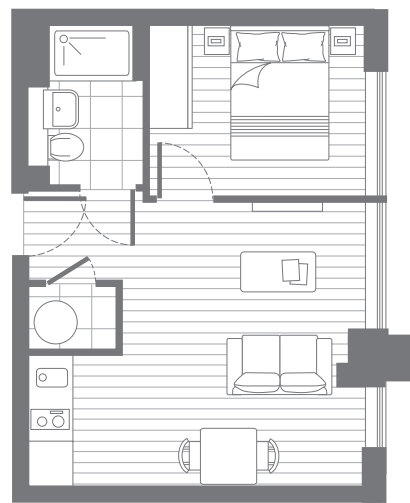


DENOTES POSITION OF SKYLIGHT WINDOW

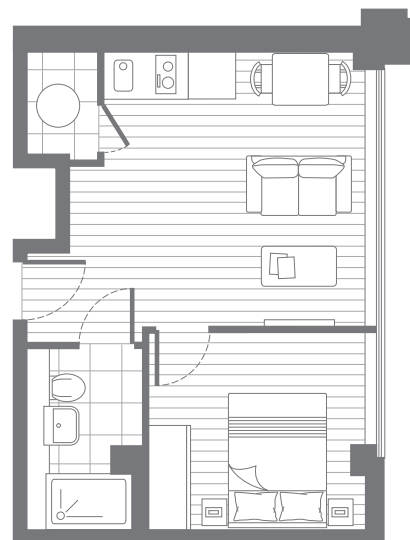




<b>G21</b>			
<b>TOTAL AREA</b>	<b>28.8 sq.M.</b>	<b>321 sq.FT.</b>	
<b>121</b>			
<b>TOTAL AREA</b>	<b>30.1 sq.M.</b>	<b>324 sq.FT.</b>	
<b>221</b>			
<b>TOTAL AREA</b>	<b>30.4 sq.M.</b>	<b>327 sq.FT.</b>	
<b>LIVING AREA</b>	3.3 x 3.5m	10'9" x 11'8"	
<b>BEDROOM</b>	2.9 x 2.7m	9'6" x 8'10"	



<b>215</b>			
<b>TOTAL AREA</b>	<b>31.8 sq.M.</b>	<b>343 sq.FT.</b>	
<b>LIVING AREA</b>	4.8 x 4.2m	15'9" x 13'8"	
<b>BEDROOM</b>	3.0 x 2.6m	9'9" x 8'6"	



<b>G16</b>			
<b>TOTAL AREA</b>	<b>31.7 sq.M.</b>	<b>341 sq.FT.</b>	
<b>116</b>			
<b>TOTAL AREA</b>	<b>32.1 sq.M.</b>	<b>345 sq.FT.</b>	
<b>LIVING AREA</b>	4.8 x 3.9m	15'9" x 12'9"	
<b>BEDROOM</b>	3.1 x 2.8m	10'2" x 9'2"	



<b>208</b>			
<b>TOTAL AREA</b>	<b>43.0 sq.M.</b>	<b>463 sq.FT.</b>	
<b>LIVING AREA</b>	6.7 x 4.1m	21'12" x 13'5"	
<b>BEDROOM AREA</b>	3.5 x 3.3m	11'5" x 10'9"	



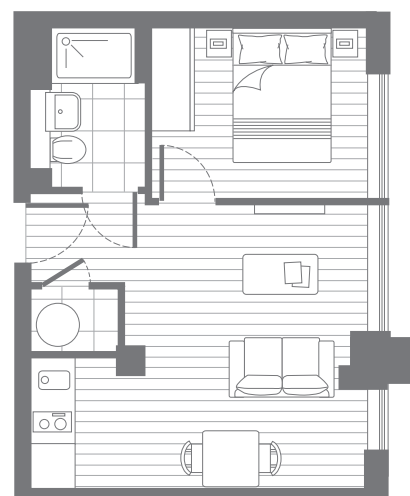
<b>G09</b>			
<b>TOTAL AREA</b>	<b>30.2 sq.M.</b>	<b>325 sq.FT.</b>	
<b>109</b>			
<b>TOTAL AREA</b>	<b>30.3 sq.M.</b>	<b>326 sq.FT.</b>	
<b>209</b>			
<b>TOTAL AREA</b>	<b>30.7 sq.M.</b>	<b>330 sq.FT.</b>	
<b>LIVING AREA</b>	4.8 x 3.7m	15'9" x 12'11"	
<b>BEDROOM</b>	3.1 x 2.6m	10'2" x 8'6"	



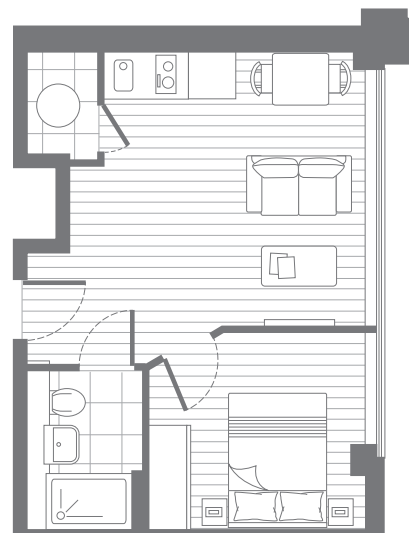
<b>201A</b>			
<b>TOTAL AREA</b>	<b>42.9 sq.M.</b>	<b>462 sq.FT.</b>	
<b>LIVING AREA</b>	5.8 x 3.3m	19'0" x 10'9"	
<b>BEDROOM</b>	4.3 x 2.7m	14'1" x 8'10"	



<b>G17</b>			
<b>TOTAL AREA</b>	<b>29.3 sq.M.</b>	<b>315 sq.FT.</b>	
<b>117</b>			
<b>TOTAL AREA</b>	<b>30.2 sq.M.</b>	<b>325 sq.FT.</b>	
<b>217</b>			
<b>TOTAL AREA</b>	<b>29.1 sq.M.</b>	<b>313 sq.FT.</b>	
<b>LIVING AREA</b>	3.9 x 3.0m	12'9" x 9'10"	
<b>BEDROOM</b>	3.5 x 2.7m	11'6" x 8'10"	



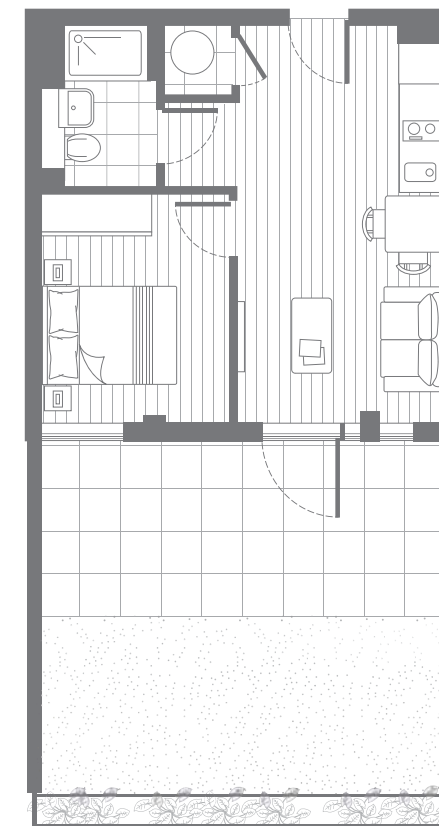
<b>G15</b>			
<b>TOTAL AREA</b>	<b>34.7 sq.M.</b>	<b>328 sq.FT.</b>	
<b>115</b>			
<b>TOTAL AREA</b>	<b>32.1 sq.M.</b>	<b>345 sq.FT.</b>	
<b>LIVING AREA</b>	4.8 x 4.2m	15'9" x 13'8"	
<b>BEDROOM</b>	3.0 x 2.6m	9'9" x 8'6"	



<b>216</b>			
<b>TOTAL AREA</b>	<b>31.9 sq.M.</b>	<b>344 sq.FT.</b>	
<b>LIVING AREA</b>	4.8 x 3.9m	15'9" x 12'9"	
<b>BEDROOM</b>	3.1 x 2.8m	10'2" x 9'2"	



<b>129</b>			
<b>TOTAL AREA</b>	<b>32.7 sq.M.</b>	<b>352 sq.FT.</b>	
<b>LIVING AREA</b>	2.9 x 5.6m	9'6" x 18'4"	
<b>BEDROOM</b>	2.6 x 3.3m	8'6" x 10'10"	



<b>G29</b>			
<b>TOTAL AREA</b>	<b>32.8 sq.M.</b>	<b>353 sq.FT.</b>	
<b>LIVING AREA</b>	2.9 x 5.6m	9'6" x 18'4"	
<b>BEDROOM</b>	2.6 x 3.3m	8'6" x 10'10"	



<b>G22</b>			
<b>TOTAL AREA</b>	<b>32.8 sq.M.</b>	<b>353 sq.FT.</b>	
<b>LIVING AREA</b>	5.9 x 2.6m	19'4" x 8'6"	
<b>BEDROOM</b>	3.0 x 2.6m	9'10" x 8'6"	



DENOTES POSITION OF SKYLIGHT WINDOW

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.







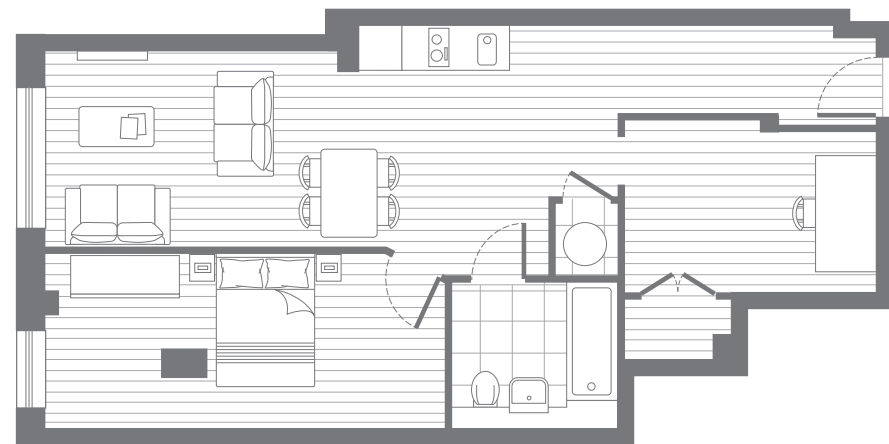
<b>G06</b>			
<b>TOTAL AREA</b>	<b>61.5 SQ.M.</b>	<b>662 SQ.FT.</b>	
LIVING AREA	8.1 x 3.5m	26'5" x 11'6"	
BEDROOM	2.5 x 5.7m	8'2" x 18'8"	
STUDY AREA	2.5 x 3.8m	8'2" x 12'5"	



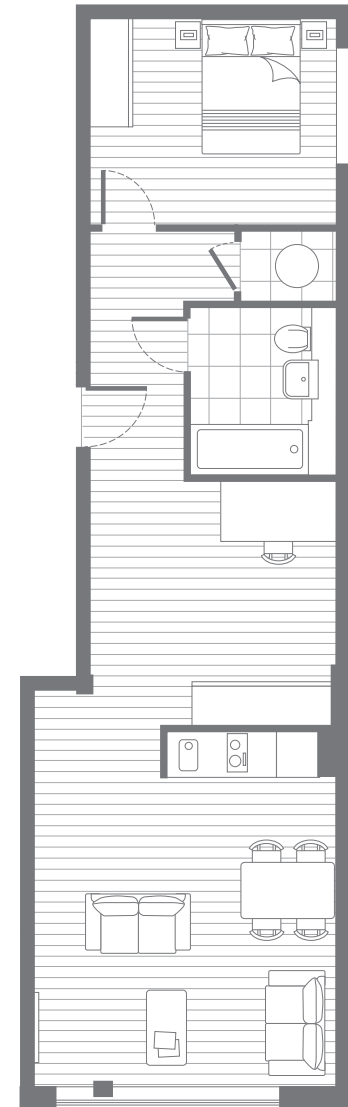
<b>G05</b>			
<b>TOTAL AREA</b>	<b>66.7 SQ.M.</b>	<b>718 SQ.FT.</b>	
<b>105</b>			
<b>TOTAL AREA</b>	<b>66.5 SQ.M.</b>	<b>715 SQ.FT.</b>	
LIVING AREA	2.8 x 8.8m	9'2" x 28'9"	
BEDROOM	2.5 x 5.8m	8'2" x 19'0"	
STUDY AREA	3.0 x 2.4m	9'9" x 7'10"	



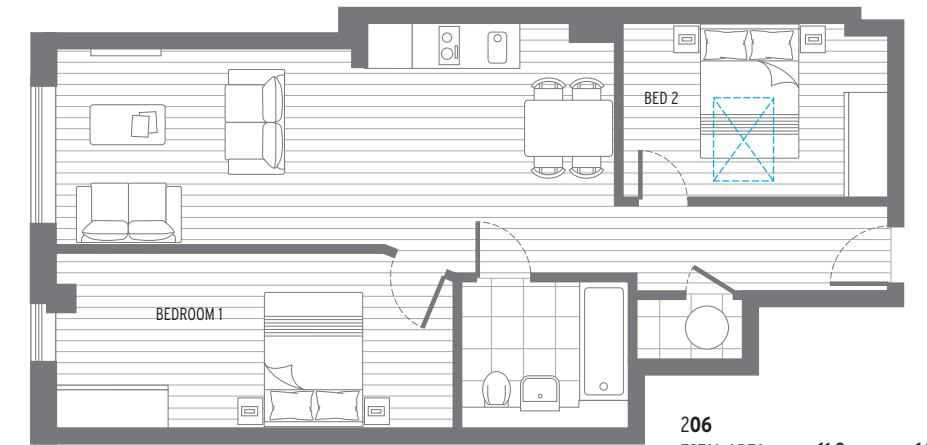
<b>G04</b>			
<b>TOTAL AREA</b>	<b>60.5 SQ.M.</b>	<b>652 SQ.FT.</b>	
<b>104</b>			
<b>TOTAL AREA</b>	<b>60.4 SQ.M.</b>	<b>650 SQ.FT.</b>	
LIVING AREA	6.7 x 3.0m	22'0" x 9'9"	
BEDROOM	2.5 x 4.8m	8'2" x 15'9"	
STUDY AREA	3.0 x 3.4m	9'9" x 11'2"	



<b>106</b>			
<b>TOTAL AREA</b>	<b>61.3 SQ.M.</b>	<b>659 SQ.FT.</b>	
LIVING AREA	8.1 x 3.5m	26'5" x 11'6"	
BEDROOM	2.5 x 5.7m	8'2" x 18'8"	
STUDY AREA	2.5 x 3.8m	8'2" x 12'5"	



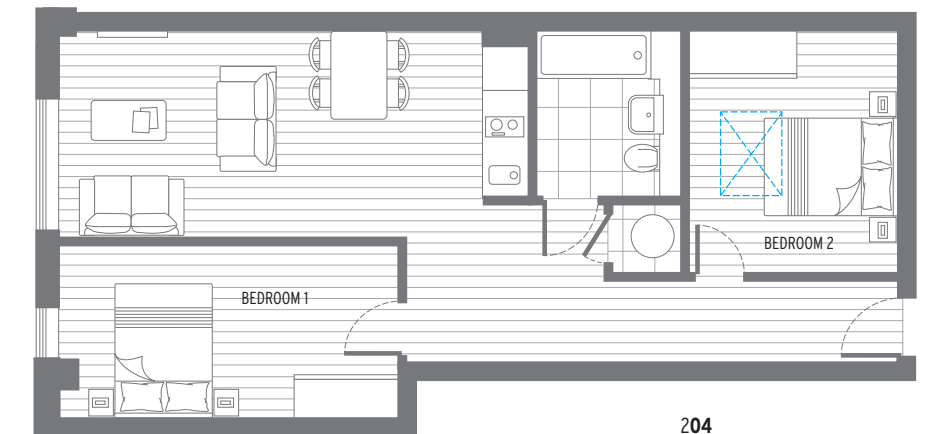
<b>230</b>			
<b>TOTAL AREA</b>	<b>58.7 SQ.M.</b>	<b>632 SQ.FT.</b>	
LIVING AREA	5.1 x 4.3m	16'8" x 14'1"	
BEDROOM AREA	3.5 x 2.9m	11'6" x 9'6"	
STUDY AREA	3.5 x 3.5m	11'5" x 11'5"	



<b>206</b>			
<b>TOTAL AREA</b>	<b>61.9 SQ.M.</b>	<b>666 SQ.FT.</b>	
LIVING AREA	8.0 x 3.5m	26'0" x 11'6"	
BEDROOM 1	2.5 x 5.7m	8'2" x 18'8"	
BEDROOM 2	2.4 x 3.8m	7'10" x 12'5"	



<b>205</b>			
<b>TOTAL AREA</b>	<b>66.9 SQ.M.</b>	<b>720 SQ.FT.</b>	
LIVING AREA	2.8 x 8.8m	9'2" x 28'9"	
BEDROOM 1	2.5 x 5.8m	8'2" x 19'0"	
BEDROOM 2	3.0 x 2.5m	9'9" x 18'2"	



<b>204</b>			
<b>TOTAL AREA</b>	<b>61.2 SQ.M.</b>	<b>659 SQ.FT.</b>	
LIVING AREA	6.7 x 3.0m	22'0" x 9'9"	
BEDROOM 1	2.5 x 4.8m	8'2" x 15'9"	
BEDROOM 2	3.0 x 3.5m	9'9" x 11'6"	

 DENOTES POSITION OF SKYLIGHT WINDOW





## GENERAL

- Walls paint finish in light grey matt.
- Ceilings paint finish in white matt.
- Satin white door linings, skirtings & architraves.
- Oak style Amtico click timber flooring throughout all studios and apartments.
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
  
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.
- Video entryphone system to each apartment.

## KITCHENS

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey re-constituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
  
- Integrated electric appliances to include:  
Combination microwave oven  
Two ring ceramic hob  
Re-circulating cooker hood  
Fridge with ice box  
Slimline dishwasher

## SERVICES CUPBOARD

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

## BATHROOM/SHOWER ROOM

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and separate hand shower†.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

## BEDROOMS

- Built in wardrobe to master bedrooms and bedroom areas with satin white sliding doors and oak timber veneer interiors.
- Terrestrial & satellite TV, FM radio and telephone sockets.

## COMMUNAL AREAS

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lift.
- Low energy wall lighting.
- Secure cycle store.

† To selected apartments with bath.



## Galliard Homes' recommended mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

[www.visionaryfinance.co.uk](http://www.visionaryfinance.co.uk)

+44(0) 207 100 4754



## Galliard Homes' official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

[www.liferesidential.co.uk](http://www.liferesidential.co.uk)

+44(0) 208 896 9990



## Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

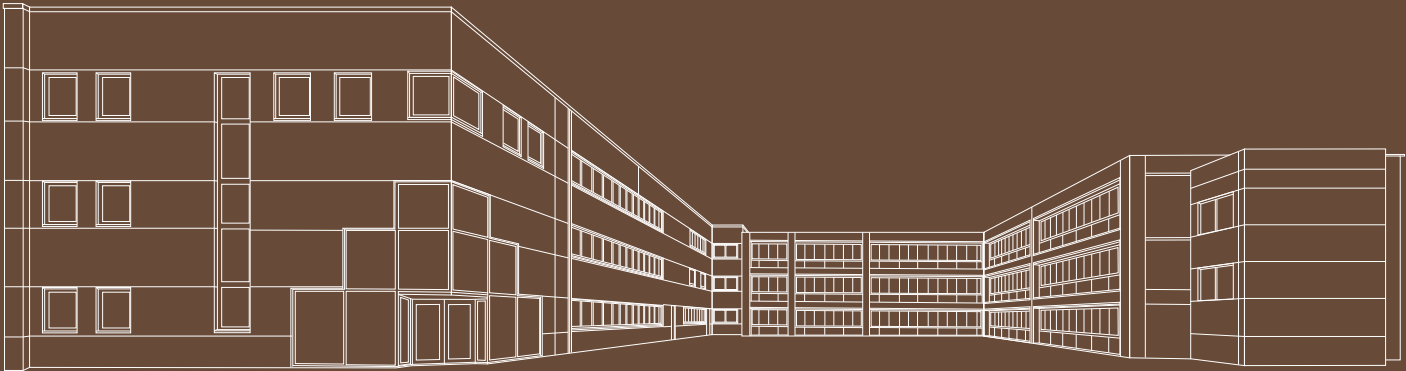
[www.newconceptinteriors.com](http://www.newconceptinteriors.com)

+44(0) 208 502 3308

# Pinnacle House

HOME PARK MILL LINK ROAD,  
KINGS LANGLEY WD4 8LZ





# Pinnacle House

KINGS LANGLEY WD4



020 7620 1500

[sales@galliardhomes.com](mailto:sales@galliardhomes.com) [galliardhomes.com](http://galliardhomes.com)

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V3 May 2019