

HOUSE OF
CLARENCE

FF&E PACK

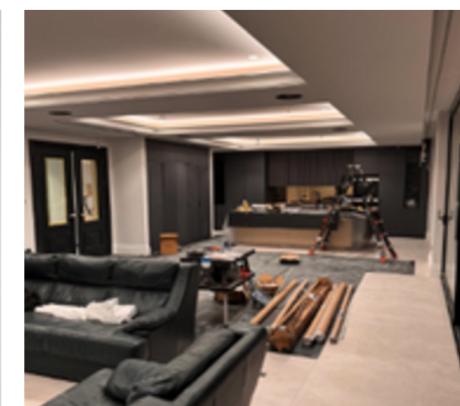
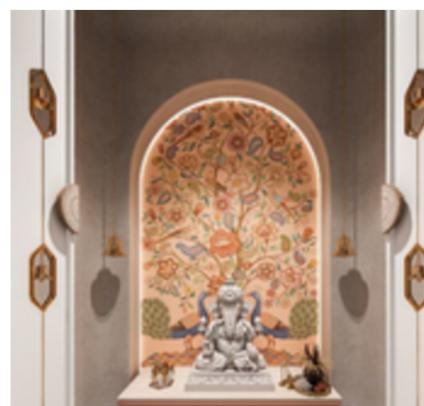
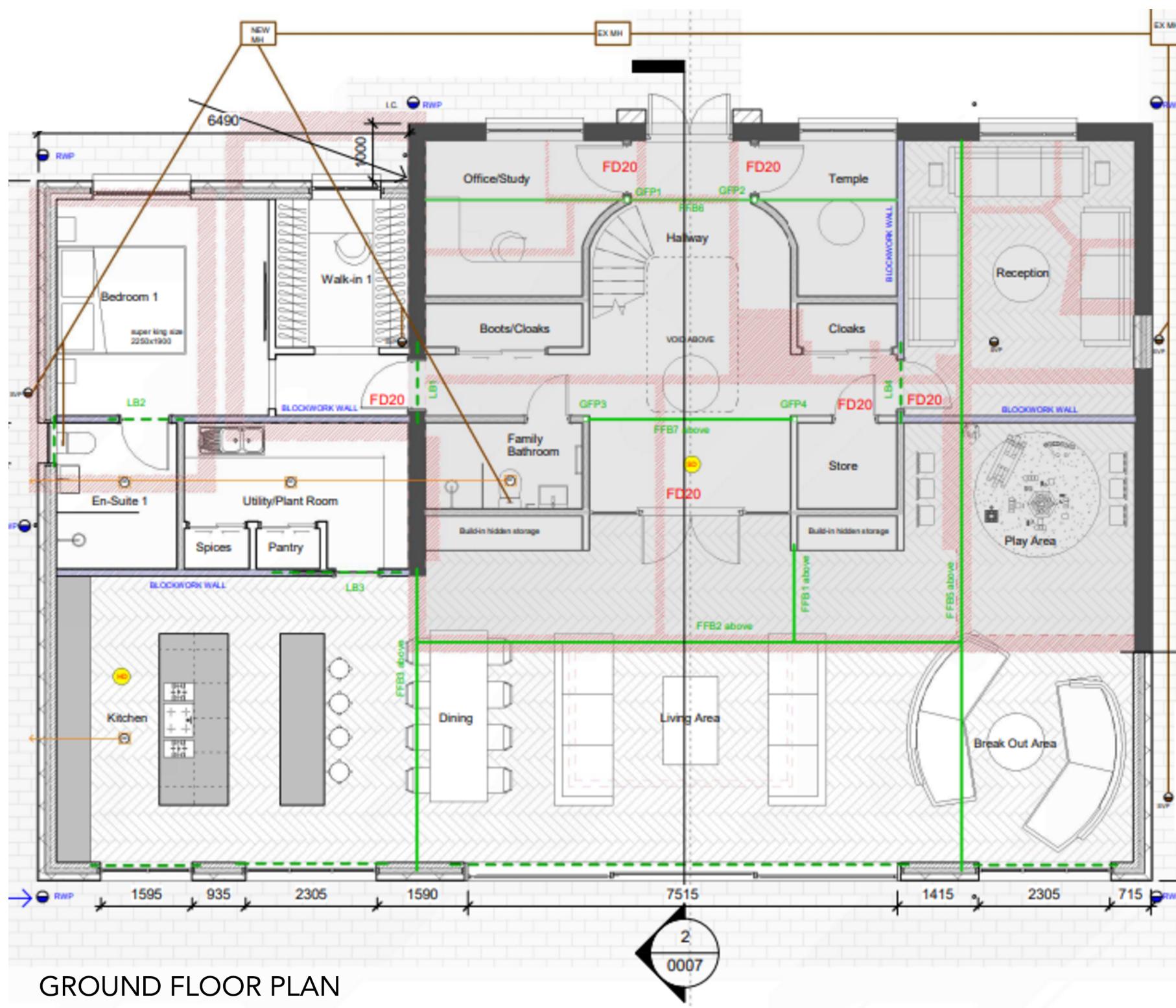
GEETANJALI GUJAR- 13 KEWFERRY DRIVE, NORTHWOOD, HA6 2NT

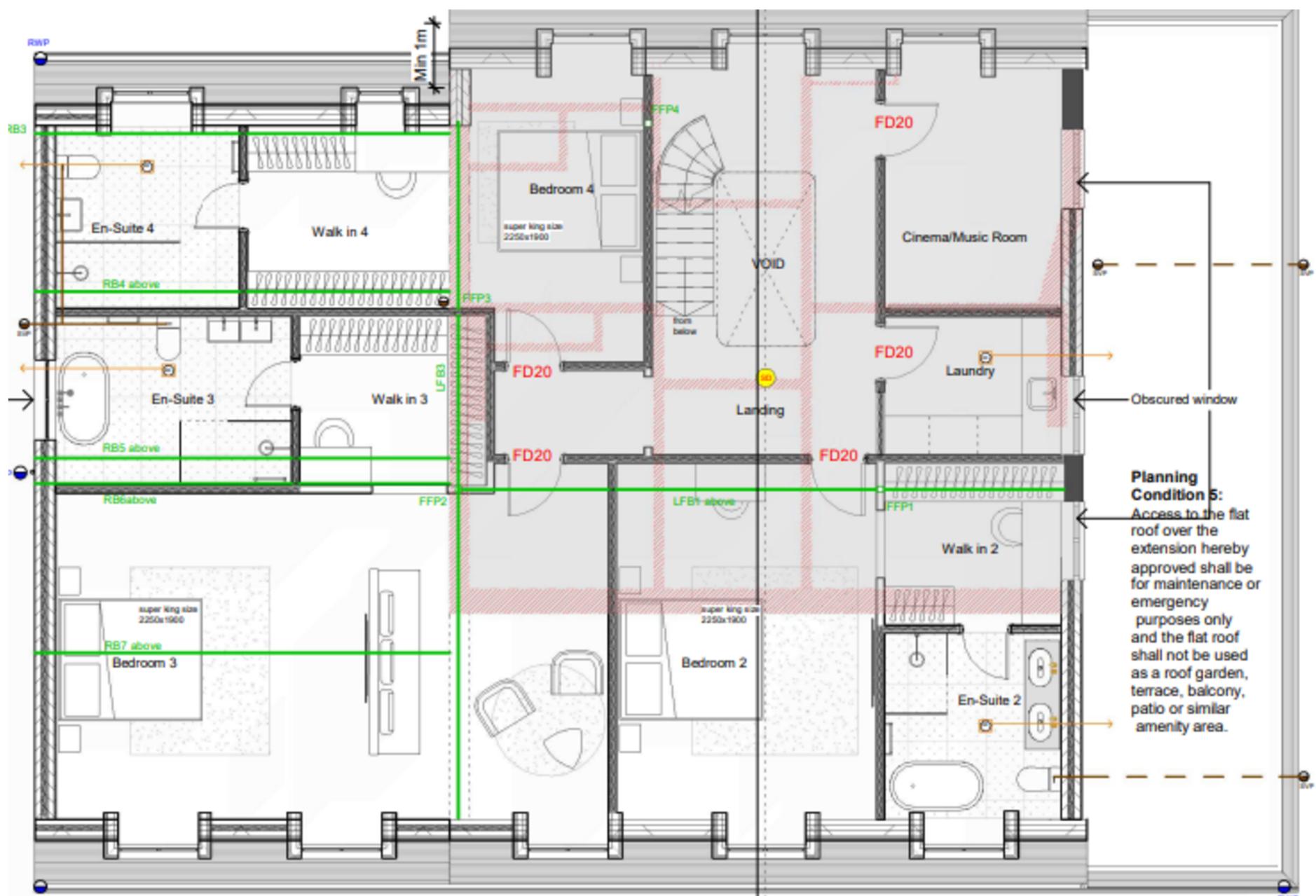




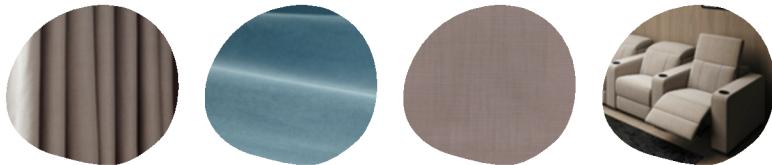
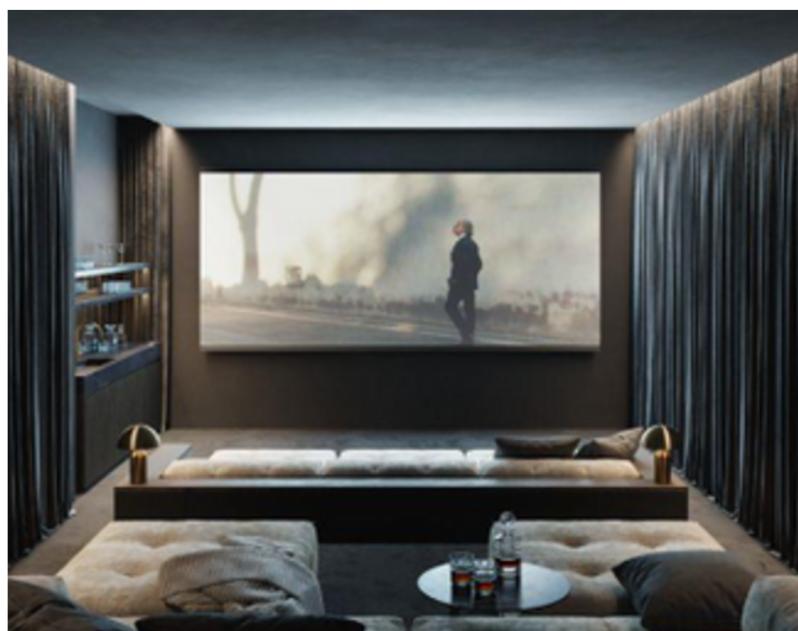
INDEX

- 01 KITCHEN
- 02 BATHROOMS- SANITARY, HARDWARE & TILING
 - Family Bathroom
 - En-suite
- 03 FLOORING
 - Wooden Flooring
- 04 PRIMARY JOINERY
 - Architrave
 - Skirting
- 05 DOORS
 - Internal Doors
 - Ironmongery
- 06 ARCHITECTURAL LIGHTS
- 07 SMALL POWER
- 08 WALL FINISH
- 09 WARDROBE
- 10 CINEMA ROOM/ MUSIC
- 11 FURNITURE
 - Living & Dining
 - Bedroom
 - Reception & Lounge
- 12 STAIRCASE AREA
- 13 FIRE PLACE
- 14 OFFICE ROOM
- 15 SAUNA ROOM
- 16 UTILITY/PLANT ROOM
- 17 LAUNDRY
- 18 TEMPLE
- 19 BAR
- 20 PLAY AREA
- 21 OUTDOOR KITCHEN
- 22 HOT TUB WITH CANOPY
- 23 PATIO
- 24 ENTRANCE MAIN GATE
- 25 TABLE TENNIS



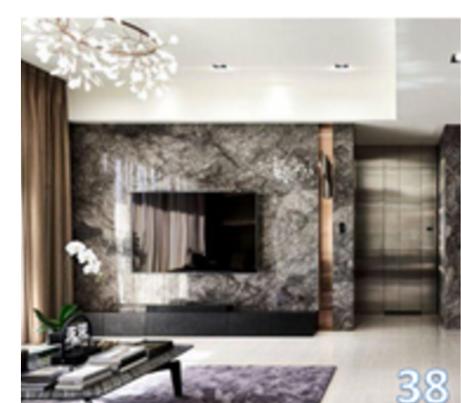
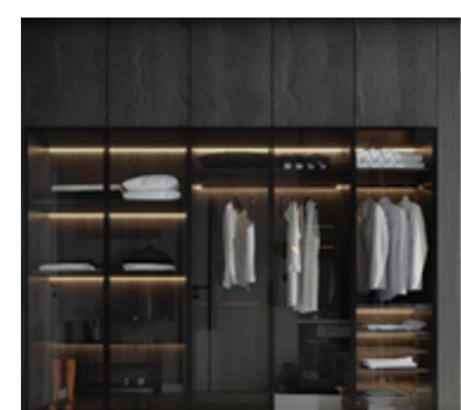
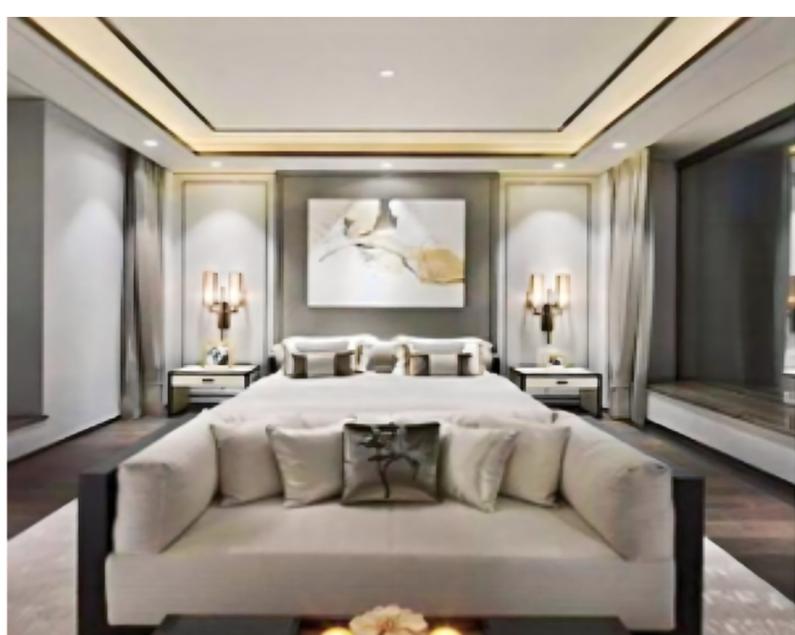


FIRST FLOOR PLAN

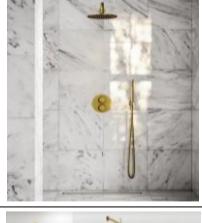




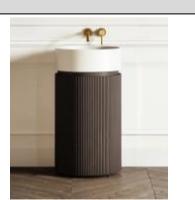
LOFT PLAN

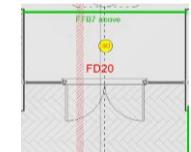


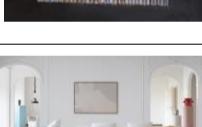
13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
	Accessories	Towel Radiator	Vetro Chrome Floorstanding Heated Towel Warmer		1 No	£229.68		£497.15	https://www.lusstone.com/products/vetro-chrome-floorstanding-heated-towel-warmer	
		Accessories	Luxe Brushed Stainless Accessory Pack		1 Set	£110.88		£240.00	https://www.lusstone.com/products/luxe-brushed-stainless-accessory-pack	
Ensuite - 1										
1	Basin Area	Basin+Vanity Unit	Harrington Grey Oak Vanity Unit with sintered stone top 600-1200mm		1 No	£737.81		£1,597.00	https://www.lusstone.com/products/harrington-grey-oak-vanity-unit-600-1200mm?variant=47138054209786	
		Basin Faucet	Luxe Monobloc Chrome Basin Mixer Tap		1 No	£120.12		£260.00	https://www.lusstone.com/products/luxe-brushed-stainless-wall-hung-basin-mixer-tap-v1	
		Mirror	Moode Brushed Gold Mirror 1200mm		1 No	£164.01		£355.00	https://www.lusstone.com/products/plasma-matte-black-mirror-with-back-lit-led-1200mm?pos=5&sid=7ac8d49938_ssr	
2	WC Area	WC	Senza Back To Wall Rimless Toilet with Concealed Cistern and Chrome Flush Plate		1 No	£275.81		£597.00	https://www.lusstone.com/products/senza-back-to-wall-rimless-toilet-with-concealed-cistern-and-chrome-flush-plate	
3	Shower Area	Shower Thermostat	Luxe Brushed Stainless Thermostatic Shower with Handheld Shower		1 No	£337.72		£731.00	https://www.lusstone.com/products/luxe-rose-gold-thermostatic-shower-with-handheld-shower	
		Shower Screen	Modular Chrome Shower Screen		1 No	£146.46		£317.00	https://www.lusstone.com/products/modular-chrome-shower-screen-all-sizes?pos=2&sid=c3e9abbba&ssr	
	Accessories	Towel Radiator	Vetro Brushed Stainless Floorstanding Heated Towel Warmer		1 No	£229.61		£497.00	https://www.lusstone.com/products/vetro-brushed-stainless-floorstanding-heated-towel-warmer	
		Bathroom Accessories	Luxe Chrome Accessory Pack		1 Set	£110.88		£240.00	https://www.lusstone.com/products/luxe-chrome-accessory-pack	
4	Bathroom tiling	Wall tiles & Floor tiles	Manzoni Stone Beige Travertine Porcelain Wall or Floor Tile 600 x 600mm		30.17 Sqm	£627.23		£1,357.65	https://www.lusstone.com/products/manzoni-stone-beige-travertine-porcelain-wall-or-floor-tile-600-x-600mm?variant=4713780768762&currency=GBP&gad_source=1&gad_campaignid=21393654718&gad_braid=0AAA_AAA94syBojvafHKcSjS_W_1tGAMMfJyWkU&gclid=2MLDhAuFwAICXGIXb0YVKICoMDWN7tTWzg9AWJ1fl_eSpMtwg9K2wesMMeDYYSwc3NgQBgCBeYQAxD_BwE	

13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
Ensuite - 2										
1	Basin Area	Basin+Vanity Unit	Regent Walnut Curved Wall Hung Vanity with sintered stone Unit 1200mm		1 No	£599.21		£1,297.00	https://www.lusstone.com/products/regent-walnut-curved-wall-hung-vanity-unit-1200mm	
		Basin Faucet	Luxe Wall Mounted Basin Mixer Tap Brushed Gold		1 No	£127.05		£275.00	https://www.lusstone.com/products/luxe-wall-hung-basin-mixer-tap-brushed-gold	
		Mirror	Regent Oval Mirror with Demister and Light 1200mm		1 No	£183.43		£397.04	https://www.lusstone.com/product/luxo-regent-oval-mirror-with-demister-and-light-1200mm	
2	WC Area	WC	Senza Wall Hung Rimless Toilet with Concealed Cistern Frame and Brushed Gold Flush Plate		1 No	£275.81		£597.00	https://www.lusstone.com/products/senza-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-brushed-gold-flush-plate?_pos=19&_sid=6be9357fb&_ssrc	
3	Bathtub	Bathtub	Picasso Air Freestanding Stone Bath 1700mm		1 No	£784.02		£1,697.00	https://www.lusstone.com/products/picasso-air-freestanding-stone-bath-1700mm	
		Hand shower & Bathtub spout	Regal Brushed Gold Crosshead Wall Mounted Bath Shower Filler Tap		1 No	£275.81		£597.00	https://www.lusstone.com/products/regal-brushed-gold-crosshead-wall-hung-bath-shower-filler-tap	
4	Shower Area	Shower Mixer	Luxe Brushed Gold Thermostatic Shower with Handheld Shower		1 No	£383.76		£830.64	https://www.lusstone.com/products/luxe-brushed-gold-thermostatic-shower-with-handheld-shower	
		Shower Screen	Modular Complete Walk In Shower Enclosure Brushed Gold KIT A		1 No	£312.78		£677.00	https://www.lusstone.com/products/modular-complete-walk-in-shower-enclosure-brushed-gold-kit-a-all-sizes	
5	Accessories	Towel Radiator	Tubo Brushed Gold Designer Radiator		1 No	£183.41		£397.00	https://www.lusstone.com/products/tubo-brushed-gold-designer-radiator	
		Bathroom Accessories	Luxe Matte Brushed Gold Accessory Pack		1 Set	£122.43		£265.00	https://www.lusstone.com/products/luxe-matte-brushed-gold-accessory-pack	
6	Bathroom tiling	Bathroom Floor & Tile	Manzoni Light Taupe Travertine Porcelain Wall or Floor Tile 600 x 600mm		46.5 Sqm	£966.74		£2,092.50	https://www.lusstone.com/products/manzoni-light-taupe-travertine-porcelain-wall-or-floor-tile-600mm?_pos=20&_sid=6be9357fb&_ssrc	
Ensuite - 3										
1	Basin Area	Basin+Vanity Unit	Eclat Oak Wood Grain Vanity Unit with countertop of sintered stone 1400mm		1 No	£645.42		£1,397.00	https://www.lusstone.com/products/eclat-oak-wood-grain-unit-1400mm	
		Basin Faucet	Luxe Matte Black Wall Mounted Basin Mixer Tap V1 - 2 Nos		2 No	£219.07		£474.17	https://www.lusstone.com/products/luxe-matte-black-wall-mounted-basin-mixer-tap-v1	
		Mirror	Moode Brushed Gold Mirror 1200mm		1 No	£164.01		£355.00	https://www.lusstone.com/product/plasma-matte-black-mirror-with-backlit-1200mm?_pos=54&_sid=6be9357fb&_ssrc	

13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
2	WC Area	WC& Flush Plate	Nera Matte Black Wall Hung Rimless Toilet with Concealed Cistern Frame and Matte Black Flush Plate		1 No	£322.01		£697.00	https://www.lusstone.com/products/nera-matte-black-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-matte-black-flush-plate	
3	Bathtub	Bathtub	Picasso White Freestanding Stone Bath 1780mm		1 No	£645.42		£1,397.00	https://www.lusstone.com/products/picasso-white-freestanding-stone-bath-1780mm	
		Shower Mixer	Luxe Matte Black Floorstanding Bath Shower Mixer Tap		1 No	£229.62		£497.00	https://www.lusstone.com/products/luxe-matte-black-floorstanding-bath-shower-mixer-tap	
4	Shower Area	Shower Mixer	Luxe Matte Black Thermostatic Shower with Handheld Shower		1 No	£338.02		£731.65	https://www.lusstone.com/products/luxe-matte-black-thermostatic-shower-with-handheld-shower	
		Shower Screen	Modular Complete Walk In Shower Enclosure Matte Black		1 No	£280.43		£607.00	https://www.lusstone.com/products/modular-complete-walk-in-shower-enclosure-matte-black-kit-a-all-sizes	
5	Bathroom tiling	Wall tiles & Floor tiles	Manzoni White Travertine Porcelain Wall or Floor Tile 600 x 600mm		46.5 Sqm	£966.74		£2,092.50	https://www.lusstone.com/products/manzoni-white-travertine-porcelain-wall-or-floor-tile-600-x-600mm	
6	Accessories	Towel Radiator	Slimline Flat Panel Radiator With Towel Bar Matte Black 1220mm		1 No	£183.41		£397.00	https://www.lusstone.com/products/slimline-flat-panel-radiator-with-towel-bar-matte-black-1220mm	
		Bathroom Accessories	Crosswater MPRO Bathroom Accessory Pack		1 Set	£138.14		£299.00	http://www.drech.co.uk/p/xwater-mpro-accessory-pack-p/sku/xwater-mpro-bathroom-accessory-pack-matt-black	
Ensuite - 4										
1	Basin Area	Basin+Vanity Unit	Capri Grey Oak with countertop sintered stone Vanity Unit 1000mm		1 No	£599.21		£1,297.00	https://www.lusstone.com/products/capri-grey-oak-carrara-marble-vanity-unit-1000mm	
		Basin Faucet	Luxe Matte Black Wall Mounted Basin Mixer Tap		1 No	£109.49		£237.00	https://www.lusstone.com/products/luxe-matte-black-wall-mounted-basin-mixer-tap-v1	
		Mirror	Vision Matte Black Mirror With Natural White LED light and Demister 600mm		1 No	£160.32		£347.00		
2	WC Area	WC	Senza Wall Hung Rimless Toilet with Concealed Cistern Frame and Matte Black Flush Plate		1 No	£275.81		£597.00	https://www.lusstone.com/products/senza-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-matte-black-flush-plate	

13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
3	Shower Area	Shower Thermostat	Thermostatic Shower With Handheld Shower - Black		1 No	£198.20		£429.00	https://www.nosa.co.uk/n%C3%B4sa-faro-thermostatic-shower-with-handheld-shower-p120288/s333358	
		Shower Screen	Modular Complete Walk In Shower Enclosure Matte Black		1 No	£280.43		£607.00	https://www.lussostone.com/products/modular-complete-walk-in-shower-enclosure-matte-black-kit-a-all-sizes	
4	Bathroom tiling	Wall tiles & Floor tiles	Porcini Crema Natural Stone Textured Porcelain Wall Tile 600 x 600mm		38.5 Sqm	£881.59		£1,809.50	https://www.lussostone.com/products/porcini-crema-natural-stone-textured-porcelain-wall-tile-600-x-600mm	
5	Accessories	Towel Radiator	Shadow Matte Black Designer Radiator		1 No	£183.41		£397.00	https://www.lussostone.com/products/shadow-matte-black-designer-radiator	
		Bathroom Accessories	The pack comprises a sleek towel bar rail in 600mm, toilet roll holder, a stylish towel hook and a contemporary toilet brush		1 Set	£91.01		£197.00	https://www.nosa.co.uk/n%C3%B4sa-faro-bathroom-accessory-pack-p120954	
Ensuite - 5										
1	Basin Area	Basin+Vanity Unit	Chic Grey Oak Wood Grain CylinderVanity Unit with sintered stone countertop 450mm		1 No	£414.41		£897.00	https://www.lussostone.com/products/chic-grey-oak-wood-grain-cylinder-vanity-unit-with-stone-basin-450mm	
		Basin Faucet	Luxe Rose Gold Wall Mounted Basin Mixer Tap		1 No	£109.49		£237.00	https://www.lussostone.com/products/luxe-rose-gold-wall-mounted-basin-mixer-tap-v1	
		Mirror	Solco Saffron Concrete Countertop Basin 400mm		1 No	£197.27		£427.00	https://www.lussostone.com/products/solco-saffron-concrete-countertop-basin-400mm	
2	WC	WC	Senza Wall Hung Rimless Toilet with Concealed Cistern Frame and Rose Gold Flush Plate		1 No	£321.72		£696.37	https://www.lussostone.com/products/senza-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-rose-gold-flush-plate	
3	Shower Area	Shower Thermostat	2-Way Thermostatic Shower With Riser Finish: Brushed Copper		1 No	£184.34		£399.00	https://www.nosa.co.uk/n%C3%B4sa-lagoo-exposed-2-way-thermostatic-shower-with-riser-p120291#attribute%5B205%5D=9149	
		Shower Screen	Modular Complete Walk In Shower Enclosure Chrome		1 No	£292.60		£567.00	https://www.lussostone.com/products/modular-complete-walk-in-shower-enclosure-chrome-kit-a-all-sizes	

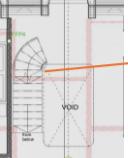
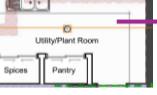
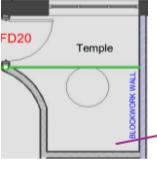
13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
		Wall Lights	EGLO Alamonte Outdoor Wall Light		15 Nos	£339.57		£735.00	https://www.dunelm.com/product/eglo-alamonte-outdoor-wall-light-1000216474?ref=dnsrch&id=30817344&cpk=dlnk-1n191dT-RVM21vMN1Zqnp1M7V4dWR4Nf81Se1Tm14enFhdGQmcD0wJm49TzBZTDfVvXROThfc3iKaEZNNWZLzvZ0PUFBQUFBRzvZXIV	
		Garden Lights	Dismukes Anthracite Integrated LED Metal Bollard Light		20 Nos	£784.48		£1,699.80	https://www.wayfair.co.uk/lighting/pdp/ivy-bronx-dismukes-anthracite-integrated-led-metal-bollard-light-gf04269262.html?pid=359302623	
G	SMALL POWER									
	Double Socket	ALL ROOMS	SlimTech Collection Brushed Stainless 2 Gang 13A Socket		60 Nos	£755.37		£1,635.00	https://www.lusostone.com/products/slimtech-collection-brushed-stainless-2-gang-13a-socket?variant=47137843118330&currency=GBP	
	Double Socket with USB	ALL ROOMS	SlimTech Collection Brushed Stainless 2 Gang 13A USB & USB-C Socket		30 Nos	£602.91		£1,305.00	https://www.lusostone.com/products/slimtech-collection-brushed-stainless-2-gang-13a-usb-c-socket	
	Single Socket	ALL ROOMS	SlimTech Collection Brushed Stainless 1 Gang 13A Socket		25 Nos	£311.85		£675.00	https://www.lusostone.com/products/slimtech-collection-brushed-stainless-1-gang-13a-socket	
	Spur Socket	ALL ROOMS	SlimTech Collection Brushed Stainless 13A Fused Spur		18 Nos	£274.43		£594.00	https://www.lusostone.com/products/slimtech-collection-brushed-stainless-13a-fused-spur	
	1 Gang Switches	ALL ROOMS	SlimTech Collection Brushed Stainless 20A Isolator Switch		24 Nos	£365.90		£792.00	https://www.lusostone.com/products/slimtech-collection-brushed-stainless-20a-isolator-switch	
	2 Gang Switch	ALL ROOMS	SlimTech Collection Brushed Stainless 2 Gang 2 Way Switch		17 Nos	£290.60		£629.00	https://www.lusostone.com/products/slimtech-collection-brushed-stainless-2-gang-2-way-switch	
	4Gang Switch	Entrance	SlimTech Collection Brushed Stainless 4 Gang 2 Way Switch		2 Nos	£24.49		£106.00	https://www.lusostone.com/products/slimtech-collection-brushed-stainless-4-gang-2-way-switch?nos=10&sid=4d3a561638_seir	
H	WALL FINISH									
	Wall Finish	Natural wallcovering on non-woven backing			8.4 Sqm	£1,008.23	£450.00	£2,182.32	https://www.meinewand.com/de/arte-tapete-rubra	
I	WARDROBE									
Walk in Wardrobe - 1		Bedroom-1	Experience unparalleled sophistication with our bespoke dressing room, featuring sleek Taranto aluminium frame glass doors that define contemporary elegance. Crafted with a durable particle board carcass and sturdy shelves, this design ensures lasting strength and functionality. Extra-tall cabinets maximize your storage and display options, while integrated lighting delivers a warm, inviting ambience—transforming your space into a refined sanctuary tailored to your discerning taste. Length: 6.5 m		6.5 Rm	£6,006.00	£958.75	£12,675.00	https://www.nevillejohnson.co.uk/filter-bedrooms/?key=763331&campaign=IWG-BED-WAR&utm_medium=cpc&utm_source=adwords&ad_group=campaigns&ad_id=100996994&kwid=0AAAAAADjywc_zjN9R81YdXpNc1yUfCN2&label=CtwKCAjw7M1LDDBAuEisAeXGIU4dx21js1sTck1R1cBzg0d3O2C2slshW1M1.yIeyMcR0A2R1hPTrCwvQAvD_BwE	
Walk in Wardrobe - 2			Bespoke mirrored wardrobes feature particle board carcasses with melamine finish and European Grade E0 MDF faced with lacquer. The mirrored doors display an intricate cross pattern and are painted in a calming Chicory shade. This floor-to-ceiling fitted design offers ample storage while adding elegance and functionality to the bedroom. Length: 6 m		6 Rm	£5,544.00	£885.00	£9,120.00	https://mrwardrobe.co.uk/walk-in-wardrobes/	

13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES											
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes	
	Walk in Wardrobe - 3										
		Bedroom-3	Bespoke mirrored wardrobes feature particle board carcasses with melamine finish and European Grade E0 MDF faced with lacquer. The mirrored doors display an intricate cross pattern and are painted in a calming Chicory shade. This floor-to-ceiling fitted design offers ample storage while adding elegance and functionality to the bedroom. Length: 6.5 m		6.5 Rm	£6,006.00	£958.75	£9,425.00	https://mrwardrobe.co.uk/walk-in-wardrobes/		
	Walk in Wardrobe - 4										
		Bedroom-4	Bespoke mirrored wardrobes feature particle board carcasses with melamine finish and European Grade E0 MDF faced with lacquer. The mirrored doors display an intricate cross pattern and are painted in a calming Chicory shade. This floor-to-ceiling fitted design offers ample storage while adding elegance and functionality to the bedroom. Length: 6.8 m		6.8 Rm	£6,283.20	£1,003.00	£14,280.00			
	Walk in Wardrobe - 5										
		Bedroom-5	Bespoke loft wardrobes are crafted with a durable particle board carcass, MDF-finished panels, and sleek aluminium-framed glass doors for a refined, modern appearance. Smart accessories such as pull-down rails, built-in drawers, shoe racks, and illuminated hanging rails maximise storage and accessibility. Designed for both elegance and efficiency, they transform attic spaces into stylish, highly functional storage zones. Length: 3.5 M		3.5 Rm	£3,234.00	£516.25	£7,350.00	https://mrwardrobe.co.uk/walk-in-wardrobes/		
	Walk in Wardrobe - 6										
		Bedroom-6	Bespoke loft wardrobes are crafted with a durable particle board carcass, MDF-finished panels, and sleek aluminium-framed glass doors for a refined, modern appearance. Smart accessories such as pull-down rails, built-in drawers, shoe racks, and illuminated hanging rails maximise storage and accessibility. Designed for both elegance and efficiency, they transform attic spaces into stylish, highly functional storage zones. Length: 3.5 M		3.5 Rm	£3,234.00	£516.25	£7,525.00	https://mrwardrobe.co.uk/walk-in-wardrobes/		
I	Cinema Room/ Music										
		Cinema Room	150"+ screen, 4K/8K laser projector or large LED wall, THX-certified Dolby Atmos audio (11.2.6+), studio-grade acoustic design, star ceiling, motorized curtains, tiered feature luxurious, fully-reclining mechanisms, ample legroom, and premium upholstery like top-grain leather.., full automation (Crestron/Control4), custom interiors		Room	£12,705.00	£958.75	£38000			
		Sofa	Superbly comfortable & flexible Independent recliner & headrest controls High back & head support W332/352/376/396 x D107 x H83/106 cm Optional cupholders in arms Supersoft easy clean stain resistant finishes		2 Nos	£3,234.00		£7,000.00	https://www.deluxeo.co.uk/elevate-4-cinema-seats.html?real_source=1&ad_campaign=20712954401&gclid=Cj0KCQjw-NfDBDvARlsAD-ILaDoXTA3xMlkx1D10jV7e7tV-T7EracjY5I6Phny5okOL_2bAYaAtkFEAL_w_wcB		
J	FURNITURE										
J-1	Living & Dining										
		FURNITURE	Ground floor - Dining Area	6-8 Seat Rectangular Dining Table in Brazilian Rosewood & Bronze Finish by Giorgio Collection		1 Nos	£4,171.86		£9,030.00	https://www.larkbury.com/coliseum-6-8-seat-rectangular-dining-table-in-brazilian-rosewood-bronze-finish-5059	
			Dining Area	Dining Chair with Piping in Zaragoza Eggshell & Wenge Finish		8 Nos	£1,345.34		£2,912.00	https://www.larkbury.com/intelte-dining-chair-with-piping-in-zaragoza-eggshell-wenge-finish-24003	
			Dining Table	Cleveland Dekton Dining Table - 2200 x 1100 mm		Set	£3,386.60		£7,330.30	https://newenglandhome.co.uk/cleveland-dekton-modern-dining-table/?attribute_table-size-220cm-%2B50cm%2B50cm)+x+110cm&end_size-1&ad_source-1&ad_campaign-20583527842&gclid-Cj0KAQAcTas8WmH5shYmxopY7iAVLNUDTW&gclid-EAIaQs6CbmHv7OZz5C1jMVVo9QBh1dHQlEAQYGSABEafshD_BwE	
			Pendent Light	TODE LC 0004 odeon pendant detail 3 odeon rectangular pendant detail 1 Odeon Rectangular Pendant		1 No	£1,293.60		£2,800.00	https://www.timothyoultion.com/lighting/ceiling-lights/odeon-fret-pendant-125cm	
			Living room Sofa	Saba Pixel Large Sofa		1 No	£5,996.76	£442.50	£12,980.00	https://www.gomodern.co.uk/saba-pixel-large-sofa.html	
			Living room Sofa	Lusso Sofa Set		1 No	£2,762.76	£442.50	£5,980.00	https://atmacha.com/products/lusso-sofa-set?variant=5257771127168&country=GB&currency=G&B&utm_medium=product_sync&utm_source=google&utm_content=say organic&utm_campaign=say organic&utm_source=1&ad_campaignid=20583527842&gclid-Cj0KAQAcTas8WmH5shYmxopY7iAVLNUDTW&gclid-EAIaQs6CbmHv7OZz5C1jMVVo9QBh1dHQlEAQYGSABEafshD_BwE	

13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
Bedroom 1		Coffe Table	Anastasia Nesting Coffee Table, Glass		1 No	£216.68		£469.00	&gt;category=GB&currency=GBP&utm_medium=cpc&utm_source=google&utm_content=organic&utm_campaign=&utm_term=.	
		Rug	Osumi200 X 300cm Patterned Rug in White by Eichholtz		1 No	£806.65		£1,746.00	https://www.larkbury.com/osumi-200-x-300cm-patterned-rug-in-white-4985	
		Rug	Sol Albatre Rug- 2800 x 3900 mm		1 No	£736.89		£1,595.00	https://www.thecarpetshop.co.uk/item/104557pid-104564&gad_source=1&gad_campaignid-21816366121&braid=0AAAAAD8Lg0G02G4vnmj0S1JHVLV3p&ecid-FAdfjdohChMl7v7o3Z2O1ueMVYhQBlh17B4BEAOYGVABEgkFk3PD_BwE	
		Arm Chairs	Geneva Chair -4 Nos		4 Nos	£996.07		£2,156.00	https://www.featherandblack.com/furniture/chairs-and-stools/geneva-chair?sku=S11-00184&utm_source=google&utm_medium=cpc&utm_campaign=%7Ccampaign%7D&utm_content=&gad_source=1&gad_campaignid-1733897069&braid=0AAAADdkB7Tel-bfuvOm6TOVcFg-XSM&ecid-CwKCjAjw7MLDBhAuEwA1xGhJloY066g4BrfdUzP7ZMW18HvUx_SaxdZBFRWA79ZFkwC2gBfb0cNA80AvD_BwE	
		Pool Table	The pureline texas 7ft slate bed pool table		1 No	£2,306.30		£4,992.00	https://www.libertygames.co.uk/store/american_pool_tables-slate_bed_american_traditional-siran?gad_source=1&gad_campaignid-1733897069&braid=0AAAADdkB7Tel-bfuvOm6TOVcFg-3kgbnq_d-0AAAAD8V3V9c1Bb-bh10smD2-309g7UD&ecid-C0KCOw-NIDbhDvAR1sAD-IlEBwgwpln_cJPhmrKdik4Az2Q5umNgfPmck0-o_eDWkqefQ9PjBQuAi-eALw_web	
		Outdoor Dining Table	Maze - Jakarta Teak Oval Dining Table with 8 Ambition Oatmeal Dining Chairs		Set	£2,400.00		£2,995.00	https://www.mazeliving.co.uk/product/maze-jakarta-teak-oval-dining-table-with-8-ambition-oatmeal-dining-chairs-3743	
		Outdoor Sofa	An elegant outdoor sofa crafted in natural rattan, featuring plush beige weather-resistant fabric cushions for lasting comfort, and grounded by sleek teak wood legs—blending organic charm with durable sophistication for effortless alfresco living.		Set	£7,430.50	£850.00	£16,745		
		Fire Pit	Modern Concrete Gas Fire Pit with Blue Fire Glass		Set	£831.60		£1,800.00		
	J-2	Bed Room								
	Wall Panneling		A charming vintage-style bedroom wall clad in rich oak veneer paneling, exuding timeless elegance and craftsmanship. The warm polished finish brings out the natural grain, adding depth, texture, and a cozy, heritage-inspired ambience. It's a perfect blend of nostalgic character and refined sophistication with LED. Area: 9.025 Sqm		9.05 Sqm	£710.79	£413.00	£1,538.50	https://cliteambientinteriors.co.uk/products/wood-effect-veneer-wall-panels?currency=GBP&gad_source=1&gad_campaignid-2438499745&braid=0AAAADjsPviEX-OKZfESGHG6D8Pf4ex38_x3K&ecid-CwKCjAjw7MLDBhAuEwA1xGhJloY066g4BrfdUzP7ZMW18HvUx_SaxdZBFRWA79ZFkwC2gBfb0cNA80AvD_BwE	
	Bed	THE MARSHMALLOW BED - 2380 x 2430 x 810			1 No	£549.78		£1,190.00	https://www.comodiving.co.uk/products/the-marshmallow-bed?category=GBR&variant=17539219562807&utm_medium=cpc&utm_source=google&utm_campaign=Google_3DShopping&ckn_ech061759fb&gad_source=1&gad_campaignid-21442102304&braid=0AAAADqQ3BWgalyH-MOMzb4IPPE-Zadv6L&ecid-CwKCjAjw7MLDBhAuEwA1xGhJloY066g4BrfdUzP7ZMW18HvUx_SaxdZBFRWA79ZFkwC2gBfb0cNA80AvD_BwE	
	Curtain	Curtains in Seville Washable Fabric by Villa Nova with fold neck and premium lining .			1 No	£318.78		£690.00	https://www.janeclayton.co.uk/villa-nova-seville-washable-fabric-fondant-1043_176?builderScope=curtain&track_id=style+pair+of+curtains&fullness=normal&unit_of_measurement=cm	
	Pendent Light	Chandlier			1 No	£152.46		£442.50	https://olivias.com/products/tolouse-12-light-tubular-pendant-light-clear-crystal-brass?variant=5525742885887&utm_source=google&utm_medium=cpc&utm_campaign=max_galley_%C2%A31000%C2%A33500&gad_source=1&gad_campaignid-22192320684&braid=0AAAADhUz8WdnFkwHeWD2gKMkuO6Xh&ecid-CwKCjAjw7MLDBhAuEwA1xGhJloY066g4BrfdUzP7ZMW18HvUx_SaxdZBFRWA79ZFkwC2gBfb0cNA80AvD_BwE	
	Bed Side Lights	Lyan Wall Lamp - Brushed Gold			1 No	£60.52		£131.00	https://olivias.com/products/richmond-interiors-lyan-brushed-gold-wall-lamp?variant=51627839947135&utm_source=google&utm_medium=cpc&utm_campaign=pmax_richmond_bwc2_A3500&gad_source=1&gad_campaignid-22198722704&braid=0AAAADhUz8WdnFkwHeWD2gKMkuO6Xh&ecid-CwKCjAjw7MLDBhAuEwA1xGhJloY066g4BrfdUzP7ZMW18HvUx_SaxdZBFRWA79ZFkwC2gBfb0cNA80AvD_BwE	

Bedroom 1

13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
J-3	Bedroom - 6	Wall Panelling	A vintage-inspired bedroom wall adorned with richly paneled oak veneer, its warm polished finish radiating timeless elegance and inviting a cozy, classic charm into the space with LED effect. Area: 8.059 Sqm		8.05 Sqm	£710.71	£295.00	£1,368.50	https://eliteambientinteriors.co.uk/products/wood-effect-panel-currency-GBP&gad_source=1&gclid=CjwKCAiwlDbBgfAeIwAOQNRIQcziHm2XVVDvycZnU4PGFK5Z3sroQKd2fV985xWUYYpXsRFRuRoCiutQAvD_BwE&variant=46029039632630	
		Bed	Lily Bed with Storage		1 No	£917.07		£1,985.00	https://amanda.com/products/lily-bed-with-storage?variant=30999605454&currency=GBP&medium=medium&utm_source=sar_organic&utm_campaign=sar_organic&utm_content=sar_organic&utm_medium=smart_gad_source=1&gad_campaign=2019-12-30&utm_source=google&utm_medium=smart_gad_campaign=1751044314&gclid=CjwKCAiwlDbBgfAeIwAOQNRIQcziHm2XVVDvycZnU4PGFK5Z3sroQKd2fV985xWUYYpXsRFRuRoCiutQAvD_BwE&variant=46029039632630	
		Curtain	Curtains in Vintage-Linen Fabric by Warwick with wave heading and premium lining Length - 1200 + 600 2 Windows		2 No	£489.72		£1,060.00	https://www.janeclayton.co.uk/warwick-vintage-linen-fabric-blush-vinblu?builderScope=catalog&track_pole_width=120&finished_length=220&qty=1&curtain_lining_type=lined&curtains_in_headings=yes&style=pair_of_curtains&fullness_norm=al&unit_of_measure=cm&curtain_lining_colour=pale_ivory	
		Side Table	Dayzee 2 Drawer Bedside Table		Set	£202.82	£442.50	£439.00	https://www.wayfair.co.uk/furniture/pdy/ivy-bronze-dayzee-2-drawer-bedside-table-u110529635.html?pid=948974323%2C948974311%2C948974317	
		Bed Side Lights	Crosswater Tranquil Pendant Light - Brushed Brass		2 No	£203.27		£439.98	https://www.drench.co.uk/p/crosswater-tranquil-pendant-light-pv?sku=crosswater-tranquil-pendant-light-brushed-brass&ppc=true&gad_campaign=1&gad_campaignid=198560130912&utm_source=google&utm_medium=cpc&utm_campaign=Google%20Shopping&utm_id=50764e190ab&gad_source=1&gad_campaignid=22501617671&gclid=OAAAAAQuzuuHJ21muGdjhq3WvvAVvcM&gclid=CjwRCAsy7MlDHbhafFwAAkXGds_dgrk84HQDWBOcifRhw10h4FOXo3WISkqK9PD2vwaw_UvG8yBBlXBzC-nqQAvD_BwE	
		Pendent Light	Cloud Lighting – Dreamy, Soft		1 No	£87.78		£189.99	https://ciaro.co.uk/products/cloud-lighting-lamp?currency=GBP&variant=5180081080647&utm_source=google&utm_medium=cpc&utm_campaign=Google%20Shopping&utm_id=50764e190ab&gad_source=1&gad_campaignid=22501617671&gclid=OAAAAAQuzuuHJ21muGdjhq3WvvAVvcM&gclid=CjwRCAsy7MlDHbhafFwAAkXGds_dgrk84HQDWBOcifRhw10h4FOXo3WISkqK9PD2vwaw_UvG8yBBlXBzC-nqQAvD_BwE	
J-3	Reception & Lounge									
	Entrance		Precision-cut Italian marble flooring in a bold black-and-white diamond pattern, crafted using CNC waterjet technology for seamless joints and ultra-fine detailing. Framed by decorative wall paneling and topped with a crystal chandelier, the space is anchored by custom wrought iron and glass doors. Modern meets classic with gold-accented décor and velvet furnishings, radiating elegance and innovation.		Room	£3,850.00	£2,065.00	£8,995.00		
	Entrance	Pendent Light	Skip to the beginning of the images gallery Luxia Langham 700 LED Glass Chandelier - Brushed Gold		1 No	£183.88		£398.00	https://lighting-direct.co.uk/edit-langham-glass-led-chandelier-brushed-gold.html?utm_source=feed&utm_medium=organic&utm_id=Almf0ooCK5G5yn_7faeVkmn_UJnbO7nyYZ16eOmCRnQAJhQ44mcC_4c	
	Reception Bench		A sleek minimalist reception bench featuring a pristine white frame crafted from durable PU-coated MDF, topped with a luxuriously soft light beige suede cushion—perfectly blending understated elegance with modern comfort.		1 No	£2,032.80		£4190	https://thewlongeststay.com/koket-prive-day-bed-purple	
	TV Wall		A stunning TV feature wall crafted from premium marble-textured laminate elegantly applied over a sturdy MDF base, boasting a flawless seamless edge finish that exudes modern sophistication and timeless luxury.		9.65 Sqm	£1,925.00	£295.00	£4,400.00		
	Pendent Light	Reception Area Pendent Light	Frozen Curve Pendant		1 No	£1,489.95		£3,225.00	https://www.timothyletton.com/lighting/ceiling-lights/frozen-curve-pendant-lighting	
	Entrance Door	Black Steel French Door			1 No	£3,176.25	£265.50	£7,580.00		

13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
	Pendent Light	Tiered Crystal Chandelier			1 No	£979.44		£2,120.00		
Staircase Area		The staircase features steel keels on one side, with a thickness of 45mm. The step boards include treads with a thickness ranging from 42mm to 45mm and risers with a thickness of 15mm. The column and handrail are styled as shown in the attached image, with a smooth polished finish on all visible wooden surfaces.			set	£16,170.00	£2,360.00	£35,000.00		
		Pendent Light	Lumière Luxury Crystal Chandelier- 6 M Length		1 No	£3,503.50		£6,499.00	https://www.lighttrend.co.uk/products/luxury-spiral-crystal-chandelier?variant=49066251747606	
	Fire Place	The design features a bespoke luxury fireplace set within an elegantly crafted wall, adorned with custom coving and classic panelings for a sophisticated finish. The fireplace serves as a focal point, blending modern functionality with timeless architectural details. Bespoke wood-framed shelving units are positioned with recessed areas, while the panelings provide depth and structure, enhancing the overall aesthetic. All surfaces are finished with a smooth polish, ensuring a premium look and feel. (Dimension 2.5 m x 1.5 m)			set	£1,886.50	£649.00	£4,200.00		
	Office Room				Room	£5,005.00	£1,475.00	£10,500.00		
	Sauna Room		Experience timeless wellness with this 6-person traditional indoor sauna, crafted from premium wood for lasting beauty and insulation. Its spacious design, ambient lighting, and powerful heater offer authentic Nordic-style heat and deep relaxation. A perfect blend of tradition and modern comfort, turning any space into a luxurious home retreat.		Room	£1,636.25	£737.50	£3,245.00	https://www.aqualine sauna.co.uk/saunas/6-person-traditional-sauna-id-406	
	Utility/Plant Room	This bespoke utility room features particle board cupboards with a durable MDF finish, complemented by elegant glass panel doors that add a touch of sophistication. It includes a sleek black sink paired with a high-quality sintered stone worktop, combining both style and functionality. Built-in shelves provide ample storage space, making the room both practical and aesthetically pleasing includes LED Lighting (Without appliances)			Room	£3,080.00	£1,475.00	£6,580.00		
	Laundry	Bespoke utility room cupboards made from MDF with a wooden finish, designed to house the washing machine and dryer with proper ventilation. Stylish Wooden finish doors add a modern touch. The durable sintered stone worktop offers a practical surface for laundry tasks. (Without Appliances)			Room	£2,310.00	£708.00	£4,925.00		
	Temple	The temple room features bespoke, precision CNC-cut designs on background panels and doors, showcasing intricate traditional or modern motifs. Integrated LED strip, recessed, and background feature wall to enhance the altar area. All components are finished to high standards, ensuring durability and a reverent ambience			Room	£1,155.00	£413.00	£3,850.00		
	Bar	This bar combines elegant design with rich textures, highlighted by a striking marble backsplash and soft lighting. It features sturdy particle board carcasses with melamine finish and smooth, lacquered European Grade E0 MDF cabinets, both 18mm thick. The translucent stone front arch and soft-closing hardware add a modern, polished touch to this stylish and functional space.			Set	£5,005.00	£2,094.50	£5,878.88		

13 KEWFERRY DRIVE, NORTHWOOD_CONSTRUCTION FINISHES										
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
		Bar Stools	Nkuku Narwana Leather Round Stool, Aged Tan		3 Nos	£381.15		£825.00	https://www.johnlewis.com/nkuku-narwana-leather-round-stool/aged-tan/p6350113?slide=1&ln=0&rd=EaIE1HaUh9h9j5zxDWlUUS1nUu4Q3KYiqaZQJRq18YiHzEo0	
	Play area	Rivington Room Scene Self Assembly Set			Room	£886.12	£800.00	£1,918.00		
	Outdoor Kitchen	Outdoor kitchen and serving table	A sleek slatted pergola canopy provides shade, privacy, and built-in lighting for evening use.(without appliances) Note: Drainage , waste pipe , water connection , concrete base and electrical connections has been accounted into installation cost		Set	£11,550.00	£2,950.00	£25,000.00		
Hot Tub with Canopy	Canopy	Luxe Electric Retractable Roof LED Pergola		Set	£3,003.00	£354.00	£6,500.00		https://sundifestyle.com/products/luxe-electric-retractable-roof-led-pergola?variant=411584605454&currency=GBR&gclid_campid=17365981895&gclid_creative_id=AAACuerWHeIW-NgNfNCZIN0z2Yr0&gclid=Cj0KCQw-NIDBhdVArLAD-IlcAmPbexNZce0TawWysVPGGjgbwIPex7ccPwDFReb_GCE9AMK9GjHgaAoTVEAl_w_wCB	
	Hot Tub	Urban Cedar Sport Hybrid Square Hot Tub Package. Note: Drainage , waste pipe , water connection , concrete base and electrical connections has been accounted into installation cost		1 No	£3,465.00	£1,917.50	£7,500.00		https://www.urbancessation.co.uk/products/urban-cedar-sport-hybrid-square-hot-tub-package?variant=40719901845830&country=GB&currency=GBP&utm_medium=product_name&utm_source=social&utm_content=sag_organic&utm_campaign=sag_organic&gclid_campid=21043338490&gclid_creative_id=0AAAAD_OuI9GICpivofMecdD3hc-crc&gclid=Cj0KCQw-NIDBhdVArLAD-IlcAQzze11GMbmtrPwoa7Pz3DQf7P97t75JWN2K_Edi-DSKoTcnHYxAsAlofEALw_w_wCB	
Patio	Patio Tiles	It sits on a raised wooden deck with ambient underlighting for a modern, elegant look.		TBC	£27.78		£60.14		https://www.victorianplumbing.co.uk/taranto-outdoor-natural-slate-effect-floor-tiles-600-x-900mm	
Patio	Patio Heaters- 4 Nos	Outdoor gas fire pit and heater		4 Nos	£2,217.60		£4,800.00			
Entrance Main Gate		A stunning double-door design in premium stainless steel, exuding modern sophistication and unmatched durability. Its sleek, seamless finish and robust build make a bold statement in any contemporary setting. automatic gate opening system		1 No	£2,695.00	£442.50	£8,500.00			
Tennis Table		Cornilleau Play-Style Origin Outdoor Table Tennis Table			£1,197.00		£1,995.00		https://www.fishponds.co.uk/cornilleau-play-style-origin-table-tennis-table.html?variant=1924072&gclid_CjwKCAiA0AAAAD_hmxD4MDVbNsBN4WZPFBPeau56&gclid=Cj0KCQw9IDBhdVArLAD-DfF3uZC00ZmQdn5AMZ-Zdsizmut61Fm0d1fr7cqh6fPQk3X0Qq30uAf4EAl_w_wCB	
				TOTAL		£250,976.42	£43,304.85	£480,978.35		

THANK YOU

WWW.HOUSEOFCLARENCE.UK