



HOUSE OF  
**CLARENCE**

---



# FF&E PACK

## INDEX

01

GROUND FLOOR DESIGN INSPIRATION

02

KITCHEN MOODBOARD

03

FIRST FLOOR DESIGN INSPIRATION

04

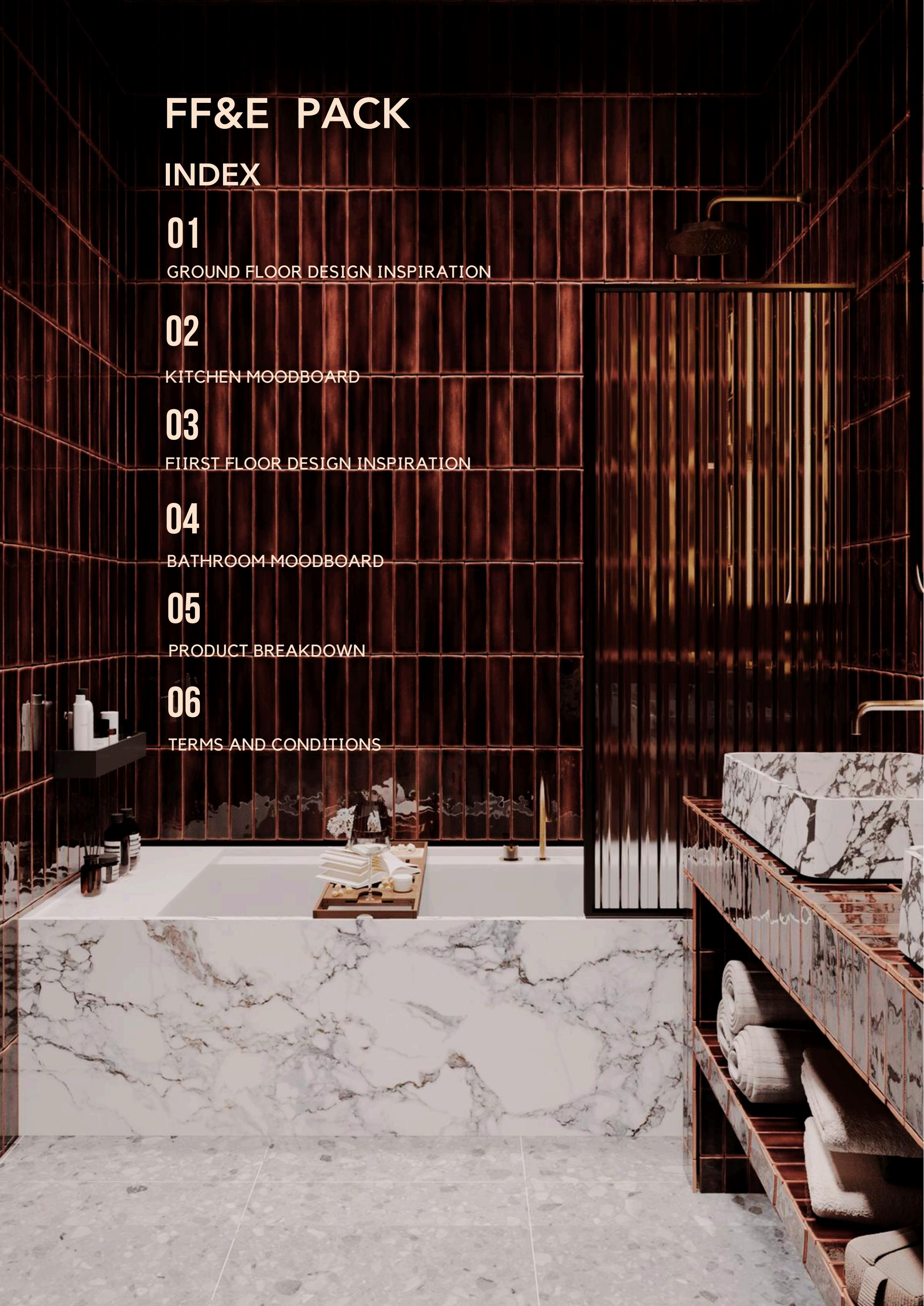
BATHROOM MOODBOARD

05

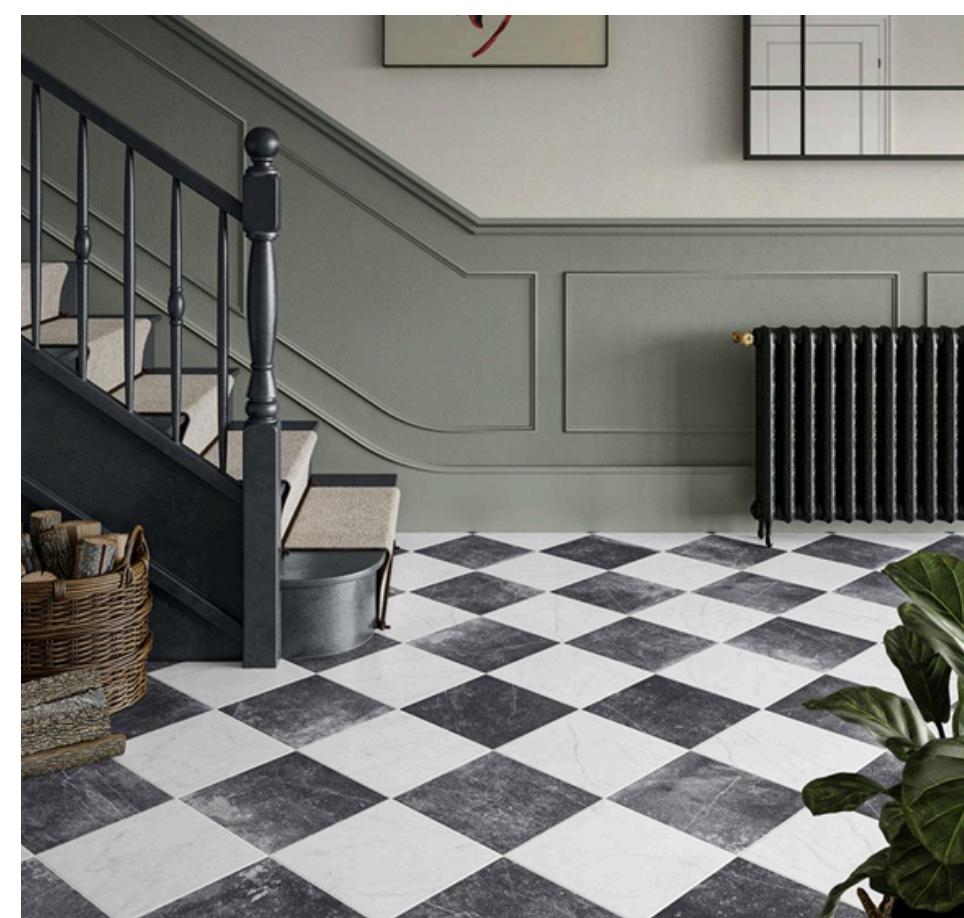
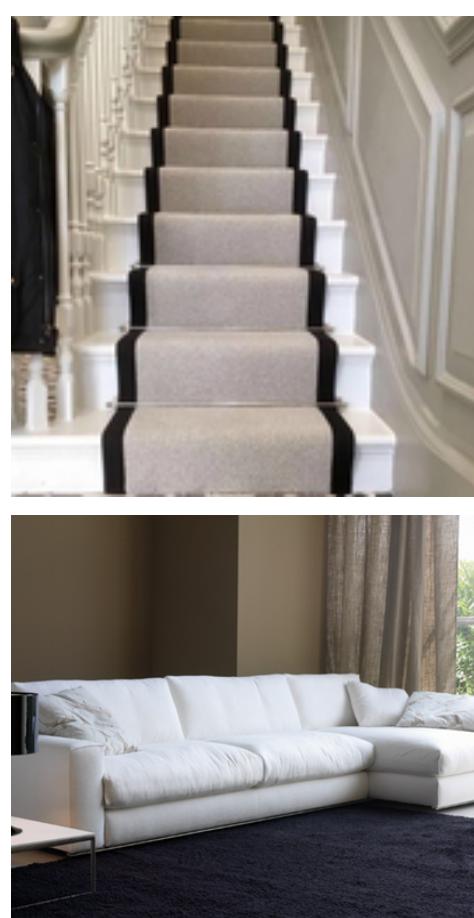
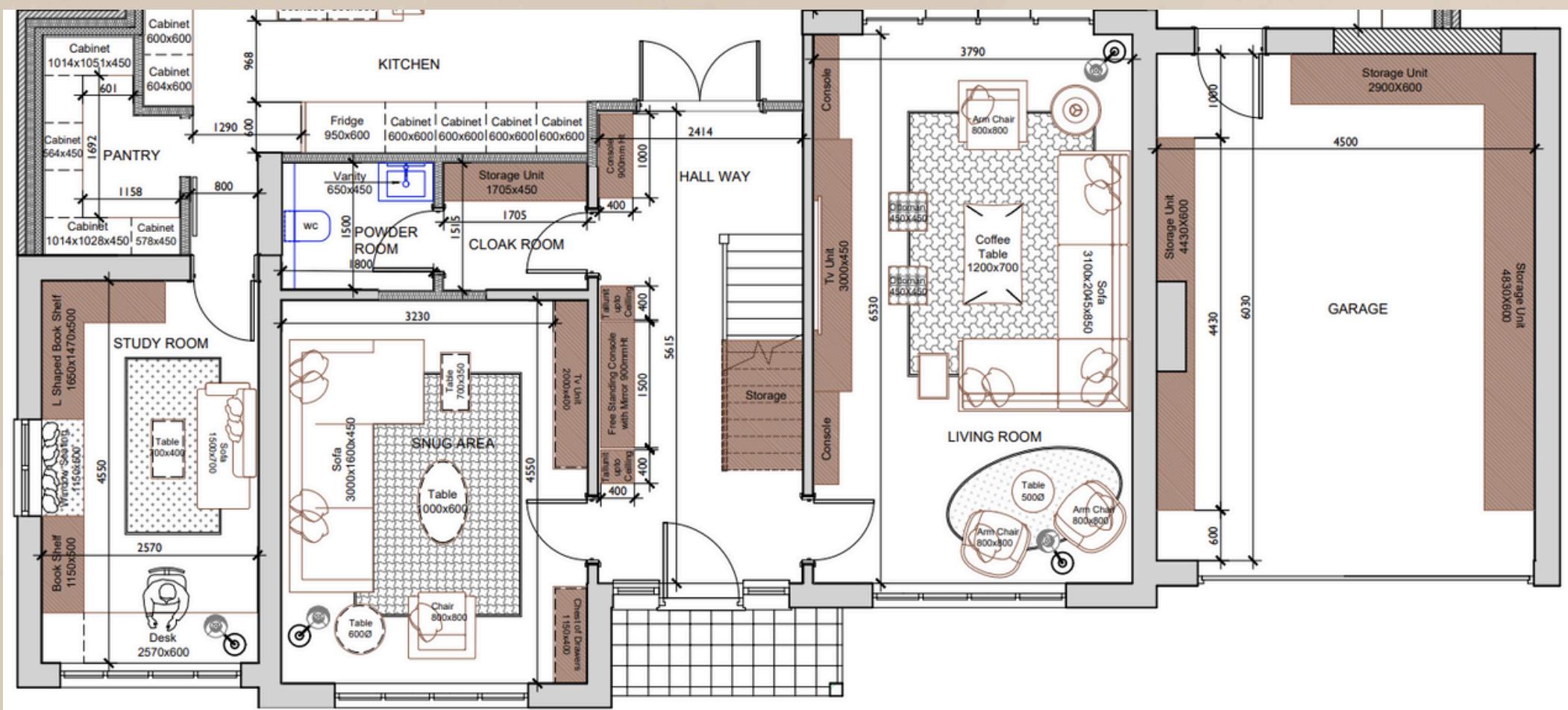
PRODUCT BREAKDOWN

06

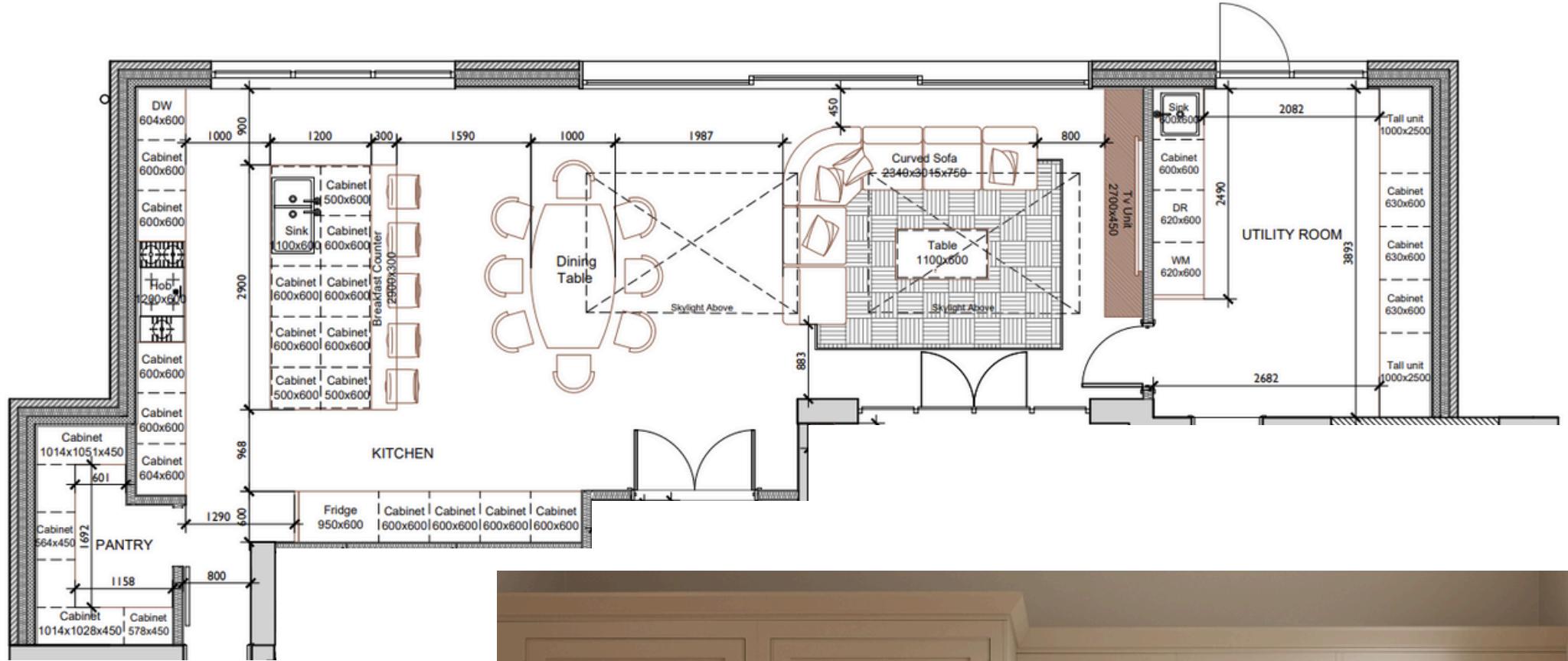
TERMS AND CONDITIONS



# GROUND FLOOR



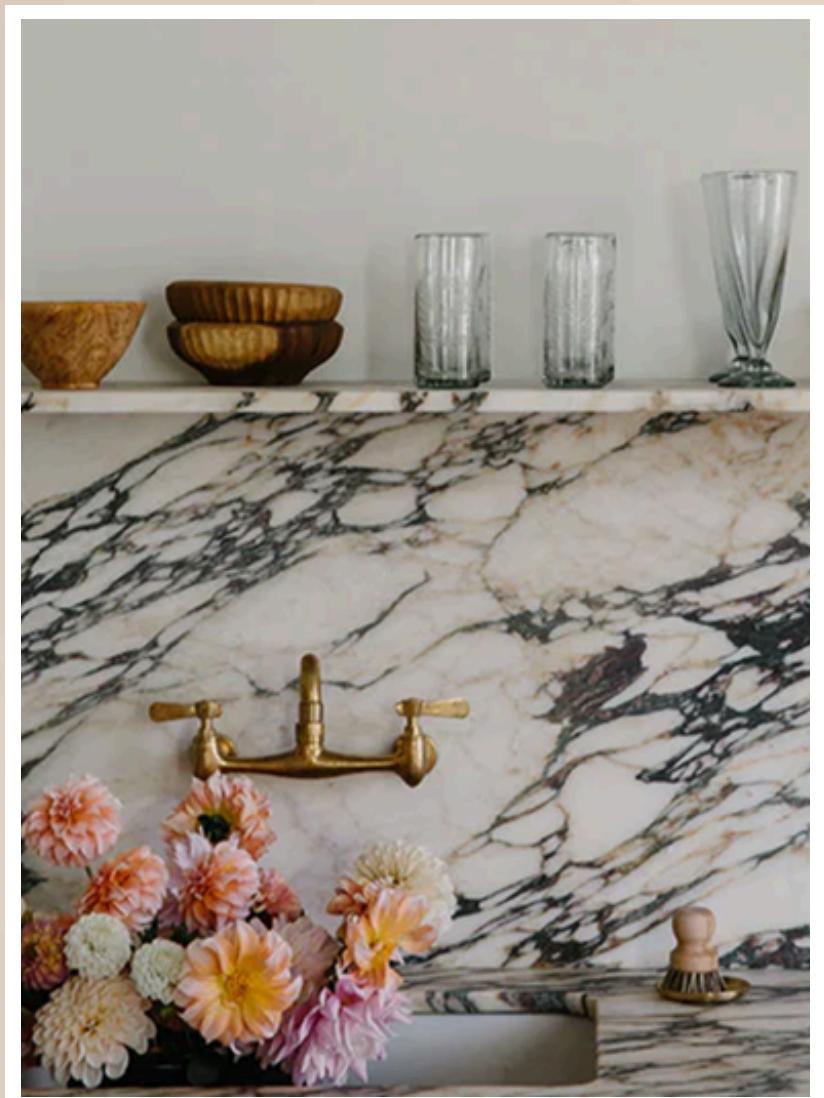
## KITCHEN



## UTILITY & PANTRY



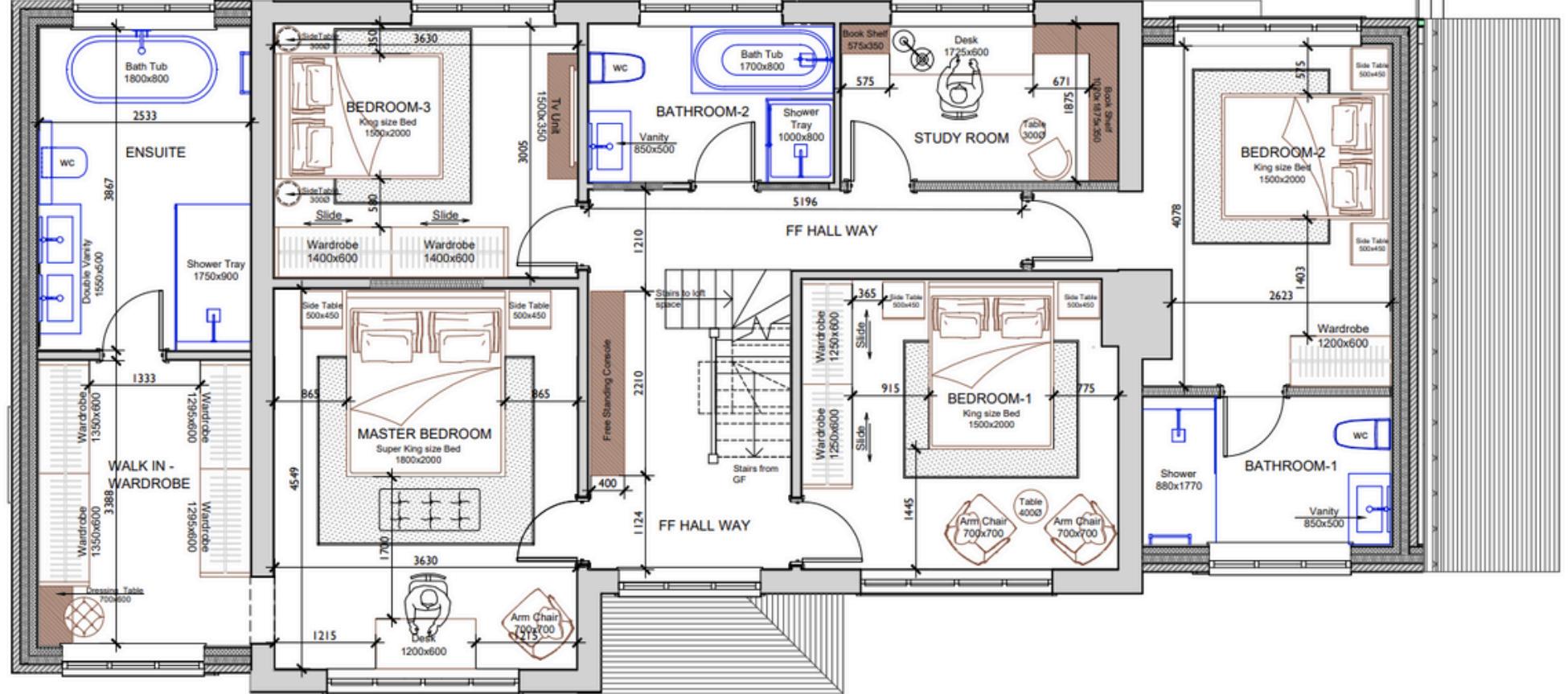
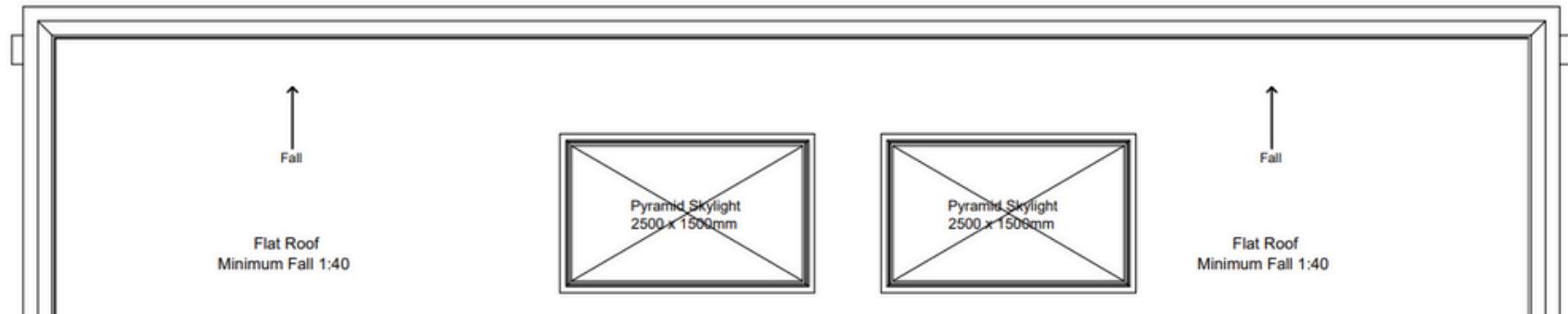
## KITCHEN



## UTILITY

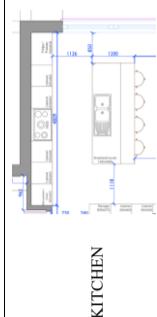


# FIRST FLOOR



# KITCHEN

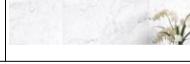


IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
A	KITCHEN(Without Appliances)								
1	 KITCHEN	Worktop	Bespoke high-end traditional kitchen combines a bright base with dramatic, grey veining on Sintered Stone worktop and backsplash		1	<b>£25,959.00</b>	<b>£6,500.00</b>	<b>£55,000.00</b>	
		Cabinets	White cabinets						
		Island	Kitchen island - MDF and Sintered stone worktop						
		Kitchen Island High Chair	High Chair		5	<b>£436.25</b>		<b>£1,745.00</b>	<a href="https://www.johnlewis.com/john-lewis-cara-bar-stool-natural-american-black-walnut/p6310977?srsltd=AfmB0x0DnfrOsdwqSMkPvVdUM_yRjChBwWxvD9D5L0GHP2rsvia3d65vXo">https://www.johnlewis.com/john-lewis-cara-bar-stool-natural-american-black-walnut/p6310977?srsltd=AfmB0x0DnfrOsdwqSMkPvVdUM_yRjChBwWxvD9D5L0GHP2rsvia3d65vXo</a>
	Utility	Utility	Bespoke Utility room, designed to house the washing machine and dryer with proper ventilation.		Room	<b>£6,500.00</b>	<b>£2,500.00</b>	<b>£8,500.00</b>	
	Pantry	Pantry	Bespoke Pantry room combines a bright base with dramatic, grey veining on Sintered Stone worktop and backsplash		Room	<b>£5,500.00</b>	<b>£2,500.00</b>	<b>£6,500.00</b>	<a href="https://www.harveyjones.com/our-kitchens/beyond-the-kitchen/utility-rooms">https://www.harveyjones.com/our-kitchens/beyond-the-kitchen/utility-rooms</a>
B	DINING								
	Dining Area	Modern Dining Table Flint Finish			1	<b>£1,347.50</b>		<b>£2,695.00</b>	<a href="https://www.sweetpeaandwillow.com/modern-dining-table-flint-finish">https://www.sweetpeaandwillow.com/modern-dining-table-flint-finish</a>
	Chair	Darcy Set of 2 Dining Chairs, Linen			8	<b>£1,590.00</b>		<b>£3,180.00</b>	<a href="https://www.burkerandstonehouse.co.uk/chairs/chloe-set-of-2-dining-chairs">https://www.burkerandstonehouse.co.uk/chairs/chloe-set-of-2-dining-chairs</a>
	Pendent Light Over Dining Table	Odeon Rectangular Pendant			2	<b>£395.50</b>		<b>£678.00</b>	<a href="https://www.burkerandstonehouse.co.uk/accessories/smoked-amber-glass-diner-light">https://www.burkerandstonehouse.co.uk/accessories/smoked-amber-glass-diner-light</a>
C	LOUNGE AREA IN KITCHEN EXTENSION								
	L-Shaped Sofa	Sofa in Linen Stoneware with Grey Wash Feet			1	<b>£1,198.75</b>	<b>£250.00</b>	<b>£2,055.00</b>	<a href="https://www.darlingsofchelsea.co.uk/hayling-range-pview">https://www.darlingsofchelsea.co.uk/hayling-range-pview</a>
	Coffee Table	Henley Coffee Table			1	<b>£260.42</b>		<b>£1,250.00</b>	<a href="https://www.neptune.com/products/henley-coffee-table?variant=43427342385309&amp;cpk=dj0yJn9NzFzY1ZwQVhVGplMHO3eENBUt54N1pxR3lBaFvNGImcD0wJm92ZV0UWxGczlmWXzkOW03RVfa2JUSZOPUFBOUFBR2INMFRR">https://www.neptune.com/products/henley-coffee-table?variant=43427342385309&amp;cpk=dj0yJn9NzFzY1ZwQVhVGplMHO3eENBUt54N1pxR3lBaFvNGImcD0wJm92ZV0UWxGczlmWXzkOW03RVfa2JUSZOPUFBOUFBR2INMFRR</a>
	Rug	Wool Rug Leon Cream			1	<b>£466.08</b>		<b>£799.00</b>	<a href="https://www.bemuta.co.uk/wool-rug-leon-cream-60007589-62101.html#MzY1OTA4">https://www.bemuta.co.uk/wool-rug-leon-cream-60007589-62101.html#MzY1OTA4</a>



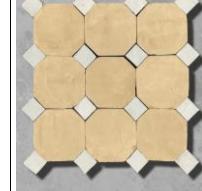
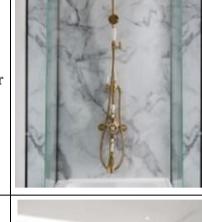
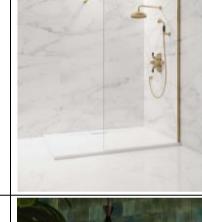
IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
		Arm Chair	The Penryn Chair Stain Resistant Moleskin Velvet Marine with Dark Oak Feet		1	£356.25		£855.00	<a href="https://www.darlingsofchelsea.co.uk/penryn-range-view">https://www.darlingsofchelsea.co.uk/penryn-range-view</a>
		Coffee Table	Coffee Table		1	£414.58	£750.00	£995.00	<a href="https://myhomerocksld.co.uk/products/saylor-coffee-table">https://myhomerocksld.co.uk/products/saylor-coffee-table</a>
		Side Table	Bruton Bobbin Side Table		1	£111.67		£335.00	<a href="https://www.thedormyhouse.com/collections/side-tables/products/bruton-bobbin-side-table">https://www.thedormyhouse.com/collections/side-tables/products/bruton-bobbin-side-table</a>
		Chest of Drawers	Portland Triple Drawers		1	£498.33		£1,495.00	<a href="https://www.thedormyhouse.com/collections/dressers/products/portland-triple-cupboard">https://www.thedormyhouse.com/collections/dressers/products/portland-triple-cupboard</a>
		Tv Wall	Bespoke TV unit with warm LED strip lighting integrated into the shelves		2 m	£1,400.00	£250.00	£1,799.00	<a href="https://www.cotswoldso.co.uk/living-room-furniture/stands/media-units/chester-classic-cream-tv-and-media-unit?ppn=0&amp;spik=d0byJd39WC10RFNhZndzQ00j0ZU7KYLdn19kMmzodhmYsMfURk1mcD0sIm49h0M0l0e5cm5akRThmstNjJzWZMZsZ0PUFBQUFBR2jMsc4">https://www.cotswoldso.co.uk/living-room-furniture/stands/media-units/chester-classic-cream-tv-and-media-unit?ppn=0&amp;spik=d0byJd39WC10RFNhZndzQ00j0ZU7KYLdn19kMmzodhmYsMfURk1mcD0sIm49h0M0l0e5cm5akRThmstNjJzWZMZsZ0PUFBQUFBR2jMsc4</a>
		Curtains	Vinyl Silk Fabric with fold heading and premium lining		1	£200.00		£400.00	<a href="https://www.janeclayton.co.uk/james-hare-vyne-silk-fabric_coolong-31625-11">https://www.janeclayton.co.uk/james-hare-vyne-silk-fabric_coolong-31625-11</a>
		Rug	Natural 250 x 300 cm Rug		1	£550.00		£1,200.00	<a href="https://www.barkerandstonehouse.co.uk/accessories/gabec160x230cm-natural-rug">https://www.barkerandstonehouse.co.uk/accessories/gabec160x230cm-natural-rug</a>
		Pendent Light	London Bronze Pendant 60cm		1	£305.63		£815.00	<a href="https://www.cplights.com/interior-lighting-cl/cp-luxe-collection_london-bronze-pendant-60cm-p20694">https://www.cplights.com/interior-lighting-cl/cp-luxe-collection_london-bronze-pendant-60cm-p20694</a>
		Floor Lamp	Archer Floor Lamp		1	£172.00		£516.00	<a href="https://www.likelight.com/products/archer-floor-lamp?variant=4912560568348&amp;utm_medium=product_ssn&amp;utm_source=google&amp;utm_content=sig_organic&amp;utm_campaign=org_organic_and_source_1&amp;ad_campaign=c2334319815&amp;gclid=0AAAAAzzwOVOL1bwuaFWmSmYXmNCeyIfq&amp;gclid=FAlafJobChM0frewrzjgMVN4BQBh18eAbPEAQYBCABEgTpyD_BwE">https://www.likelight.com/products/archer-floor-lamp?variant=4912560568348&amp;utm_medium=product_ssn&amp;utm_source=google&amp;utm_content=sig_organic&amp;utm_campaign=org_organic_and_source_1&amp;ad_campaign=c2334319815&amp;gclid=0AAAAAzzwOVOL1bwuaFWmSmYXmNCeyIfq&amp;gclid=FAlafJobChM0frewrzjgMVN4BQBh18eAbPEAQYBCABEgTpyD_BwE</a>
		Picture Light	Contemporary Florrie Frilled Coolie Glass Wall Light		2	£140.00		£420.00	<a href="https://www.glowlighting.co.uk/products/double-arm-jules-clear-glass-wall-light?pos=20&amp;sid=2666789cc8_w=1">https://www.glowlighting.co.uk/products/double-arm-jules-clear-glass-wall-light?pos=20&amp;sid=2666789cc8_w=1</a>
F	HALLWAY								
	Entrance	Entrance	Black and White Tiles		14 sqm	£2,195.60		£4,391.20	<a href="https://www.storesuperstore.co.uk/dover-chalk-white-antique-effect-porcelain">https://www.storesuperstore.co.uk/dover-chalk-white-antique-effect-porcelain</a>

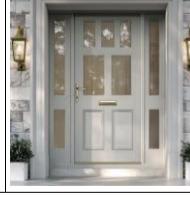
IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
		Free Standing Console	Somersby console		2	£756.25		£1,650.00	<a href="https://www.thedormyhouse.com/products/somersby-console?variant=40137251192866">https://www.thedormyhouse.com/products/somersby-console?variant=40137251192866</a>
		Mirror	Replique Mirror		1	£379.33		£1,138.00	<a href="https://www.sweetpeaandwillow.com/replique-mirror">https://www.sweetpeaandwillow.com/replique-mirror</a>
		Staircase Area	Staircase with Runner		1	£5,000.00		£8,500.00	
		Pendent Light	Chandelier		1	£145.38		£581.50	<a href="https://www.pooky.com/products/hestia-chandelier-in-brass-with-glass-rods?variant=41160817115341">https://www.pooky.com/products/hestia-chandelier-in-brass-with-glass-rods?variant=41160817115341</a>
		Picture Lights	Rowe Wall Sconce - Brass		2	£510.00		£1,530.00	<a href="https://www.sweetpeaandwillow.com/rowe-wall-sconce-brass">https://www.sweetpeaandwillow.com/rowe-wall-sconce-brass</a>
		Pendent Light	Tiered Crystal Chandelier		1	£592.50		£2,370.00	<a href="https://www.light-style.co.uk/product/23857/">https://www.light-style.co.uk/product/23857/</a>
G	STUDY ROOM								
		Office Table and Storage	Desk		1	£312.50		£750.00	
		Office Chair	Solid Chair		1	£262.50		£525.00	<a href="https://www.thedormyhouse.com/collections/office-chairs/products/bruton-carver">https://www.thedormyhouse.com/collections/office-chairs/products/bruton-carver</a>
		Sofa	Large Two Seater		1	£652.00		£2,608.00	<a href="https://www.darlingsofchelsea.co.uk/aberdeen-pview">https://www.darlingsofchelsea.co.uk/aberdeen-pview</a>
		Coffee Table	Upholstered table		1	£414.58		£995.00	<a href="https://www.thedormyhouse.com/collections/coffee-tables/products/bruton-upholstered-table?variant=40269200982050">https://www.thedormyhouse.com/collections/coffee-tables/products/bruton-upholstered-table?variant=40269200982050</a>
		Book Shelf	Bookcase		1	£1,770.00		£3,540.00	<a href="https://www.thedormyhouse.com/collections/filing-cabinets-storage/products/ripley-bookcase">https://www.thedormyhouse.com/collections/filing-cabinets-storage/products/ripley-bookcase</a>

IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost ( Excl VAT)	HOC Installation Cost	UK Supply Cost ( Incl VAT)	UK - Product Link
		Window Seating	Bespoke Window Seat with Storage		1	£2,125.00		£4,250.00	
		Pendent Light	Pendant Ceiling Light, Matte Antique Brass		1	£197.50		£395.00	<a href="https://www.johnlewis.com/john-lewis-lexton-xl-pendant-ceiling-light-matte-antique-brass/p111112196?pid=AfnBOrMRgWM0chRUSNS6xZnp2dNxxoxv4H19X0186yvCypYJc4Tgsx04">https://www.johnlewis.com/john-lewis-lexton-xl-pendant-ceiling-light-matte-antique-brass/p111112196?pid=AfnBOrMRgWM0chRUSNS6xZnp2dNxxoxv4H19X0186yvCypYJc4Tgsx04</a>
		Desk Lamp	Elliott Desk Lamp		1	£16.25		£65.00	<a href="https://www.johnlewis.com/john-lewis-elliott-desk-lamp/p6140120">https://www.johnlewis.com/john-lewis-elliott-desk-lamp/p6140120</a>
		Rug	Cattelan Italia Radja Rug		1	£280.25		£1,121.00	<a href="https://www.kartarandcibo.com/cattelan-italia-radja-rug-customisable.html">https://www.kartarandcibo.com/cattelan-italia-radja-rug-customisable.html</a>
<b>H</b>	<b>CLOAK ROOM</b>								
	Cloak Room		Bespoke Cloak Room		1	£1,604.17	£550.00	£3,850.00	<a href="https://www.planetfurniture.co.uk/gallery/light-fresh-lav-on-shaker-utility-boot-room/">https://www.planetfurniture.co.uk/gallery/light-fresh-lav-on-shaker-utility-boot-room/</a>
<b>I</b>	<b>BATHROOMS- SANITARY , HARDWARE &amp; TILING</b>								
<b>I.1</b>	<b>Powder Room</b>								
1	Basin Area	Vanity Unit with Basin	Oak Wood Grain Vanity Unit (600mm) stone composite basin in a smooth matte white finish. Measuring 1000 mm in length, 820 mm in height, and 500 mm in depth		1	£574.25		£2,297.00	<a href="https://www.lussostone.com/products/eclat-oak-wood-grain-vanity-unit-1000mm?pos=20&amp;sid=c8cea70c6&amp;ss=r">https://www.lussostone.com/products/eclat-oak-wood-grain-vanity-unit-1000mm?pos=20&amp;sid=c8cea70c6&amp;ss=r</a>
		Basin Faucet	Brushed gold wall-mounted basin tap 200 mm spout projection		1	£126.04		£275.00	<a href="https://www.lussostone.com/products/luxe-wall-hung-basin-mixer-tap-brushed-gold">https://www.lussostone.com/products/luxe-wall-hung-basin-mixer-tap-brushed-gold</a>
		Mirror	LED back lit 600 x 800 x 40 mm and features		1	£178.50		£357.00	<a href="https://www.lussostone.com/products/vision-brushed-gold-mirror-with-natural-white-led-light-and-demister-600mm?pos=56&amp;sid=f1c808f8e&amp;ss=r">https://www.lussostone.com/products/vision-brushed-gold-mirror-with-natural-white-led-light-and-demister-600mm?pos=56&amp;sid=f1c808f8e&amp;ss=r</a>
2	WC Area	WC	Berkeley Traditional Wall Hung Rimless Toilet with Concealed Cistern Frame and Brushed Gold Flush Plate		1	£348.25		£597.00	<a href="https://www.lussostone.com/products/berkeley-traditional-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-brushed-gold-flush-plate">https://www.lussostone.com/products/berkeley-traditional-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-brushed-gold-flush-plate</a>
	Tiles	Floor Tiles	Wildwood Medium Matt Wood Effect Porcelain Chevron		6.7	£288.90		£577.81	<a href="https://www.mandarinstore.com/product/wildwood-medium-matt-wood-effect-porcelain-chevron/">https://www.mandarinstore.com/product/wildwood-medium-matt-wood-effect-porcelain-chevron/</a>
		Wall tiles	Massa Bianco Carrara Marble Porcelain Wall or Floor Tile 600 x 600mm		20.75	£679.80		£1,359.60	<a href="https://www.lussostone.com/products/massa-bianco-carrara-marble-porcelain-wall-or-floor-tile-600-x-600mm?pos=48&amp;sid=1a53766c3&amp;ss=r">https://www.lussostone.com/products/massa-bianco-carrara-marble-porcelain-wall-or-floor-tile-600-x-600mm?pos=48&amp;sid=1a53766c3&amp;ss=r</a>

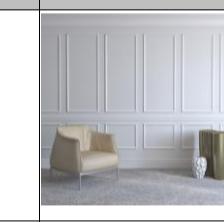
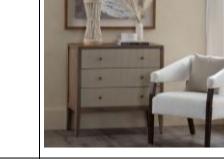
IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
5	Accessories	Towel Radiator	Brushed Gold Designer Heated Towel Warmer with Gold Radiator Valves		1	<b>£251.00</b>		<b>£502.00</b>	<a href="https://www.lussostone.com/products/vertigo-brushed-gold-designer-radiator-1200mm?pos=7&amp;sid=a9fa93168&amp;ss=r">https://www.lussostone.com/products/vertigo-brushed-gold-designer-radiator-1200mm?pos=7&amp;sid=a9fa93168&amp;ss=r</a>
		Accessories	Brushed gold Toilet Accessory pack, Toilet Roll Holder, Towel Rail, Toilet Brush, Hook		1	<b>£132.50</b>		<b>£265.00</b>	<a href="https://www.lussostone.com/products/luxe-matte-brushed-gold-accessory-pack?pos=16&amp;sid=5fb1c7604&amp;ss=r">https://www.lussostone.com/products/luxe-matte-brushed-gold-accessory-pack?pos=16&amp;sid=5fb1c7604&amp;ss=r</a>
<b>I.2 Master Ensuite</b>									
1	Basin Area	Double Vanity Unit inc Basin	Butler & Rose Beatrice Floor standing Double Basin Vanity Unit		1	<b>£600.00</b>		<b>£1,199.99</b>	<a href="https://www.drench.co.uk/p/butler-rose-beatrice-d-basin-vanity-unit-hv?sku=butler-rose-beatrice-d-basin-vanity-unit-white-bp">https://www.drench.co.uk/p/butler-rose-beatrice-d-basin-vanity-unit-hv?sku=butler-rose-beatrice-d-basin-vanity-unit-white-bp</a>
		Basin Faucet	Luxe Wall Mounted Basin Mixer Tap Brushed Gold		1	<b>£137.50</b>		<b>£275.00</b>	<a href="https://www.lussostone.com/products/luxe-wall-hung-basin-mixer-tap-brushed-gold">https://www.lussostone.com/products/luxe-wall-hung-basin-mixer-tap-brushed-gold</a>
		Mirror	Regent Oval Mirror with Demister and Light 1200mm		1	<b>£198.50</b>		<b>£397.00</b>	<a href="https://www.lussostone.com/products/lusso-regent-oval-mirror-with-demister-and-light-1200mm">https://www.lussostone.com/products/lusso-regent-oval-mirror-with-demister-and-light-1200mm</a>
2	WC Area	WC	Senza Wall Hung Rimless Toilet with Concealed Cistern Frame and Brushed Gold Flush Plate		1	<b>£348.25</b>		<b>£597.00</b>	<a href="https://www.lussostone.com/products/senza-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-brushed-gold-flush-plate?pos=19&amp;sid=6be935f7b&amp;ss=r">https://www.lussostone.com/products/senza-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-brushed-gold-flush-plate?pos=19&amp;sid=6be935f7b&amp;ss=r</a>
3	Bathtub	Bathtub	Picasso Air Freestanding Stone Bath 1700mm		1	<b>£848.50</b>		<b>£1,697.00</b>	<a href="https://www.lussostone.com/products/picasso-air-freestanding-stone-bath-1700mm">https://www.lussostone.com/products/picasso-air-freestanding-stone-bath-1700mm</a>
		Hand shower & Bath Sprout	Regal Brushed Gold Crosshead Wall Mounted Bath Shower Filler Tap		1	<b>£348.25</b>		<b>£597.00</b>	<a href="https://www.lussostone.com/products/regal-brushed-gold-crosshead-wall-hung-bath-shower-filler-tap">https://www.lussostone.com/products/regal-brushed-gold-crosshead-wall-hung-bath-shower-filler-tap</a>
4	Shower Area	Shower Mixer	Luxe Brushed Gold Thermostatic Shower with Handheld Shower		1	<b>£298.50</b>		<b>£597.00</b>	<a href="https://www.lussostone.com/products/luxe-brushed-gold-thermostatic-shower-with-handheld-shower">https://www.lussostone.com/products/luxe-brushed-gold-thermostatic-shower-with-handheld-shower</a>
		Shower Screen	Modular Complete Walk In Shower Enclosure Brushed Gold - KIT A		1	<b>£394.92</b>		<b>£677.00</b>	<a href="https://www.lussostone.com/products/modular-complete-walk-in-shower-enclosure-brushed-gold-kit-a-all-sizes">https://www.lussostone.com/products/modular-complete-walk-in-shower-enclosure-brushed-gold-kit-a-all-sizes</a>
5	Accessories	Towel Radiator	Tubo Brushed Gold Designer Radiator With Gold Radiator Valves		1	<b>£251.00</b>		<b>£502.00</b>	<a href="https://www.lussostone.com/products/tubo-brushed-gold-designer-radiator">https://www.lussostone.com/products/tubo-brushed-gold-designer-radiator</a>
		Bathroom Accessories	Brushed gold Toilet Accessory pack, Toilet Roll Holder, Towel Rail, Toilet Brush, Hook		1 Set	<b>£132.50</b>		<b>£265.00</b>	<a href="https://www.lussostone.com/products/luxe-matte-brushed-gold-accessory-pack">https://www.lussostone.com/products/luxe-matte-brushed-gold-accessory-pack</a>

IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
6	Bathroom Tiles	Bathroom Floor & Tile	Massa Bianco Carrara Marble Porcelain Wall or Floor Tile 600 x 600mm		55	<b>£1,789.50</b>		<b>£3,579.00</b>	<a href="#">Massa Bianco Carrara Marble Porcelain Wall or Floor Tile 600 x 600mm - LUSSO</a>
<b>I.3 Bathroom - 1</b>									
1	Basin Area	Vanity Unit with Basin	Oak Vanity Unit with sintered stone on top 600-1200mm		1	<b>£881.67</b>		<b>£2,645.00</b>	<a href="#">https://thomas-crapper.com/product/single-830mm-vanity-unit-for-countertop-basin/</a>
		Basin Faucet	Brushed gold wall-mounted basin tap 200 mm spout projection with gold waste		1	<b>£166.00</b>		<b>£332.00</b>	<a href="#">https://www.lussostone.com/products/hive-wall-hung-basin-mixer-tap-brushed-gold</a>
		Mirror	Brushed Gold Luxe Round Mirror with Light and Demister - 800mm		1	<b>£219.92</b>		<b>£377.00</b>	<a href="#">https://www.lussostone.com/products/luxe-brushed-gold-round-mirror-with-light-demister-800mm?variant=47137613775098&amp;currency=GBP</a>
2	WC Area	WC	Portland back-to-wall traditional toilet with matte white Seat with Concealed Cistern and Brushed Gold Flush Plate		1	<b>£338.50</b>		<b>£677.00</b>	<a href="#">https://www.lussostone.com/products/portland-back-to-wall-traditional-toilet-with-solid-oak-matte-white-seat-with-concealed-cistern-and-brushed-gold-flush-plate</a>
4	Shower Area	Shower Mixer	Brushed Brass Traditional Triple Exposed Thermostatic Shower with Grand Rigid Riser Rail and Bath Spout (3 Outlet)		1	<b>£324.46</b>		<b>£599.00</b>	<a href="#">https://www.bighomehouse.co.uk/milano-elizabeth-brushed-brass-traditional-triple-exposed-thermostatic-shower-with-grand-rigid-riser-rail-and-bath-spout-3-outlet-125298/?gclid=CAQAdP61HkjofoZxPm-DLTIVAOvVMF-6&amp;gclid=FAla0oKchMf6olY4vkqgMVs5pOBh0jYQodgEAQYCCABEgKMTPD_BwE&amp;gclid=caw.ds&amp;gclid=0AAAAADtDNkAV1CMZIEQjSqbAokZeMPVWU</a>
		Shower Screen	Foss Walk In Shower Enclosure - Polished Brass		1	<b>£422.50</b>		<b>£780.00</b>	<a href="#">https://www.castironbath.co.uk/foss-walk-in-polished-brass.html?_gl=1*1l8zch1*qp*MO_*qs*NA_*&amp;gclid=EAIaQobChMf6vWmzbrkjwMV4JQlh2s8xF3EAQYRCABHgIn-yD_BwE&amp;gclid=0AAAADtDNkAV1CMZIEQjSqbAokZeMPVWU</a>
	Accessories	Towel Radiator	Milano Derwent - Traditional Minimalist Brushed Brass Heated Towel Rail - 966mm x 673mm Inc Radiator Valves and Pipe		1	<b>£276.17</b>		<b>£509.85</b>	<a href="#">https://www.beslondon.com/milano-derwent-traditional-minimalist-brushed-brass-heated-towel-rail-966mm-x-673mm-124681/?_gl=1*1l8zch1*qp*MO_*qs*NA_*&amp;gclid=EAIaQobChMf6vWmzbrkjwMV4JQlh2s8xF3EAQYRCABHgIn-yD_BwE&amp;gclid=caw.ds&amp;gclid=0AAAADtDNkAV1CMZIEQjSqbAokZeMPVWU</a>
		Bathroom Accessories	Chantel Towel Bar		1 Set	<b>£39.00</b>		<b>£78.00</b>	<a href="#">https://www.anthropologie.com/en-gb/shop/chantel-towel-bar;color=027&amp;type=REGULAR&amp;size=One+Size&amp;quantity=1</a>
4	Bathroom tiling	Wall tiles	Alicante - Calcutta Oro Porcelain Tile 600 x 600mm		27.75	<b>£1,655.85</b>		<b>£3,311.70</b>	<a href="#">https://www.nosa.co.uk/n%C3%B4s-alicante-calcutta-oro-porcelain-tile-600-x-600mm-p124766</a>

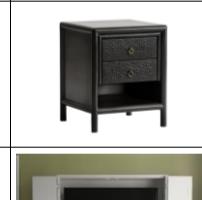
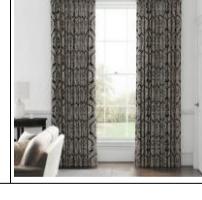
IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
		Floor Tiles	Raw & White Mosaic Zellige Tile - 1 SQM Lots		9.3	£930.34		£1,860.68	<a href="https://www.bertrandmay.com/products/raw-white-mosaic-zellige-tile-1-sqm-lots?currency=GBP&amp;variant=39845210882136&amp;skrn=776f17022722&amp;gclid_ccamid=22095207722&amp;gclid_d=0AAAAAACfa1ZpIDzBfogAppFHxwqRH0g5&amp;gclid_EAIalQobChMjLsmbbkjigMVsSBQBb2YACqPEAQYBiABEg1kPd_BwE">https://www.bertrandmay.com/products/raw-white-mosaic-zellige-tile-1-sqm-lots?currency=GBP&amp;variant=39845210882136&amp;skrn=776f17022722&amp;gclid_ccamid=22095207722&amp;gclid_d=0AAAAAACfa1ZpIDzBfogAppFHxwqRH0g5&amp;gclid_EAIalQobChMjLsmbbkjigMVsSBQBb2YACqPEAQYBiABEg1kPd_BwE</a>
I.4	Bathroom 2								
1	Basin Area	Basin	Trafalgar 560mm Basin with Upstand and Traditional Brushed Brass Wash Stand 1 Tap Hole		1	£293.75		£470.00	<a href="https://www.victorianplumbing.co.uk/trafalgar-560mm-basin-with-upstand-and-traditional-brushed-brass-wash-stand?&amp;prodSelected=True&amp;skrn=T56UTHWSBB&amp;s_kwcid=AL!15853!1!!&amp;gclid_ccamid=20260899310&amp;gclid_d=0AAAAAADSo1hd;909a7rwVxg83vsm915&amp;gclid_EAIalQobChMB6P3yekjgMV7JQbh1kshTHEAOYAvABeigtY_D_BwE&amp;gchrcraw.ds">https://www.victorianplumbing.co.uk/trafalgar-560mm-basin-with-upstand-and-traditional-brushed-brass-wash-stand?&amp;prodSelected=True&amp;skrn=T56UTHWSBB&amp;s_kwcid=AL!15853!1!!&amp;gclid_ccamid=20260899310&amp;gclid_d=0AAAAAADSo1hd;909a7rwVxg83vsm915&amp;gclid_EAIalQobChMB6P3yekjgMV7JQbh1kshTHEAOYAvABeigtY_D_BwE&amp;gchrcraw.ds</a>
		Basin Faucet	Just Taps Grosvenor Traditional Basin Mixer Tap Gold with Pop up Waste		1	£117.24		£200.99	<a href="https://www.eragonimatedesigns.co.uk/product/85169G-just-taps-grosvenor-traditional-basin-mixer-tap-gold-with-pop-up-waste.html?srcid=AfmB0ooA9_XN8GbMhOupp7KGX0Dg4IGH-PksKvM0q6SDptWacg5MO4">https://www.eragonimatedesigns.co.uk/product/85169G-just-taps-grosvenor-traditional-basin-mixer-tap-gold-with-pop-up-waste.html?srcid=AfmB0ooA9_XN8GbMhOupp7KGX0Dg4IGH-PksKvM0q6SDptWacg5MO4</a>
		Mirror	Studland mirror in brass		1	£155.83		£340.00	<a href="https://www.pooky.com/products/studland-mirror-in-brass?&amp;gad_source=1&amp;gclid_ccamid=20266060309&amp;gclid_d=0AAAADIVnYQ2po1edAfkaUQerVOr&amp;gclid_EAIalQobChMh7WRoukgMVsjhBh20hwSEAQYAyABEgKuJfD_BwE">https://www.pooky.com/products/studland-mirror-in-brass?&amp;gad_source=1&amp;gclid_ccamid=20266060309&amp;gclid_d=0AAAADIVnYQ2po1edAfkaUQerVOr&amp;gclid_EAIalQobChMh7WRoukgMVsjhBh20hwSEAQYAyABEgKuJfD_BwE</a>
2	WC Area	WC	Portland back to wall traditional toilet with solid oak matte white Seat with Concealed Cistern and Brushed Gold Flush Plate		1	£288.50		£577.00	<a href="https://www.lussostone.com/products/portland-back-to-wall-traditional-toilet-with-solid-oak-matte-white-seat-with-concealed-cistern-and-brushed-gold-flush-plate">https://www.lussostone.com/products/portland-back-to-wall-traditional-toilet-with-solid-oak-matte-white-seat-with-concealed-cistern-and-brushed-gold-flush-plate</a>
3	Bath Area	Shower / Bath# Thermostat	Elegant bath shower mixer tap features a timeless brushed brass finish, adding warmth and character		1	£276.25		£510.00	<a href="https://harvey-george.com/heritage-traditional-bath-filler-with-shower-brushed-brass">https://harvey-george.com/heritage-traditional-bath-filler-with-shower-brushed-brass</a>
		Bath	Widcombe Double Slipper Roll Top Freestanding Bath 1750 with bath waste, feet, P Trap and exposed drain pipe		1	£1,000.00		£2,000.00	<a href="https://www.roperrhodes.co.uk/products/widcombe-double-slipper-roll-top-freestanding-bath-1750">https://www.roperrhodes.co.uk/products/widcombe-double-slipper-roll-top-freestanding-bath-1750</a>
4	Shower Area	Shower Mixer	Brushed Brass Traditional Triple Exposed Thermostatic Shower with Grand Rigid Riser Rail and Bath Spout (3 Outlet)		1	£324.46		£599.00	<a href="https://www.highbathroomshop.co.uk/milano-elizabeth-brushed-brass-traditional-triple-exposed-thermostatic-shower-with-grand-rigid-riser-rail-and-bath-spout-3-outlet-125298?&amp;gad_source=4&amp;gclid_ccamid=21340590866&amp;gclid_d=0AAAAD6p1IKofofZxPm-DlTVIAoAVMF-6&amp;gclid_EAIalQobChMf01Y4vkjgMVs5pQBh03YQdgEAQYCCABEgKMTPD_BwE&amp;gchrcaw.ds">https://www.highbathroomshop.co.uk/milano-elizabeth-brushed-brass-traditional-triple-exposed-thermostatic-shower-with-grand-rigid-riser-rail-and-bath-spout-3-outlet-125298?&amp;gad_source=4&amp;gclid_ccamid=21340590866&amp;gclid_d=0AAAAD6p1IKofofZxPm-DlTVIAoAVMF-6&amp;gclid_EAIalQobChMf01Y4vkjgMVs5pQBh03YQdgEAQYCCABEgKMTPD_BwE&amp;gchrcaw.ds</a>
		Shower Screen	Foss Walk In Shower Enclosure - Polished Brass		1	£422.50		£780.00	<a href="https://www.castironbath.co.uk/foss-walk-in-polished-brass.html?_gl=1*1j8kh*up*MQ_*us*NA_&amp;gclid_EAIalQobCMIv6WmzrkupMV4jQjhzb6xkFsEAoYBCABEg1yD_BwE&amp;gclid_d=0AAAADDTNkV1CMZH2QjSqbAixKzeMPVWU">https://www.castironbath.co.uk/foss-walk-in-polished-brass.html?_gl=1*1j8kh*up*MQ_*us*NA_&amp;gclid_EAIalQobCMIv6WmzrkupMV4jQjhzb6xkFsEAoYBCABEg1yD_BwE&amp;gclid_d=0AAAADDTNkV1CMZH2QjSqbAixKzeMPVWU</a>
5		Wall tiles	Martil Green Porcelain Glazed Wall Tiles - 147 x 147mm		9.6	£223.26		£446.52	<a href="https://www.victorianplumbing.co.uk/martil-green-wall-and-floor-tiles-147-x-147mm">https://www.victorianplumbing.co.uk/martil-green-wall-and-floor-tiles-147-x-147mm</a>
4	Bathroom tiling	Floor tiles	Alicante - Calcutta Oro Porcelain Tile 600 x 600mm		28.25	£1,685.55		£3,371.10	<a href="https://www.nosa.co.uk/n%C3%B3sa-alicante-calcutta-oro-porcelain-tile-600-x-600mm-p124766">https://www.nosa.co.uk/n%C3%B3sa-alicante-calcutta-oro-porcelain-tile-600-x-600mm-p124766</a>

IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
6	Accessories	Towel Radiator	DQ Heating Hungerford Traditional Designer Steel Heated Towel Rail inc Valve		1	£235.26		£403.30	<a href="https://www.radiatorworld.co.uk/dq-heating-hungerford-traditional-designer-steel-heated-towel-rail?srslid=AfmbB0eqdIDVneplzch7zBy1df5blijZ9ilgrTfjekd-5Ow3Ec&amp;gPromoCode=5OFFSUMMER25%210-1227&amp;223=136_0">https://www.radiatorworld.co.uk/dq-heating-hungerford-traditional-designer-steel-heated-towel-rail?srslid=AfmbB0eqdIDVneplzch7zBy1df5blijZ9ilgrTfjekd-5Ow3Ec&amp;gPromoCode=5OFFSUMMER25%210-1227&amp;223=136_0</a>
		Bathroom Accessories	Trafalgar Bathroom 4 Piece Accessory Set - Antique Brass		1 Set	£81.64		£139.95	<a href="https://www.victoriaplumbing.co.uk/trafalgar-bathroom-4-piece-accessory-set-antique-brass/?kwid=Al11583431111x1&amp;gad_source=1&amp;gclid=A06s5F6VanfTRXGIMrEqcid-EAfaQoCIMl9SEVE_kjgMVJ5ZQJBh17S0qfEA0YcvABFgJ-gPD_BwE&amp;gclid=aw.dv">https://www.victoriaplumbing.co.uk/trafalgar-bathroom-4-piece-accessory-set-antique-brass/?kwid=Al11583431111x1&amp;gad_source=1&amp;gclid=A06s5F6VanfTRXGIMrEqcid-EAfaQoCIMl9SEVE_kjgMVJ5ZQJBh17S0qfEA0YcvABFgJ-gPD_BwE&amp;gclid=aw.dv</a>
J	<b>FLOORING</b>								
J-1	<b>Wooden Flooring</b>								
1	Flooring	Ground Floor Area Except Bathrooms	Natural Engineered Flooring Oak Chevron Espresso Piccolo Brushed UV Oiled x 90mm x 600mm x 15/4mm (Bronze Inlays TBC*) Area: 215 Sqm (Including Wastage) * Additional Costs Involved dependant on final finish and order		178.7sqm	£5,687.13		£11,374.26	<a href="https://www.havwoods.com/uk/profiles/mo7214/">https://www.havwoods.com/uk/profiles/mo7214/</a>
2	Brass Inlay	Ground Floor Area Except Bathrooms	10x6mm Polished Brass Inlay. 1.8m Length. Double Sided - Matt Brushed & Bright Polished ( All room floor area Borders)		140 m	£1,847.22	£9,845.00	£3,694.44	<a href="https://woodpeckersflooring.co.uk/product/design-strips/">https://woodpeckersflooring.co.uk/product/design-strips/</a>
K	<b>PRIMARY JOINERY</b>								
K-1	<b>Cornice</b>								
	Cornice	ALL FLOOR	Plaster Coving Classic 90mm Drop MPC046		115 m	£1,270.47	£1,880.00	£2,032.75	<a href="https://www.plastercelingroses.com/cart?_pl=1*18le2ab*_up*MO_&amp;gclid=EAIaQobChM1rvdlfLkjgMVzZJOBh35kCmEAOYBvABEgISFD_BwE&amp;brad=0AAAAADsYI5u4982gtuyKbw5uUecDZO">https://www.plastercelingroses.com/cart?_pl=1*18le2ab*_up*MO_&amp;gclid=EAIaQobChM1rvdlfLkjgMVzZJOBh35kCmEAOYBvABEgISFD_BwE&amp;brad=0AAAAADsYI5u4982gtuyKbw5uUecDZO</a>
K-2	<b>Architrave</b>								
	Architrave	ALL FLOOR	The Gainsborough Victorian Architrave		95 m	£763.96		£1,527.92	<a href="https://www.periodmouldings.co.uk/shop/architraves/victorian-architraves/the-gainsborough-victorian-architrave/">https://www.periodmouldings.co.uk/shop/architraves/victorian-architraves/the-gainsborough-victorian-architrave/</a>
K-3	<b>Skirting</b>								
	Skirting	All Floor Area Except Bathrooms	Victorian MDF Skirting Board Total Length - 330 RM (Including Wastage)		147 m	£304.29		£608.58	<a href="https://www.nationalskirting.co.uk/product/victorian-mdf-skirting-board/?attribute_pa_finish=primed&amp;attribute_pa_height=400mm&amp;attribute_pa_length=304mm&amp;attribute_pa_rebate=rebate-no-rebate&amp;attribute_pa_thickness=10mm&amp;gad_source=1&amp;gad_campaignid=19869465991&amp;gbrad=0AAAAAAbmV35CHUfFz90EmhMKM4k0J5kTBkcdgclid-CjwKCjAw7MD8hAuflnwAkcXG1YoRkFNCR7mlaPj14mP0_5mXAst7kV12h2AdQEL-toXm8qlk-zxcCjGcQAvD_BwE">https://www.nationalskirting.co.uk/product/victorian-mdf-skirting-board/?attribute_pa_finish=primed&amp;attribute_pa_height=400mm&amp;attribute_pa_length=304mm&amp;attribute_pa_rebate=rebate-no-rebate&amp;attribute_pa_thickness=10mm&amp;gad_source=1&amp;gad_campaignid=19869465991&amp;gbrad=0AAAAAAbmV35CHUfFz90EmhMKM4k0J5kTBkcdgclid-CjwKCjAw7MD8hAuflnwAkcXG1YoRkFNCR7mlaPj14mP0_5mXAst7kV12h2AdQEL-toXm8qlk-zxcCjGcQAvD_BwE</a>
L	<b>DOORS</b>								
	All Internal Doors	Single Internal Door	Liberty Doors White Internal Primed Elegance Lancaster 1 Panel Made-to-Measure Door		14	£3,047.92		£5,225.00	<a href="https://www.leaderdoors.co.uk/liberty-doors-white-internal-primed-elegance-lancaster-1-panel-made-to-measure-door-_12051-p12051/1433710?utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=liberty-doors-white-internal-primed-elegance-lancaster-1-panel-made-to-measure-door-12051&amp;ku&amp;p12051&amp;utm_campaign=product%2Blisting%2Bads&amp;gclid=GB333710&amp;utm_campaign=product%2Blisting%2Bads&amp;gclid=GB333710&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=Google%20Shopping&amp;utm_id=1886af0575d5&amp;gad_source=1&amp;gad_campaignid=17336536998&amp;gbrad=0AAAAAD_wXzrJ85caFnL_hYNK65618696&amp;gbrad=0AAAAAD_wXzrJ85caFnL_hYNK65618696&amp;gclid=EAIaQobChM13sPfPkjgMVzZFOBh0IXC7_nkgMVZJQBh2DwmGEAOYBvABEgLS_D_BwE">https://www.leaderdoors.co.uk/liberty-doors-white-internal-primed-elegance-lancaster-1-panel-made-to-measure-door-_12051-p12051/1433710?utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=liberty-doors-white-internal-primed-elegance-lancaster-1-panel-made-to-measure-door-12051&amp;ku&amp;p12051&amp;utm_campaign=product%2Blisting%2Bads&amp;gclid=GB333710&amp;utm_campaign=product%2Blisting%2Bads&amp;gclid=GB333710&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=Google%20Shopping&amp;utm_id=1886af0575d5&amp;gad_source=1&amp;gad_campaignid=17336536998&amp;gbrad=0AAAAAD_wXzrJ85caFnL_hYNK65618696&amp;gbrad=0AAAAAD_wXzrJ85caFnL_hYNK65618696&amp;gclid=EAIaQobChM13sPfPkjgMVzZFOBh0IXC7_nkgMVZJQBh2DwmGEAOYBvABEgLS_D_BwE</a>
		Double Internal Door	Murcia White Primed Internal Door Pair - Clear Glass		2	£801.25		£1,282.00	<a href="https://www.directdoors.com/products/murcia-white-primed-internal-door-pair-clear-glass?currency=GBP&amp;variant=52570622656896&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=Google%20Shopping&amp;utm_id=1886af0575d5&amp;gad_source=1&amp;gad_campaignid=19656318696&amp;gbrad=0AAAAAD_WXzrJ85caFnL_hYNK656318696&amp;gbrad=0AAAAAD_WXzrJ85caFnL_hYNK656318696&amp;gclid=EAIaQobChM58xhPkjgMVzZFOBh0IXC7_nkgMVZJQBh2DwmGEAOYBvABEgLS_D_BwE">https://www.directdoors.com/products/murcia-white-primed-internal-door-pair-clear-glass?currency=GBP&amp;variant=52570622656896&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=Google%20Shopping&amp;utm_id=1886af0575d5&amp;gad_source=1&amp;gad_campaignid=19656318696&amp;gbrad=0AAAAAD_WXzrJ85caFnL_hYNK656318696&amp;gbrad=0AAAAAD_WXzrJ85caFnL_hYNK656318696&amp;gclid=EAIaQobChM58xhPkjgMVzZFOBh0IXC7_nkgMVZJQBh2DwmGEAOYBvABEgLS_D_BwE</a>
	External Door	External Door	External Victorian Gaskell 5L 2P Front Door with Two Sidelights - Customisable: Size, Colour, Glass and Sidelight Options*		1	£3,174.10		£6,348.20	<a href="https://www.directdoors.com/products/external-victorian-gaskell-front-door-with-two-sidelights-customisable-size-colour-options?currency=GBP&amp;variant=55589785582272&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=Google%20Shopping&amp;utm_id=1886af0575d5&amp;gad_source=1&amp;gad_campaignid=19656318696&amp;gbrad=0AAAAAD_WXzrJ85caFnL_hYNK656318696&amp;gbrad=0AAAAAD_WXzrJ85caFnL_hYNK656318696&amp;gclid=EAIaQobChM58xhPkjgMVzZFOBh0IXC7_nkgMVZJQBh2DwmGEAOYBvABEgIVQ_D_BwE">https://www.directdoors.com/products/external-victorian-gaskell-front-door-with-two-sidelights-customisable-size-colour-options?currency=GBP&amp;variant=55589785582272&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=Google%20Shopping&amp;utm_id=1886af0575d5&amp;gad_source=1&amp;gad_campaignid=19656318696&amp;gbrad=0AAAAAD_WXzrJ85caFnL_hYNK656318696&amp;gbrad=0AAAAAD_WXzrJ85caFnL_hYNK656318696&amp;gclid=EAIaQobChM58xhPkjgMVzZFOBh0IXC7_nkgMVZJQBh2DwmGEAOYBvABEgIVQ_D_BwE</a>

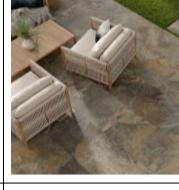
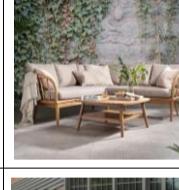
IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost ( Excl VAT)	HOC Installation Cost	UK Supply Cost ( Incl VAT)	UK - Product Link
		External Light	The Huntersfield Large Chain Lantern has clean lines and elegant seeded glass. Built from Aluminium, Brass and finished in black. IP44 rated.		1	£252.00		£378.00	<a href="https://www.thevictorianemporium.com/store/product/huntersfield-large-chain-lantern">https://www.thevictorianemporium.com/store/product/huntersfield-large-chain-lantern</a>
	Patio Door	Sliding Door	External Sliding Patio Doors		1	£5,250.00		£9,000.00	
L-1	<b>Iron Mongery</b>								
	Door Handle	All Doors	Polished Antique Brass Newbury Lever Lock Door Handles		17	£1,687.25		£3,374.50	<a href="https://www.willowandstone.co.uk/products/newbury-lever-handle-with-keyhole-aged-brass?variant=4250603349619&amp;country=GB&amp;currency=GBP&amp;utm_medium=product_sync&amp;utm_source=google&amp;utm_content=sag_organic&amp;utm_campaign=sag_organic&amp;gad_source=4&amp;gad_campaignid=21144315090&amp;brandid=0AAAAADisAUO9dihMUvVh6w3KhA8F5Ggclid=EAIaIaQd8ChMlmfBxYJLigMVCY9QBh3sqTiaFAQYCCABEgP73_D_BwE">https://www.willowandstone.co.uk/products/newbury-lever-handle-with-keyhole-aged-brass?variant=4250603349619&amp;country=GB&amp;currency=GBP&amp;utm_medium=product_sync&amp;utm_source=google&amp;utm_content=sag_organic&amp;utm_campaign=sag_organic&amp;gad_source=4&amp;gad_campaignid=21144315090&amp;brandid=0AAAAADisAUO9dihMUvVh6w3KhA8F5Ggclid=EAIaIaQd8ChMlmfBxYJLigMVCY9QBh3sqTiaFAQYCCABEgP73_D_BwE</a>
M	<b>ARCHITECTURAL LIGHTS</b>								
	Spot Lights - Single	All Rooms	Fixed Trimless Magnetic Downlight		82	£1,045.09		£2,090.18	<a href="https://www.lyfares.com/products/modern-water-proof-outdoor-wall-light-in-black-finish?variant=44404974715055&amp;pins_campaign_id=626755119989&amp;ppp=0&amp;epik=dj0vJnJ5OoR0g0eElmDdZWCI1ah0NWY4T09sTDVUdnDRWlmcD0xJm49Mk55QzZTPhuZ1ZdExLaERtMENaUSZ0PUFBQUFBR2gyZWPb">https://www.lyfares.com/products/modern-water-proof-outdoor-wall-light-in-black-finish?variant=44404974715055&amp;pins_campaign_id=626755119989&amp;ppp=0&amp;epik=dj0vJnJ5OoR0g0eElmDdZWCI1ah0NWY4T09sTDVUdnDRWlmcD0xJm49Mk55QzZTPhuZ1ZdExLaERtMENaUSZ0PUFBQUFBR2gyZWPb</a>
	Outdoor Lights	Highlighting Lights	Modern Water Proof Outdoor Wall Lamp in Black Finish		2	£264.67		£794.00	<a href="https://www.dunelm.com/product/ego-alamonte-outdoor-wall-light">https://www.dunelm.com/product/ego-alamonte-outdoor-wall-light</a>
		Wall Lights	EGLO Alamonte Outdoor Wall Light		12	£317.70		£635.40	<a href="https://www.wowfair.co.uk/lighting/pdp/ivy-bronze-dismukes-anthracite-integrated-led-metal-bollard-light-u004269262.html?pid=35930263">https://www.wowfair.co.uk/lighting/pdp/ivy-bronze-dismukes-anthracite-integrated-led-metal-bollard-light-u004269262.html?pid=35930263</a>
		Garden Lights	Dismukes Anthracite Integrated LED Metal Bollard Light		10	£424.95		£849.90	<a href="https://www.thedormyhouse.com/collections/dressing-tables-chairs-stools-mirrors/products/somersby-2-drawer-dressing-table">https://www.thedormyhouse.com/collections/dressing-tables-chairs-stools-mirrors/products/somersby-2-drawer-dressing-table</a>
N	<b>WARDROBE</b>								
N-1	<b>Walk in Wardrobe - 1</b>								
	Master Bedroom	Wardrobe	Bespoke wardrobes feature particle board carcasses with melamine finish and MDF lacquer finish on door. This floor-to-ceiling fitted design offers ample storage while adding elegance and functionality to the bedroom.		5.29 m	£3,967.50	£1,587.00	£12,675.00	<a href="https://www.theheritagewardrobecompany.com/collection/victorian">https://www.theheritagewardrobecompany.com/collection/victorian</a>
		Functional Accessories							
		Dressing Table	Somersby two drawer dressing table		1	£447.50		£895.00	<a href="https://www.thedormyhouse.com/collections/dressing-tables-chairs-stools-mirrors/products/somersby-2-drawer-dressing-table">https://www.thedormyhouse.com/collections/dressing-tables-chairs-stools-mirrors/products/somersby-2-drawer-dressing-table</a>
		Chair	Somersby stool		1	£147.50		£295.00	<a href="https://www.thedormyhouse.com/collections/dressing-tables-chairs-stools-mirrors/products/somersby-stool">https://www.thedormyhouse.com/collections/dressing-tables-chairs-stools-mirrors/products/somersby-stool</a>

IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
N-2	Wardrobe - 2								
		Bedroom 1	Bespoke wardrobes feature particle board carcasses with melamine finish and MDF lacquer finish on door. This floor-to-ceiling fitted design offers ample storage while adding elegance and functionality to the bedroom.		2.5 m	£1,875.00	£750.00	£7,500.00	<a href="https://www.theheritagewardrobecompany.com/collection/victorian/">https://www.theheritagewardrobecompany.com/collection/victorian/</a>
N-3	Wardrobe - 3								
		Bedroom 2	Bespoke wardrobes feature particle board carcasses with melamine finish and MDF lacquer finish on door. This floor-to-ceiling fitted design offers ample storage while adding elegance and functionality to the bedroom.		1.2 m	£900.00	£360.00	£5,500.00	<a href="https://www.theheritagewardrobecompany.com/collection/victorian/">https://www.theheritagewardrobecompany.com/collection/victorian/</a>
N-4	Wardrobe - 4								
		Bedroom 3	Bespoke wardrobes feature particle board carcasses with melamine finish and MDF lacquer finish on door.		2.8 m	£2,100.00	£840.00	£7,500.00	<a href="https://www.theheritagewardrobecompany.com/collection/victorian/">https://www.theheritagewardrobecompany.com/collection/victorian/</a>
O	FURNITURE- BEDROOM								
O-1	Master Bedroom								
Master Bedroom	Wall Panelling	Classic MDF Wall Panelling Kit		10 sqm	£330.00	£250.00	£999.50	<a href="https://wallpanelsworld.co.uk/classic-mdf-wall-panelling-kit/">https://wallpanelsworld.co.uk/classic-mdf-wall-panelling-kit/</a>	
	Bed	THE MARSHMALLOW BED - 2380 x 2430 x 810		1	£1,937.50		£4,650.00	<a href="https://www.tulipinterior.co.uk/designer-katrina-upholstered-bed.html">https://www.tulipinterior.co.uk/designer-katrina-upholstered-bed.html</a>	
	Side Table	Madison 3 Drawer Chest		2	£616.00		£2,464.00	<a href="https://www.tulipinterior.co.uk/madison-3-drawer-chest.html">https://www.tulipinterior.co.uk/madison-3-drawer-chest.html</a>	
	Ottoman	Somersby deep buttoned ottoman		1	£307.50		£615.00	<a href="https://www.thedormyhouse.com/collections/ottomans/products/somersby-deep-buttoned-ottoman">https://www.thedormyhouse.com/collections/ottomans/products/somersby-deep-buttoned-ottoman</a>	
	Desk	Somersby two drawer desk		1	£372.92		£750.00	<a href="https://www.thedormyhouse.com/collections/desks-bureaus/products/somersby-2-drawer-desk">https://www.thedormyhouse.com/collections/desks-bureaus/products/somersby-2-drawer-desk</a>	
	Chair	Bruton dining chair		1	£177.08		£425.00	<a href="https://www.thedormyhouse.com/products/bruton-dining-chair">https://www.thedormyhouse.com/products/bruton-dining-chair</a>	
	Arm Chair	Chair in stain resistant moleskin velvet marine with dark oak feet		1	£356.25		£855.00	<a href="https://www.darlingsofchelsea.co.uk/penryn-range-pvview">https://www.darlingsofchelsea.co.uk/penryn-range-pvview</a>	

IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
		Curtain	Curtains in Seville Washable Fabric by Villa Nova with fold neck and premium lining *		1	£244.00		£732.00	<a href="https://www.janeclayton.co.uk/villa-nova-seville-washable-fabric-fold-neck-1043-176/">https://www.janeclayton.co.uk/villa-nova-seville-washable-fabric-fold-neck-1043-176/</a> &builderScope=curtain&track_pole_width=230&finished_length=250&qty=1&curtain_lining_type=lined&curtain_heading=double_pleat&style=pair_of_curtains&fullness=normal&unit_of_measure=cm&curtain_lining_colour=white
		Pendent Light	Harlem Chandelier		1	£303.13		£727.50	<a href="https://www.sweetpeaandwillow.com/harlem-chandelier">https://www.sweetpeaandwillow.com/harlem-chandelier</a>
		Bed Side Lights	Harlem Wall Sconce		2	£220.83		£530.00	<a href="https://www.sweetpeaandwillow.com/harlem-wall-sconce">https://www.sweetpeaandwillow.com/harlem-wall-sconce</a>
		Rug	Wool rug Leon Cream *		1	£433.00		£1,299.00	<a href="https://www.bemuta.co.uk/wool-rug-leon-cream-60007589-62101.html#MzY1OTA4">https://www.bemuta.co.uk/wool-rug-leon-cream-60007589-62101.html#MzY1OTA4</a>
O-2	Bedroom 1								
Bedroom 1		Wall Panelling	Classic MDF Wall Panelling Kit		7.5 sqm	£247.50	£230.00	£245.88	<a href="https://wallpanelsworld.co.uk/classic-mdf-wall-panelling-kit/">https://wallpanelsworld.co.uk/classic-mdf-wall-panelling-kit/</a>
		Bed	The Chorley king size bed frame in stain resistant viscose cotton spider web with chrome feet		1	£915.96		£1,691.00	<a href="https://www.darlingsofchelsea.co.uk/chorley-bed-range-pview">https://www.darlingsofchelsea.co.uk/chorley-bed-range-pview</a>
		Side Table	1 Drawer Bedside Table, Washed White		2	£139.99		£279.98	<a href="https://www.dsals.co.uk/products/hallie-cop-ave-1-drawer-bedside-table-washed-white?variant=4239720591859&amp;country=GB&amp;currency=GBP&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=16972629784&amp;utm_content=&amp;utm_device=&amp;utm_source=L&amp;gclid=CjwKCAiA6981610324&amp;gclid=0AAAAAC5PeAyWfUJLGDG3VlgDrKVv3t1pk&amp;gclid=EAIalQobChMlkE-R9O7zgMVf5dQbh2A3BAMEAQYCCABEgImDID_BwE">https://www.dsals.co.uk/products/hallie-cop-ave-1-drawer-bedside-table-washed-white?variant=4239720591859&amp;country=GB&amp;currency=GBP&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=16972629784&amp;utm_content=&amp;utm_device=&amp;utm_source=L&amp;gclid=CjwKCAiA6981610324&amp;gclid=0AAAAAC5PeAyWfUJLGDG3VlgDrKVv3t1pk&amp;gclid=EAIalQobChMlkE-R9O7zgMVf5dQbh2A3BAMEAQYCCABEgImDID_BwE</a>
		Arm Chair	Chair in linen look velvet frost with dark oak feet *		2	£659.33		£1,978.00	<a href="https://www.darlingsofchelsea.co.uk/newlyn-range-pview">https://www.darlingsofchelsea.co.uk/newlyn-range-pview</a>
		Coffee Table	Sylas Storage Ottoman		1	£192.50		£385.00	<a href="https://www.sweetpeaandwillow.com/sylas-storage-ottoman">https://www.sweetpeaandwillow.com/sylas-storage-ottoman</a>
		Curtains	Regal Elegance Jacquard Cream and Olive Green Damask Curtain *			£339.33		£1,018.00	<a href="https://www.sewinghouse.co.uk/product/laura-ashley-5/">https://www.sewinghouse.co.uk/product/laura-ashley-5/</a>
		Bed Side Lights	Brushed Gold Wall Light		2	£104.17		£250.00	<a href="https://www.coxandcox.co.uk/brushed-gold-wall-light/?srslid=AfmB0ooog8BvYlm5TVAHMW5UT2aSKPM_CigsUMOZgle6SAKRH-yDj8Fuo">https://www.coxandcox.co.uk/brushed-gold-wall-light/?srslid=AfmB0ooog8BvYlm5TVAHMW5UT2aSKPM_CigsUMOZgle6SAKRH-yDj8Fuo</a>
		Pendent Light	Attlee Pendant		1	£265.00		£795.00	<a href="https://www.sohome.com/products/attlee-pendant/79955413">https://www.sohome.com/products/attlee-pendant/79955413</a>
		Rug	Wool rug Leon Cream *		1	£399.50		£799.00	<a href="https://www.barkerandstonehouse.co.uk/accessories/chrome-latte-170x240cm-rug">https://www.barkerandstonehouse.co.uk/accessories/chrome-latte-170x240cm-rug</a>

IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost ( Excl VAT)	HOC Installation Cost	UK Supply Cost ( Incl VAT)	UK - Product Link
O-3	Bedroom 2								
Bedroom - 2		Wall Panelling	Classic MDF Wall Panelling Kit		8.75 sqm	£288.75	£240.00	£285.86	<a href="https://wallpanelsworld.co.uk/classic-mdf-wall-panelling-kit/">https://wallpanelsworld.co.uk/classic-mdf-wall-panelling-kit/</a>
		Bed	Alexander Weathered French Style Bed		1	£526.67	£1,580.00	<a href="https://www.crownfrenchfurniture.co.uk/alexander-weathered-oak-french-bed.html">https://www.crownfrenchfurniture.co.uk/alexander-weathered-oak-french-bed.html</a>	
		Side Table	Raffles Nightstand Natural Modern nightstand table with ash wood veneer		2	£687.50	£350.00	£2,750.00	<a href="https://www.andrewmartin.co.uk/furniture/bedside-tables/nflxes-nightstand?llevel=cp-GI&amp;product=COD008&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=&amp;gclid=EAjAOobChMjyutkujmuMVNpNQbhHhvzbEAQYBSABEgKgID_BwE&amp;utm_campaign=268004817&amp;utm_keyword=&amp;utm_adgroup=&amp;utm_matchtype=pw&amp;gad_source=1&amp;gad_campaign=22680064071&amp;braid=0AAAAADQWfxuXcDnS_36WJW1CK6kYk4V">https://www.andrewmartin.co.uk/furniture/bedside-tables/nflxes-nightstand?llevel=cp-GI&amp;product=COD008&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=&amp;gclid=EAjAOobChMjyutkujmuMVNpNQbhHhvzbEAQYBSABEgKgID_BwE&amp;utm_campaign=268004817&amp;utm_keyword=&amp;utm_adgroup=&amp;utm_matchtype=pw&amp;gad_source=1&amp;gad_campaign=22680064071&amp;braid=0AAAAADQWfxuXcDnS_36WJW1CK6kYk4V</a>
		Curtain	Laura Ashley Stephanie Ready Made Thermal Blackout Curtains			£162.50	£325.00	<a href="https://www.next.co.uk/style/su201025/u71450#utm_source=google&amp;utm_medium=organic&amp;utm_campaign=organic-shopping">https://www.next.co.uk/style/su201025/u71450#utm_source=google&amp;utm_medium=organic&amp;utm_campaign=organic-shopping</a>	
		Bed Side Lights	Riverbank Wall Lamp*		2	£230.00	£690.00	<a href="https://www.sweetpeaandwillow.com/riverbank-wall-lamp">https://www.sweetpeaandwillow.com/riverbank-wall-lamp</a>	
		Pendent Light	Sanderson Pendant Lamp		1	£65.33	£112.00	<a href="https://westbasedirect.com/products/106282?variant=41908173635789&amp;country=GB&amp;currency=GBP&amp;utm_medium=product_sync&amp;utm_source=google&amp;utm_content=sag_organic&amp;utm_campaign=sag_organic&amp;srnid=AfmB0oqWfDkAPD85uYlkKBKqwyXdlB6GdzLmv9fLC3OtuWT9egRmgs3WsM&amp;gStoreCode=1249949">https://westbasedirect.com/products/106282?variant=41908173635789&amp;country=GB&amp;currency=GBP&amp;utm_medium=product_sync&amp;utm_source=google&amp;utm_content=sag_organic&amp;utm_campaign=sag_organic&amp;srnid=AfmB0oqWfDkAPD85uYlkKBKqwyXdlB6GdzLmv9fLC3OtuWT9egRmgs3WsM&amp;gStoreCode=1249949</a>	
		Rug	Chrome Charcoal 120x180cm Rug		1	£399.50	£799.00	<a href="https://www.benuta.co.uk/wool-rug-leon-cream-60007589-62101.html#MzY1OTA4">https://www.benuta.co.uk/wool-rug-leon-cream-60007589-62101.html#MzY1OTA4</a>	
O-4	Bedroom 3								
Bedroom - 3		Wall Panelling	Classic MDF Wall Panelling Kit		6.5 sqm	£214.50	£225.00	£203.90	<a href="https://wallpanelsworld.co.uk/classic-mdf-wall-panelling-kit/">https://wallpanelsworld.co.uk/classic-mdf-wall-panelling-kit/</a>
		Bed	Lipsy Bed		1	£770.50	£1,541.00	<a href="https://www.darlingsofchelsea.co.uk/wokingham-bed-range-view">https://www.darlingsofchelsea.co.uk/wokingham-bed-range-view</a>	
		Side Table	Black lacquer side table		2	£662.50	£1,590.00	<a href="https://www.andrewmartin.co.uk/furniture/tables/side-tables/concordia-side-table">https://www.andrewmartin.co.uk/furniture/tables/side-tables/concordia-side-table</a>	
		Tv Unit	Bruton media cabinet		1	£698.75	£2,795.00	<a href="https://www.thedormyhouse.com/collections/tv-cabinets/products/bruton-media-cabinet">https://www.thedormyhouse.com/collections/tv-cabinets/products/bruton-media-cabinet</a>	
		Curtains	CHARTWELL EBONY Woven Fabric			£687.92	£2,063.76	<a href="https://www.warner-house.com/chartwell-ebony-curtain">https://www.warner-house.com/chartwell-ebony-curtain</a>	

IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	HOC Installation Cost	UK Supply Cost (Incl VAT)	UK - Product Link
		Bed Side Lights	Wentworth Single Wall Lamp - Vintage Brass & Black Shade		2	£230.00		£690.00	<a href="https://olivias.com/products/eichholtz-wentworth-single-wall-lamp-wentworth-in-vintage-brass-with-black-shade?variant=41885969678389&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=max_premium_vendor_query_eichholtz&amp;gad_source=4&amp;gad_campaignid=22697529820&amp;gbref=gb&amp;gclid=CjwKCAjw7MLDBhAuFwAfcXGIXvfbTSY7Z68n35V8SQONfamycMR1whXWfUet7ze6NTf25b59mnoCurwQAvD_BwE">https://olivias.com/products/eichholtz-wentworth-single-wall-lamp-wentworth-in-vintage-brass-with-black-shade?variant=41885969678389&amp;utm_source=google&amp;utm_medium=cpc&amp;utm_campaign=max_premium_vendor_query_eichholtz&amp;gad_source=4&amp;gad_campaignid=22697529820&amp;gbref=gb&amp;gclid=CjwKCAjw7MLDBhAuFwAfcXGIXvfbTSY7Z68n35V8SQONfamycMR1whXWfUet7ze6NTf25b59mnoCurwQAvD_BwE</a>
		Pendent Light	Antique Brass Semi-flush fluted bubble chandelier		1	£199.50		£399.00	<a href="https://www.dowsingandreynolds.com/shop/antique-brass-semi-flush-fluted-bubble-chandelier/?attribute_pa_fabric-cable-black&amp;gad_source=1&amp;gad_campaignid=2033380004&amp;gbref=gb&amp;gclid=CjwKCAjw7MLDBhAuFwAfcXGIXvfbTSY7Z68n35V8SQONfamycMR1whXWfUet7ze6NTf25b59mnoCurwQAvD_BwE">https://www.dowsingandreynolds.com/shop/antique-brass-semi-flush-fluted-bubble-chandelier/?attribute_pa_fabric-cable-black&amp;gad_source=1&amp;gad_campaignid=2033380004&amp;gbref=gb&amp;gclid=CjwKCAjw7MLDBhAuFwAfcXGIXvfbTSY7Z68n35V8SQONfamycMR1whXWfUet7ze6NTf25b59mnoCurwQAvD_BwE</a>
		Rug	Chrome Petrol Blue 170x240cm Rug		1	£399.50		£799.00	<a href="https://www.barkerandstonehouse.co.uk/accessories/chrome-petrol-170x240cm-rug">https://www.barkerandstonehouse.co.uk/accessories/chrome-petrol-170x240cm-rug</a>
P	OFFICE ROOM								
Furniture		Book Shelf	Compartment' Bookcase		2	£1,939.50		£3,879.00	<a href="https://lcnkfurniture.com/storage-bookcases-media/n/modular-shelving/?qd_source=1&amp;gad_campaignid=16886569893&amp;gbref=gb&amp;gclid=CjwKCAjw7MLDBhAuFwAfcXGIXvfbTSY7Z68n35V8SQONfamycMR1whXWfUet7ze6NTf25b59mnoCurwQAvD_BwE">https://lcnkfurniture.com/storage-bookcases-media/n/modular-shelving/?qd_source=1&amp;gad_campaignid=16886569893&amp;gbref=gb&amp;gclid=CjwKCAjw7MLDBhAuFwAfcXGIXvfbTSY7Z68n35V8SQONfamycMR1whXWfUet7ze6NTf25b59mnoCurwQAvD_BwE</a>
		Office Desk	18mm MDF it can be painted in any one of our stylish shades.		1	£508.33		£1,525.00	<a href="https://www.thedormyhouse.com/collections/desks-bureaus/products/portland-desk">https://www.thedormyhouse.com/collections/desks-bureaus/products/portland-desk</a>
		Office Chair	Bruton carver		1	£218.75		£450.00	<a href="https://www.thedormyhouse.com/collections/office-chairs/products/bruton-carver">https://www.thedormyhouse.com/collections/office-chairs/products/bruton-carver</a>
		Arm Chair	Leather Chair with Dark Oak Feet		1	£468.00		£1,404.00	<a href="https://www.darlingsofchelsea.co.uk/liscaard-range-pview">https://www.darlingsofchelsea.co.uk/liscaard-range-pview</a>
		Coffee Table	Dining Stool		1	£123.75		£495.00	<a href="https://www.sweetpeaandwillow.com/greer-dining-stool">https://www.sweetpeaandwillow.com/greer-dining-stool</a>
		Desk Lamp	Desk Lamp		1	£27.08		£65.00	<a href="https://www.johnlewis.com/john-lewis-elliott-desk-lamp/p6140120">https://www.johnlewis.com/john-lewis-elliott-desk-lamp/p6140120</a>
		Pendent Light	Chandlier		1	£193.83		£581.50	<a href="https://www.pooky.com/products/hestia-chandelier-in-brass-with-glass-rods?variant=41160817115341">https://www.pooky.com/products/hestia-chandelier-in-brass-with-glass-rods?variant=41160817115341</a>
Q	SMALL POWER								
	Double Socket	ALL ROOMS	Antique Brass double socket		40	£630.00		£1,080.00	<a href="https://www.dowsingandreynolds.com/shop/antique-brass-double-socket/">Antique Brass Double Socket   Dowsing &amp; Reynolds</a>

IT_25017 - Alex Maxwell - Tredean, Lime Grove, Guildford, GU4 7UT									
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost ( Excl VAT)	HOC Installation Cost	UK Supply Cost ( Incl VAT)	UK - Product Link
	Double Socket with USB	ALL ROOMS	Antique Brass double socket with USB and USB-C		25	£860.42		£1,475.00	<a href="#">Antique Double Socket with USB &amp; USB-C   Dowsing &amp; Reynolds</a>
	Single Socket	ALL ROOMS	Antique Brass single socket		15	£218.75		£375.00	<a href="#">Antique Brass Single Socket   Dowsing &amp; Reynolds</a>
	Spur Socket	ALL ROOMS	Antique Brass fused spur switch		10	£145.83		£250.00	<a href="https://www.dowsingandreynolds.com/shop/antique-brass-fused-spur-switch/">https://www.dowsingandreynolds.com/shop/antique-brass-fused-spur-switch/</a>
	1 Gang Switches	ALL ROOMS	Antique Brass single rocker switch		10	£145.83		£250.00	<a href="#">Antique Brass Single Rocker Switch   Dowsing &amp; Reynolds</a>
	2 Gang Switch	ALL ROOMS	Antique Brass double rocker switch		13	£219.92		£377.00	<a href="#">Antique Brass Double Rocker Switch   Dowsing &amp; Reynolds</a>
	4 Gang Switch	Entrance	Antique Brass four rocker switch		2	£64.17		£110.00	<a href="https://www.dowsingandreynolds.com/shop/blackened-steel-quadruple-rocker-switch/">https://www.dowsingandreynolds.com/shop/blackened-steel-quadruple-rocker-switch/</a>
R	<b>OUTDOOR FURNITURE</b>								
	Patio	Patio Tiles	On Solid Base		33	£992.31	£5,775.00	£1,984.62	<a href="https://www.victorianplumbing.co.uk/taranto-outdoor-natural-slate-effect-floor-tiles-600-x-900mm">https://www.victorianplumbing.co.uk/taranto-outdoor-natural-slate-effect-floor-tiles-600-x-900mm</a>
	Patio	Patio Sofa	Light Brown Garden Corner Sofa and Outdoor Coffee Table, Seats 4			£849.50		£1,699.00	<a href="https://www.barkerandstonehouse.co.uk/garden-furniture/anadorna-lounge-corner-set">https://www.barkerandstonehouse.co.uk/garden-furniture/anadorna-lounge-corner-set</a>
		Outdoor Dining Table	Oval Dining Table with 8 Ambition Oatmeal Dining Chairs			£1,497.50		£2,995.00	<a href="https://www.mazeliving.co.uk/product/maze-jakarta-teak-oval-dining-table-with-8-ambition-oatmeal-dining-chairs-5743">https://www.mazeliving.co.uk/product/maze-jakarta-teak-oval-dining-table-with-8-ambition-oatmeal-dining-chairs-5743</a>
		Garden Parasol	Anthracite Grey LED Garden Parasol with Wheel Base and Protective Cover			£407.75		£699.00	<a href="https://www.barkerandstonehouse.co.uk/garden-furniture/lux-led-parasol-and-base-with-wheels">https://www.barkerandstonehouse.co.uk/garden-furniture/lux-led-parasol-and-base-with-wheels</a>
		Side Gates	Burbage Iron Craft Balmoral Spear Top Tall Single Gate		2	£526.00	£75.00	£1,052.00	<a href="https://www.everbrights.com/product/burbage-iron-craft-balmoral-spear-top-tall-single-gates--fits-gaps--w914-x-h1905-mm-p-497ca16-ab51-45-5-92c5-571af9734ea7?colour=Black&amp;size=One+Size&amp;utm_source=Pinterest&amp;utm_medium=paidsocial&amp;utm_term=Shopping&amp;utm_campaign=626755288165&amp;utm_content=sm5016635703020&amp;utm_id=268008561980&amp;pp=0">https://www.everbrights.com/product/burbage-iron-craft-balmoral-spear-top-tall-single-gates--fits-gaps--w914-x-h1905-mm-p-497ca16-ab51-45-5-92c5-571af9734ea7?colour=Black&amp;size=One+Size&amp;utm_source=Pinterest&amp;utm_medium=paidsocial&amp;utm_term=Shopping&amp;utm_campaign=626755288165&amp;utm_content=sm5016635703020&amp;utm_id=268008561980&amp;pp=0</a>
<b>Notes:</b> Colours can be changed to clients taste in most elements. Some Images are for illustration purposes only Carpets and Radiators have not been included in this pack				<b>TOTAL Products</b> <b>TOTAL Installation</b> <b>Grand Total ( Excl VAT)</b>		£156,982.58		£339,907.96	
						£40,907.00		£360,729.08	
						£197,889.58			

## TERMS AND CONDITIONS

These Terms and Conditions apply to all sales and installations carried out by The Market Design and Build ("the Company"). By placing an order or paying a deposit, the Customer agrees to these Terms in full.

### Terms and Conditions

These Terms and Conditions apply to all sales and installations carried out by The Market Design and Build ("the Company"). By placing an order or paying a deposit, the Customer agrees to these Terms in full.

#### 1. Installation

1.1 Installation will be carried out by qualified installers appointed by the Company.

1.2 As the main contractor on site, The Market Design and Build will coordinate all access and readiness for installation on-site.

1.3 Any delay caused by third-party contractors or site conditions may impact on the installation schedule and may result in additional charges if rescheduling is required, which we will not be held liable for.

1.4 Installation covers all scopes as agreed in writing and does not include additional or unquoted services outside of the signed project scope.

#### 2. Warranty & Guarantee

All products supplied and installed by The Market Design and Build are covered by a product warranty as outlined below:

Kitchens & Wardrobes: 10-year warranty on cabinet carcasses and 5 years on the front doors and worktop is 10 years.

Furniture & Doors: 10 -year Warranty

Tiles & Sanitary Ware: 10-year material warranty (excluding grout, sealants, and silicone)

Fittings, Fixtures & FF&E: 3 years warranty

Electrical items: 5-year guarantee

This warranty applies to manufacturing defects only and does not cover the following:

- General wear and tear from regular usage
- Damage caused by improper installation, if not performed by The Market Design and Build
- Faults resulting from poor maintenance, neglect, or misuse
- Damage from exposure to excessive moisture, heat, or impact
- The use of incorrect or abrasive cleaning products that cause discolouration, staining, or surface deterioration
- Modifications, alterations, or repairs carried out by unauthorised persons
- Natural ageing of materials, such as fading, minor scratches, or patina development

To claim this warranty, proof of purchase is required. All claims must be submitted in writing, accompanied by photographic evidence. The Market Design and Build reserves the right to inspect the product before offering a repair, replacement, or partial refund. Where the original item is no longer available, a suitable alternative will be offered.

### **3. Delivery**

3.1 Delivery dates are provided in good faith but are not guaranteed. The Company will not be held liable for delays due to supplier lead times or external factors.

3.2 As the main contractor, The Market Design and Build will manage all delivery logistics and site coordination internally.

3.3 Any visible damage or discrepancy in delivered items must be reported within 3 days of delivery.

3.4 Failure to report damage or defects within this period may result in the claim being declined.

### **4. Returns & Cancellations**

4.1 Bespoke, customised or made-to-measure products (such as fitted kitchens, wardrobes, and non-standard finishes) are non-refundable once the order has been confirmed.

4.2 Standard stocked items may be returned within 7 days, subject to:

- A restocking fee (typically 25%)
- The item being in its original, unused, and resalable condition

4.3 Return delivery is the responsibility of the customer.

4.4 Refunds will be issued only after full inspection and approval by the Company.

### **5. Payment Terms**

5.1 A non-refundable deposit of 20% of the total invoice value is required to initiate procurement, detailed design, and scheduling.

5.2 A further 70% of the invoice value is payable once the order is confirmed and prior to the commencement of manufacturing.

5.3 The remaining 10% balance is payable upon the arrival of the products at the customer's site or the designated delivery location. No items will be installed without full payment.

5.4 All payments must be made via bank transfer or other approved method as stated on the invoice.

5.5 Delayed payments may result in rescheduling delivery or installation and may incur late payment interest in line with statutory rates. We will not be held responsible for any delays on-site due to delayed payments made to us.

### **6. Limitation of Liability**

6.1 The Company is not responsible for any indirect or consequential loss arising from delays, installation issues, or product failure beyond the warranty coverage.

6.2 Liability is limited to the repair or replacement of defective items, not exceeding the original purchase value.

Site Address .....

Client Name ..... Client Signature .....

On Behalf of Market Design & Build .....

Date.....

HOUSE OF  
**CLARENCE**  
—  
THANK YOU

