



HOUSE OF  
**CLARENCE**

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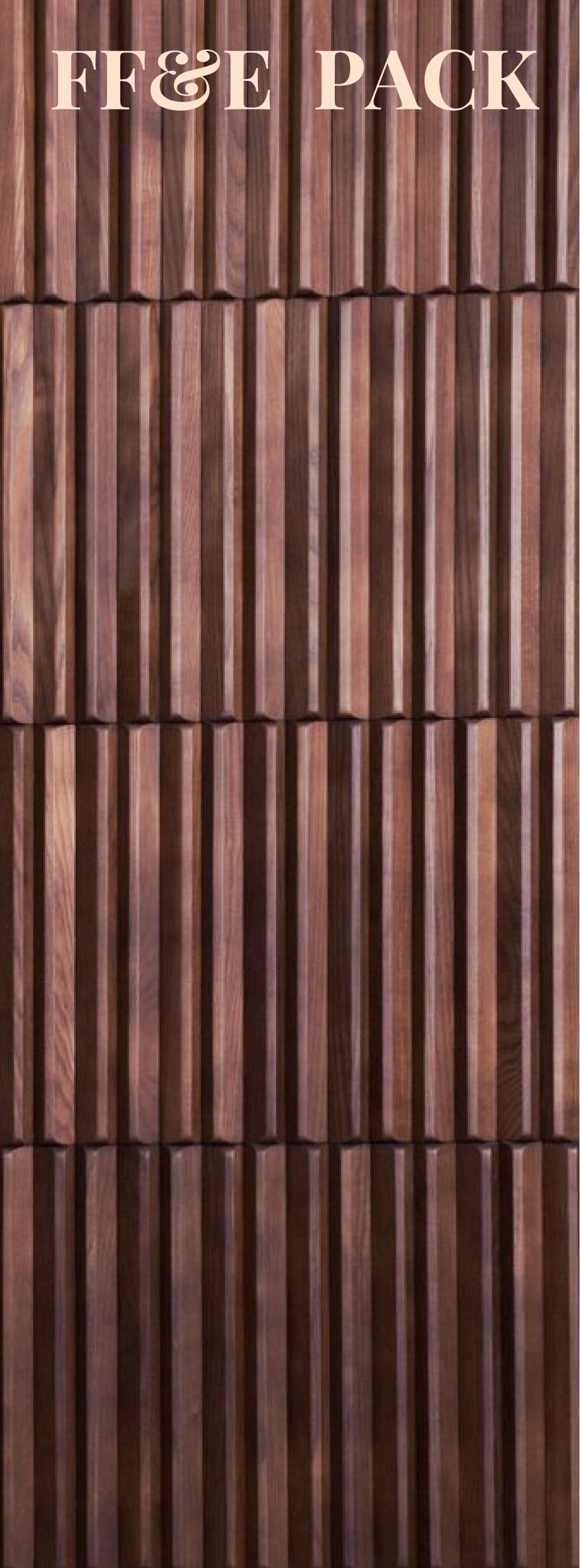
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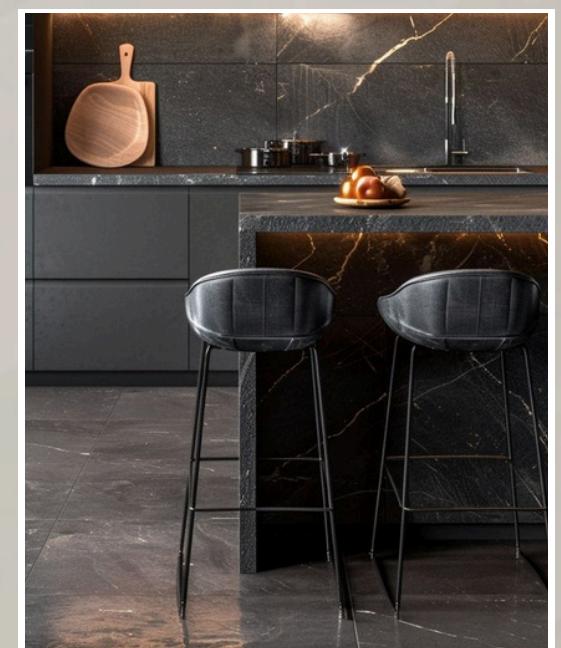
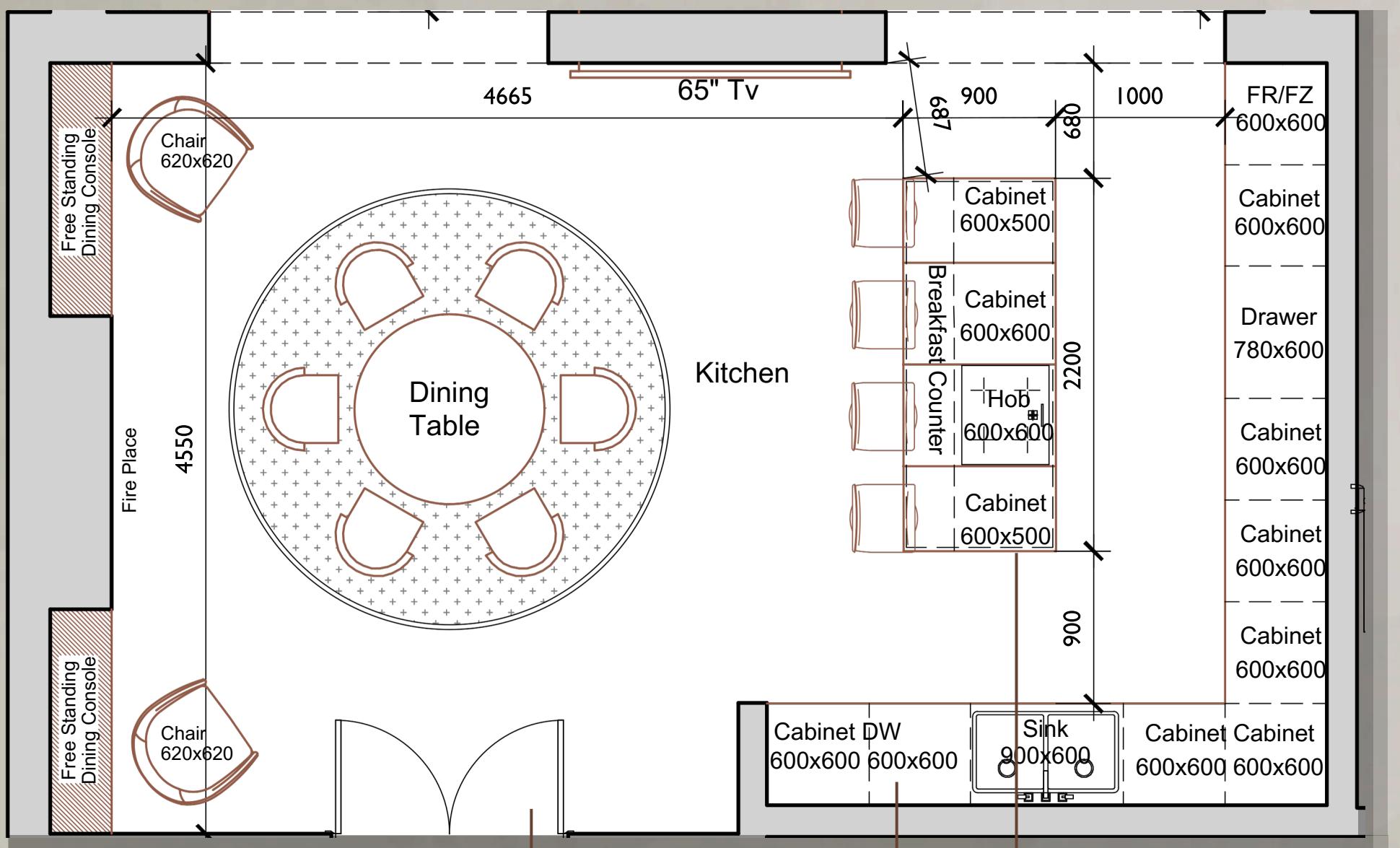
## GROUND FLOOR PLAN



HOUSE OF

**CLARENCE**

## KITCHEN



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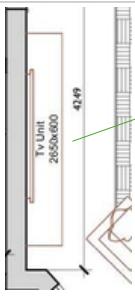
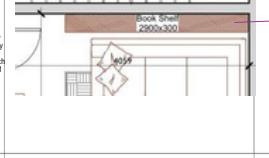
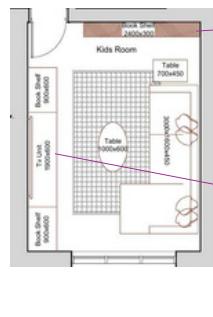
# PRODUCT BREAKDOWN

22, Buckingham Avenue, Whetstone, N209BX											
S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Excl VAT)	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
A	KITCHEN (Without Appliances)										
		Worktop	This bespoke western-style modular kitchen features a black marble-look sintered stone worktop, matching full-height splashback, and integrated sink for a seamless, luxurious finish. The handless, flat-panel cabinets create a clean and ultra-modern aesthetic. A central island with hob provision offers functional cooking space and casual seating.*								
		Overhead cabinets & Island	A sleek, modern overhead cabinet expertly crafted from waterproof MDF, finished in a radiant high-gloss lacquer that offers enduring elegance, moisture resistance, and timeless functionality for contemporary interiors.*			£30,212.00	£6,500.00	£44,166.67	£53,000.00		
		Base Units	This kitchen island is designed to offer both visual appeal and everyday practicality. Its structure is made from waterproof materials, a material known for its durability and resistance to moisture-ideal for busy kitchen environments. The countertop is crafted from premium sintered stone, which not only provides a durable look but is also highly resistant to heat, scratches, and stains, making it perfect for cooking and prep work.*								
		Island Pendant Light	Quoizel Emery 1 Light Pendant Light in Weathered Brass		3 Nos	£294.00		£350.00	£420.00	<a href="https://www.pottery.com/road-cts/larger-poly-enamel-light-in-shade.html?campag=3261591799&amp;slid=PadSocial&amp;tm_502&amp;rowin=te&amp;day_tm.co=te1-2600&amp;rowin=76244&amp;iprole=0&amp;FwWcmCDnF9C2Tn2c2U2M6Wv42gZ1RPU5209PfPQUB92B042">https://www.pottery.com/road-cts/larger-poly-enamel-light-in-shade.html?campag=3261591799&amp;slid=PadSocial&amp;tm_502&amp;rowin=te&amp;day_tm.co=te1-2600&amp;rowin=76244&amp;iprole=0&amp;FwWcmCDnF9C2Tn2c2U2M6Wv42gZ1RPU5209PfPQUB92B042</a>	
		Kitchen island stool	Barstool		4 Nos	£613.20		£730.00	£876.00	<a href="https://www.wayfair.co.uk/Altanisch-polypropylene-blown-upholstered-barstool-with-Metal-Framed-base.html?campag=3261591799&amp;slid=PadSocial&amp;tm_502&amp;rowin=te&amp;day_tm.co=te1-2600&amp;rowin=76244&amp;iprole=0&amp;FwWcmCDnF9C2Tn2c2U2M6Wv42gZ1RPU5209PfPQUB92B042">https://www.wayfair.co.uk/Altanisch-polypropylene-blown-upholstered-barstool-with-Metal-Framed-base.html?campag=3261591799&amp;slid=PadSocial&amp;tm_502&amp;rowin=te&amp;day_tm.co=te1-2600&amp;rowin=76244&amp;iprole=0&amp;FwWcmCDnF9C2Tn2c2U2M6Wv42gZ1RPU5209PfPQUB92B042</a>	
B	BATHROOMS- SANITARY , HARDWARE & TILING										
Powder Room											
		Basin+Vanity Unit	Harrington Grey Oak Vanity Unit with sintered stone top 600-1200mm		1 No	£737.81		£1,330.83	£1,597.00	<a href="https://www.luscosstone.com/products/harrington-grey-oak-vanity-unit-600-1200mm.html?_pss_id=548_id=7ae8d49938_a15">https://www.luscosstone.com/products/harrington-grey-oak-vanity-unit-600-1200mm.html?_pss_id=548_id=7ae8d49938_a15</a>	
1	Basin Area	Basin Faucet	Luxe Matte Black Wall Mounted Basin Mixer Tap		1 No	£120.12		£197.50	£237.00	<a href="https://www.luscosstone.com/products/luxe-matte-black-wall-mounted-basin-mixer-tap">https://www.luscosstone.com/products/luxe-matte-black-wall-mounted-basin-mixer-tap</a>	
		Mirror	Moode Brushed Gold Mirror 1200mm		1 No	£164.01		£295.83	£355.00	<a href="https://www.luscosstone.com/products/plasma-matte-black-mirror-with-back-lit-led-1200mm.html?_pss_id=548_id=7ae8d49938_a15">https://www.luscosstone.com/products/plasma-matte-black-mirror-with-back-lit-led-1200mm.html?_pss_id=548_id=7ae8d49938_a15</a>	
2	WC Area	WC	Senza Wall Hung Rimless Toilet with Concealed Cistern Frame and Matte Black Flush Plate		1 No	£275.81		£497.50	£597.00	<a href="https://www.luscosstone.com/products/senza-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-matte-black-flush-plate">https://www.luscosstone.com/products/senza-wall-hung-rimless-toilet-with-concealed-cistern-frame-and-matte-black-flush-plate</a>	
		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	£118.20		£164.17	£197.00	<a href="https://www.nosa.co.uk/n%C3%A1far-bathroom-accessory-pack-p120954">https://www.nosa.co.uk/n%C3%A1far-bathroom-accessory-pack-p120954</a>	
3	Bathroom Floor and Wall Tiles	Wall tiles & Floor tiles	Porcini Crema Natural Stone Textured Porcelain Wall Tile 600 x 600mm		15.85 Sqm	£560.47		£620.79	£744.95	<a href="https://www.luscosstone.com/products/porcini-crema-natural-stone-textured-porcelain-wall-floor-tile-600-x-600-mm">https://www.luscosstone.com/products/porcini-crema-natural-stone-textured-porcelain-wall-floor-tile-600-x-600-mm</a>	
C	FLOORING										
C-1	WOODEN FLOORING										
1	Flooring	All 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: 148.9 Sqm (Including Wastage)* Additional Costs Involved dependant on final finish and order		148.9 Sqm	£5,686.49		£7,897.90	£9,477.49	<a href="https://www.hawwoods.com/uk/profiles/m07214/">https://www.hawwoods.com/uk/profiles/m07214/</a>	Installation cost for Bedroom-1200 GBP
2	Brass Inlay	All Floor Area Except Bathrooms	10x6mm Polished Brass Inlay, 3m Length, Double Sided - Matt Brushed & Bright Polished (All room floor area Borders)		115.59 LM	£1,779.34		£2,541.91	£3,050.29	<a href="https://woodpeckerflooring.co.uk/product/design-strips/">https://woodpeckerflooring.co.uk/product/design-strips/</a>	
D	PRIMARY JOINERY										
D-1	ARCHITRAVE										
	Cornice	ALL FLOOR	Large Plaster Coving Victorian Swan Neck Drop 170mm LPC01 with Integrated LED Lighting with coving ceiling Total Length - 159.5 LM (Including Wastage)		159.5 Rm	£2,722.55	£1,400.00	£3,241.13	£3,889.35	<a href="https://www.plastercovingss.com/products/victorian-swan-neck-coving-g-145m">https://www.plastercovingss.com/products/victorian-swan-neck-coving-g-145m</a>	
D-2	ARCHITRAVE										
	Architrave	ALL FLOOR	Edwardian MDF Architrave Total length- 47.5 LM		47.5 Lm	£266.00		£316.67	£380.00	<a href="https://www.mdftrims.co.uk/wardrobe-mdf-trim.html?campag=3261591799&amp;slid=PadSocial&amp;tm_502&amp;rowin=te&amp;day_tm.co=te1-2600&amp;rowin=76244&amp;iprole=0&amp;FwWcmCDnF9C2Tn2c2U2M6Wv42gZ1RPU5209PfPQUB92B042">https://www.mdftrims.co.uk/wardrobe-mdf-trim.html?campag=3261591799&amp;slid=PadSocial&amp;tm_502&amp;rowin=te&amp;day_tm.co=te1-2600&amp;rowin=76244&amp;iprole=0&amp;FwWcmCDnF9C2Tn2c2U2M6Wv42gZ1RPU5209PfPQUB92B042</a>	
D-3	SKIRTING										

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S.No	Title / Location	Product category	Product Specs	Product Image	Unit	HOC Supply Cost (Excl VAT)	Installation Cost	UK Supply Cost (Excl VAT)	UK Supply Cost (Incl VAT)	UK - Product Link	Remarks/Notes
	2 Gang Switch	ALL ROOMS	Blackened Steel double rocker switch		10	£315.00		£375.00	£450.00	<a href="https://www.dowlingandreynolds.com/shop/blackened-steel-double-rocker-switch/">https://www.dowlingandreynolds.com/shop/blackened-steel-double-rocker-switch/</a>	
	4Gang Switch	Entrance	Blackened Steel double rocker switch		2 Nos	£77.00		£91.67	£110.00	<a href="https://www.dowlingandreynolds.com/shop/blackened-steel-quadruple-rocker-switch/">https://www.dowlingandreynolds.com/shop/blackened-steel-quadruple-rocker-switch/</a>	
J-1	Furniture Living Room										
	Sofa		Saba Pixel Large Sofa		1 No	£4,125.00		£10,816.67	£12,980.00	<a href="https://atmacha.com/collections/corner-sofas/products/odette-corner-sofa">https://atmacha.com/collections/corner-sofas/products/odette-corner-sofa</a>	
	Coffee Table		Nora Coffee Table		1 No	£767.00	150	£983.33	£1,180.00	<a href="https://atmacha.com/collections/coffee-tables/products/nora-coffee-table">https://atmacha.com/collections/coffee-tables/products/nora-coffee-table</a>	
	TV Wall		The design features a bespoke luxury fireplace set within an elegantly curved wall, accompanied by a matching TV unit. Both units are built for a sophisticated finish. The fireplace serves as a focal point, blending modern functionality with timeless architectural detailing. Bespoke curved panels on the fireplace provide depth and character, while the paneling's provide depth and structure, enhancing the overall aesthetic. All surfaces are hand-finished and precision-cut, ensuring a premium look and feel. * Length - 260 CM		Set	£2,520.00		£3,500.00	£4,200.00		
			Murielle Eber Design Electric Inset Fire		1 No	£533.99		£741.66	£889.99	<a href="https://www.wayfair.co.uk/home-improvement/pdp/bernard-murielle-eber-design-electric-inset-fire-pid-u-110372755.html?pid=11036576">https://www.wayfair.co.uk/home-improvement/pdp/bernard-murielle-eber-design-electric-inset-fire-pid-u-110372755.html?pid=11036576</a>	
	Side Table		Travertine Side Table Cashmere Ø40 cm		1 No	£244.20		£339.17	£407.00	<a href="https://royaldesign.co.uk/travertine-table-cashmere">https://royaldesign.co.uk/travertine-table-cashmere</a>	
	Arm Chair		Takumi Armchair		2 Nos	£958.80		£1,331.67	£1,598.00	<a href="https://atmacha.com/collections/armchairs/products/takumi-armchair">https://atmacha.com/collections/armchairs/products/takumi-armchair</a>	
	Book Shelf		This bookshelf features open upper shelves with fluted columns paired with lower cabinets for concealed storage. Finished in very light wood, it has a warm, natural feel. Handless detailing allows customization of shelf sizes, and finishes to suit any interior. Crafted from high-quality materials, each piece reflects a tailored, handcrafted character. * Length - 290 CM		Set	£3,625.00	650	£6,041.67	£7,250.00		
	Pendent Light		John Lewis Lexton XL Pendant Ceiling Light, Matte Antique Brass		1 No	£276.50		£329.17	£395.00	<a href="https://www.johnlewis.com/john-lewis-lexton-xl-pendant-ceiling-light/p111112196?cid=ALBQD&amp;rlg=MOonRUS6xZp2dXkxvovn4t290138dyCtpz1241GxO4">https://www.johnlewis.com/john-lewis-lexton-xl-pendant-ceiling-light/p111112196?cid=ALBQD&amp;rlg=MOonRUS6xZp2dXkxvovn4t290138dyCtpz1241GxO4</a>	
	Picture Light		Benny Wall Light, Small		2 Nos	£234.00		£325.00	£390.00	<a href="https://www.sohome.com/products/benny-wall-sconce/p94942159">https://www.sohome.com/products/benny-wall-sconce/p94942159</a>	
	Floor Lamp		Archer Floor Lamp		1 No	£378.54	120	£525.75	£630.90	<a href="https://www.simigighting.eu/product/archer-floor-lamp/?ref=curran-290-euro-karen-p-h-38&amp;variant=5685334&amp;utm_campaign=52675379741&amp;utm_medium=PaidSearch&amp;utm_source=Google&amp;utm_content=52675379741&amp;utm_term=52675379741&amp;utm_id=52675379741&amp;utm_kw=Archer%20Floor%20Lamp%20&amp;utm_cpc=0.00&amp;utm_cv=0.00&amp;utm_gclid=CjwKCAjwvWhIwBEPiwAQ&amp;utm_kw_pos=1&amp;utm_kw_index=1&amp;utm_kw_rank=1&amp;utm_kw_page=1&amp;utm_kw_query=Archer%20Floor%20Lamp%20&amp;utm_kw_id=5683395">https://www.simigighting.eu/product/archer-floor-lamp/?ref=curran-290-euro-karen-p-h-38&amp;variant=5685334&amp;utm_campaign=52675379741&amp;utm_medium=PaidSearch&amp;utm_source=Google&amp;utm_content=52675379741&amp;utm_term=52675379741&amp;utm_id=52675379741&amp;utm_kw=Archer%20Floor%20Lamp%20&amp;utm_cpc=0.00&amp;utm_cv=0.00&amp;utm_gclid=CjwKCAjwvWhIwBEPiwAQ&amp;utm_kw_pos=1&amp;utm_kw_index=1&amp;utm_kw_rank=1&amp;utm_kw_page=1&amp;utm_kw_query=Archer%20Floor%20Lamp%20&amp;utm_kw_id=5683395</a>	
	Curtains		Curtains in Vintage-Linen Fabric by Warwick with wave heading and premium lining U shape Windows Length - 315 CM		1 Nos	£742.00		£883.33	£1,060.00	<a href="https://www.janedayton.co.uk/warwick-vintage-linen-fabric-blinds-builderScope/curtain&amp;drap_pole_width=110&amp;finished_size=110x315&amp;length=315&amp;style=pair_of_curtains&amp;fullness_norm=normal&amp;ment_of_meas_u_reach_top_val_1m_in_U_cord_to_top_drap_wavy">https://www.janedayton.co.uk/warwick-vintage-linen-fabric-blinds-builderScope/curtain&amp;drap_pole_width=110&amp;finished_size=110x315&amp;length=315&amp;style=pair_of_curtains&amp;fullness_norm=normal&amp;ment_of_meas_u_reach_top_val_1m_in_U_cord_to_top_drap_wavy</a>	
J-2	Snug Room										
	Book Shelf		This bespoke bookshelf is crafted from durable particle board with a rich walnut finish, designed to combine elegance and functionality. Features integrated LED strip lighting and a central display area to showcase your book collection. Integrated LED strip lights highlight the shelves and ceiling grooves. The unit includes open compartments for books and decorative items. The design details make it a perfect blend of aesthetics and practicality. * Length - 370 CM		Set	£3,250.00	450	£7,083.33	£8,500.00		
	Tv Wall		This bespoke TV unit is crafted from premium finish particle board, offering a stylish and functional centrepiece for modern living spaces. It features integrated LED strip lighting and a central display area to showcase your TV and decorative items. The unit includes open compartments for books and decorative items. The design details make it a perfect blend of aesthetics and practicality. * Length - 370 CM		Set	£3,100.00	550	£5,000.00	£6,000.00		







## 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.

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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.....

# THANK YOU

[WWW.HOUSEOFCLARENCE.UK](http://WWW.HOUSEOFCLARENCE.UK)