



**Personalising your own home**



## Welcome to your Hertford Mill Choices brochure

Taylor Wimpey London have created modern and stylish palettes to provide you with the opportunity to select your preferred finishes and turn your property into a home.

We are here to help you on your journey. If you would like any further information regarding the customer palettes, or to talk to your sales executive about your property, please do not hesitate to get in touch.

EMAIL: [hertfordmill@taylorwimpey.com](mailto:hertfordmill@taylorwimpey.com)

TELEPHONE: 020 3004 4434

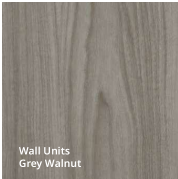
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### Apartment Palette Options

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# Light Palette

## Kitchen

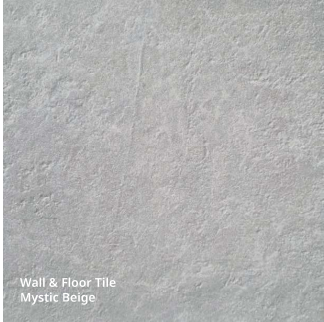


Sink  
Debut Grey 1.5 bowl



# Light Palette

Bathroom & En suite



Wall & Floor Tile  
Mystic Beige



Stone Grey Vanity Surface



Computer generated image

# Light Palette

## Flooring



Kitchen, living and hallway –  
Amtico Sun Bleached

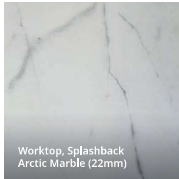
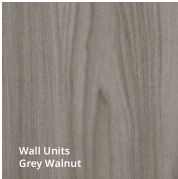


Carpets to bedrooms  
(and stairs if applicable) – Dove Grey



# Earth Palette

## Kitchen

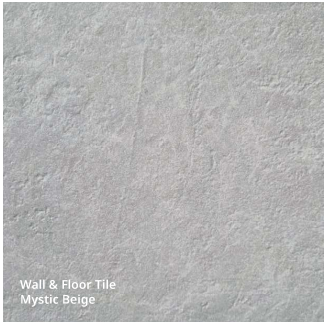


Sink  
Debut Grey 1.5 bowl



# Earth Palette

Bathroom & En suite



Wall & Floor Tile  
Mystic Beige



Stone Grey Vanity Surface



Computer generated image

# Earth Palette

## Flooring



Kitchen, living and hallway – Amtico Sun Bleached



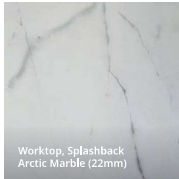
Carpets to bedrooms (and stairs if applicable) – Dove Grey





# Urban Palette

## Kitchen

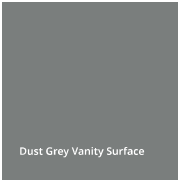


Sink  
Debut Black 1.5 bowl



# Urban Palette

Bathroom & En suite



# Urban Palette

## Flooring



Kitchen, living and hallway – Amtico Nordic Oak



Carpets to bedrooms (and stairs if applicable) – Mineral Ice



## Options & Extras

### Wardrobe

Your bedroom 1\* includes a 1300mm length sliding door wardrobe with mirrored doors, shelf and hanging rail as standard.

The sketch shown helps to illustrate the layout for your reference. Should you wish to purchase a further wardrobe for your 2nd or 3rd bedroom (if applicable), prices are available upon request.

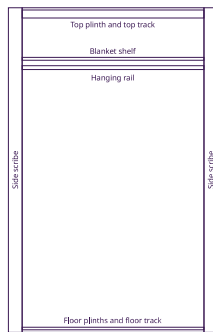
(Availability is subject to the size of the room).



Urban Palette –  
Silver Elm with mirrored  
sliding doors



Light & Earth Palette –  
Bardolino with mirrored  
sliding doors

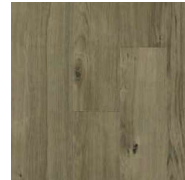


### Bedroom Flooring

Carpet is installed as standard to all bedrooms, however an Amtico flooring upgrade is available in the same finish as living areas. Prices available on request as the costs are dependent on the size of the room.



Urban Palette –  
Amtico Nordic oak



Light & Earth Palette –  
Amtico Sun Bleached Oak

22 \*Only master bedroom has wardrobe included. Plot 62 wardrobe is 1200mm due to layout.

# Options & Extras

## Stone worktops

A 22mm laminate worktop and splashback is included as standard in your home however you also have the option to upgrade this to a 20mm polished stone should you wish. Prices are available on request as the costs will be dependant on the size and layout of your kitchen.



Charcoal Soapstone



Miama Vena



# Hertford Mill specification

The information below shows the intended specification for each of the homes available at Hertford Mill. Everything has been professionally designed and thoughtfully chosen to maximise space and light.

## Kitchens

- Symphony fitted kitchen units, laminate worktop and full-height splashback
- Integrated appliances
  - Siemens stainless steel built-under single oven or built-in tall housing (where design permits)
  - Siemens ceramic hob
  - Integrated extractor hood
  - Bosch fridge/freezer with 70/30 divide
  - Bosch dishwasher
  - Bosch washer/dryer\*
- Le Mans carousel & pull out larder where design permits
- Soft close doors/drawers
- Under wall unit lighting
- Composite sink with 1.5 bowl and Franke swan neck tap
- Soft close doors and drawers with glass detail

## Bathrooms - standard

- White sanitaryware throughout with 180 litre bath
- Chrome mixer tap to wash basins
- Thermostatic shower, bath screen and Porcelanosa full-height tiling to bath
- Thermostatic shower to shower enclosure in en suite, with full height tiling
- Roca white sanitaryware
- Porcelanosa half-height tiling to all walls
- Extractor fan
- Shaver socket to en suite or main bathroom (if no en suite)
- Chrome heated towel rail to bathroom and en suite

## Electrical

- Satin chrome downlighters to kitchen, dining, bathrooms and en suites
- Energy-efficient pendant ceiling lights to bedrooms, living room and hallways

- USB charge point to kitchen and bedroom 1 double socket\*\*
- Satin chrome switches throughout
- Multi-socket media plate to living room (to be connected by purchaser)
- TV and telephone point to bedroom 1 (to be connected by purchaser)
- Mains operated smoke detector with battery backup
- Mechanical extract ventilation to selected plots†
- Astro balcony downlight

## Heating

- Underfloor heating throughout (excluding storage cupboards, bathrooms and en suites)
- Chrome heated towel rail to bathroom and en suite

## Doors and windows

- Timber front entrance door with multi-point lock
- Aluminium double glazed windows with security locks
- Audio/video door entry system



## Flooring

- Abingdon Essentials carpet to bedrooms, available in a variety of colours
- Amtico Spacia to all other areas, available in a variety of styles
- Porcelanosa tiled floors to bathroom & en suite

## Internal finishes

- White painted internal doors with chrome furniture
- Soft white painted walls and smooth white ceilings
- White painted mouldings including skirting boards, architraves and window boards

## Wardrobes

- Gooding 1300mm mirrored sliding wardrobe to bed 1 (location as shown on the plan, position cannot be altered†)

## Optional upgrades

Please speak to the Sales Executive if you would like to take advantage of our Options service, which allows you to customise your new Taylor Wimpey home before you move in, so it's exactly as you want it to be. Prices available on request, 50% payment required when ordering. Choices, upgrades and colour choices are available subject to stage of construction.

## Wardrobes

- Additional 1300mm wardrobe to further bedrooms in accordance to specified layouts



## Flooring

- Amtico to bedrooms

## Worktops

- Stone worktop and full height splashback

Please refer to your abiding layout for specific lighting specifications. All of the specification details included in our apartment are standard. For the specification included in our houses, please see the separate house specification. Standard specifications are based on the time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. †Wherever possible, we will endeavour to include in our construction. Standard specifications are subject to change without notice. Please contact the Sales Executive for further information. ††Standard fitting, no surge protection. †††Please speak to a Sales Executive for specific details. ††††In agreement, variations do occur due to Buyer's specifications. †††††Up to maximum of 100mm due to Buyer.



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Standard specifications are correct at time of going to print, but are subject to change without notice. (Plot 60 wardrobe is 1200mm due to layout) Please contact the Sales Executive for further information. These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at the time of going to print, but are subject to plot size. Please speak to a Sales Executive for further details. Images are indicative only and may include optional upgrades at additional cost. September 2024.

**Taylor  
Wimpey**