

289b Stanstead Road, Forest Hill SE23 1JB – Schedule of Works

1 Bedroom Converting to 2 Bedroom Open Plan Upper Ground Floor Flat which requires light refurbishment to bring it up to modern standards.

Flat B Hallways

New Flat front door
New skirting
New door woodwork
Paint
Spotlights
New radiator (Fixed in existing locations)

Bathroom

Full tiling
Installation of bathroom suit
Bathroom wall and floor units
New door
Spotlights

Bedrooms/Living Rooms

New skirting
Sand down walls / Plaster
Sand down ceiling boards and skim plaster
New radiators (Fixed in existing locations)
New door woodwork
New doors
Paint
Spotlights

Kitchen (Open Plan Living)

Full tiling
Underfloor heating electric Installation
Installation of kitchen suite
Installation of white goods
New boiler and flue
New door FD30min
Spotlights

Storage Area

Painting
New door

General

Replace Electrical fascia points
New combination boiler system and plumbing where necessary
Radiators install
Laying of laminate flooring throughout whole flat
Tiling of Kitchen / Bathroom and Shower Room flooring.
Rubbish Removal Skips

*No External extensions to be built. All Major Works Internal

*Ceiling insulation and ceiling boards to be checked throughout the property and replaced where necessary

* Renovation Project estimated Duration – 2 Months (Due to Christmas Period)

Estimated Cost of renovation £15,000 (15% Contingency allowed for)