

A photograph of a modern bathroom interior, overlaid with a semi-transparent brown filter. The scene includes a shower area on the left with a glass door and a shower head, a vanity unit in the center with a white sink and a large mirror above it, and a toilet in the foreground. The vanity unit has drawers and cabinets, and the mirror reflects the shower area. The text 'Ensuite Bathroom' is written in a large, white, serif font on the left side of the image.

Ensuite Bathroom

Design Alternative 1 - Higher Spec

**LONDON
BATHROOM
DESIGNCo.**



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Storage



Functionality



Handleless



Elegant



Accessible



Photogenic



Ambient



Smart





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This ensuite has been thoughtfully redesigned to feel brighter, calmer, and more refined.

In response to your brief, the space now prioritizes generous built-in storage, a modern beige-toned palette, and a low profile shower—all while keeping the layout practical.

The use of soft textures, frameless glass, and integrated lighting lends the bathroom a considered elegance that will appeal to both everyday use and future buyers.

Ensuite

Basin Wall View



WC Wall View



Matte finishes, soft LED lighting, and wicker accents keep the space warm and personal.

Vanity Hall

The combination of fluted mosaic wall tiles, smooth stone-look porcelain, and painted shaker cabinetry in a warm taupe shade creates a timeless look that feels curated but not overdesigned.

Ca Pietra

Tubadzin

The aesthetic takes cues from soft Scandinavian and transitional styling—focusing on layered neutrals, subtle textures, and clean lines.

Vado

Farrow & Ball

Mood Board

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Storage

To solve the need for more storage:

- A recessed mirrored cabinet adds concealed storage without intruding into the space
- Open shelving (optional) can be considered above the toilet or in alcoves for styling and quick access
- A floorstanding or wall-hung vanity unit will provide everyday access to personal items



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Ca Pietra

Vado

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Vado

Vanity Hall

Brassware

Brushed nickel tapware—chosen for durability and resale-friendly style.

- Wall mounted thermostatic shower mixer
- Deck mounted basin mixer
- Slide-Rail Kit
- Wall Arm & Rainfall Head

Shower Tray

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In keeping with the neutral/natural theme, the slate shower tray adds a luxurious touch but also gives you an element of Anti-slip, ideal for everyday use but also a plus for potential new buyers (elderly people, families with young children)



Saneux

Heating

These electrically heated towel bars are in a matching finish to the taps and allow you to heat and dry your towels only. Once paired with underfloor heating they complete your heating requirements for the bathroom

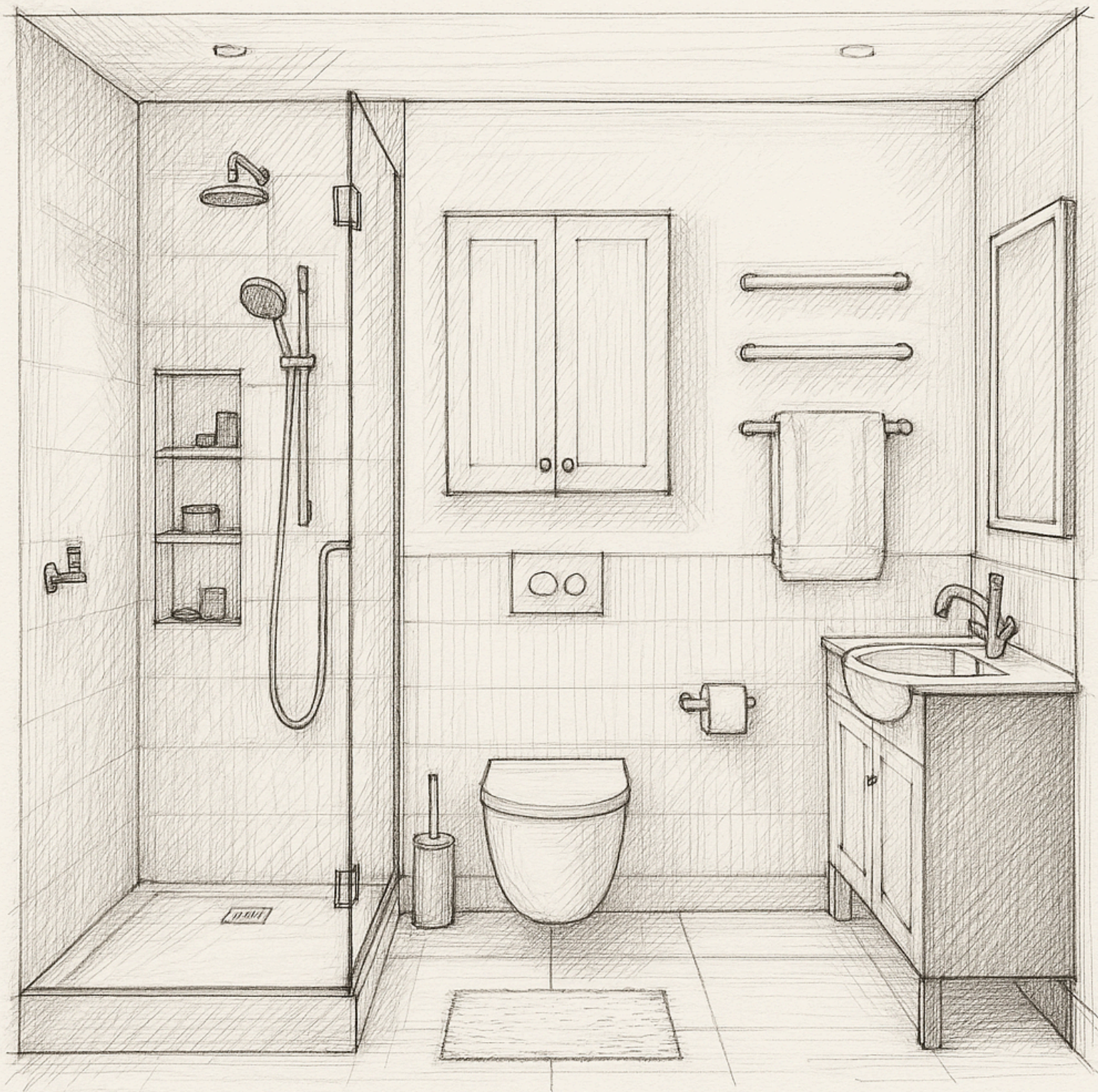
Notes

- Main tiles are h600mm x w600mm x t10mm
- Shower valve is thermostatic
- Walls in shower to be tanked and floor to be tanked throughout the bathroom
- Feature tiles come in a 300mm x 300mm sheet
- Exposed edges on tiles to be either mitre cut or concealed with tile trim
- LED Lights within niches need to be IP rated for use in showers and require an aluminium channel to be recessed into the tile and a diffuser to avoid “hotspots” or “burn”
- Ceiling extractor to have Timer & Humidity sensor
- Suggested grout colour is Mapei 103 Moon White
- Mirror cabinet has a sensor switch and its own in-built shaver socket
- Longest lead times on materials - Furniture (made-to-order) 4-6 weeks, Tiles 4-6 weeks
- Concealed Toilet Cistern 1120mm tall and 150mm deep

PLANS

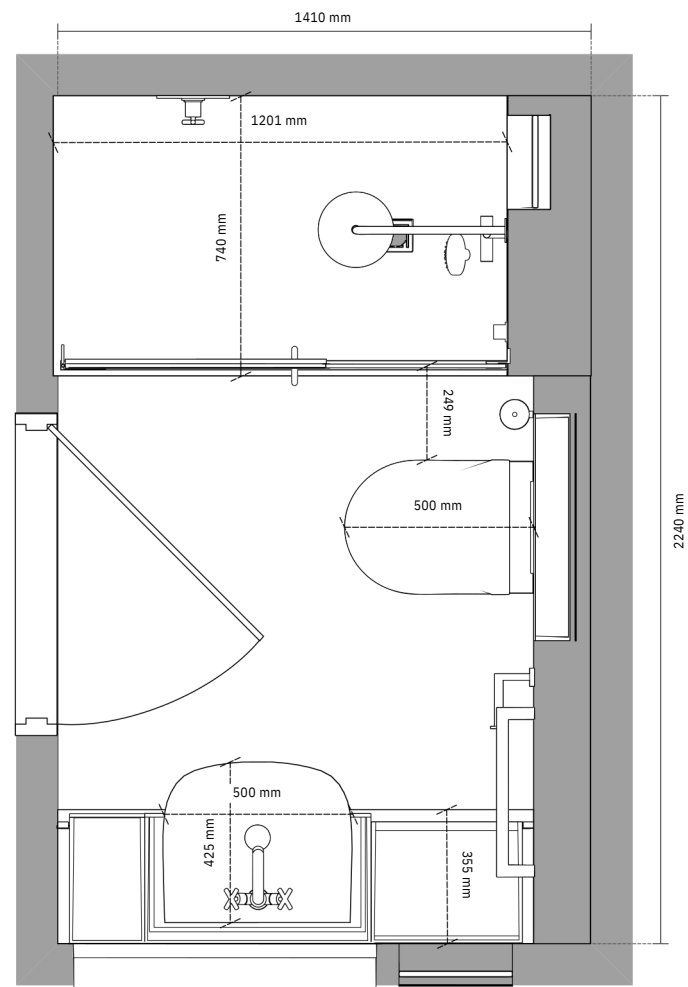
1ST & 2ND Fix

Plumbing, Electrical,
Tiling.



FLOOR PLAN

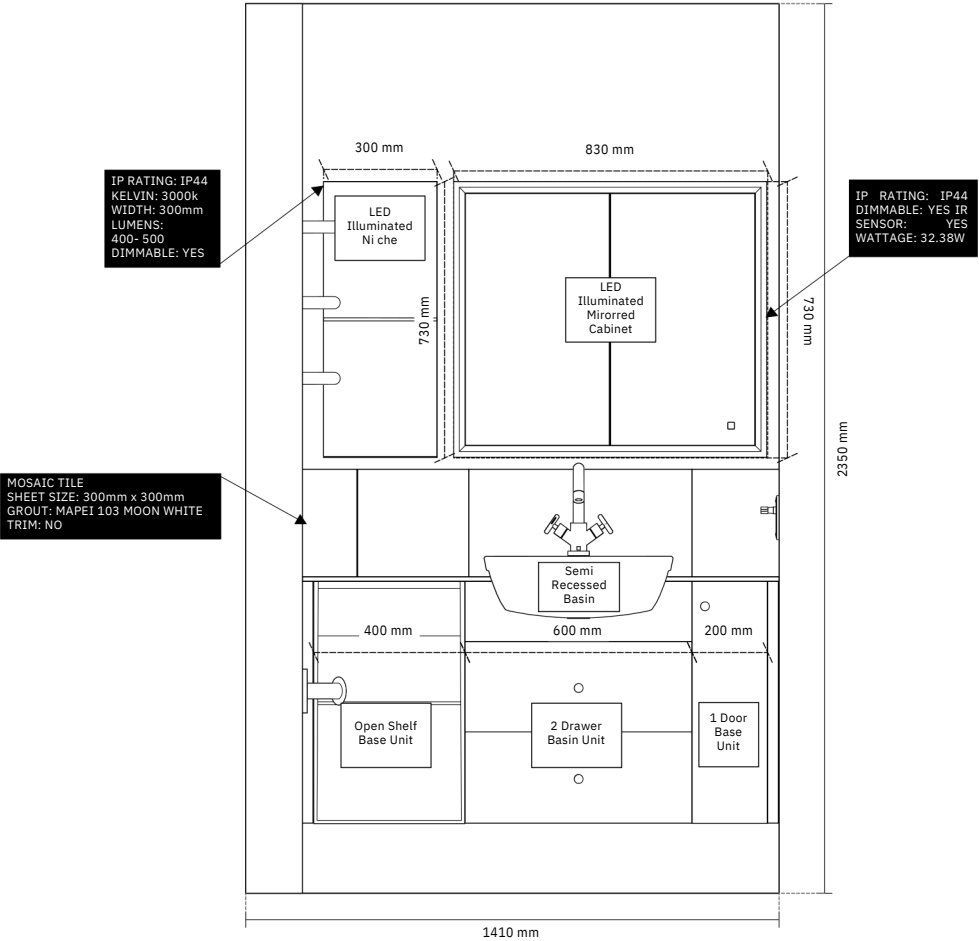
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Disclaimer: This drawing is a representation only and its printed scale is subject to the accuracy of your printer. All measurements should be checked prior to fitting and installation.		Client Initials:			
		Contact Number:			
				<div><div>LONDON BATHROOM DESIGN Co.</div><div>DESIGN SUPPLY INSTALL</div></div>	

BASIN WALL

1:20

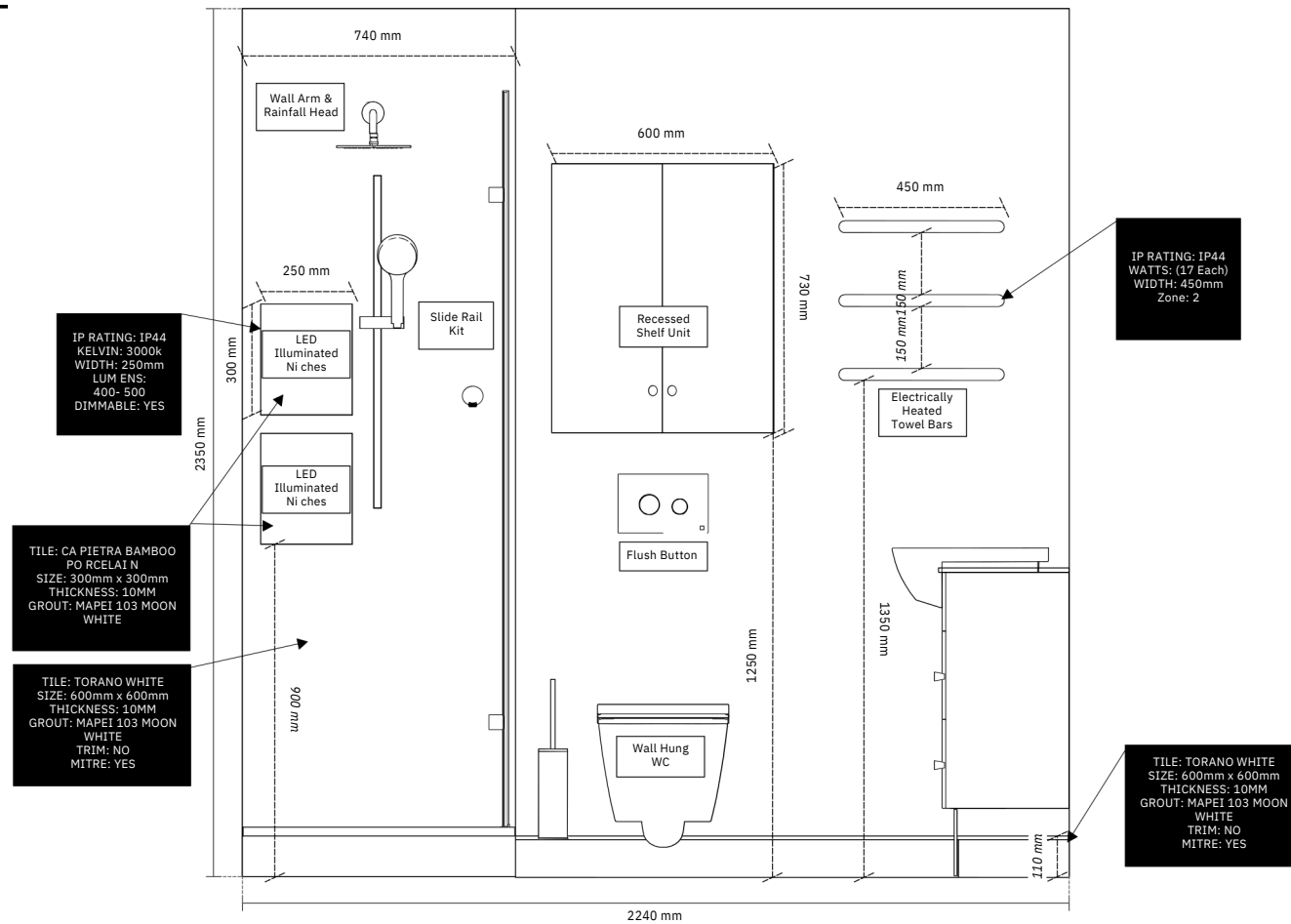




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WC WALL

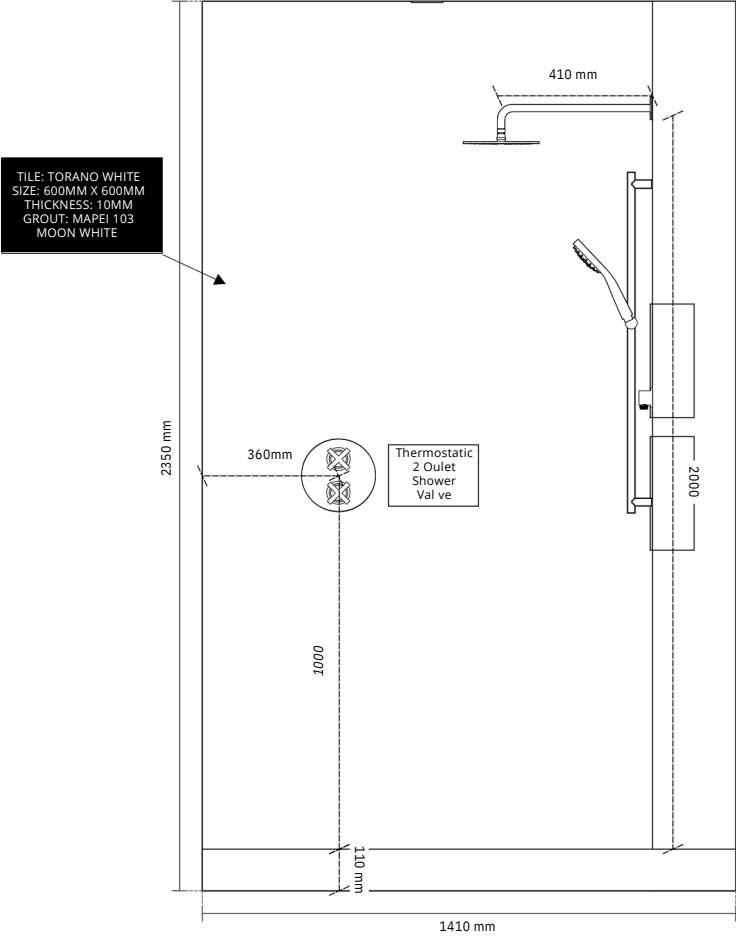
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SHOWER WALL

1:20



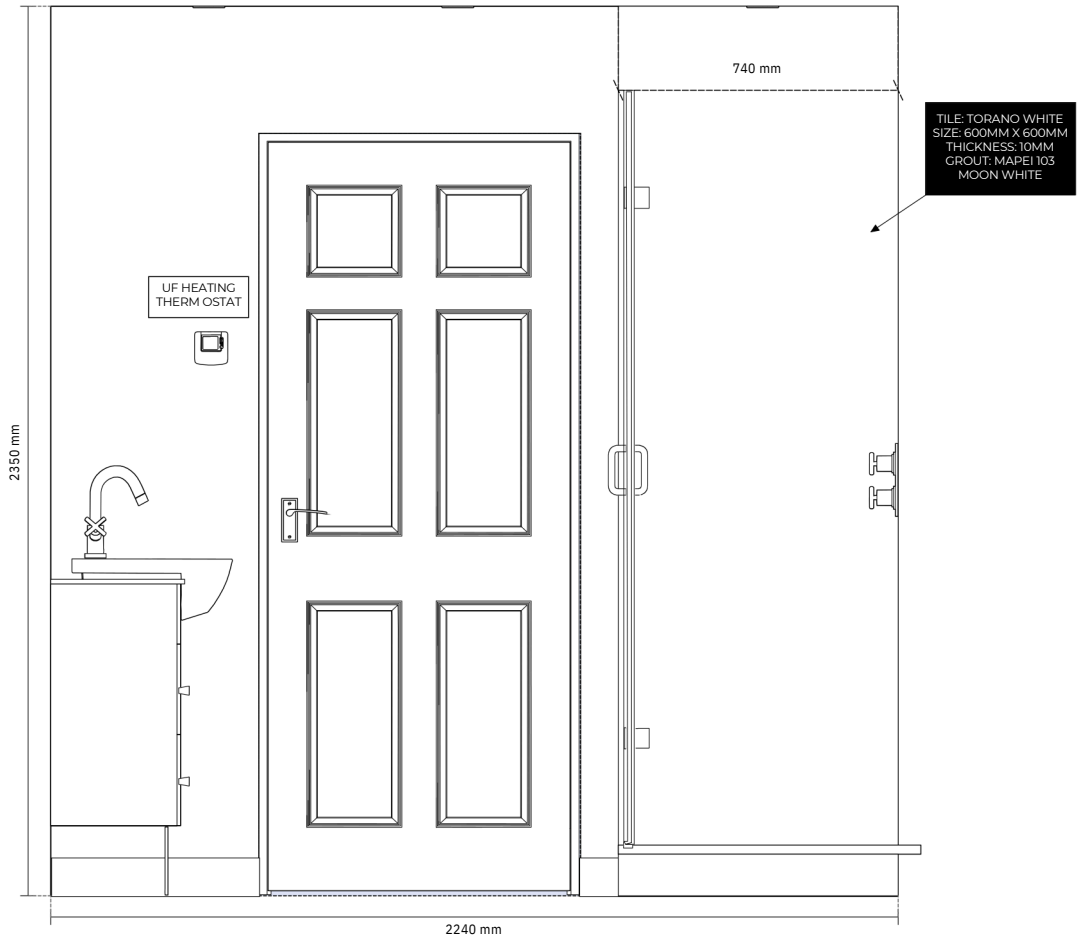
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DESIGN
SUPPLY
INSTALL

ENTRANCE WALL

1:20



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Bathroom Design Package – Terms & Conditions

I. Scope of Service

London Bathroom Design Company (“we”, “us”, “our”) provides a bathroom design service that includes:

- Floor plans
- Wall elevations
- 3D visualisations
- Suggested product specifications
- Placement of lighting, sanitaryware, brassware, and other fittings

This service is for visual and specification purposes only and is not a substitute for professional architectural, plumbing, or electrical plans.

2. Installation Responsibility

All measurements, positions, and design elements — including lighting, tap positions, pipework locations, and electrical points — are based on information available at the time of design and are indicative only.

It is the sole responsibility of the client (“you”, “your”) and/or your appointed installer to:

- Verify all dimensions, product placements, and service requirements on site
- Confirm that specified locations for lighting, pipework, electrics, and brassware are feasible
- Ensure compliance with current UK building and safety regulations
- Liaise with qualified contractors to adapt designs where necessary to suit site-specific conditions

You must not rely solely on the provided drawings for installation. All positions shown (e.g., LED strips, taps, shower heads) are suggestions and must be validated by a qualified installer.

3. No Installation Oversight

We do not attend site during installation or manage the fitting of your bathroom unless separately agreed under a formal project management contract.

We accept no responsibility for installation outcomes, including:

- Incorrect placement of items based on unverified drawings
- Site conditions differing from what was assumed during design
- Product compatibility issues
- Misinterpretation of drawings by contractors or installers

4. Third-Party Products & Suppliers

Products specified in your design are recommended in good faith based on current market availability and style compatibility.

We do not guarantee:

- Stock availability or lead times
- Accuracy of supplier product dimensions or descriptions
- Product warranties or suitability for your specific installation

It is your responsibility (or your installer's) to check dimensions, product codes, delivery timelines, and installation guides before ordering or installing.

5. Design Revisions & Changes

Your package includes the specified rounds of revisions following delivery of the initial design. Revisions beyond this will incur an additional fee.

Once a design has been signed off, we are not responsible for:

- Design changes due to contractor or installer requests
- Errors discovered on site after installation has begun
- Substitutions caused by product unavailability

6. Visual Accuracy & Rendering

3D visualisations and elevations are illustrative. Lighting effects, textures, and colours may vary in real life depending on material batch, room lighting, and installation techniques. Visuals do not guarantee final appearance.

7. Intellectual Property

All design materials, including but not limited to: drawings, elevations, renders, and specification sheets, remain the intellectual property of London Bathroom Design Company Ltd t/a London Bathroom Design Co.

Clients are granted a non-exclusive, non-transferable licence to use these materials solely for the purpose of executing the bathroom project discussed. Designs may not be reused, repurposed, or shared with third parties for resale or reproduction without written consent.

8. Limitation of Liability

To the maximum extent permitted by law:

- We shall not be liable for any indirect, consequential, or financial loss, including remedial work costs, installation delays, or incompatibility issues
- Our total liability for any claim related to the design package shall be capped at the amount paid for the service
- You agree to indemnify us against claims or disputes arising from installer error, unverified dimensions, or third-party product failure

This clause does not limit liability for fraud or death/personal injury caused by negligence.

9. Jurisdiction

These Terms & Conditions are governed by the laws of England and Wales. Any disputes shall be resolved under the exclusive jurisdiction of the courts of England and Wales.

10. Acceptance of Terms

By commissioning a design, submitting payment, or approving work to begin, you confirm that you have read, understood, and accepted these Terms & Conditions.

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