



20

(5.03)

H A R C O U R T
H O U S E
L O N D O N • W 1

ENTRANCE



RECEPTION ROOM



BEDROOM



PRINCIPAL ENSUITE

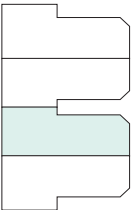


THE FLOORPLAN

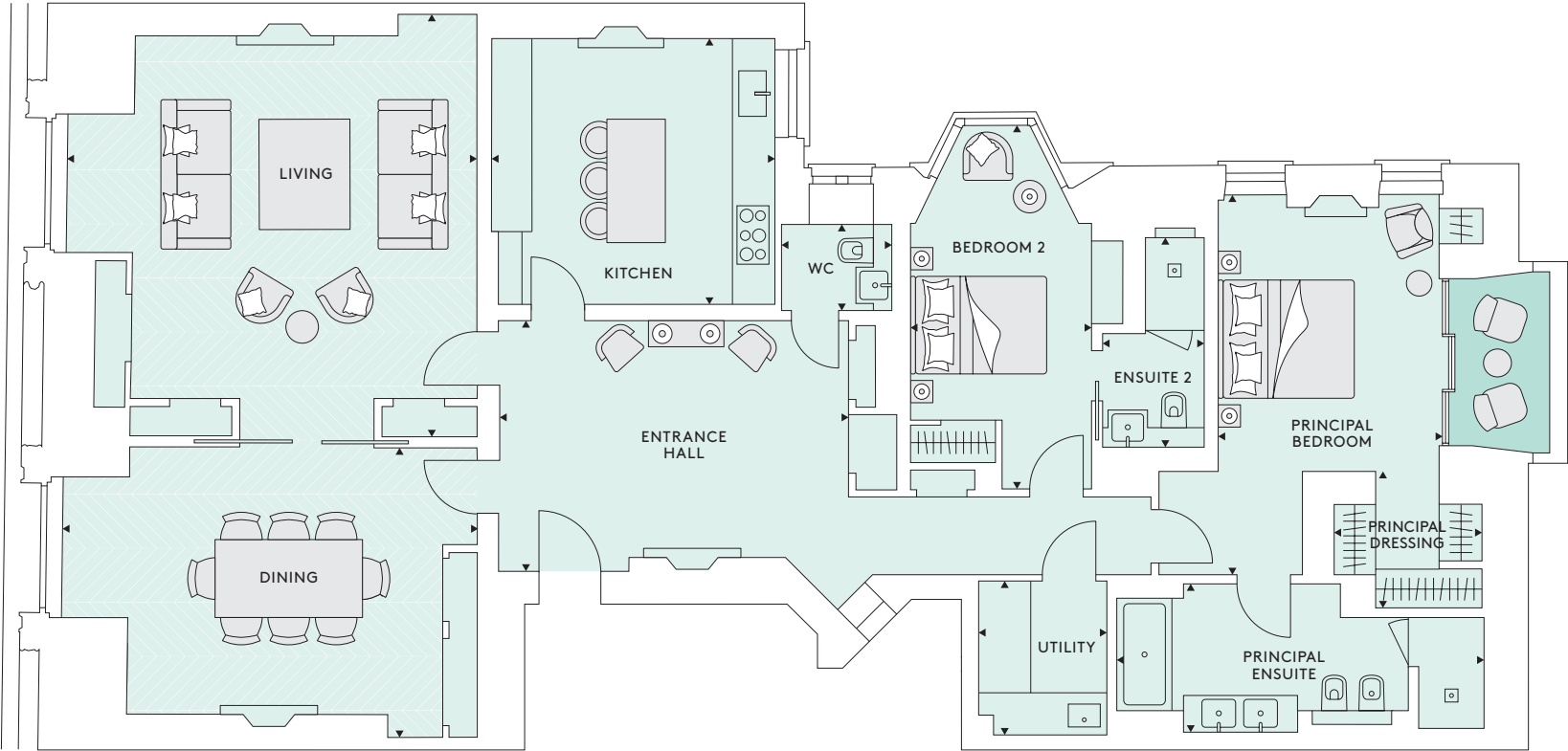
APARTMENT 20 (5.03)

2 BEDROOM

179.0 sq m/1,927 sq ft



FIFTH FLOOR



LIVING 6.47m x 6.29m 21' 3" x 20' 8"	PRINCIPAL BEDROOM 5.70m x 3.46m 18' 8" x 11' 4"
DINING 4.48m x 6.35m 14' 8" x 20' 10"	PRINCIPAL DRESSING 2.06m x 2.20m 6' 9" x 7' 3"
KITCHEN 4.05m x 4.34m 13' 3" x 14' 3"	PRINCIPAL ENSUITE 2.28m x 5.64m 7' 6" x 18' 6"
ENTRANCE HALL 3.92m x 5.30m 12' 10" x 17' 5"	BEDROOM 2 5.37m x 2.27m 17' 7" x 7' 5"
UTILITY 2.36m x 1.97m 7' 9" x 6' 6"	ENSUITE 2 3.21m x 1.59m 10' 6" x 5' 3"
WC 1.66m x 1.37m 5' 5" x 4' 6"	

HARCOURT HOUSE					
APARTMENT 20 (5.03) SPECIFICATION					
GENERAL	PRINCIPAL AND FIRST AND FOURTH FLOOR PRINCIPAL GUEST ENSUITE BATHROOMS	PRINCIPAL AND FIRST FLOOR PRINCIPAL GUEST BEDROOM JOINERY	FLOOR FINISHES	SECURITY AND SAFETY SYSTEMS	LIGHTING, POWER AND AUDIOVISUAL
<ul style="list-style-type: none">● Bioethanol fires to front reception rooms.● Refurbished original timber windows (or replaced like-for-like).● Secondary glazing throughout.● Franchi art deco style bronze ironmongery to internal doors while within the bathrooms the ironmongery has a polished nickel finish.	<ul style="list-style-type: none">● Fantini ironmongery in polished nickel finish.● Polished Calacatta Venato marble to walls and bath surrounds.● Bespoke Arabescato Grigio Rosa marble vanity units.● Mirrored cupboards with integrated lighting and demisters and shaver sockets.● Villeroy and Boch toilets and bidets.	<ul style="list-style-type: none">● Tabu Tay veneer (external), Alpi Grey veneer (internal).● Bronze metal trim and handle.● Recessed internal LED lights.● Flush mirrors mounted inside of wardrobe doors.	<ul style="list-style-type: none">● Bordered chevron parquet engineered walnut timber floors to front reception rooms.● Honed Opal White marble floors with Gothic Grey marble border to apartment entrance halls.● Large format Opal White marble slabs to kitchen (except ground floor) and guest WCs.● Large format honed Calacatta Venato marble floor slabs to principal and first and fourth floor guest ensuite bathrooms.● Claros Grey marble floors to secondary bathrooms.● Luxury carpet with high quality underlay to bedroom.● Engineered walnut timber floors to apartment hallways/corridors on first, third and fourth floors.● Opal White marble floors with a feature pattern to apartment hallways on second and fifth floors.● External dormer balconies have Moca brushed stone.	<ul style="list-style-type: none">● Prewired intruder alarm system.● Fire alarm and detection system.● Franchi high security 3-point multipoint locking and a spyhole to front doors.● Creston Intercom.● Eyebolts for window cleaning and maintenance.	<ul style="list-style-type: none">● Lutron and DALI lighting control systems.● 5-amp lighting circuits via floor boxes in the reception room and various bedrooms.● Crestron panels are included in key rooms.● Pre-wiring for additional lighting, audio systems and blind motors in various locations.● TV outlets in all habitable rooms with access to a fibre optic TV distribution system providing the following services:<ul style="list-style-type: none">– FreeView (Digital TV)– FM/DAB– Sky/Sky Q (Astra)– Hotbird (Eutelsat)● Provision for BT Openreach and Hyperopic services.● CAT6 and telephone connections in all habitable rooms.
KITCHENS	SECONDARY BATHROOMS	SECONDARY BEDROOM JOINERY		MECHANICAL SYSTEMS AND PLUMBING	
<ul style="list-style-type: none">● Integrated appliances by Gaggenau:<ul style="list-style-type: none">– Induction hob, wine fridge, dishwasher, fridge, freezer, oven, combi microwave oven and warming drawer.● Bespoke fitted cabinets with matt dark oak veneers.● Honed Calacatta Oro marble worktop and splashback.● LED lighting below and on top of wall hung cabinets (except on ground and fifth floors).	<ul style="list-style-type: none">● Gessi ironmongery.● Polished Claros Grey marble walls and bath surrounds (where applicable).● Bespoke Claros Grey marble vanity units (polished).● Mirrored cupboards with integrated lighting, demisters and shaver sockets.● Villeroy and Boch toilets.	<ul style="list-style-type: none">● Tabu Noce veneer (external), Alpi Grey veneer (internal).● Bronze handle.● Recessed internal LED lights.● Flush mirrors mounted inside of wardrobe doors.		<ul style="list-style-type: none">● Wet underfloor heating system throughout.● Crestron controlled comfort cooling to bedrooms and principal rooms.● Heat recovery ventilation system to habitable rooms and bathrooms.● Leak detection system.	
		UTILITY ROOMS			
		IRONMONGERY			ENERGY EFFICIENCY
		<ul style="list-style-type: none">● Miele washing machine and tumble dryer.			<ul style="list-style-type: none">● 2014 BREEAM ‘Very Good’.
		<ul style="list-style-type: none">● Franchi International with antique brass finish (unless otherwise specified).			

CONTACT DETAILS

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