

HH

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



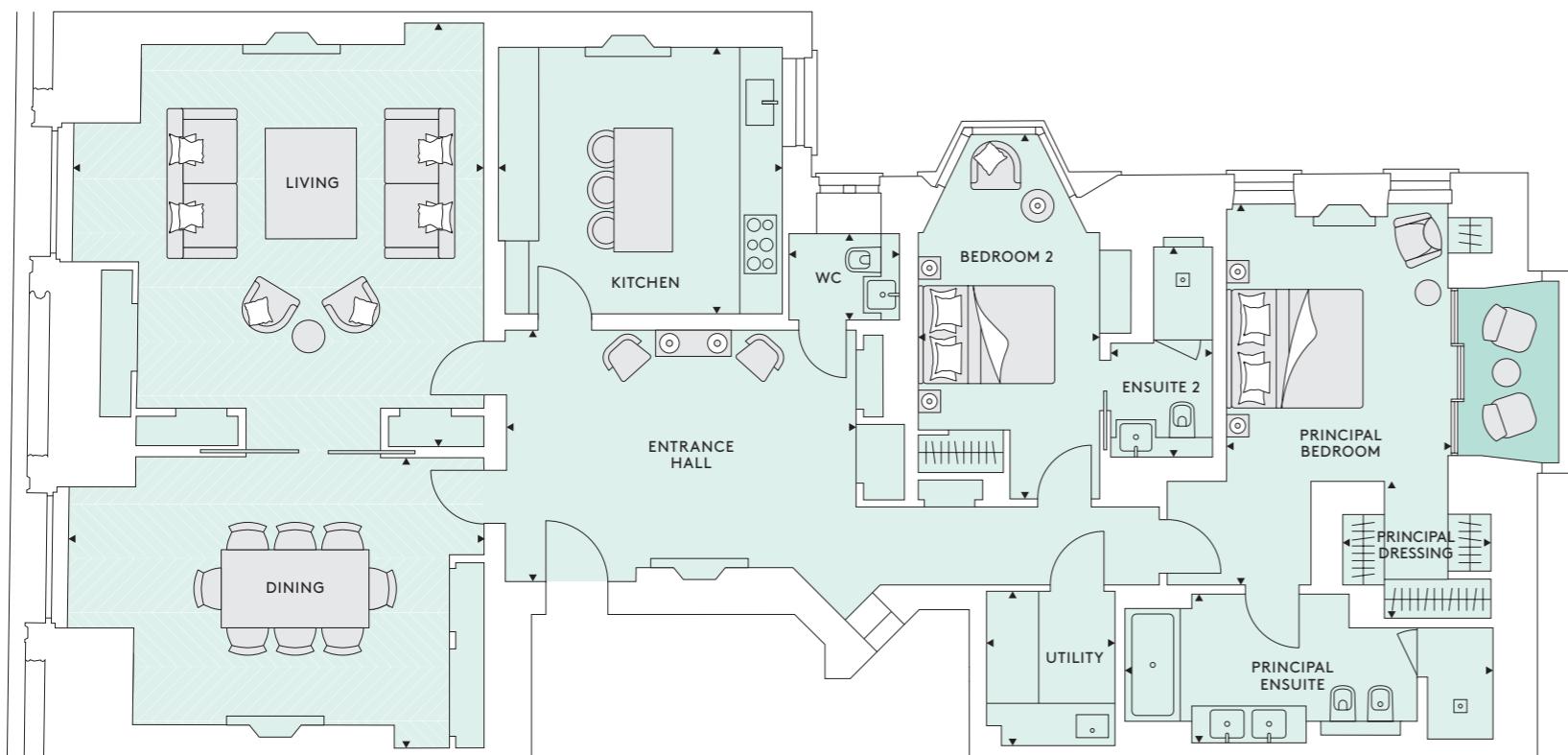
BEDROOM



PRINCIPAL ENSUITE



## THE FLOORPLAN

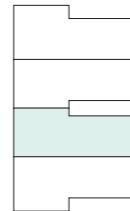


## APARTMENT 20 (5.03)



## 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"	WC	1.66m x 1.37m 5' 5" x 4' 6"
ENSUITE 2	3.21m x 1.59m 10' 6" x 5' 3"		

## APARTMENT 20 (5.03) SPECIFICATION

### GENERAL

- 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.

### KITCHENS

- Integrated appliances by Gaggenau:
  - 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).

### PRINCIPAL AND FIRST AND FOURTH FLOOR PRINCIPAL GUEST ENSUITE BATHROOMS

- 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.

### SECONDARY BATHROOMS

- 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.

### PRINCIPAL AND FIRST FLOOR PRINCIPAL GUEST BEDROOM JOINERY

- Tabu Tay veneer (external), Alpi Grey veneer (internal).
- Bronze metal trim and handle.
- Recessed internal LED lights.
- Flush mirrors mounted inside of wardrobe doors.

### SECONDARY BEDROOM JOINERY

- Tabu Noce veneer (external), Alpi Grey veneer (internal).
- Bronze handle.
- Recessed internal LED lights.
- Flush mirrors mounted inside of wardrobe doors.

### UTILITY ROOMS

- Miele washing machine and tumble dryer.

### IRONMONGERY

- Franchi International with antique brass finish (unless otherwise specified).

### FLOOR FINISHES

- 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.

### SECURITY AND SAFETY SYSTEMS

- 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.

### MECHANICAL SYSTEMS AND PLUMBING

- 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.

### LIGHTING, POWER AND AUDIOVISUAL

- 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:
  - FreeView (Digital TV)
  - FM/DAB
  - Sky/Sky Q (Astra)
  - Hotbird (Eutelsat)
- Provision for BT Openreach and Hyperoptic services.
- CAT6 and telephone connections in all habitable rooms.

### ENERGY EFFICIENCY

- 2014 BREEAM 'Very Good'.

### CONTACT DETAILS

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