



13

(3.04)

HARCOURT  
HOUSE  
LONDON · W1

ENTRANCE



RECEPTION ROOM



BEDROOM



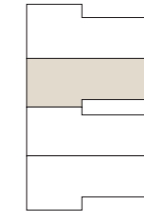
PRINCIPAL ENSUITE



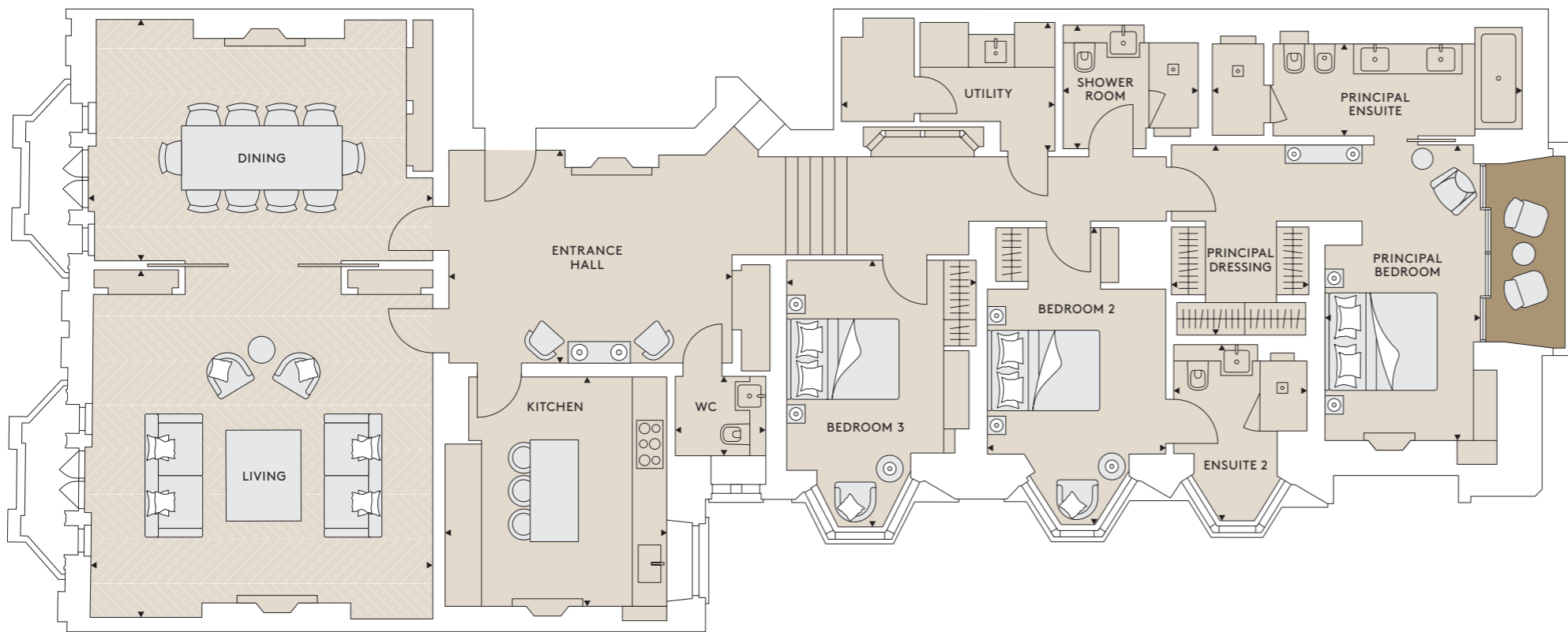
THE FLOORPLAN

APARTMENT 13 (3.04)

**3 BEDROOM**  
229.3 sq m/2,468 sq ft



THIRD FLOOR



<b>LIVING</b> 6.64m x 6.82m 21' 9" x 22' 5"	<b>PRINCIPAL BEDROOM</b> 5.40m x 2.94m 17' 9" x 9' 8"
<b>DINING</b> 4.33m x 6.55m 14' 2" x 21' 6"	<b>PRINCIPAL DRESSING</b> 3.26m x 2.52m 10' 8" x 8' 3"
<b>KITCHEN</b> 4.43m x 4.13m 14' 6" x 13' 7"	<b>PRINCIPAL ENSUITE</b> 1.91m x 5.81m 6' 3" x 19' 1"
<b>ENTRANCE HALL</b> 3.93m x 5.23m 12' 11" x 17' 4"	<b>BEDROOM 2</b> 5.47m x 3.29m 17' 11" x 10' 10"
<b>UTILITY</b> 2.18m x 3.93m 7' 2" x 12' 11"	<b>ENSUITE 2</b> 3.32m x 2.48m 10' 11" x 8' 2"
<b>WC</b> 1.46m x 1.75m 4' 9" x 5' 9"	<b>BEDROOM 3</b> 4.91m x 3.49m 16' 1" x 11' 5"
<b>SHOWER ROOM</b> 2.26m x 2.50m 7' 5" x 8' 2"	

## APARTMENT 13 (3.04) 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"> <li>Bioethanol fires to front reception rooms.</li> <li>Refurbished original timber windows (or replaced like-for-like).</li> <li>Secondary glazing throughout.</li> <li>Franchi art deco style bronze ironmongery to internal doors while within the bathrooms the ironmongery has a polished nickel finish.</li> </ul>	<ul style="list-style-type: none"> <li>Fantini ironmongery in polished nickel finish.</li> <li>Polished Calacatta Venato marble to walls and bath surrounds.</li> <li>Bespoke Arabescato Grigio Rosa marble vanity units.</li> <li>Mirrored cupboards with integrated lighting and demisters and shaver sockets.</li> <li>Villeroy and Boch toilets and bidets.</li> </ul>	<ul style="list-style-type: none"> <li>Tabu Tay veneer (external), Alpi Grey veneer (internal).</li> <li>Bronze metal trim and handle.</li> <li>Recessed internal LED lights.</li> <li>Flush mirrors mounted inside of wardrobe doors.</li> </ul>	<ul style="list-style-type: none"> <li>Bordered chevron parquet engineered walnut timber floors to front reception rooms.</li> <li>Honed Opal White marble floors with Gothic Grey marble border to apartment entrance halls.</li> <li>Large format Opal White marble slabs to kitchen (except ground floor) and guest WCs.</li> <li>Large format honed Calacatta Venato marble floor slabs to principal and first and fourth floor guest ensuite bathrooms.</li> <li>Claros Grey marble floors to secondary bathrooms.</li> <li>Luxury carpet with high quality underlay to bedroom.</li> <li>Engineered walnut timber floors to apartment hallways/corridors on first, third and fourth floors.</li> <li>Opal White marble floors with a feature pattern to apartment hallways on second and fifth floors.</li> <li>External dormer balconies have Moca brushed stone.</li> </ul>	<ul style="list-style-type: none"> <li>Prewired intruder alarm system.</li> <li>Fire alarm and detection system.</li> <li>Franchi high security 3-point multipoint locking and a spyhole to front doors.</li> <li>Creston Intercom.</li> <li>Eyebolts for window cleaning and maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>Lutron and DALI lighting control systems.</li> <li>5-amp lighting circuits via floor boxes in the reception room and various bedrooms.</li> <li>Creston panels are included in key rooms.</li> <li>Pre-wiring for additional lighting, audio systems and blind motors in various locations.</li> <li>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"> <li>FreeView (Digital TV)</li> <li>FM/DAB</li> <li>Sky/Sky Q (Astra)</li> <li>Hotbird (Eutelsat)</li> </ul> </li> <li>Provision for BT Openreach and Hyperopic services.</li> <li>CAT6 and telephone connections in all habitable rooms.</li> </ul>
<h3>KITCHENS</h3> <ul style="list-style-type: none"> <li>Integrated appliances by Gaggenau: <ul style="list-style-type: none"> <li>Induction hob, wine fridge, dishwasher, fridge, freezer, oven, combi microwave oven and warming drawer.</li> </ul> </li> <li>Bespoke fitted cabinets with matt dark oak veneers.</li> <li>Honed Calacatta Oro marble worktop and splashback.</li> <li>LED lighting below and on top of wall hung cabinets (except on ground and fifth floors).</li> </ul>	<h3>SECONDARY BATHROOMS</h3> <ul style="list-style-type: none"> <li>Gessi ironmongery.</li> <li>Polished Claros Grey marble walls and bath surrounds (where applicable).</li> <li>Bespoke Claros Grey marble vanity units (polished).</li> <li>Mirrored cupboards with integrated lighting, demisters and shaver sockets.</li> <li>Villeroy and Boch toilets.</li> </ul>	<h3>SECONDARY BEDROOM JOINERY</h3> <ul style="list-style-type: none"> <li>Tabu Noce veneer (external), Alpi Grey veneer (internal).</li> <li>Bronze handle.</li> <li>Recessed internal LED lights.</li> <li>Flush mirrors mounted inside of wardrobe doors.</li> </ul>	<h3>MECHANICAL SYSTEMS AND PLUMBING</h3> <ul style="list-style-type: none"> <li>Wet underfloor heating system throughout.</li> <li>Creston controlled comfort cooling to bedrooms and principal rooms.</li> <li>Heat recovery ventilation system to habitable rooms and bathrooms.</li> <li>Leak detection system.</li> </ul>	<h3>ENERGY EFFICIENCY</h3> <ul style="list-style-type: none"> <li>2014 BREEAM 'Very Good'.</li> </ul>	
		<h3>UTILITY ROOMS</h3> <ul style="list-style-type: none"> <li>Miele washing machine and tumble dryer.</li> </ul>			
		<h3>IRONMONGERY</h3> <ul style="list-style-type: none"> <li>Franchi International with antique brass finish (unless otherwise specified).</li> </ul>			

## CONTACT DETAILS

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