

C H I S W I C K

*Passion, flair and
inspired design
have created a
contemporary
home that is
truly unique*

No.12 West4

4,220 sq. ft.
(392 sq. m)
on four floors

Fitted to the highest
standards

Superb natural light



F R E E H O L D

Five superb living and entertaining areas on two levels; all are highly versatile.

At the heart of *No. 12 West 4* are the striking 36'9" x 22'6" (11.20m x 6.86m) kitchen / dining & family rooms which open onto the deck

An oak staircase with glass balustrading and stainless steel handrails leads down to the bar and cinema / games room / sitting room which overlooks the tranquillity of the lower garden with its ingenious water feature



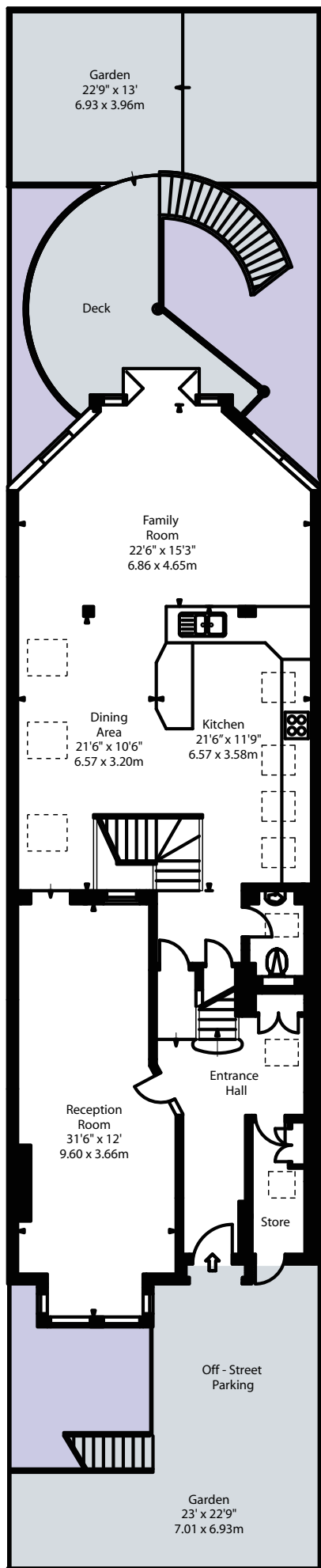
The 21'6" x 11'9" (6.57 x 3.58 m) kitchen by *Osborne Interiors* is fitted with *Alno* units; granite and walnut worktops; marble floor; *Armana* fridge freezer and an extensive range of *Miele* appliances.

The ground floor reception room makes the perfect place for more formal receptions and parties.



4,220 sq. ft.
(392 sq. m)
of exceptional
quality on four
floors

- 4 large living areas and superbly equipped kitchen-dining room
- 5 double bedrooms all with air cooling and hand-crafted, fully-fitted wardrobes
- 4 luxurious bathrooms / shower rooms plus cloakroom
- bar, wine cellar, laundry room
- second entrance provides scope for ancillary flat or office
- underfloor heating throughout
- 50" plasma screen with 5.1 surround-sound
- audio-visual and communications network
- 'mood' lighting in living areas
- landscaped gardens on two levels
- off-street parking

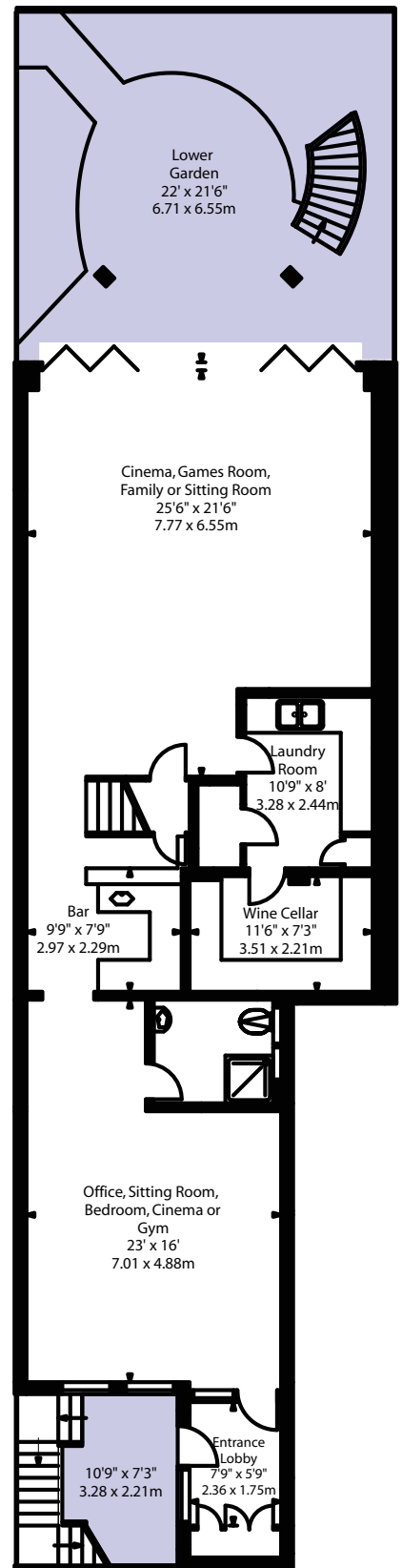


Ground floor
Gross internal floor area*
1411 sq.ft. - 131.08 sq.m. approx

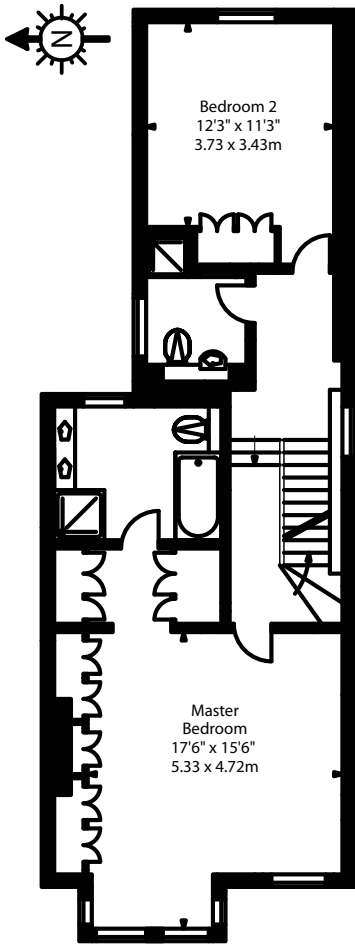
For illustrative purposes only, not to scale. Whilst every care has been taken in the measurements their accuracy cannot be guaranteed (*areas as defined by RICS Code of Measuring Practice)
Prepared by Berridge Kirchner Floor Plans

Total gross internal area*
4221 sq.ft. - 392.13 sq. m. approx

Upper Garden & Deck
29'3" (8.93m)



Lower ground floor
Gross internal floor area*
1301 sq.ft. - 120.86 sq.m. approx
Ceiling height 8' 6" - 2.6 m.



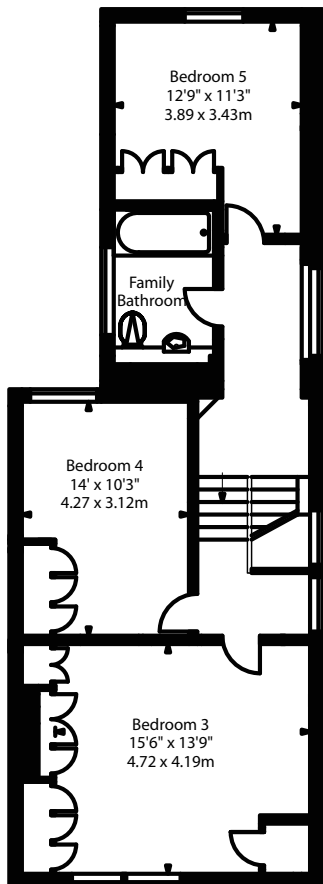
First floor
Approx gross internal floor area*
766 sq.ft. - 71.16 sq.m.



An exquisite feature of *No. 12 West 4* is the master suite: a wonderful bay-windowed bedroom with full-width, hand-crafted, fully-fitted wardrobes (sycamore-veneer doors with luxury interiors in maple and Lebanese cedar veneers); 30" LCD screen;

bathroom – large shower, bath, twin basins, chrome heated towel rails, marble floor, limestone walls, LCD screen and ceiling speaker.

All other bedrooms also have air cooling, wiring for sound, video, data and telephone and fitted wardrobes.



Second floor
Gross internal floor area*
743 sq.ft. - 69.0 sq.m. approx





A highlight of *No. 12 West 4* is the dramatic garden on two levels linked by a sweeping curved steel stairway with glass balustrading and stainless steel handrails. (*Design by Degrees*)

An ingenious water feature in the lower garden and subtle lighting all add to the appeal of these areas.

The spacious room at the front of the lower ground floor could be an additional sitting room, a “den”, an office, a 6th bedroom or even a gym. This area could be adapted easily to provide an ancillary flat with separate entrance.





Chiswick

One of the premier residential areas to the west of Central London, combines the best of urban life with 'village' charm

Chiswick's accessibility to Central London, Heathrow Airport and the National Road Network, together with the wealth of local amenities – shopping, excellent restaurants, good schools and leisure - all contribute to its appeal.

Alkamye Properties is dedicated to creating homes and living spaces that are unsurpassed in quality and design.

**ALKAMYE
PROPERTIES**



Specification & Appliances

Air Cooling	Air Cooling in Bedrooms and Wine Cellar.
Home Entertainment & Audio-Visual	Infrastructure for fully integrated audio, satellite & terrestrial television, and video / DVD throughout. 50" plasma screen with Dolby Digital 5.1 surround-sound in Cinema / Games Room; infrastructure for similar in Office/ Gym. 30" LCD screen in Master Bedroom and LCD screen in en-suite (plus infrastructure for one more). Ceiling speakers in the Living Room, the Kitchen / Dining Room, the Family Room, each bedroom and the en-suite.
Internet, Computer & Telephone	Cat 5e cabling for high speed internet (ADSL broadband) and data transfer, computer network, telephone and fax links to all living rooms and bedrooms.
"Mood Lighting"	Sophisticated electronically programmable multi-mood Leax lighting system in all living areas.
Under-Floor Heating	Multi-zoned gas-fired warm water under-floor heating throughout.
Central Vacuuming	Central vacuuming system.
Wine Cellar	Fully fitted and temperature controlled.
Kitchen	By <i>Alno</i> with granite and walnut worktops and marble flooring. <ul style="list-style-type: none"> • <i>Armana</i> fridge-freezer in stainless steel with water and ice dispenser. • <i>Miele</i> combined wok, gas and ceramic hob. • Two <i>Miele</i> electric ovens. • <i>Miele</i> combination oven. • <i>Miele</i> dishwasher. • <i>Miele</i> coffee machine and plate warmer. • Filtered drinking water supply
Bar (or Kitchenette)	Oak worktop and marble floor. Fitted with fridge, dishwasher, microwave and sink and wired for electric hob and extractor. Filtered drinking water supply to sink.
Bathrooms	Marble, limestone and travertine floors, walls and vanity tops (except lower ground floor wet room). All with high quality fittings. LCD screen and ceiling speaker linked to A-V system in master en-suite. Pressurised hot water system with 300 litre Megaflo. Water softener.
Wardrobes	Hand-crafted wardrobes in all bedrooms. Master Bedroom with sycamore-veneer doors and luxury fitted interiors in maple and Lebanese cedar veneers.
Floor Coverings	Ground & Lower Ground - solid oak and marble in all living areas. Bathrooms - marble or travertine (porcelain in lower ground floor wet room). Bedrooms - 100% wool carpet.
Laundry Room	Fully fitted, beech worktop, ceramic double sink, heated linen cupboard. <i>Miele</i> washing machine and tumble dryer.
Ancillary Flat / Office	The second entrance enables the front of the lower ground floor to be used as an ancillary studio flat or office of some 500 sq ft (46.5 sq m) which could be self-contained (planning permission may be required).
Double Glazing	Double glazed timber sash windows throughout to minimise heat loss and extraneous noise from traffic and aircraft.
Security	Video entry and CCTV systems linked to the audio-visual system. Electronic front door control. Sensors to all ground & lower ground floor areas, master bedroom and first floor landing. Smoke detectors on all floors (mains operated).



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