

# ***No.12 West 4***

## Specification and Appliances

***No. 12 West 4*** is a 4,221 sq. ft. [392 M<sup>2</sup>] house finished to the highest standards including extensive use of marble, limestone, travertine, oak and glass and incorporating: -

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|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Air Cooling</b>                           | <ul style="list-style-type: none"><li>◆ Air cooling in bedrooms and wine cellar</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Home Entertainment &amp; Audio-Visual</b> | <ul style="list-style-type: none"><li>◆ Infrastructure for fully integrated audio, satellite &amp; terrestrial television, and video / DVD throughout</li><li>◆ 50" plasma screen with Dolby Digital 5.1 surround-sound in Cinema / Games Room; infrastructure for similar in Study / Gym</li><li>◆ 30" LCD screen in Master Bedroom and LCD screen in en-suite (plus infrastructure for one more)</li><li>◆ Ceiling speakers in Kitchen / Dining Room, Family Room, Reception Room, each bedroom and en-suite bathroom</li></ul> |
| <b>Internet, Computer &amp; Telephone</b>    | <ul style="list-style-type: none"><li>◆ Cat 5e cabling for high speed internet (ADSL broadband) and data transfer, computer network, telephone and fax links to all living rooms and bedrooms</li></ul>                                                                                                                                                                                                                                                                                                                           |
| <b>Mood Lighting</b>                         | <ul style="list-style-type: none"><li>◆ Sophisticated electronically programmable multi-mood <i>LEAX</i> lighting system in all living areas</li></ul>                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Under-Floor Heating</b>                   | <ul style="list-style-type: none"><li>◆ Multi-zoned gas-fired warm water under-floor heating throughout</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Central Vacuuming</b>                     | <ul style="list-style-type: none"><li>◆ Central vacuuming system throughout</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Wine Cellar</b>                           | <ul style="list-style-type: none"><li>◆ Fully fitted and temperature controlled</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Kitchen</b>                               | <ul style="list-style-type: none"><li>◆ By <i>Alno</i> with granite and walnut worktops and marble flooring</li><li>◆ <i>Armana</i> fridge-freezer in stainless steel with water and ice dispenser</li><li>◆ <i>Miele</i> combined wok, gas and ceramic hobs</li><li>◆ Two <i>Miele</i> electric ovens</li><li>◆ <i>Miele</i> combination oven</li><li>◆ <i>Miele</i> dishwasher</li><li>◆ <i>Miele</i> coffee machine and plate warmer</li><li>◆ Filtered drinking water supply</li></ul>                                        |
| <b>Bar</b> (or Kitchenette)                  | <ul style="list-style-type: none"><li>◆ Oak worktop and marble floor</li><li>◆ Fitted with fridge, microwave, dishwasher and sink</li><li>◆ Filtered drinking water supply</li><li>◆ Wired for hob &amp; extractor, if required</li></ul>                                                                                                                                                                                                                                                                                         |
| <b>Bathrooms</b>                             | <ul style="list-style-type: none"><li>◆ Marble, limestone and travertine floors, walls and vanity tops (except lower ground floor shower room)</li><li>◆ All with high quality fittings</li><li>◆ LCD screen and audio-visual system in master en-suite</li><li>◆ Pressurised hot water system with 300 litre Megaflor</li><li>◆ Water softener</li></ul>                                                                                                                                                                         |

- 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
  
- Doors**
  - ◆ Oak-veneered flush internal doors to ground and lower ground floors
  
- Laundry Room**
  - ◆ Fully fitted, beech worktop, ceramic sink, heated linen cupboard
  - ◆ *Miele* 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 M<sup>2</sup>] which could be self-contained (planning permission may be required)
  
- Double Glazing**
  - ◆ Double glazed timber sash windows throughout minimise heat loss and extraneous noise from traffic and aircraft
  
- Security**
  - ◆ Video entry system
  - ◆ CCTV linked to the audio-visual system
  - ◆ Electronic front door control
  - ◆ Sensors to all ground & lower ground floor areas and first floor landing
  - ◆ Smoke detectors on all floors (mains operated)
  
- Rear Gardens**
  - ◆ Customised water feature
  - ◆ Irrigation system
  - ◆ Louis Poulsen lighting

For further information or an appointment to view No. 12 West 4 please contact either of our joint agents: -



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