

No.12 West 4

Specification and Appliances

Situated in a premier residential street in Chiswick, West London , ***No. 12 West 4*** is a spectacular 4,221 sq. ft. or 392 M² of exceptional space all fitted to the highest standards including extensive use of marble, limestone, travertine, oak and glass, with five superb living and entertaining spaces.

Air Cooling	<ul style="list-style-type: none">◆ Air cooling in bedrooms and wine cellar
Home Entertainment & Audio-Visual	<ul style="list-style-type: none">◆ 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 Study / Gym◆ 30" LCD screen in Master Bedroom and LCD screen in en-suite (plus infrastructure for one more)◆ Ceiling speakers in Kitchen / Dining Room, Family Room, Reception Room, each bedroom and en-suite
Internet, Computer & Telephone	<ul style="list-style-type: none">◆ 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"	<ul style="list-style-type: none">◆ Sophisticated electronically programmable multi-mood <i>LEAX</i> lighting system in all living areas
Under-Floor Heating	<ul style="list-style-type: none">◆ Multi-zoned gas-fired warm water under-floor heating throughout
Central Vacuuming	<ul style="list-style-type: none">◆ Central vacuuming system throughout
Wine Cellar	<ul style="list-style-type: none">◆ Fully fitted and temperature controlled
Kitchen	<ul style="list-style-type: none">◆ By <i>Alno</i> with granite and walnut worktops and marble flooring◆ <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)	<ul style="list-style-type: none">◆ Oak worktop and marble floor◆ Fitted with fridge, microwave, dishwasher and sink and wired for hob & extractor, if required◆ Filtered drinking water supply
Bathrooms	<ul style="list-style-type: none">◆ Marble, limestone and travertine floors, walls and vanity tops (except lower ground floor shower room)◆ All with high quality fittings◆ LCD screen and audio-visual system in master en-suite◆ Pressurised hot water system with 300 litre Megaflo◆ Water softener

Wardrobes	<ul style="list-style-type: none"> ◆ Hand-crafted wardrobes in all bedrooms. ◆ Master Bedroom with sycamore-veneer doors and luxury fitted interiors in maple and Lebanese cedar veneers
Floor Coverings	<ul style="list-style-type: none"> ◆ 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	<ul style="list-style-type: none"> ◆ Oak-veneered flush internal doors to the ground and lower ground floors
Laundry Room	<ul style="list-style-type: none"> ◆ Fully fitted, beech worktop, ceramic double sink, heated linen cupboard ◆ <i>Miele</i> washing machine and tumble dryer
Ancillary Flat / Office	<ul style="list-style-type: none"> ◆ 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 M²] which could be self-contained (planning permission may be required)
Double Glazing	<ul style="list-style-type: none"> ◆ Double glazed timber sash windows throughout minimise heat loss and extraneous noise from traffic and aircraft
Security	<ul style="list-style-type: none"> ◆ 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	<ul style="list-style-type: none"> ◆ 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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