

LORDS COURT

HAMMERSMITH

A development of unique one 2 bedroom and three 3 bedroom apartments in a quiet location close to the river



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Presenting a development of four unique luxury apartments created within an existing building, close to the River Thames and the world famous BBC Riverside Studios in Hammersmith

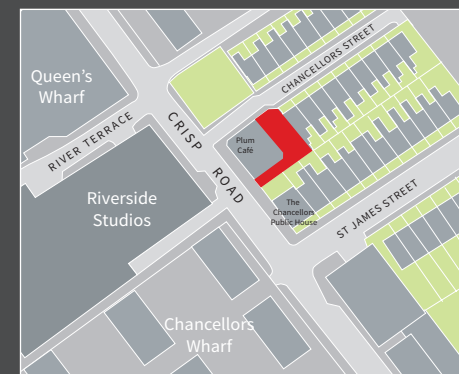
Within a few yards of your front door you can enjoy an energetic morning run or evening cycle along the picturesque riverside path, all the way to Kew, Richmond and Hampton if you like! Or just relax in one the many interesting local pubs and restaurants.

A few minutes walk to the north is bustling Hammersmith town centre, with its extensive range of shopping, leisure and night-life facilities. Westfield London is just 10 minutes away and there are excellent transport connections into central London.



The area around Lords Court is undergoing a fantastic revolution, with the redevelopment of the Riverside Studios complex and Queen's Wharf, bringing new homes, restaurants, culture and local amenities right to your doorstep.

A truly inspirational place to live your life

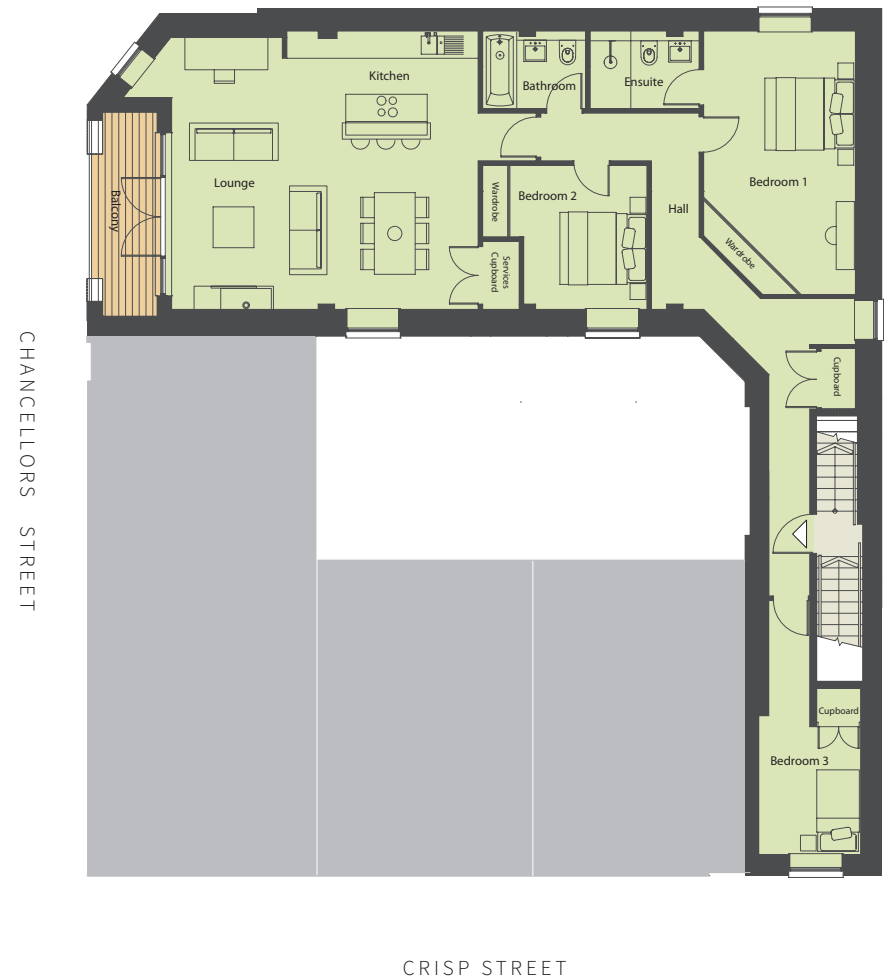
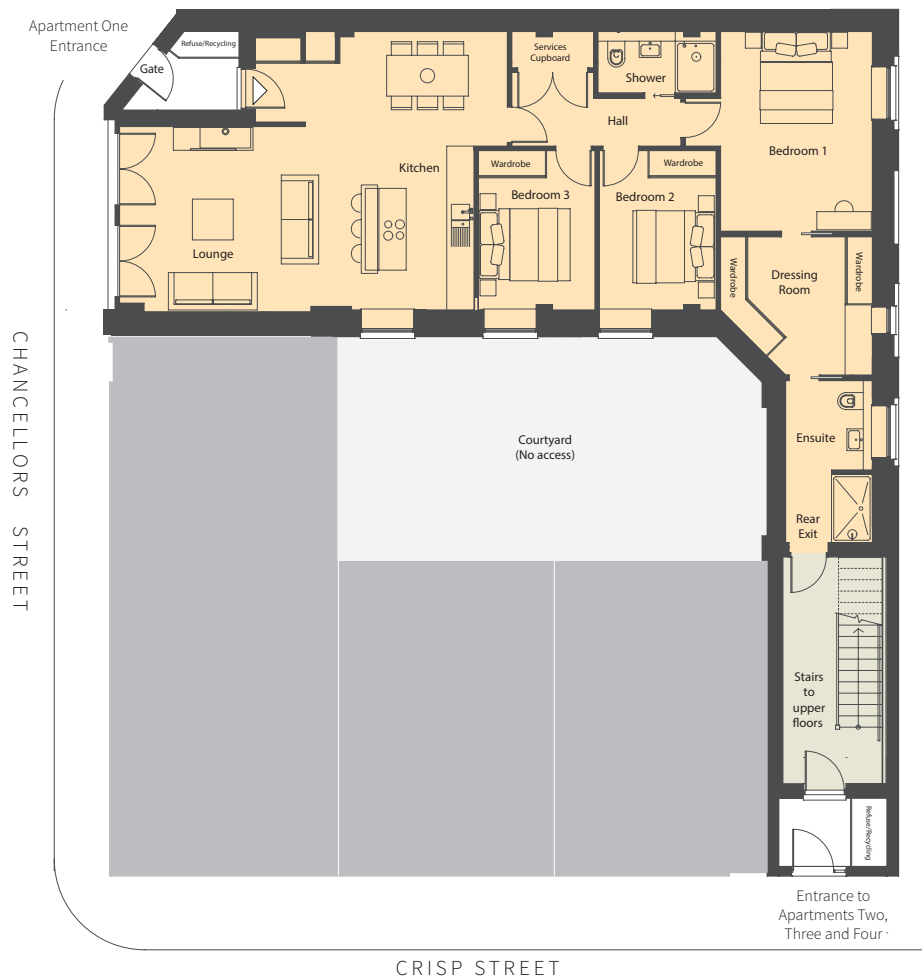


The ground floor apartment entrance is on Chancellors Street, a quiet mews, whilst the apartments on the upper floors have their entrance on Crisp Street directly opposite Riverside Studios.





Each apartment has individual character. The three upper floor apartments benefit from a balcony or roof terrace and feature well equipped kitchens with integrated Miele, Siemens and Smeg appliances, set in handle-less light wood units. The bathrooms are in a contemporary white finish featuring Duravit sanitaryware with Hansgrohe taps and showers.



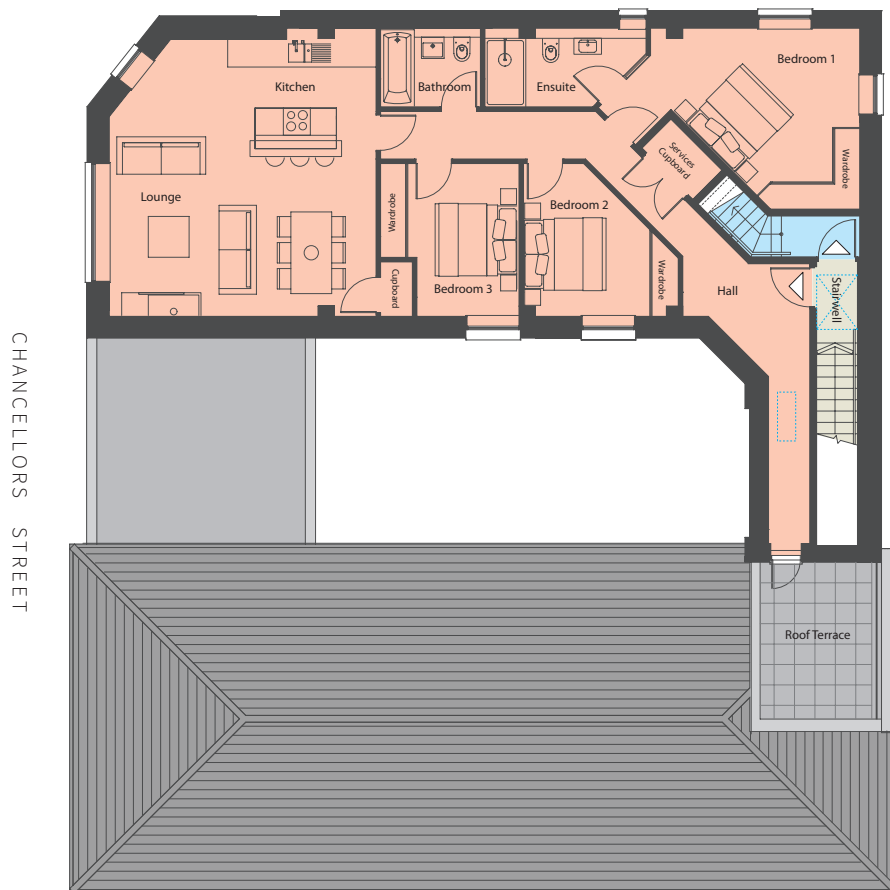
Apartment One

Ground Floor	109.58 sq m	1,179 sq ft
Lounge/Kitchen	7.72 x 6.33m	25'4" x 20'9"
Bedroom 1	4.40 x 3.35m	14'5" x 11'0"
Bedroom 2	3.85 x 2.57m	12'8" x 8'5"
Bedroom 3	3.85 x 2.57m	12'8" x 8'5"
Entrance Lobby	3.18 sq m	34 sq ft

Apartment Two

First Floor	115.01 sq m	1,238 sq ft
Lounge/Kitchen	6.75 x 6.40m	22'2" x 21'0"
Bedroom 1	7.18 x 3.50m	23'7" x 11'6"
Bedroom 2	3.62 x 3.45m	11'11" x 11'4"
Balcony	5.53 sq m	59 sq ft

Plans not to scale and are for indicative purposes only.

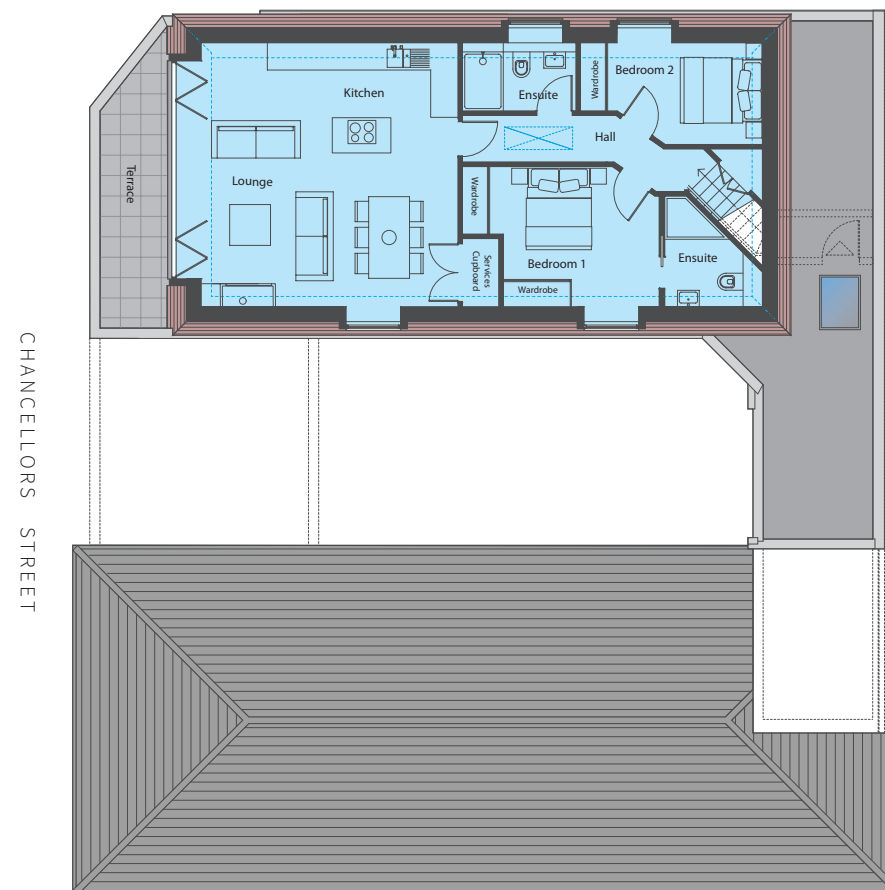


CRISP STREET

Apartment Three

Second Floor	102.20 sq m	1,100 sq ft
Lounge/Kitchen	6.20 x 5.88m	20'4" x 19'4"
Bedroom 1	4.61 x 3.98m	15'2" x 13'1"
Bedroom 2	3.45 x 3.41m	11'4" x 11'2"
Bedroom 3	3.45 x 3.05m	11'4" x 10'0"
Roof Terrace	9.54 sq m	103 sq ft

Measurements are shown as maximum and may have varied during construction



CRISP STREET

Apartment Four

Third Floor	77.04 sq m	829 sq ft
Lounge/Kitchen	6.53 x 5.79 m	21'5" x 19'0"
Bedroom 1	4.33 x 3.17m	14'3" x 10'5"
Bedroom 2	4.32 x 2.24m	14'2" x 7'4"
Roof Terrace	6.65 sq m	72 sq ft

Hammersmith, one the most sought after places to live in London, offers an abundance of quality shopping, cultural and leisure facilities with a range of restaurants, wine bars and cafés, open spaces and pleasant riverside walks

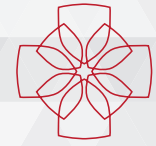


The town centre is home to The Broadway Centre, King's Mall Shopping Centre, King Street and even a Farmers' Market every Thursday. The major Westfield London Shopping Centre, with hundreds of shops, major restaurant attractions and some of the UK's largest cinema screens, is a short drive away at White City. There are some top rated restaurants along King Street, an area currently being extensively regenerated.

The area is also well known as a centre for entertainment and culture with the arts centre at the Riverside, across the road from Lords Court, the major concert venue at the Hammersmith Apollo and stage plays at the Lyric Theatre. Olympia Exhibition Centre is within a mile.



Riverside Studios, a BBC recording studio, home to many famous programmes over the years, is across the road from Lords Court. Easy to pop in and enjoy the bar and dining facilities or the outdoor terrace with a fantastic views of the river and Hammersmith Bridge.



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Hammersmith enjoys a strategic position taking advantage of key routes into and out of London, with direct access to the A4/M4 and to the A40/M40 at White City.

With two Underground stations (Zone 2 - Circle District, Piccadilly, Hammersmith & City lines) the West End is just 15 minutes away, the City around 30 minutes and Heathrow is 33 minutes. The adjacent bus station is one of the busiest in London served by 22 routes.

The major rail termini at Victoria (for Gatwick Express), Paddington, King's Cross and St Pancras International (for Eurostar routes) are all a direct Underground journey away.





Main Entrance and Common Areas

- Secure gated enclosure
- Secure pedestrian access
- Video entry phone systems
- Quality stainless steel ironmongery to apartment doors
- Interior designed communal lobby
- Secure individual powder coated and galvanised steel mail boxes
- Large format porcelain tiles to communal lobby and walkways

Internal Specification

- Matt-emulsion to all internal walls
- Over sized veneered internal 2200mm high doors
- Veneered entrance doors to each flat
- Kärcher stainless steel Level handles
- Oak engineered wood flooring
- Porcelain tiling to bathroom floors
- Underfloor heating
- Contemporary style square edge skirting and architraves
- Carpet to all bedrooms
- Fitted wardrobes to master bedrooms

Kitchens

- Handle-less light wood finish to kitchen units
- 20mm stone worktops with integrated drainers and under-mounted stainless steel sinks
- Glass splash backs to all areas
- Stainless steel mixer tap by Blanco
- Kitchen appliances including integrated Miele microwave, Miele induction hob, Miele electric oven, Siemens fridge freezer, Siemens dishwasher, Smeg ceiling extractor, Smeg washer dryer, compact wine cooler and instant hot water tap

Bathrooms and Ensuites

- Luxury contemporary bathroom suites in white by Duravit.
- Hansgrohe Axor taps, bath fillers and showers
- Thermostatically controlled fixed and hand-held chrome showers and good quality mixers
- Wall hung WC by Duravit
- Gerberit cistern and dual flush plate
- Duravit vanity units
- Zehnder heated towel rails
- Frameless shower enclosures
- Porcelanosa large format tiles to walls and floors
- Wet room style tiled showers

Audio Visual and Home Automation

- Central Audio visual cupboard
- Pre-wired for multi-room audio system
- Ceiling speakers fitted to living rooms, kitchens, master bedrooms and master ensembles

Lighting Control System

- Lighting control to living room with pre-set scene settings
- Recessed down lights to living room, kitchen, hallways, bathrooms and bedrooms
- Feature LED lighting to bathrooms on sensors
- Feature LED ceiling recess to living room

Electrical

- Wired for home office in living rooms
- Stainless steel socket plates
- Telephone and TV points to living room and bedrooms in stainless steel
- Hard-wired and integrated smoke and heat detection systems

Electric Curtain Control *

- Integrated curtain and blind control
- Controllable via central control system, compatible with tablet or smart phone

Underfloor heating remote control *

- Integrated central heating control
- Compatible with and controllable through applications on tablet or smart phone

Windows

- Highly secured full height powder coated, double glazed, metal framed windows, with toughened glass and timber window sills

Alarm *

- Integrated alarm system

Green Credentials

- Low energy lighting throughout

Security

- All elements of the development will comply with current building and fire regulations and relevant British Standards
- All apartments are covered by 10-year building guarantee insurance against defects in construction by Premier

* Optional upon request subject to quotation
Specification correct at time of printing.



20 CHANCELLORS STREET
HAMMERSMITH | LONDON W6 9RN