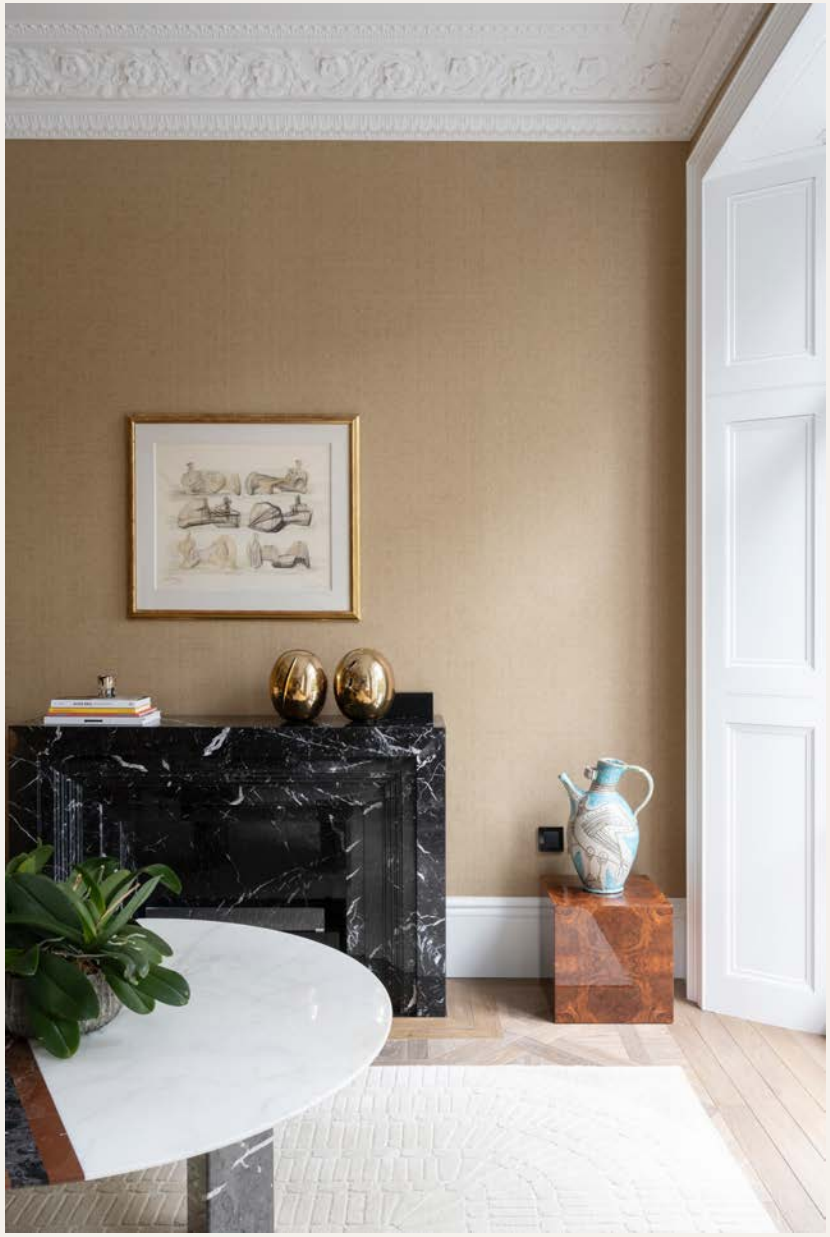
LEINSTER SQUARE

W2





A WONDERFUL LATERAL RESIDENCE SET BEHIND THE TRADITIONAL STUCCO FAÇADE OF THIS GRADE II LISTED BUILDING WITH AN ENVIABLE SOUTHERLY ASPECT OVER THE COMMUNAL GARDENS





This wonderful apartment is set over the first floor of the 13-19 Leinster Square development, completed in 2020.

Six floor to ceiling, south facing windows fill the apartment with light and provide an enviable outlook over the communal gardens of Leinster Square.

Extending to 2,773 SqFt the apartment has been beautifully finished by the current owners. A lovely balance of traditional and modern design compliments classically proportioned and flexible internal accommodation.

The apartment also benefits from over 1,000SqFt of external terracing, air conditioning, porterage and separate storage room on the lower ground floor.





SPECIFICATION

KITCHEN

Obumex kitchen with Calacatta Oro marble worktops and splashbacks.

Gaggenau convection steam oven and separate Gaggenau single oven.

Integrated Gaggenau warming drawer.

Full surface Gaggenau induction cooktop.

Integrated Miele dishwasher.

Integrated Gaggenau combination fridge-freezer.

Multi-temperature CoolDrawer by Fisher & Paykel.

MASTER BEDROOM SUITES

Dressing rooms feature walk-in Boffi wardrobes.

Master bathrooms feature Calacatta marble with oversize walk-in shower and separate freestanding bath.

Floating marble vanity unit with undermounted double basin.

Bespoke bathroom cabinetry.

Brass ironmongery by Waterworks.

SECONDARY BATHROOMS

Carrara marble throughout.

Floating vanity units with undermounted basins.

FIREPLACES

Bespoke black Marquina marble fireplaces.

HEATING & VENTILATION SYSTEMS

Air-conditioning throughout living rooms and master bedrooms.

Central gas fired boilers supply hot water and heating throughout.

Wet system under floor heating in all living areas and bedrooms.

Electric underfloor heating to all bathrooms.

ELECTRICAL & AUDIO VISUAL

Future-ready hard wired network infrastructure, CAT 6 cabling throughout to suit most audio visual, data and IT requirements.

The Control 4 system is designed to support wireless 5.1 systems and wireless multiroom audio.

LIGHTING

Integrated lighting controls with control systems by Control4.

SECURITY

Concierge & video door entry system.

Access control to all building entrances.

Texecom grade 3 alarm system as standard.

CCTV in the lobby, lift and communal entrance doors on ground and lower ground.

CYCLE STORE & STORAGE

Secure internal cycle store for each apartment.

Additional storage room on lower ground floor.



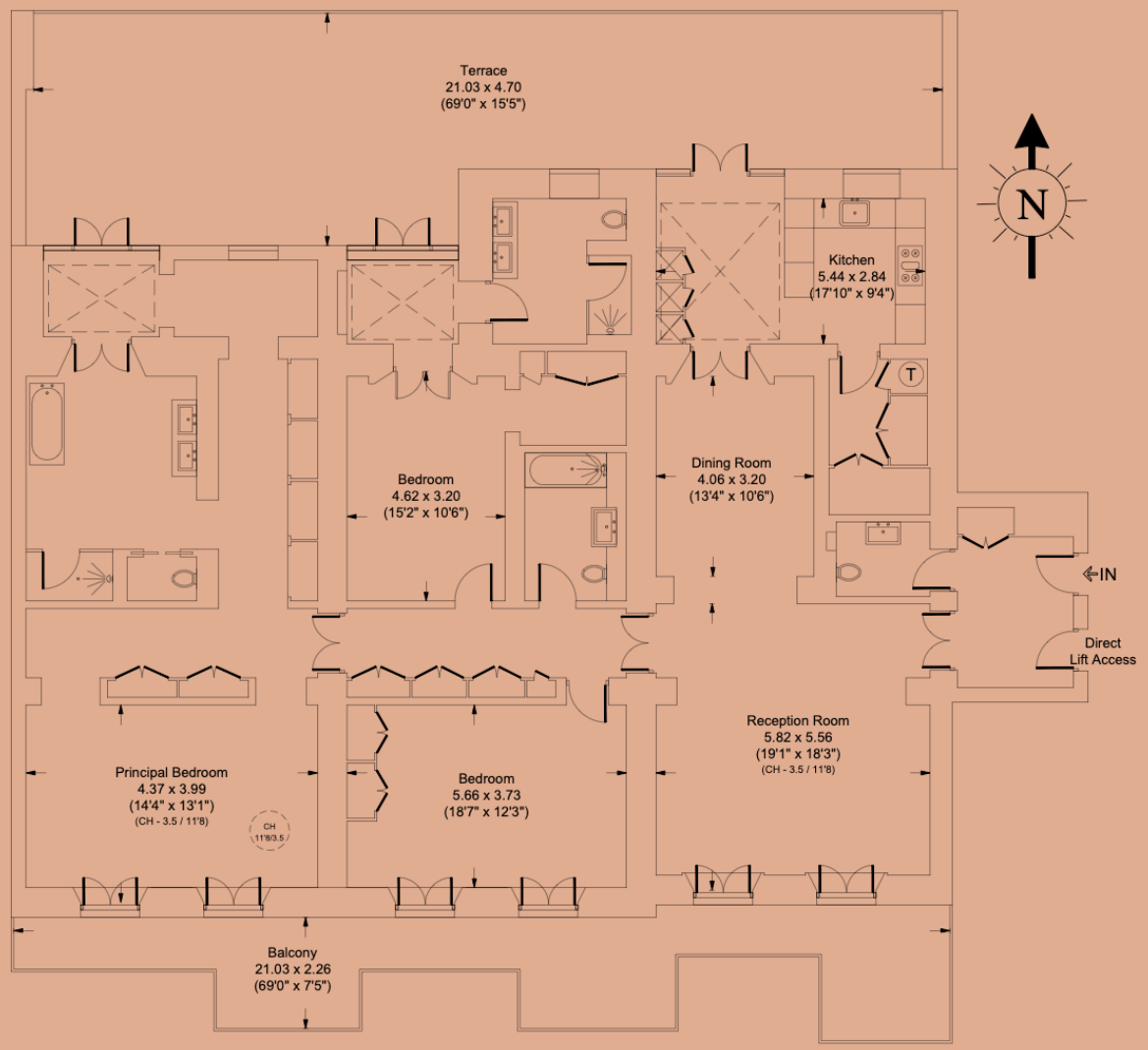






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APPROX. GIA	2,773 SQFT 257.6 SQM
LIMITED USE	7 SQFT 0.7 SQM
TENURE	995 YEARS
SERVICE CHARGE	£29,075
COUNCIL TAX	BAND H
EPC	EXEMPT
BOROUGH	CITY OF WESTMINSTER



For Illustration Purposes Only - Not To Scale
Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.
Measured in accordance with the RICS code of measuring practice. Not to scale.

PARSONS & SON

