



4 12 BOURCHIER STREET LONDON, W1D 4HZ

£1,950,000
LEASEHOLD

Chain Free- Perfectly situated in a prime location, tucked away moments from Dean Street, this completely renovated exceptional two-bedroom, two-bathroom apartment offers a captivating curved living space that exudes charm and sophistication. The interiors have been finished to the highest quality, featuring electronic blackout blinds and curtains, underfloor heating, air-conditioning and a Sonos sound system fitted in the Master bedroom, Lounge, and bathrooms.

The apartment is positioned on the first floor with a lift servicing the building. This well configured and spacious, south-facing apartment offers lots of natural light and comprises of an entrance hallway, double doors, which lead to a open plan reception room/kitchen with integrated appliances including a Gaggenau fridge freezer, Siemens oven & combination oven/microwave, gas hob, dishwasher and a Samsung washer/dryer. Further benefits include a private balcony.

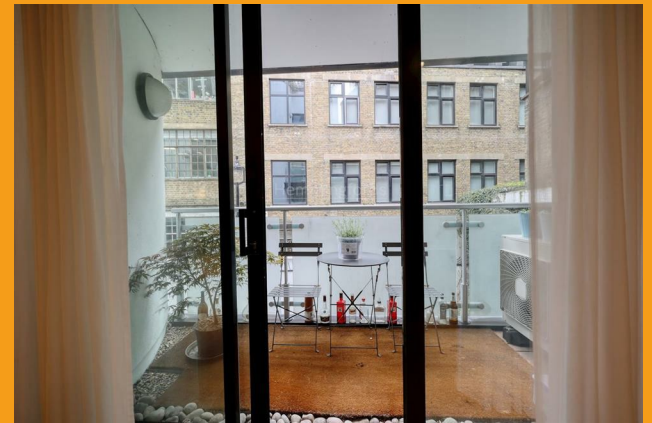
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- Secure underground car parking space
- Exclusive privacy via a private gated development
- Fully air conditioned
- Electronic Black out Blinds and curtains
- Fully controllable Lutron lighting system
- App and iPad control to all systems
- Sonos sound system fitted to the Master bedroom, Lounge and bathrooms
- Premium storage solutions throughout
- Door entry system
- Lift



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ADDITIONAL INFORMATION

Local Authority –

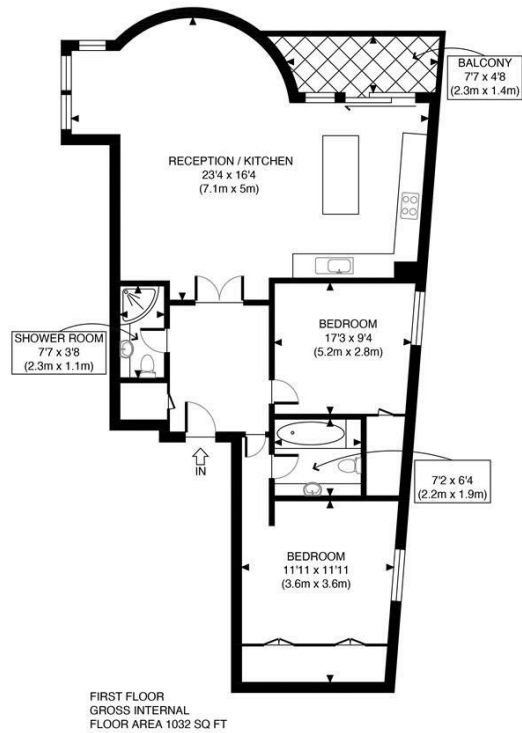
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1032.00 sq ft

Tenure – Leasehold





| | |
|---|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 1032 SQ FT / 96 SQM | Bourchier St |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 18/04/24 |
| | photoplan |



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 76 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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