



THE  
**FITZROVIA**  
PORTFOLIO



*Robert Irving Burns*

Property Consultants



# TIMELESS RESIDENCE

SET IN THE HEART OF LONDON

This collection has 15 individual apartment spread across 3 properties.

We are privileged to release two flats in these classic buildings which boast their own unique and highly sophisticated style, built in the 18th century.

15 CONWAY STREET

65 GRAFTON WAY

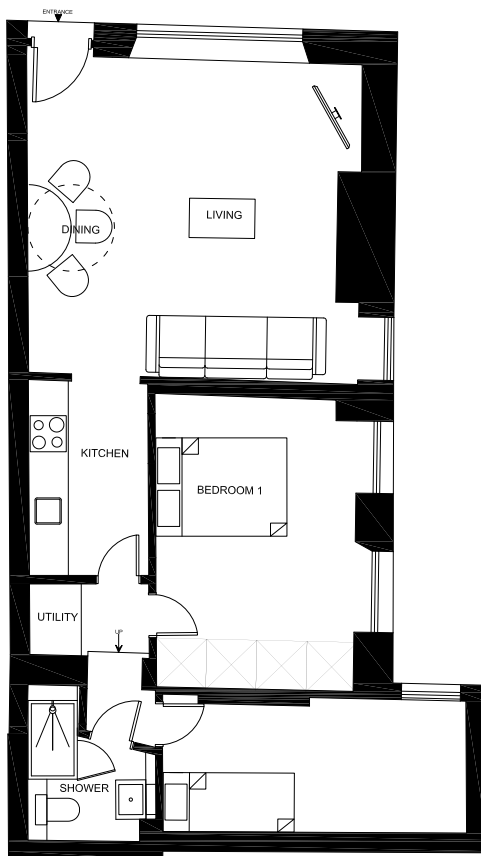


# FLOOR PLANS

## 15 CONWAY STREET

Lower Ground Floor

Approx. Internal Area: 687ft<sup>2</sup> - 63.82m<sup>2</sup>

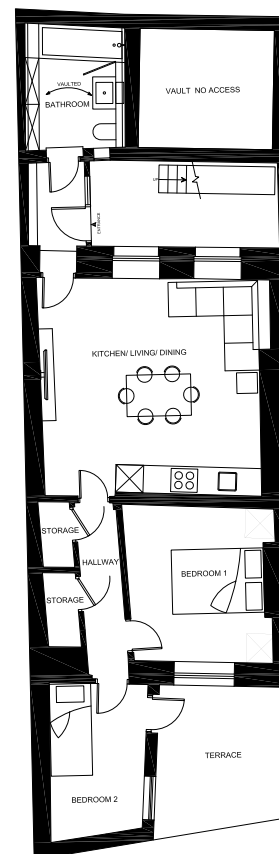


- Private Entrance
- Two double bedrooms
- Fully integrated kitchen
- Spacious Reception/Dining Room
- Shower Room
- Storage cupboard
- Fitted wardrobes to the main bedroom.
- New 999 year lease.
- Asking price £925,000

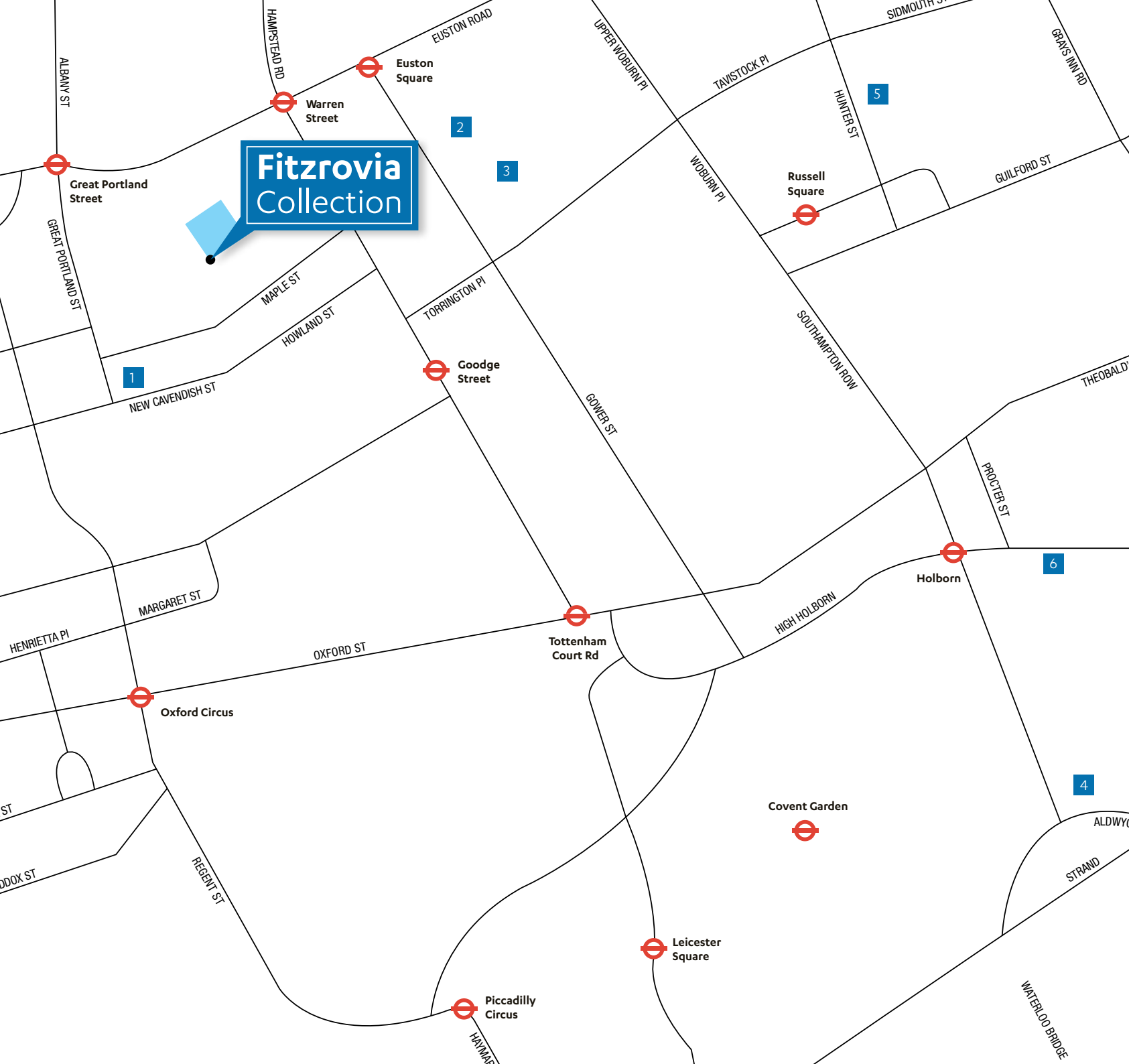
## 65 GRAFTON WAY

Lower Ground Floor

Approx. Internal Area: 641ft<sup>2</sup> - 59.55m<sup>2</sup>



- Private Entrance
- Double Bedroom with fitted cupboards
- Spacious open plan reception/kitchen area
- Single bedroom with direct access to private terrace
- Storage cupboards
- New 999 year lease.
- Asking price £850,000



The University of Westminster

4 minutes



University College London

6 minutes



School of Oriental and African Studies

13 minutes



The London School of Economics and Political Science

8 minutes



School of Pharmacy

9 minutes



University of the Arts London

12 minutes





Computer generated image of the first floor

# SPECIFICATION

## KITCHENS

- Antique White acrylic high gloss door fronts
- Brushed stainless steel 'D' type handles
- 30mm Absolute Nero granite work tops with basin and drainer cut outs
- Clear mirrored splash back
- Recessed brushed stainless steel skirting
- Under mounted stainless steel double basin with waste disposal
- Tap - Hansgrohe Tail's single level pull out spray
- Siemens built under electronic hot air double oven
- Siemens compact oven with microwave
- Siemens 4 no. gas hob
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Siemens extractor hood.

## BATHROOMS

- Duravit Vero 50cm basin or Duravit Vero 85 basin 1 tape hole with 'wings'
- Duravit Starck 3wall hung WC pan
- Hansgrohe thermostatic shower valve trim inc diverter
- Hansgrohe Raindance Air 240mm overhead shower c/w and ceiling shower arm
- Hansgrohe Starck or similar handset hose, wall outlet and wall bracket
- Toilet roll holder
- Towel rail.

## FLOOR FINISHES

- Dining room / Hallway – 150mm x 14mm pre engineered /lacquered real walnut / oak veneer timber plank flooring
- Bedrooms - 100% wool beige coloured loop pile carpet.

## HARDWARE SPECIFICATION

### •Interior -

Dorplan chrome reeded door knob  
Dorplan chrome WC snib set with no indicator  
All other door and window hardware to match chrome door knob finish.

### • Exterior -

Dorplan hardware to be chrome finished to match interior specification  
Flush internal doors in white satin.

## ELECTRICAL SPECIFICATION

- Face plates - MK white flush finish
- Door Entry System - Videx Eclipse flush wall mounted hands free video phone stainless steel exterior casing white plastic interior casing
- Vents - Airflow icon ceiling mounted vents, power determined by size of room
- Radiator - Painted Timber radiator cover with timber painted top and decorative radiator grilles.



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