

LONDON



18-20 LAYSTALL ST

EEC1



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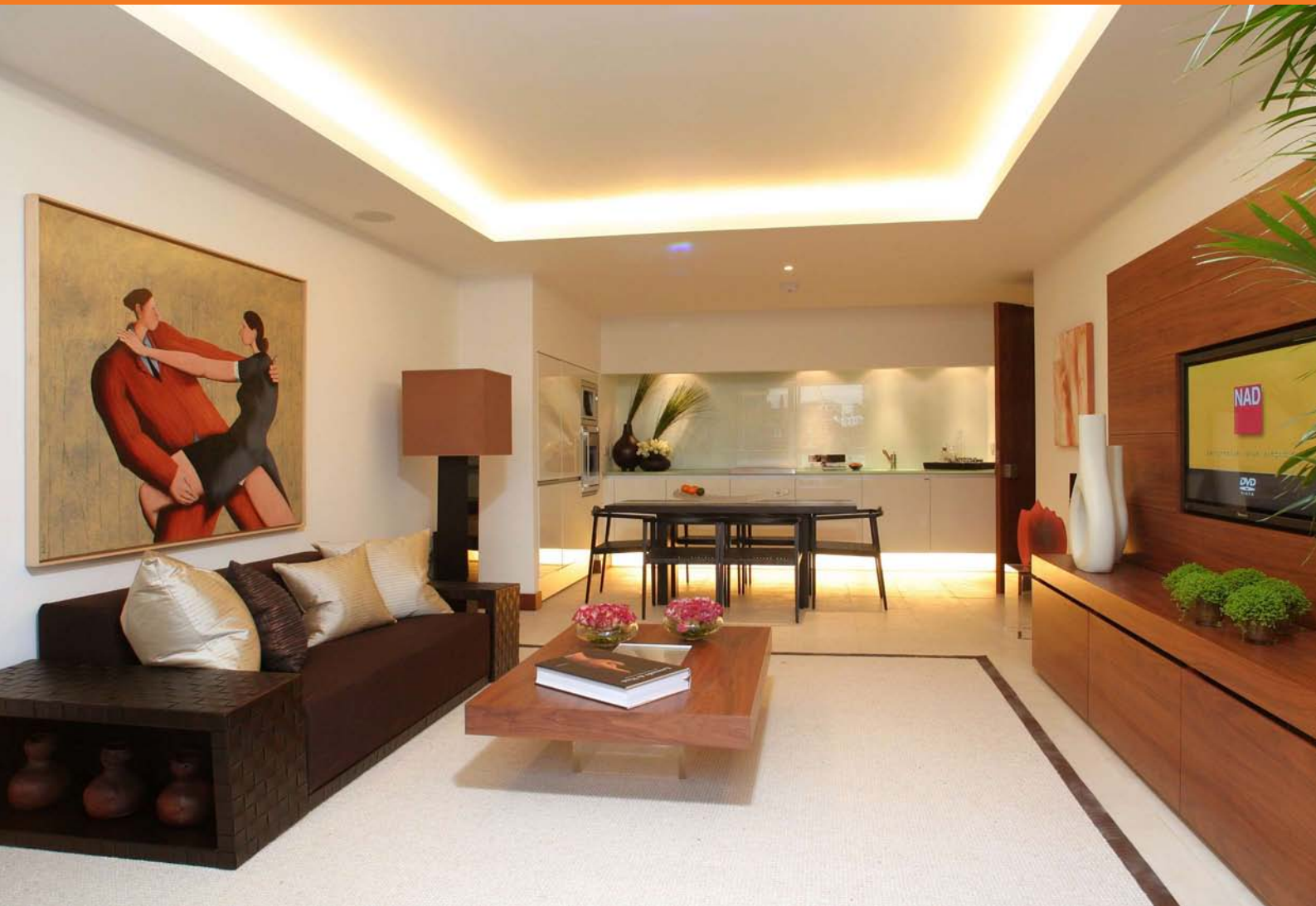
### It's about time

Laystall Street is just two tube stops from the heart of the City and three from the West End. Yet it is quietly tucked away in an area that has long been the creative heart of London.

Within a couple of minutes walk you can find the jewellery makers of Hatton Garden, the leading legal brains in Gray's Inn and the journalists and producers of ITN and The Guardian in Gray's Inn and Farringdon Roads respectively. Plus, Clerkenwell and Farringdon are home to many of the hottest advertising and media agencies of the moment.

Not surprising, then, that you are spoiled for choice when it comes to bars and restaurants: Smithfield, Exmouth Market and St John Street are home to some of the finest in London.







## Simply timeless

18-20 Laystall Street comprises:

- 1 two bed, two bath penthouse with roof terrace
- 1 two bed, two bath duplex apartment with private courtyard
- 1 two bed, one bath duplex apartment with private courtyard
- 6 one bed, one bath apartments

Behind the façade of this terraced, four storey, double-fronted building we have created nine apartments that offer the style, quality and functionality that high-flying, urban professionals rightly expect:

- smooth cream porcelain floors with underfloor heating throughout
- walnut doors, frames and skirtings
- mood lighting in all rooms
- recessed ceiling lighting in living areas
- wired for state-of-the-art smart home technology
- passenger lift





### Time to live

Each apartment is beautifully crafted, exceptionally functional, immaculately finished, and designed to remain that way:

- open-plan white lacquered kitchens
- granite work surfaces
- opaque glass splashbacks
- integrated appliances (oven, microwave, dishwasher, washer drier, ceramic hob)
- cream porcelain tiled walls in bathrooms
- glass-clad shower and bath areas
- contemporary sanitary ware
- 'secret' cupboards
- fitted wardrobes in bedrooms (except in apartments 1 & 2)



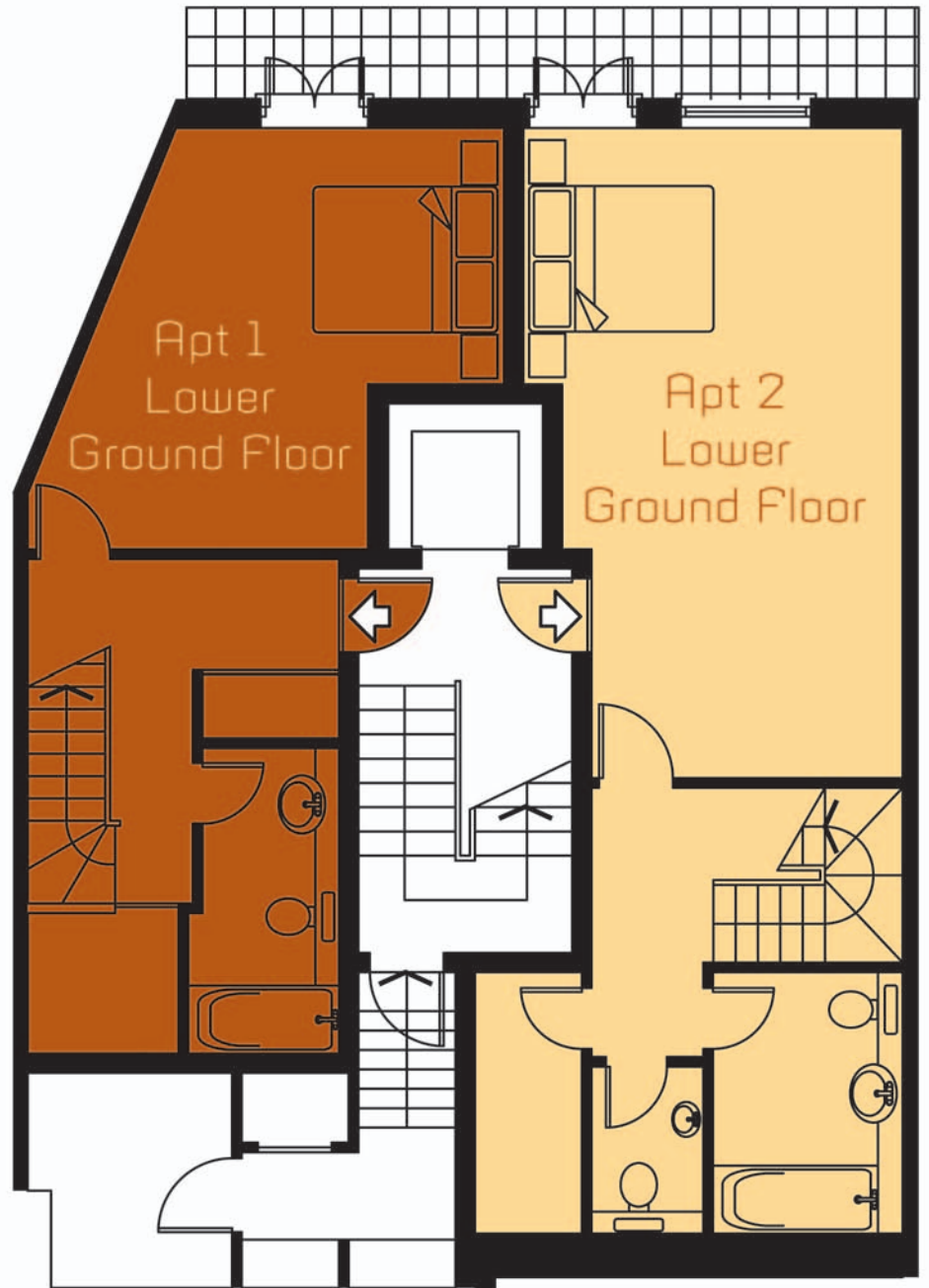




### Time to relax

All apartments are designed with smart home technology in mind and offer maximum flexibility. They are already equipped with many features as standard, so it is more or less a question of plug and play:

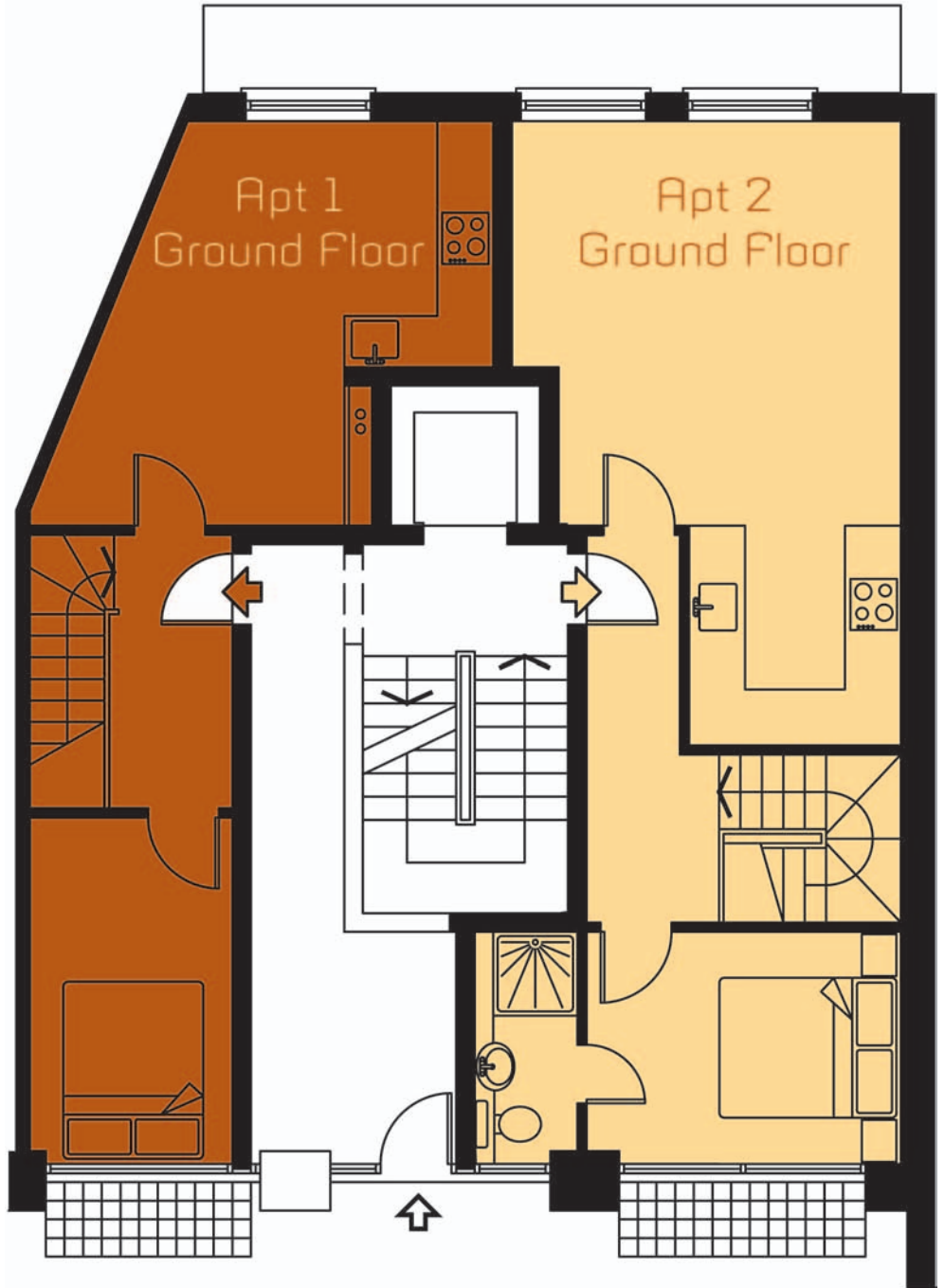
- wired for multi-room sound throughout and for surround sound in the living areas
- mood lighting throughout with six pre-set moods
- universal CAT5 plugs in all rooms
- remote control of secure entry system



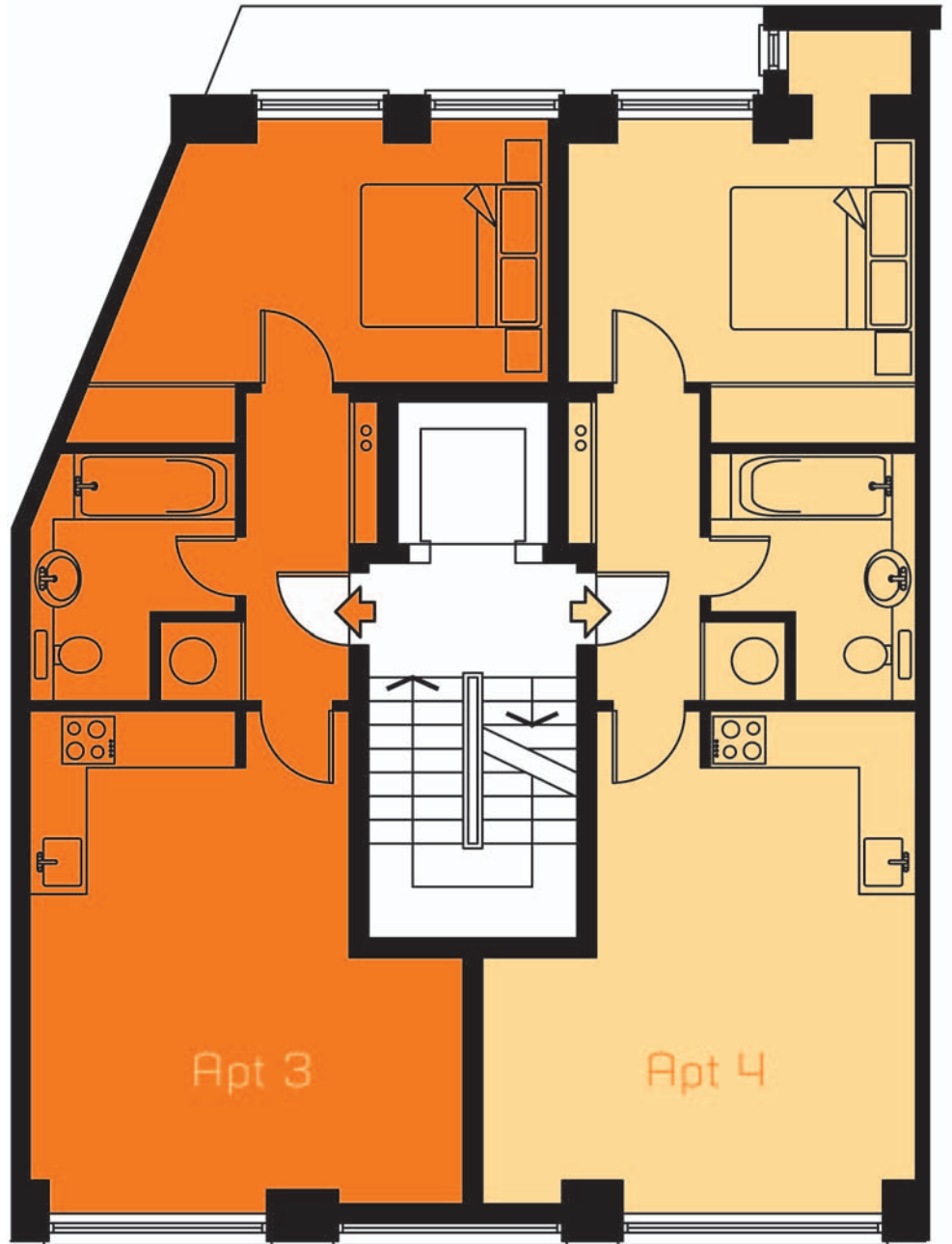
Lower ground & ground floors

Apt 1: 2 bedrooms, 1 bathroom

Apt 2: 2 bedrooms, 2 bathrooms



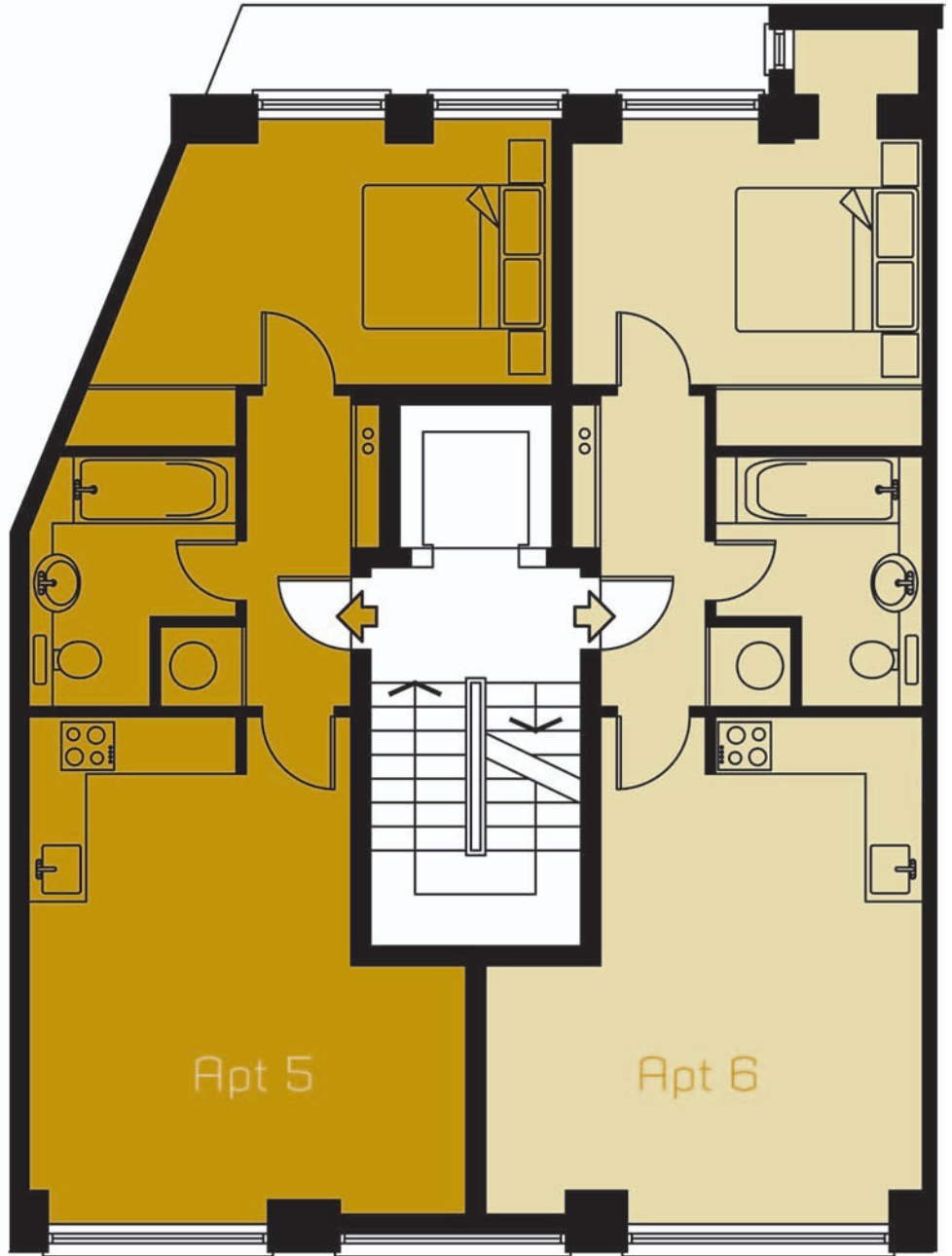




**First floor**

Apt 3: 1 bedroom, 1 bathroom

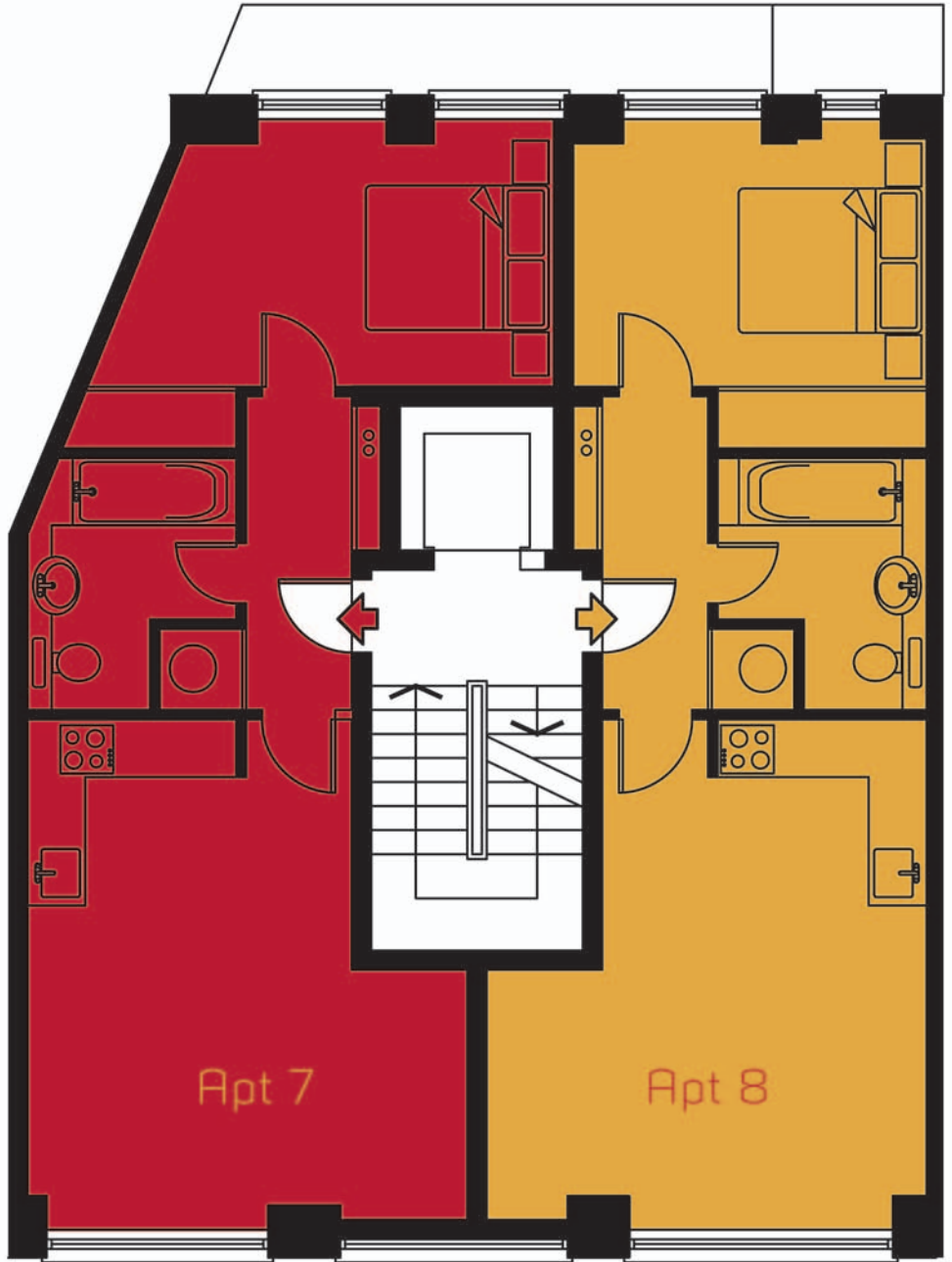
Apt 4: 1 bedroom, 1 bathroom



**Second floor**

Apt 5: 1 bedroom, 1 bathroom

Apt 6: 1 bedroom, 1 bathroom



### Third floor

Apt 7: 1 bedroom, 1 bathroom

Apt 8: 1 bedroom, 1 bathroom