

PICKSTOCK C O U R T

A unique gated development
Bloomsbury WC1



PICKSTOCK COURT

Pickstock Court is a small collection of brand new, contemporary apartments located in upmarket Bloomsbury WC1.

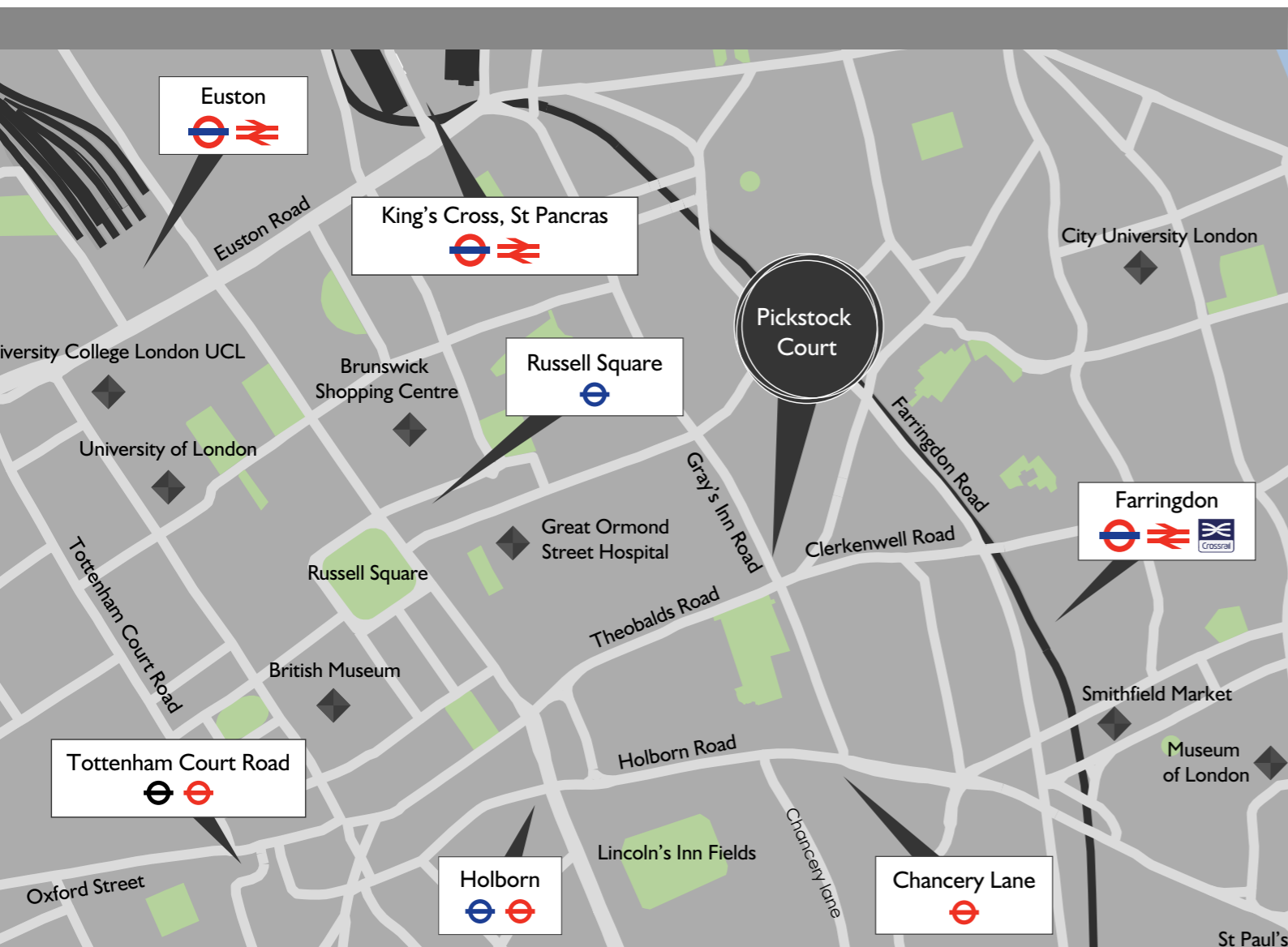
The nine beautifully designed apartments are clustered around a private courtyard and are accessed via a secure gated entrance, offering a complete sanctuary in Central London.

Pickstock Court is perfectly situated for all that London has to offer. Major stations like King's Cross and Euston are only a short walk away. You could be in Paris in as little as three hours with St Pancras Eurostar terminal only ten minutes on foot from your doorstep.





Four underground stations are situated nearby allowing you to access many of London's key destinations within a matter of minutes. Attractions such as Covent Garden can be reached in four minutes from Russell Square tube station or Oxford Street in four minutes from Chancery Lane tube station.









London's airports can be easily accessed by car or public transport from Pickstock Court.

IT'S ALL ABOUT LOCATION



GETTING AROUND

FROM	TO	TRANSPORT	TIME
Pickstock Court	Russell Square		7 mins
	Chancery Lane		8 mins
	King's Cross		7 mins
	Farringdon		11 mins

FROM	TO	TRANSPORT	TIME
Russell Square	Leicester Square		4 mins
	Waterloo		11 mins
Chancery Lane	Bank		3 mins
	Oxford Circus		4 mins
	Liverpool St		5 mins
King's Cross	Victoria		7 mins
	London Bridge		9 mins
	Paddington		10 mins

FROM	TO	TRANSPORT	TIME
Pickstock Court	London Heathrow		36 mins
	London Gatwick		62 mins
	Stansted		48 mins
	Luton		51 mins









Underground Times are sourced from www.tfl.gov.uk/plan-a-journey
 Times by Foot are sourced from www.walkit.com
 Drive Times are sourced from www.google.co.uk/maps

Crossrail At Farringdon Station

Crossrail will arrive in 2018 to provide London and the South East with a greater choice of travel options as well as faster journey times, resulting in a world class service.

Ten new Crossrail stations are being constructed along the central route, linking Farringdon Station with London destinations including Tottenham Court Road, Bond Street, Liverpool Street and Canary Wharf.



FROM	TO	TRANSPORT	TIME
Farringdon	Liverpool Street		2 mins
	Tottenham Court Road		2 mins
	Bond Street		4 mins
	Paddington		8 mins
	Canary Wharf		8 mins
	Stratford		10 mins
	Heathrow Terminal 1,2,3		32 mins
	Reading		57 mins



Crossrail Times are sourced from www.crossrail.co.uk




OUT & ABOUT

Pickstock Court is ideally located to embrace London life either on foot or by tube.

It is a shopper's heaven with well-known shopping streets such as Oxford Street and Bond Street only a few tube stops away. The Brunswick Centre is host to many high street shops approximately a ten minute walk away and the area also boasts a prodigious collection of unique independent boutiques as well as established luxury brands.

The West End is also close by where you can explore the wide array of bars and restaurants in the area.



There are many Georgian garden squares and parks that can be found in the area, where you can sit and relax with a good book or simply watch the world go by.



SOMETHING FOR EVERYONE



SOMETHING MORE EDUCATIONAL

London is home to a world class collection of educational institutes and resources. It is marked on the educational world map as being the leading global education city, attracting the largest population of overseas students in the world.

Just a short walk from Pickstock Court is UCL, known as London's global university, which provides a plethora of courses for students of all ages. Other nearby universities include the long established University of London as well as the Guildhall School of Music and Dance, a world leading conservatoire and drama school.

Bloomsbury also boasts The British Museum, where eight million pieces of human history are showcased through its incredible collection of arts and artefacts. It is no surprise that it has maintained its status as the UK's most popular visitor attraction 2015.





THE APARTMENTS

Pickstock Court offers a selection of one, two and four bedroom apartments that have been carefully designed to offer contemporary living in the heart of London.

Externally the apartments have a beautifully modern look, with definite lines resulting in a sleek impressive design. The building is discreetly located behind a gated entrance and all apartments are built around a spacious courtyard surrounded by historic Georgian buildings.

The apartments are characterised by open plan living spaces which are enhanced by the abundance of natural light which is let in by the full height windows overlooking the courtyard. Modern and high-quality finishes have been used throughout, featuring satin chrome fixtures and ambient lighting to give that extra special touch.



The spectacular fitted kitchens host sleek modern gloss units with striking black granite worktops and coloured opaque glass splashbacks allowing for a contemporary design which is also practical.

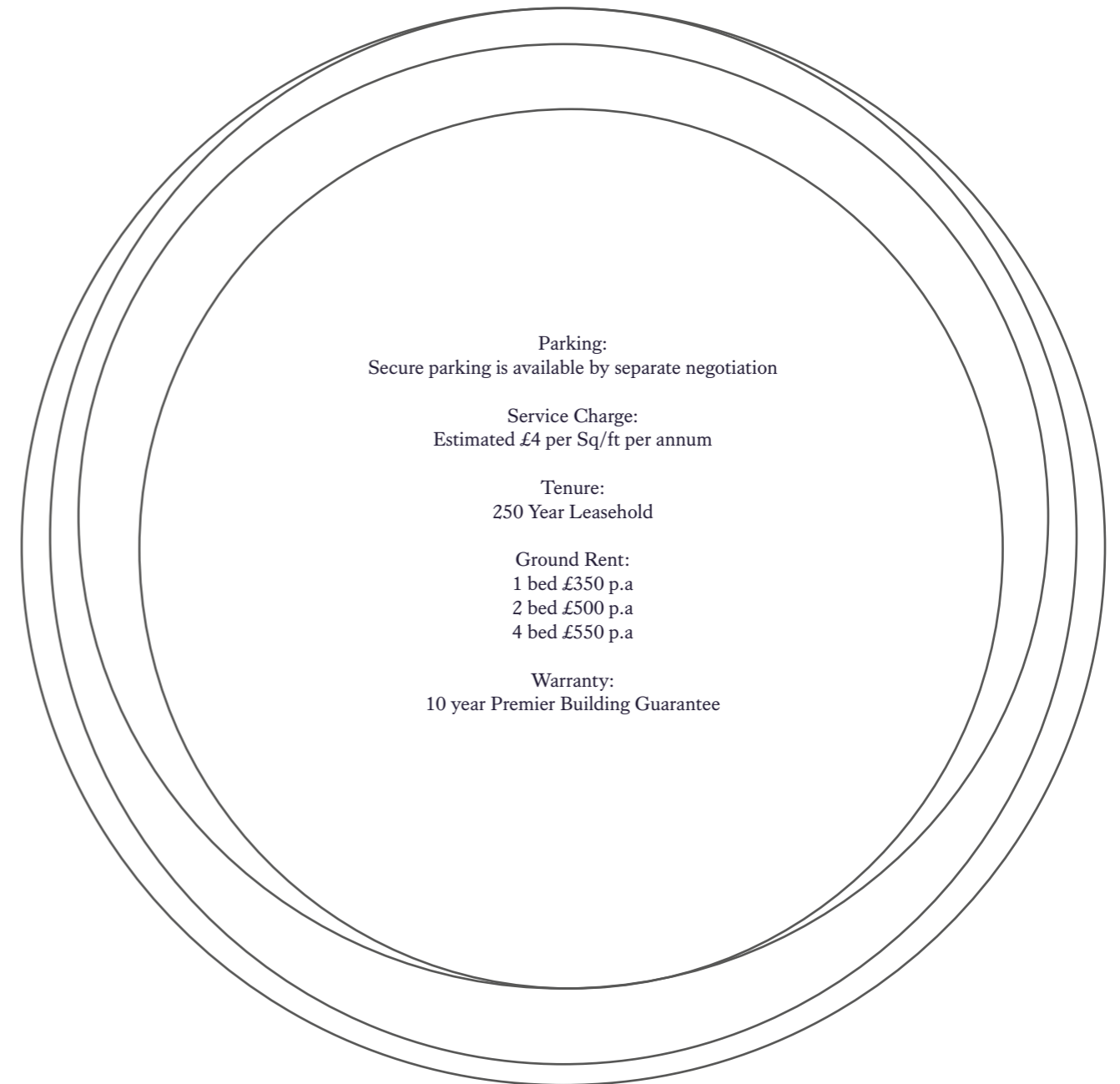


The bedrooms are spacious and bright all with enough space to comfortably fit double beds, some of which have en-suites.





In the bathroom, you will find all of the modern features such as large shower heads, beautifully designed taps and furniture - everything that you need to relax and refresh.



Parking:
Secure parking is available by separate negotiation

Service Charge:
Estimated £4 per Sq/ft per annum

Tenure:
250 Year Leasehold

Ground Rent:
1 bed £350 p.a
2 bed £500 p.a
4 bed £550 p.a

Warranty:
10 year Premier Building Guarantee

SPECIFICATION



Kitchen

- Fitted white gloss wall and floor units
- Black granite worktops
- Opaque glass splashback
- Stainless steel undermounted sink with contemporary chrome mixer tap
- Built-in oven, 4 ring electric hob and extractor fan
- Integrated fridge/freezer
- Built-in dishwasher
- Built-in washer dryer*
- Dining Light*
- Light fitting with spotlights
- Kitchen unit downlights



General

- Chrome fixtures and fittings
- Engineered dark wood flooring
- Apartments have a mix of lighting arrangements to suit each space
- Contemporary Apollo radiators
- Virgin TV and internet points
- Window blinds
- White skirting and architraves
- Wood veneered internal doors and satin chrome door furniture
- Thermostatically controlled heating



Courtyard

- Limestone slabs and cedar decking
- Lighting

Security



- Video entry system
- Locks on all doors and windows
- Smoke alarms
- Access controlled iron entrance gate



Bedrooms

- Built in wardrobes in selected apartments

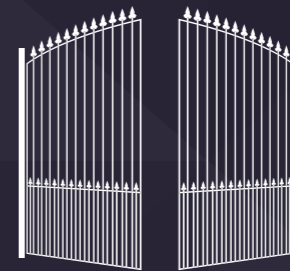


Bathrooms and En-suites

- Fully tiled finish
- Contemporary mixer taps and easy clean shower heads
- Heated chrome towel rail
- Fitted mirror
- Bathrooms have a mix of contemporary, yet classically designed wall hung and pedestal sanitary ware, some apartments feature wall hung vanity units
- Bath and shower*
- Shaving points
- *Selected apartments



A GEM HIDDEN BEHIND A SECURE GATED ENTRANCE



PICKSTOCK
COURT

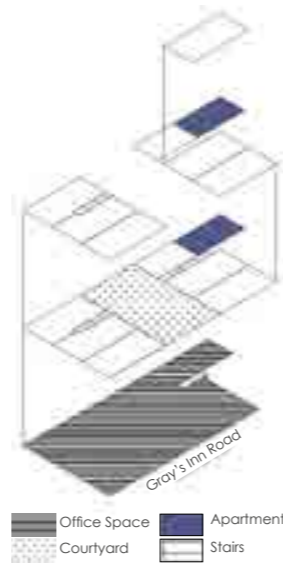
FLOOR PLANS

APARTMENT 1 | Ground, First & Second Floor

1 BEDROOM, 1 BATHROOM

Area = 60.4 m² | 650 ft²

Kitchen/Dining/Living Room	6.43m x 3.71m	21'1" x 12'2"
Bedroom	5.18m x 3.71m	17'0" x 12'2"

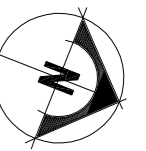
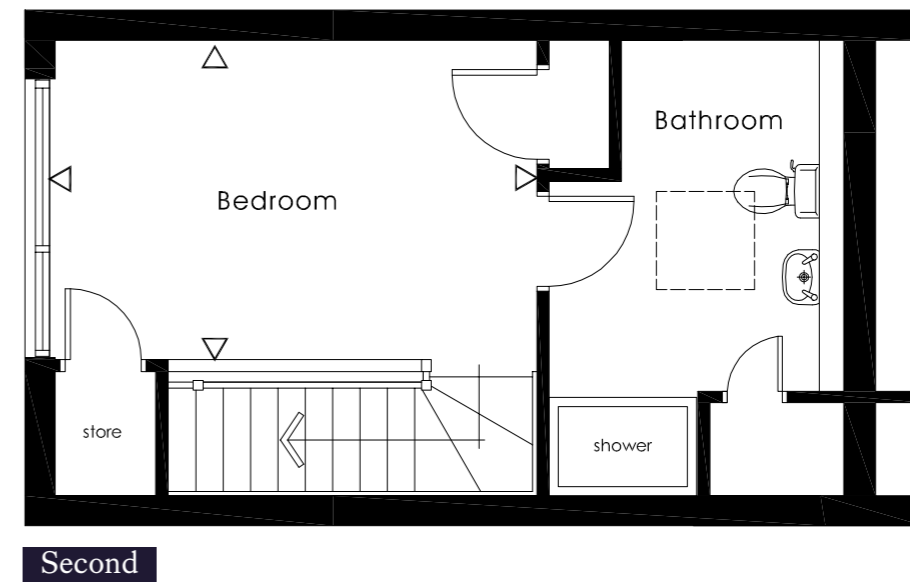
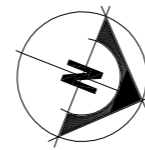
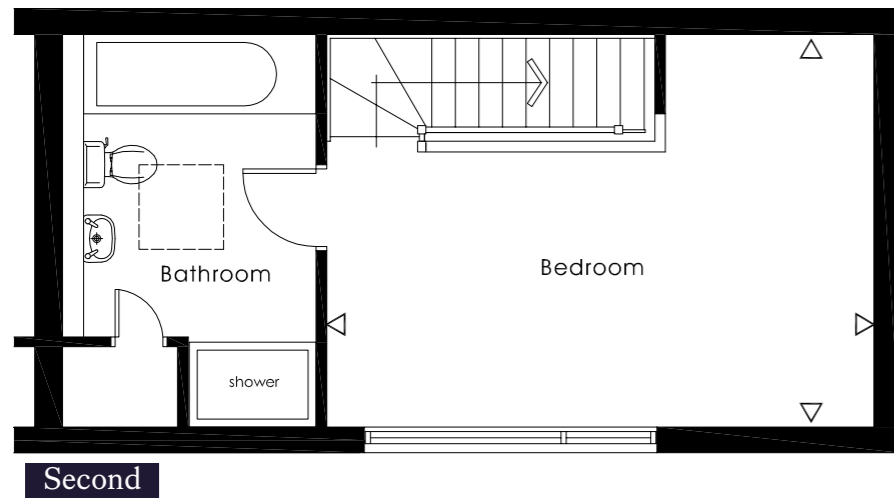
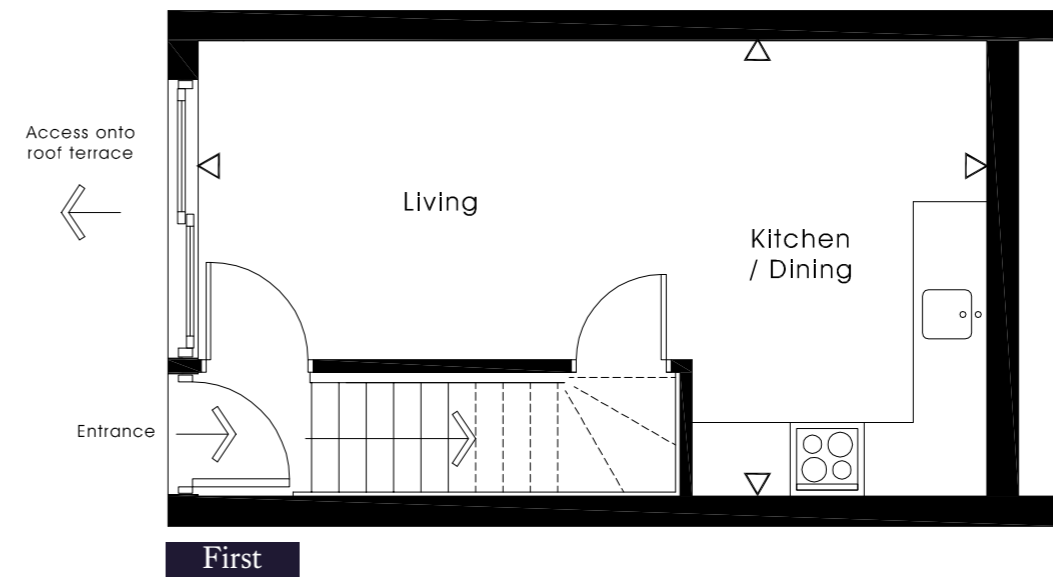
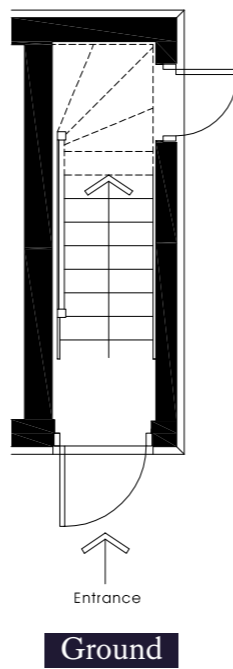
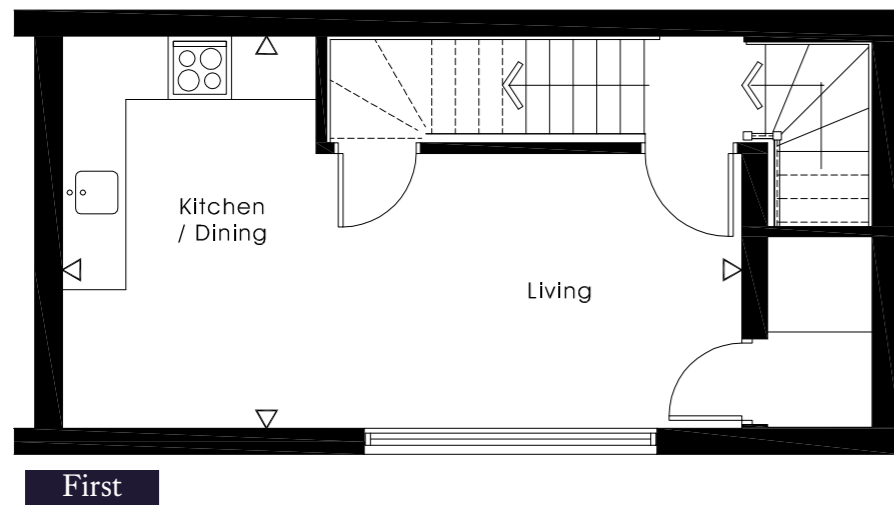
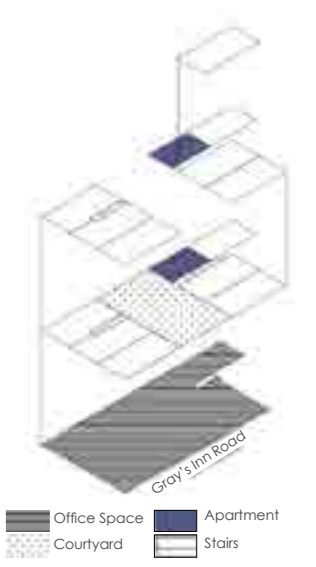


APARTMENT 2 | First & Second Floor

1 BEDROOM, 1 BATHROOM

Area = 47.9 m² | 516 ft²

Kitchen/Dining/Living Room	6.43m x 3.71m	21'1" x 12'2"
Bedroom	3.93m x 2.60m	12'11" x 8'6"



SOLD

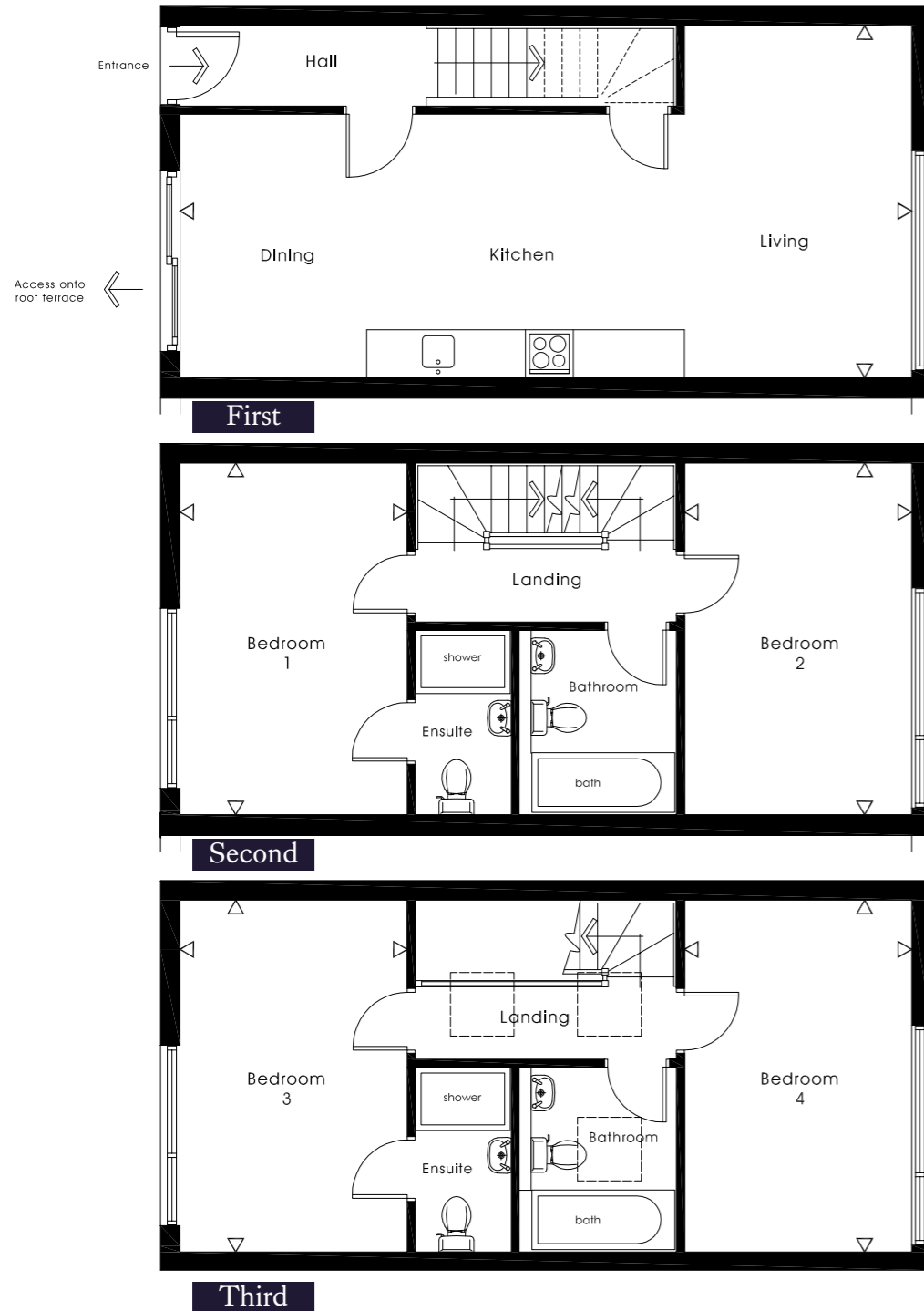
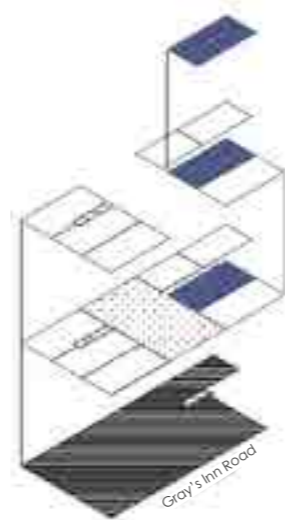
APARTMENT 3 | First, Second & Third Floors

4 BEDROOMS, 2 BATHROOMS, 2 ENSUITES

Area = 122.7 m² | 1321 ft²

Kitchen/Dining/Living Room 9.21m x 4.43m 30'3" x 14'6"

Bedroom 1, 2, 3 & 4 2.86m x 4.43m 9'5" x 14'6"



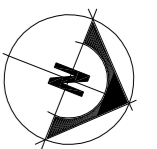
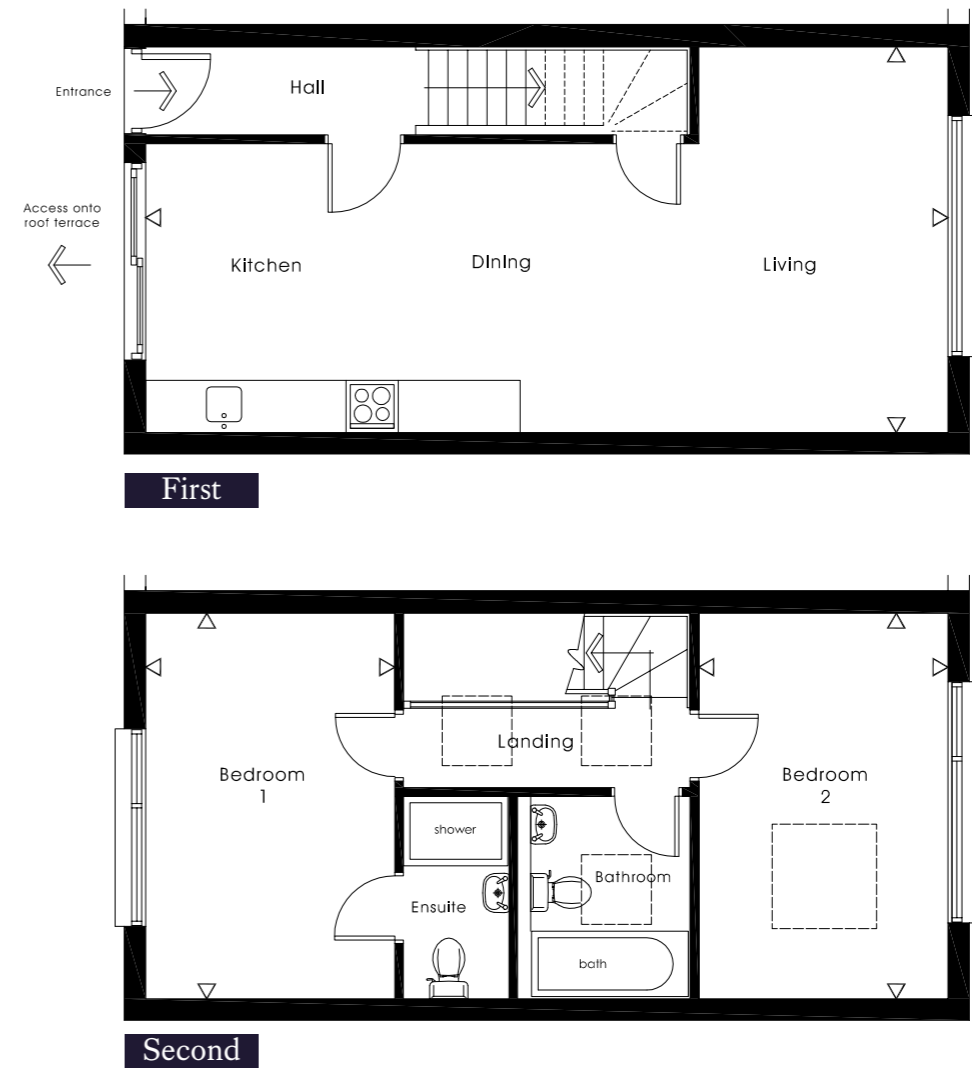
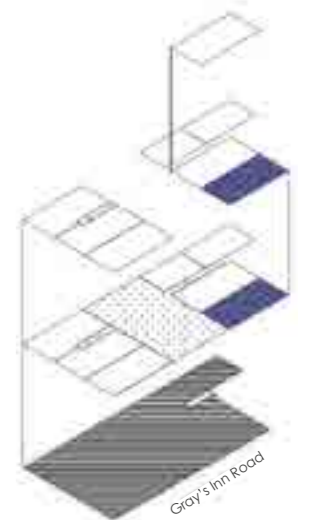
APARTMENT 4 | First & Second Floor

2 BEDROOMS, 1 BATHROOM, 1 ENSUITE

Area = 81.7 m² | 879 ft²

Kitchen/Dining/Living Room 9.21m x 4.43m 30'3" x 14'6"

Bedroom 1 & 2 2.86m x 4.43m 9'5" x 14'6"

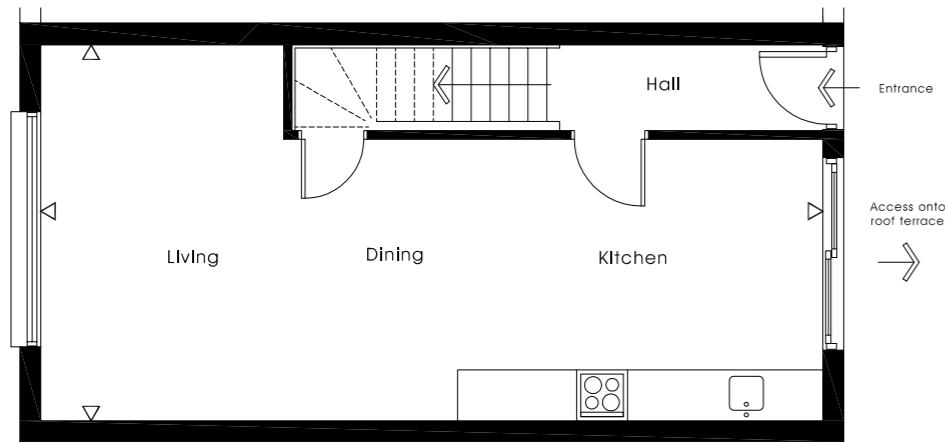
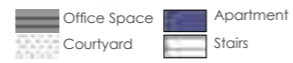
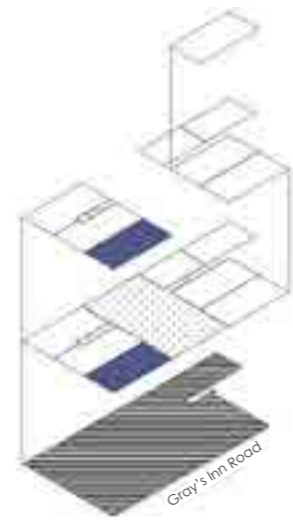


APARTMENT 5 | First & Second Floor

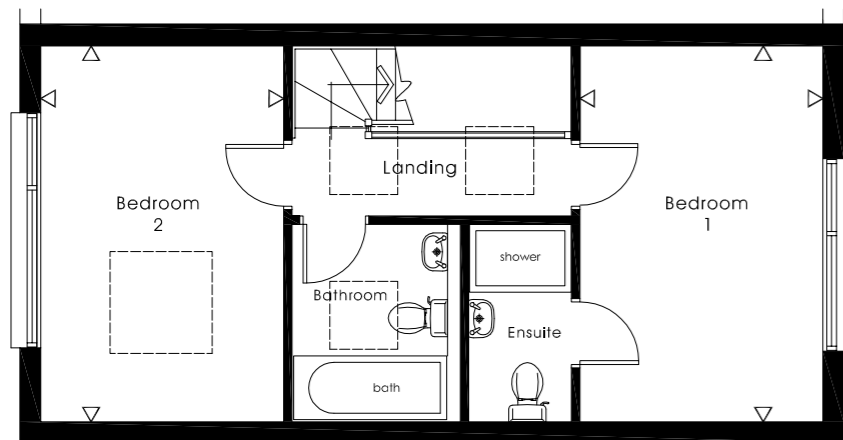
2 BEDROOMS, 1 BATHROOM, 1 ENSUITE

Area = 81.7 m² | 879 ft²

Kitchen/Dining/Living Room	9.21m x 4.43m	30'3" x 14'6"
Bedroom 1 & 2	2.86m x 4.43m	9'5" x 14'6"



First



Second

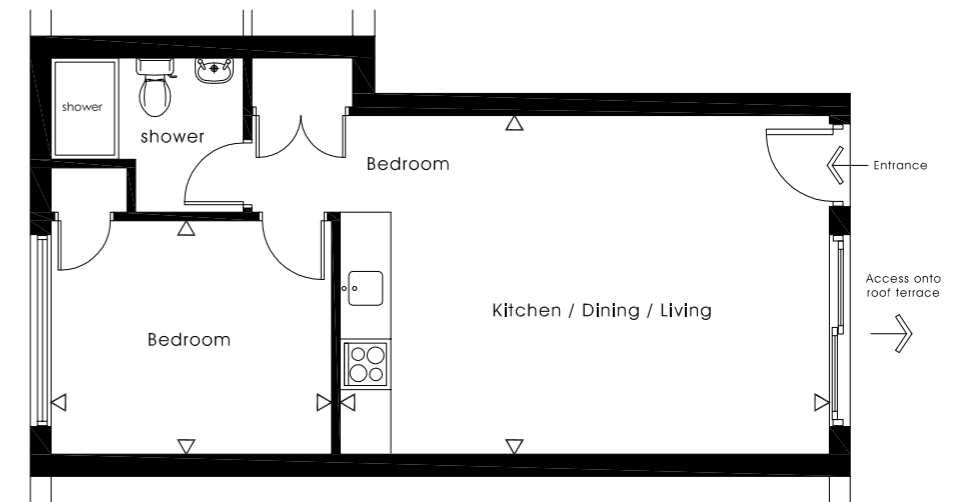
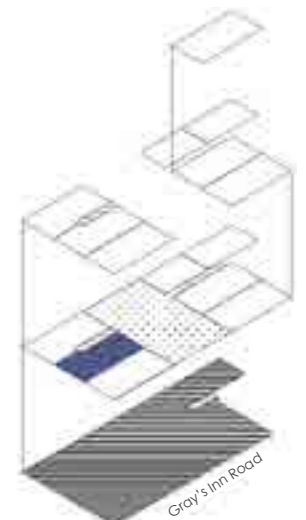


APARTMENT 6 | First Floor

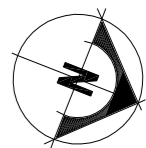
1 BEDROOM, 1 BATHROOM

Area = 39.5 m² | 425 ft²

Kitchen/Dining/Living Room	5.79m x 4.01m	19'0" x 13'2"
Bedroom	3.32m x 2.77m	10'11" x 9'1"



First



SOLD

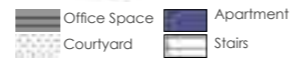
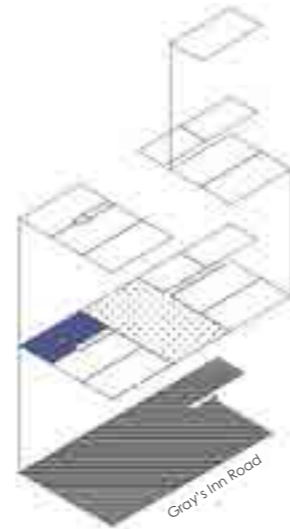
APARTMENT 7 | First Floor

1 BEDROOM, 1 BATHROOM

Area = 43.1 m² | 464 ft²

Kitchen/Dining/Living Room 5.79m x 4.01m 19'0" x 13'2"

Bedroom 3.32m x 2.75m 10'11" x 9'0"



UNDER OFFER

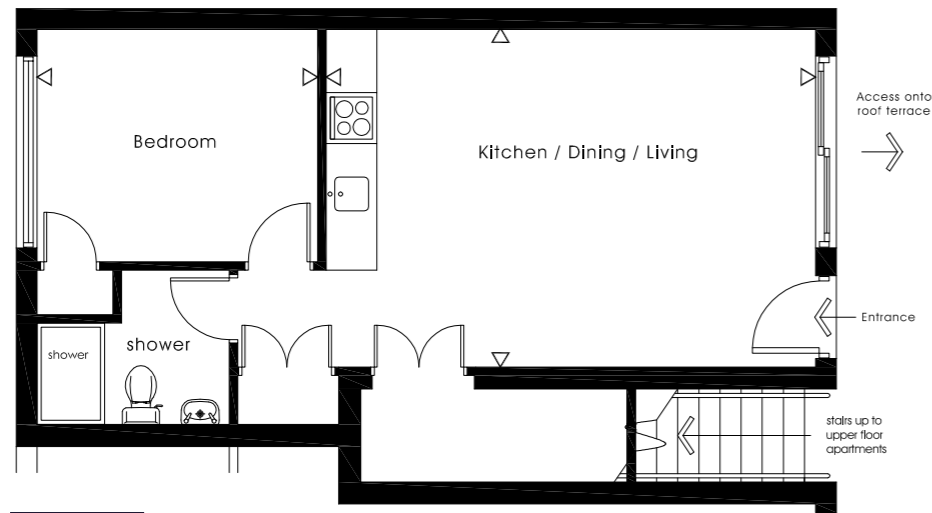
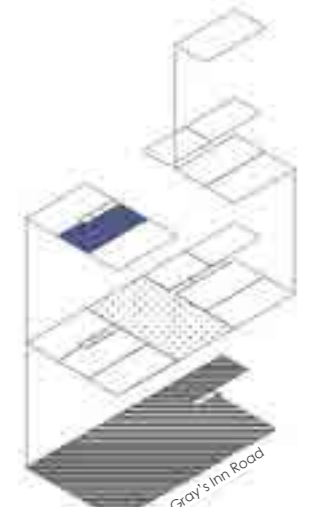
APARTMENT 8 | Second Floor

1 BEDROOM, 1 BATHROOM

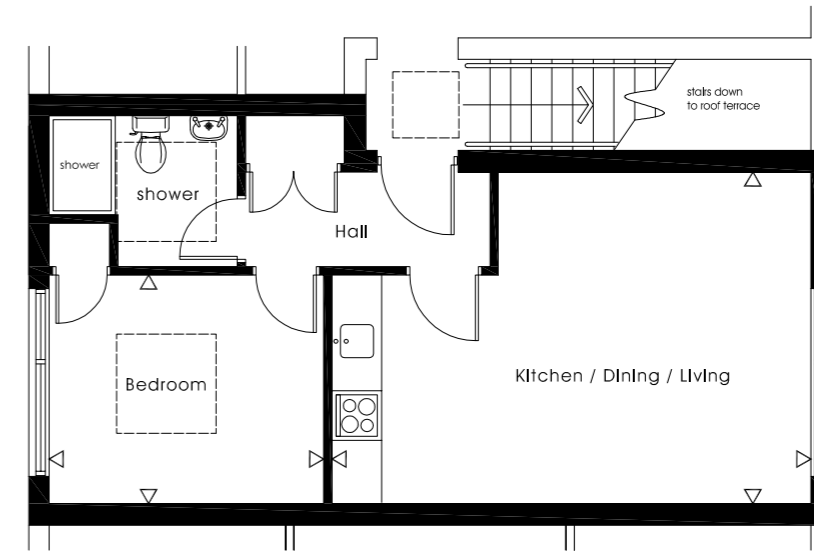
Area = 39.4 m² | 424 ft²

Kitchen/Dining/Living Room 5.79m x 4.01m 19'0" x 13'2"

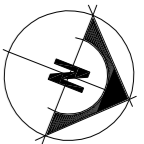
Bedroom 3.32m x 2.77m 10'11" x 9'1"



First



Second



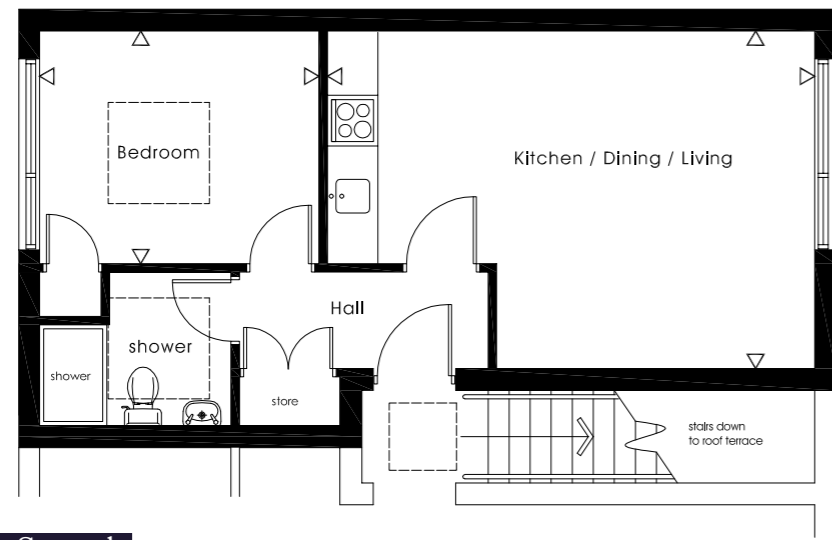
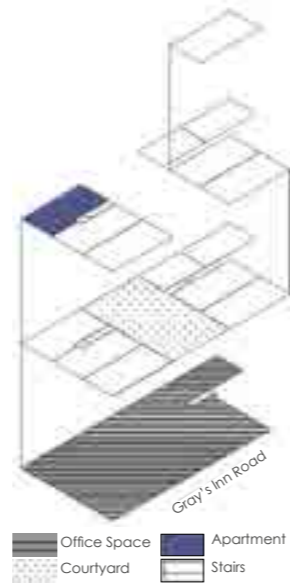
APARTMENT 9 | Second Floor

1 BEDROOM, 1 BATHROOM

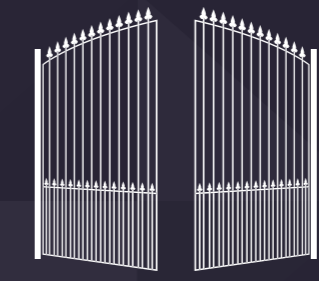
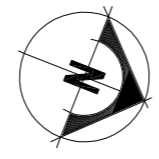
Area = 39.4 m² | 424 ft²

Kitchen/Dining/Living Room 5.79m x 4.01m 19'0" x 13'2"

Bedroom 3.32m x 2.77m 10'11" x 9'1"



Second



PICKSTOCK COURT

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Bloomsbury WC1

Please note floor plans and dimensions are taken from architectural drawings and are provided for guidance only. Total areas are provided as Gross Internal Areas under R.I.C.S Measuring practice. Layouts are indicative only and are subject to change. Floor plans are not to scale. All measurements are approximate.



THE PICKSTOCK GROUP

The Pickstock Group is a privately owned group of companies, delivering exciting property development opportunities and innovative construction projects. The latest is this contemporary development, Pickstock Court, situated in the heart of London.

The Pickstock Group own a substantial property portfolio of residential and commercial properties across the country from county estates to modern developments such as Pickstock Court.

To enquire about purchasing an apartment
in Pickstock Court, please contact:



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