

WELL COURT CITY OF LONDON

DRIVEN BY DESIGN

Eight high-quality apartments & duplex penthouses located at 12 **WELL COURT**, minutes from St. Paul's Cathedral in the heart of the City of London.

DRIVEN
BY DESIGN



SET BEHIND AN IMPRESSIVE BRICK FAÇADE MODELLED ON THE DESIGN OF A 19TH CENTURY WAREHOUSE, THESE OUTSTANDING CITY RESIDENCES SET THE BENCHMARK FOR MODERN CITY LIVING

A ideal location, right in the centre of the City, Well Court is an impressive building of considerable substance and style. A discrete entrance set in the stock brick façade leads to eight luxury apartments. With far-reaching views over the historic streets and buildings framed by the floor-to-ceiling glazed windows, these perfectly located apartments offer London living at its very best.



WELL COURT IN THE WARD OF CORDWAINER

An area just 270 by 130 metres, The Ward of Cordwainer is at the centre of the City of London. It takes its name from the cordwainers, the skilled craftsmen who made shoes and other articles from fine soft leather. The word originally comes from the name Cordovan, the leather produced in Cordoba in Spain.

Within this small, but perfectly formed district, two famous churches, St Mary-le-

Bow and St Mary Aldermay, take centre stage. To the North, the Ward of Cordwainer is bounded by Cheapside and Poultry, to the south by Cannon Street, to the west by Bread Street and to the east by Walbrook.

The street names Bow Lane, Watling Street and Cheapside hark back over the centuries to medieval times when Cheapside was a prosperous market area. It was originally known as Westcheap to distinguish it from

Eastcheap, the other important produce market. Other names such as Bread Street and Milk Street are a reminder of the goods that used to be sold in the area. Watling Street takes its name from a corruption of its former name of Athelyng strate; it has nothing to do with the Roman route of the same name. A street with a long history, "Ye Old Watling Pub", was one of the first city pubs to be rebuilt in Watling Street after the Great Fire London in 1666.

After the formation of the Stock Market and the increase in river trading in the 12th Century, the area around Cheapside became known for luxury goods. Today, Cheapside is the City's main shopping street. Within the last ten years, the pedestrianisation of Bow Lane and restriction of traffic on Watling Lane have created a quieter environment in which to enjoy the historic character and appearance of the buildings in the Ward of Cordwainer.







**CLEAN, SIMPLE AND
CONTEMPORARY: A CAREFUL
BALANCE OF AESTHETIC DESIGN
AND SUPERB VISUAL APPEAL.**





**CREATING THE BEST
IMPRESSIONS WITH STRIKING
AND INNOVATIVE DESIGN.**





**EXCEPTIONAL INTERIORS,
METICULOUS ATTENTION
TO DETAIL. NO COMPROMISE.**



CRAFTED TO THE MOST EXACTING STANDARDS AND THE HIGHEST SPECIFICATIONS.



The elements of astute, modern design combine to create the mood. An overall impression of clear, clean space, impeccable style and pure understated luxury. Hardwood oak flooring and soft wool cream carpets, a muted colour palette, subtle feature lighting, superb fixtures and fittings, the latest technology. The best names, the ultimate quality, every detail has been considered to create the definitive London apartment.



1

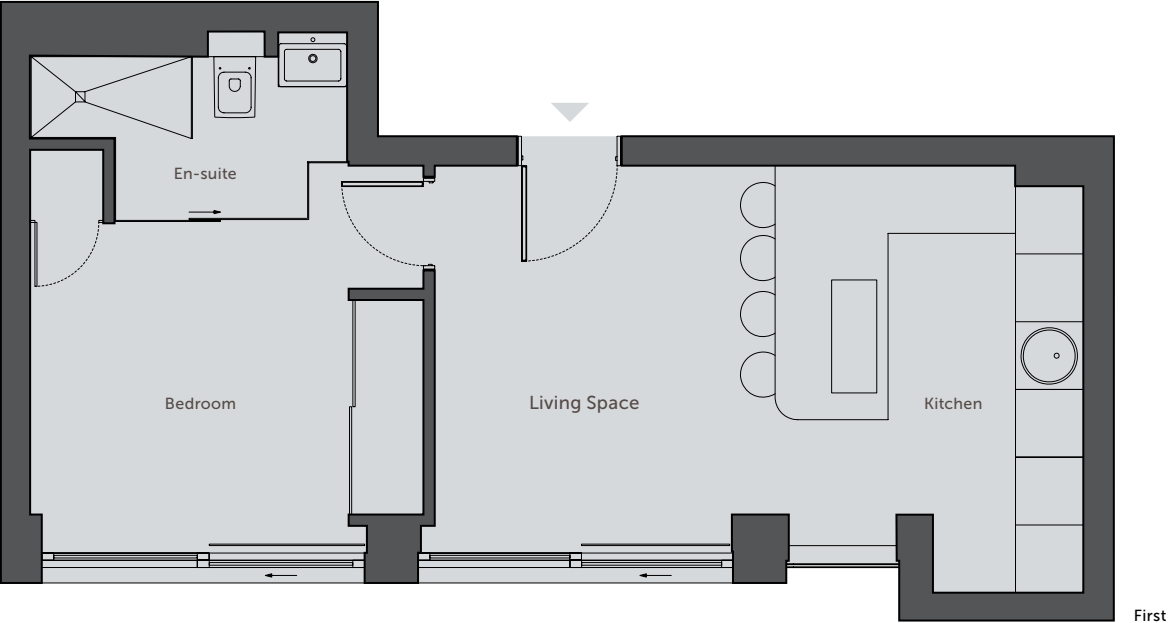
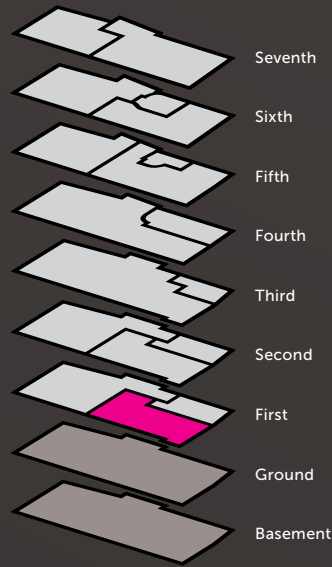
one bedroom apartment
located on the first floor.

LIVING/DINING/KITCHEN
5.8m x 3.4m / (19' x 11'2")

BEDROOM 1
3.5m x 2.9m / (11'6" x 9'6")

ENSUITE
2.8m x 1.7m / (9'2" x 5'7")

TOTAL (GIA)
36.2m² / (389.7ft²)



WELL COURT
APARTMENT ONE



2

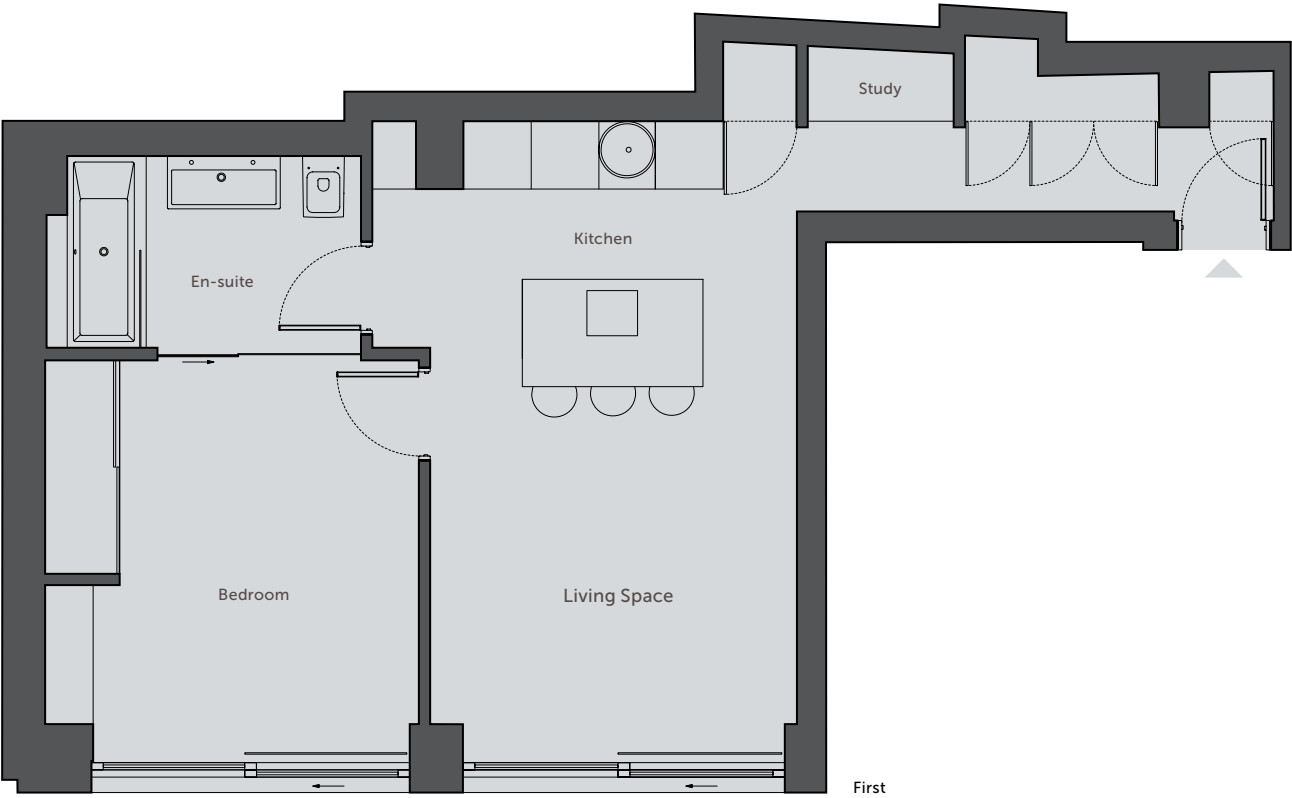
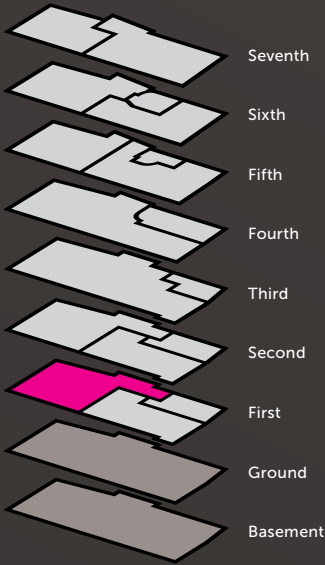
one bedroom apartment
located on the first floor.

LIVING/DINING/KITCHEN
5.7m x 3.2m / (18'8" x 10'6")

BEDROOM 1
3.3m x 3.5m / (10'10" x 11'6")

BATHROOM
2.6m x 1.9m / (8'6" x 6'3")

TOTAL (GIA)
44.1m² / (474.7ft²)



WELL COURT APARTMENT TWO

3

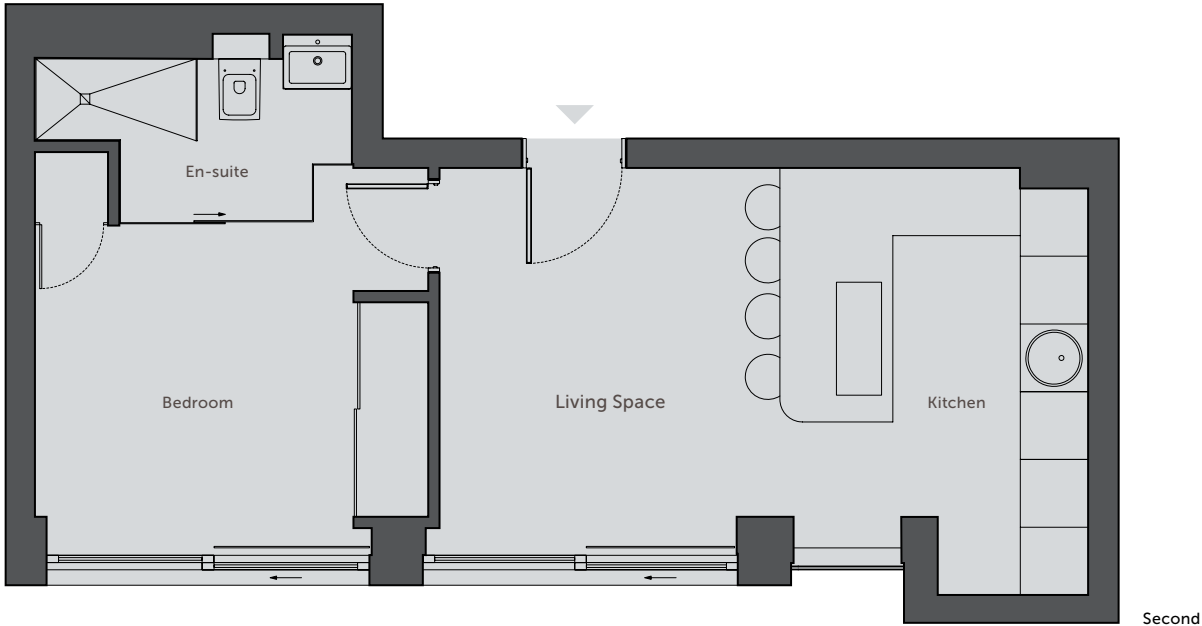
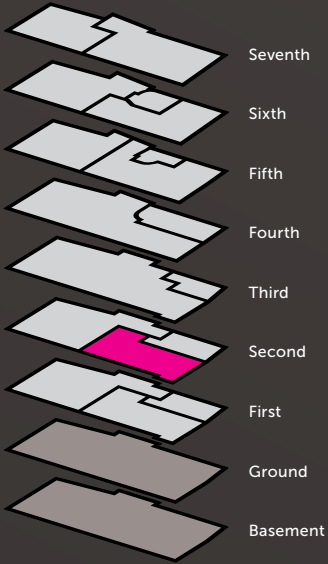
one bedroom apartment
located on the second floor.

LIVING/DINING/KITCHEN
5.7m x 3.2m / (18'8" x 10'6")

BEDROOM 1
3.5m x 2.9m / (11'6" x 9'6")

BATHROOM
2.8m x 1.5m / (9'2" x 4'11")

TOTAL (GIA)
36.5m² / (392.6ft²)



WELL COURT APARTMENT THREE

4

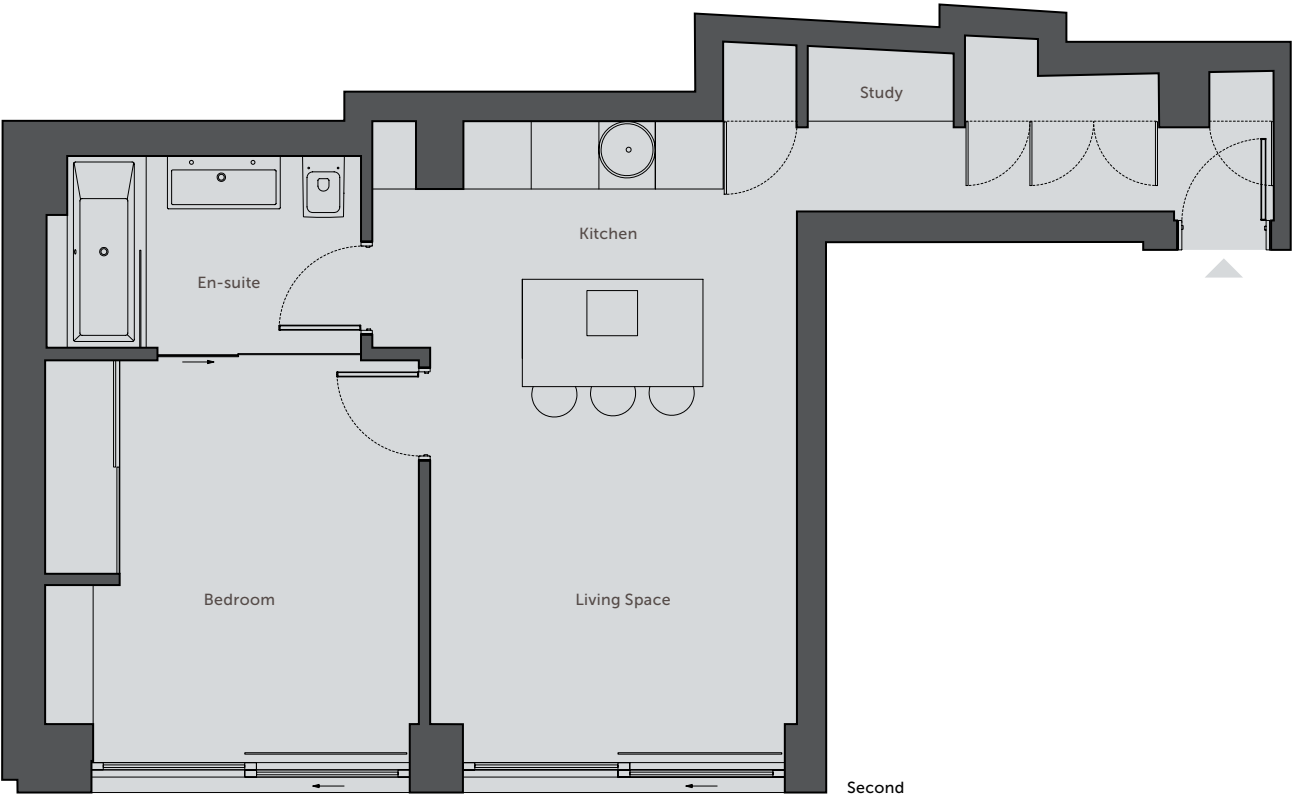
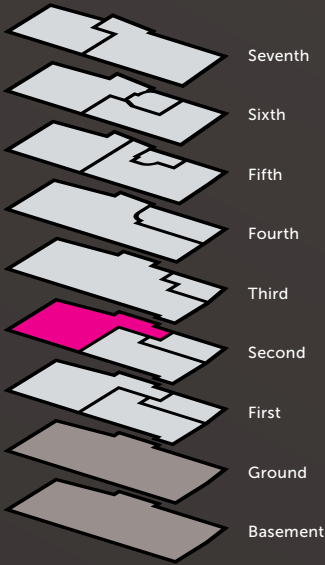
one bedroom apartment
located on the second floor.

LIVING/DINING/KITCHEN
5.7m x 3.2m / (18'8" x 10'6")

BEDROOM 1
3.3m x 3.5m / (10'10" x 11'6")

BATHROOM
2.6m x 1.7m / (8'6" x 5'7")

TOTAL (GIA)
45.1m² / (392.6ft²)



WELL COURT
APARTMENT FOUR

5

two bedroom apartment
located on the third floor.

LIVING/DINING/KITCHEN
8.9m x 5.3m / (29'2" x 17'5")

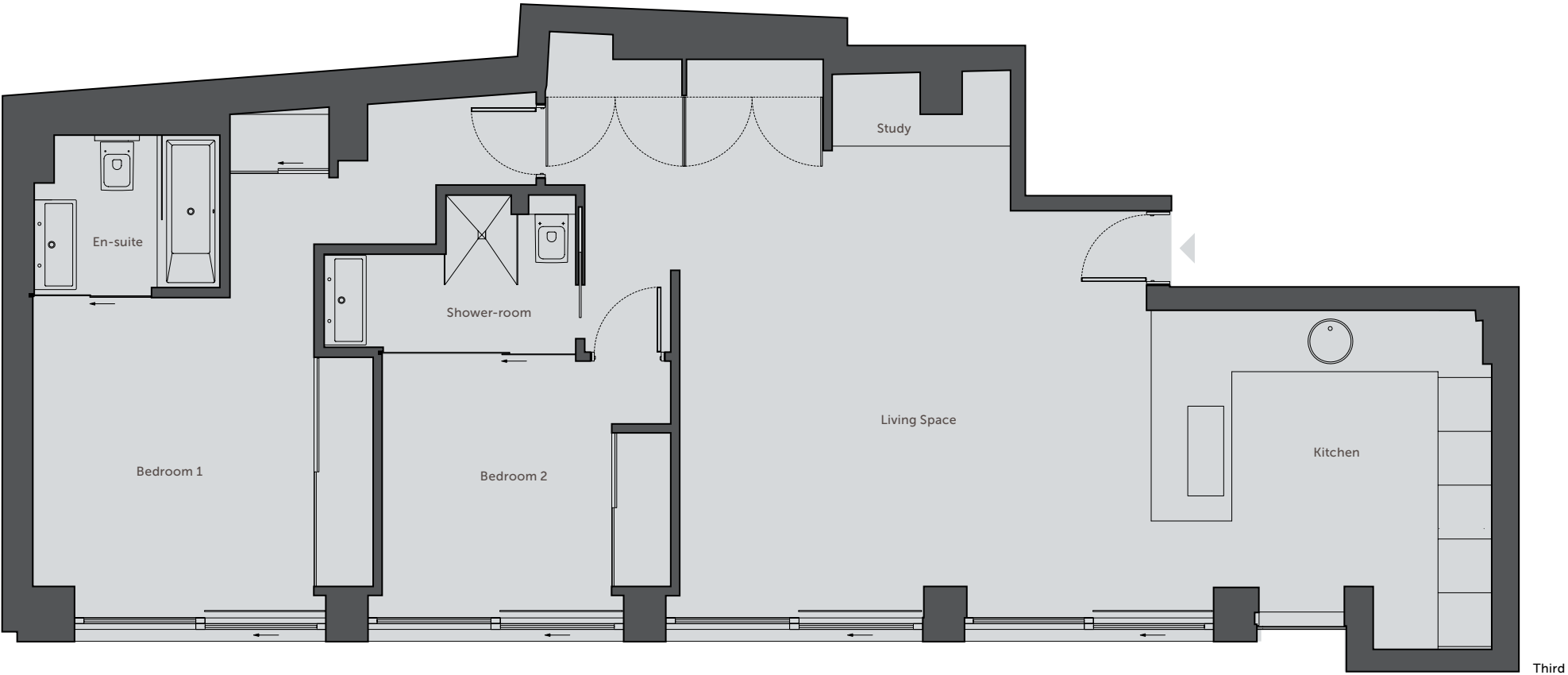
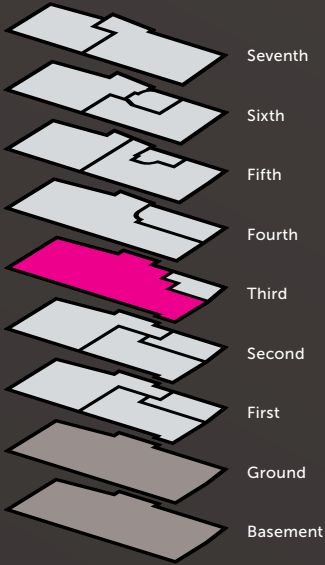
BEDROOM 1
3.2m x 2.9m / (10'6" x 9'6")

EN-SUITE 1
2.8m x 1.7m / (9'2" x 5'7")

BEDROOM 2
??m x ??m / (??'?" x ??'?")

BATHROOM
??m x ??m / (??'?" x ??'?")

TOTAL (GIA)
83.6m² / (899.9ft²)



WELL COURT FIVE APARTMENT FIVE

6

two bedroom apartment
located on the fourth floor.

LIVING/DINING/KITCHEN
6.3m x 5.8m / (20'8" x 19')

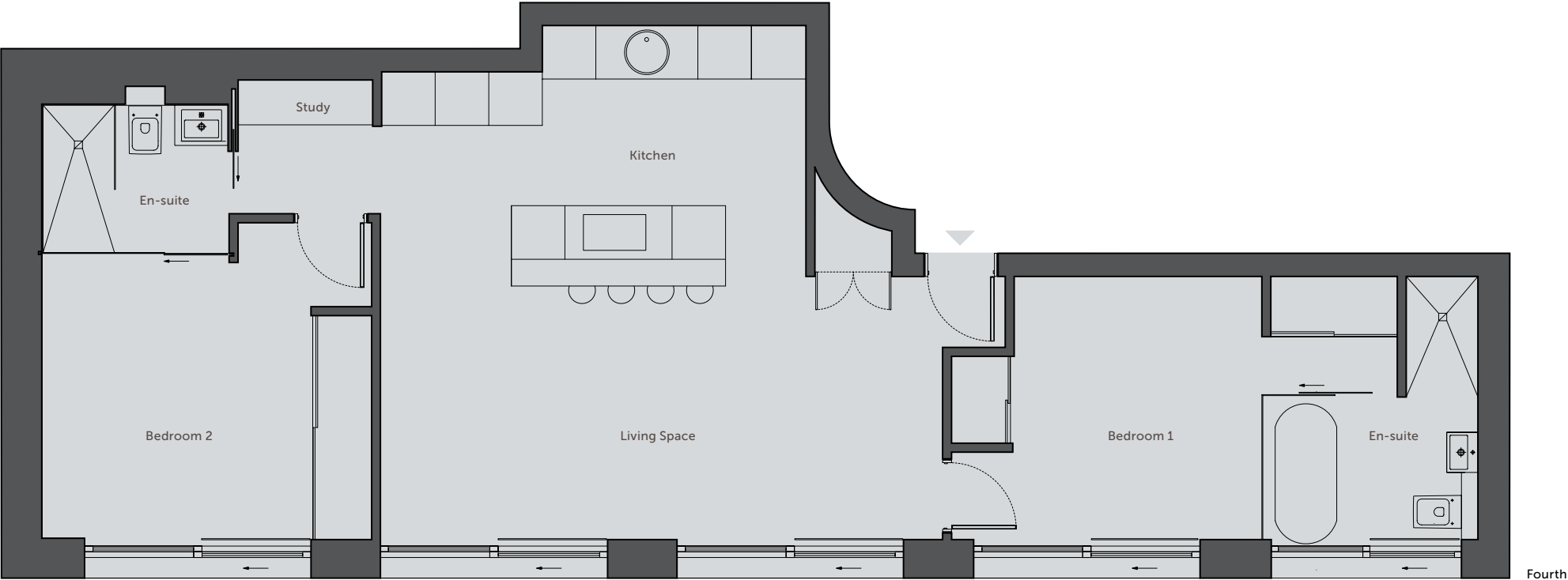
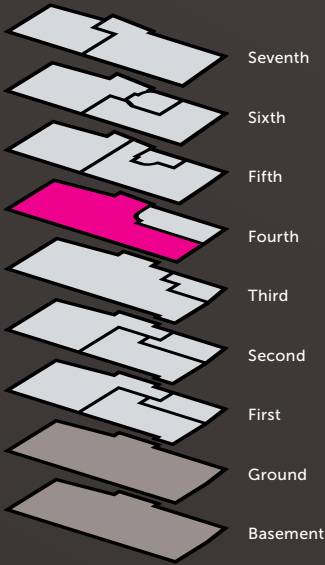
BEDROOM 1
3.5m x 2.9m / (11'6" x 9'6")

EN-SUITE 1
2.4m x 3.0m / (7'10" x 9'10")

BEDROOM 2
3.7m x 3.2m / (12'1" x 10'6")

EN-SUITE 2
2.3m x 1.6m / (7'7" x 5'3")

TOTAL (GIA)
72.1m² / (776.1ft²)



WELL COURT
APARTMENT SIX

7
two bedroom duplex penthouse
with roof terrace located on
the fifth, sixth & seventh floors.

LIVING/DINING/KITCHEN
9.4m x 3.9m / (30'10" x 12'10")

BEDROOM 1
3.5m x 3.1m / (11'6" x 10'2")

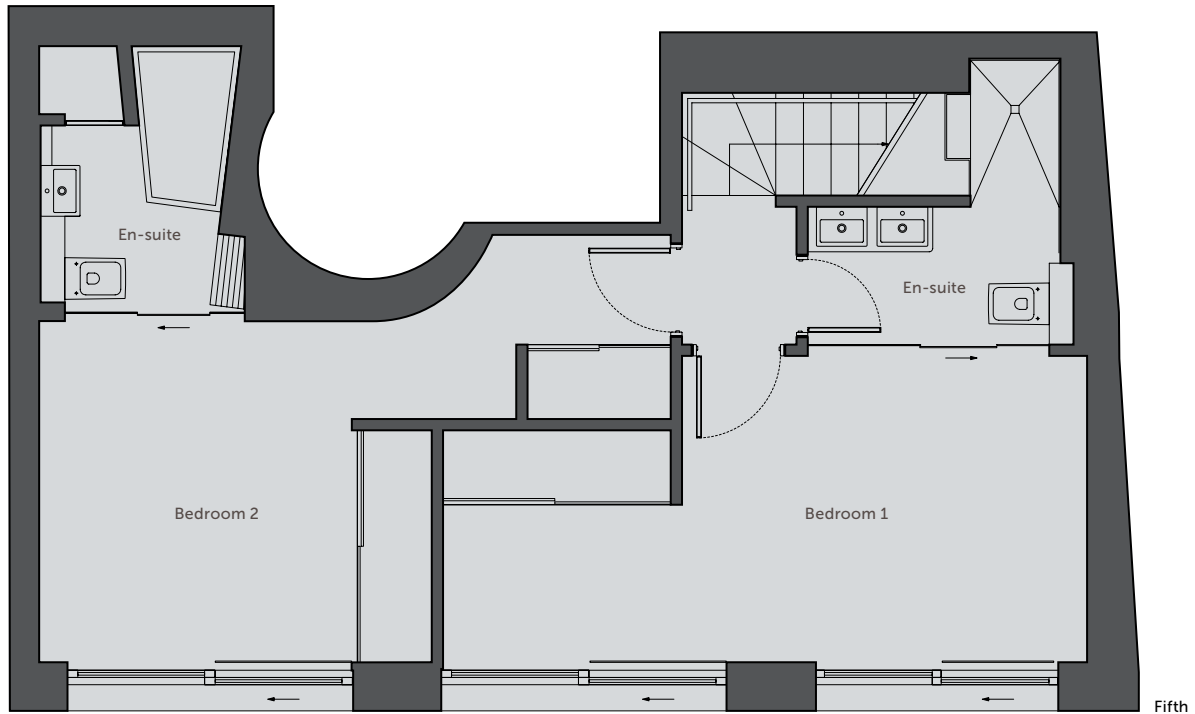
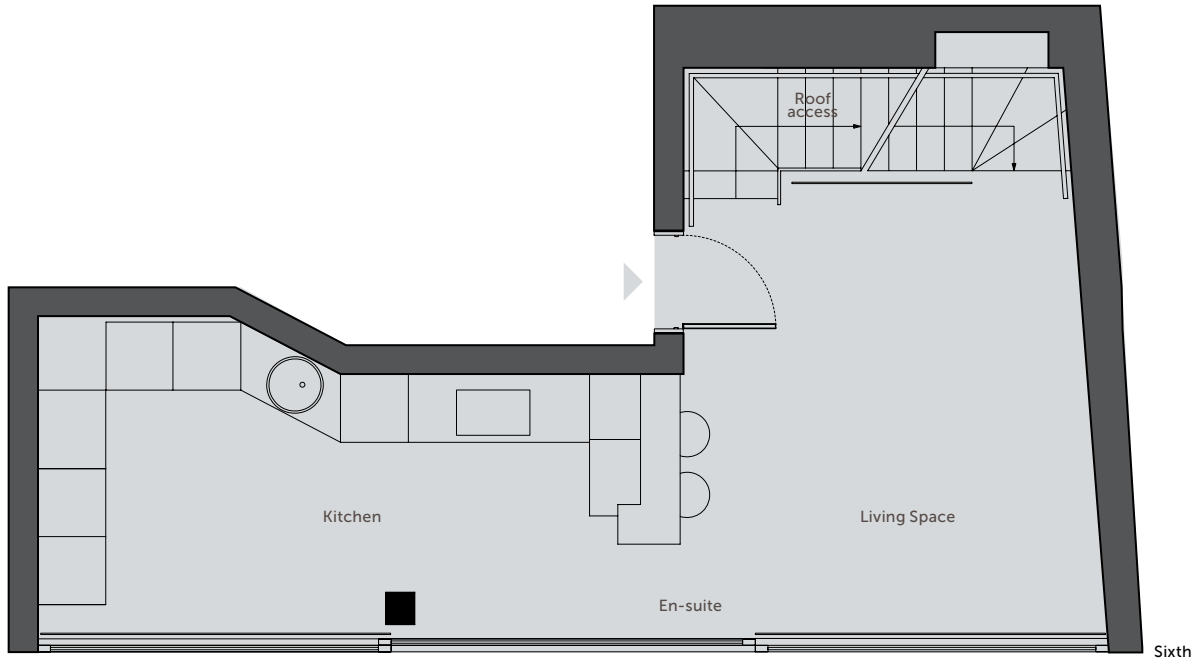
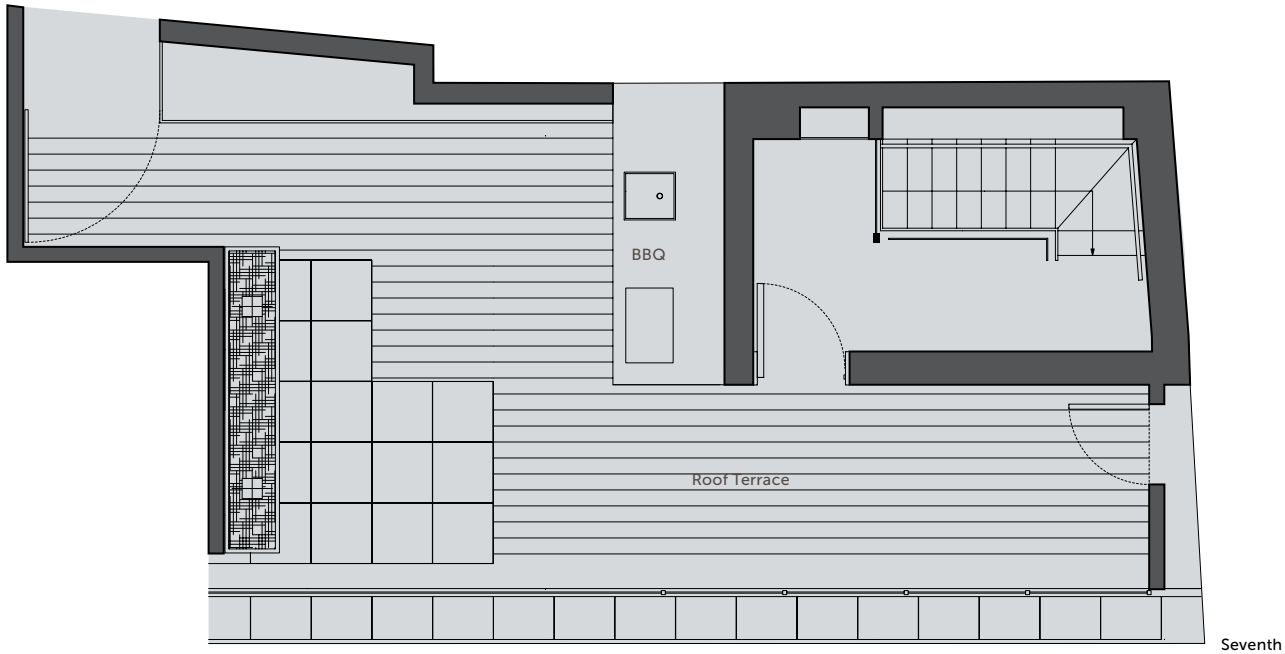
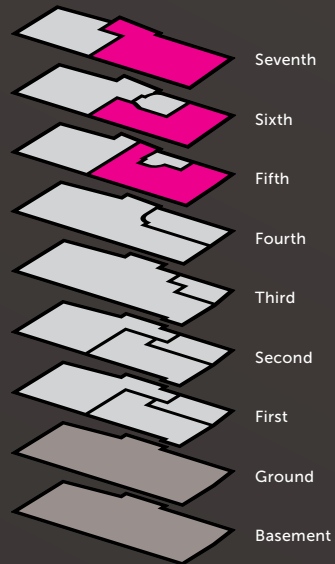
EN-SUITE 1
1.6m x 2.4m / (5'3" x 7'10")

BEDROOM 2
5.7m x 2.8m / (18'8" x 9'2")

EN-SUITE 2
2.2m x 2.5m / (7'3" x 8'2")

TERRACE
9.2m x 4.6m / (30'2" x 15'1")

TOTAL (GIA)
118.8m² / (1278.8ft²)



WELL COURT APARTMENT SEVEN

8
two bedroom duplex penthouse
with roof terrace located on
the fifth, sixth & seventh floors.

LIVING/DINING/KITCHEN
6.7m x 3.7m / (21'12" x 12'2")

BEDROOM 1
3.8m x 3.1m / (12'6" x 10'2")

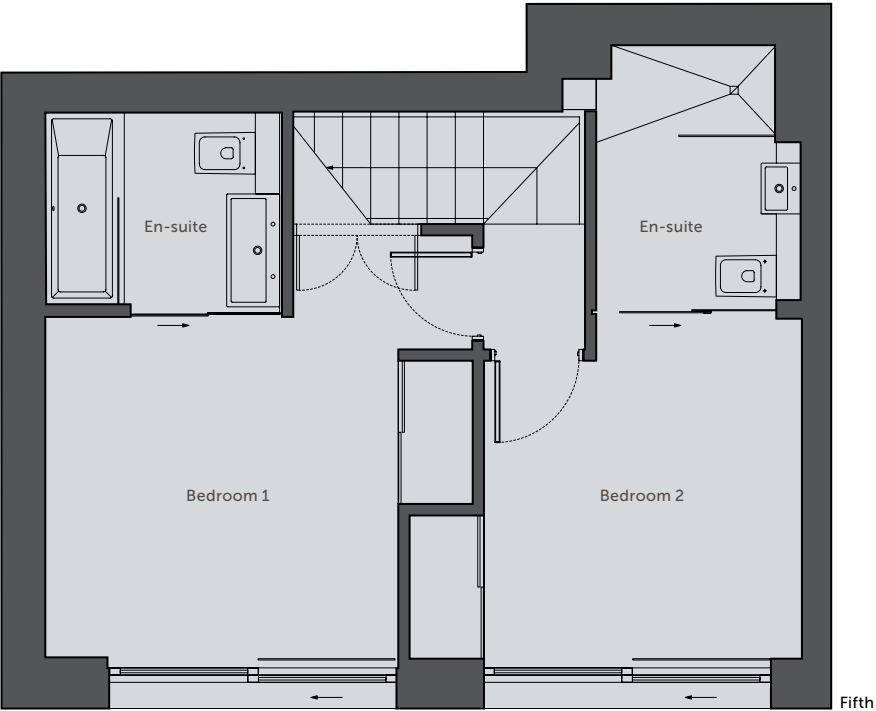
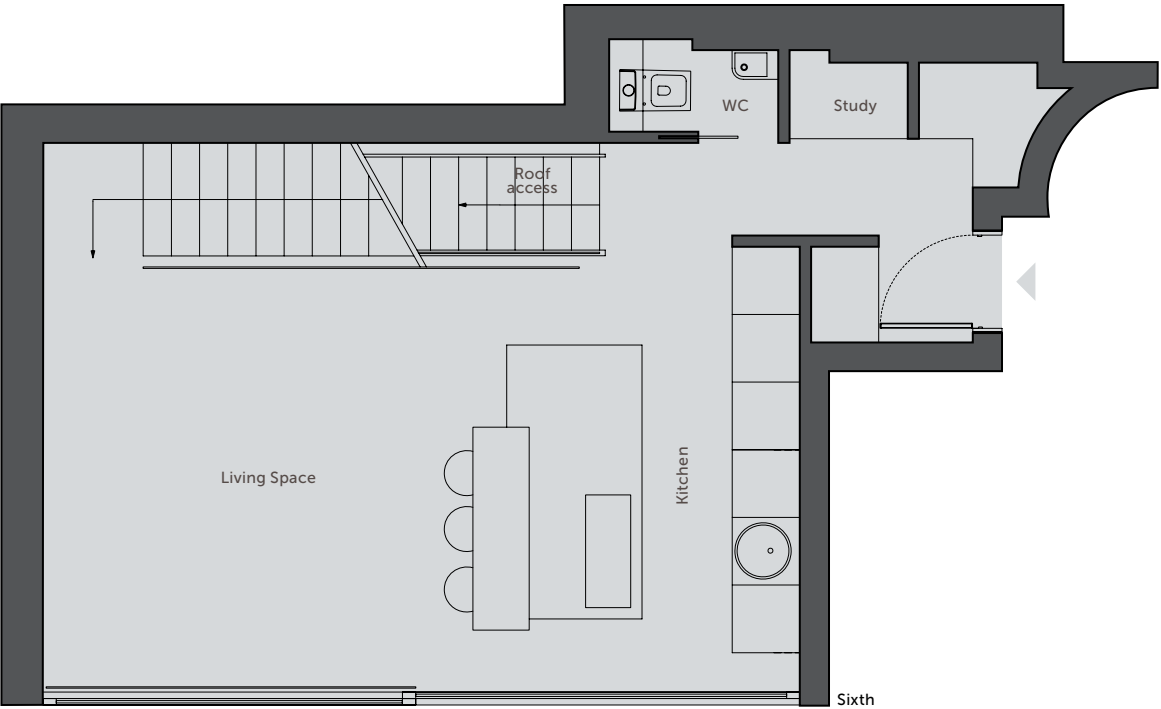
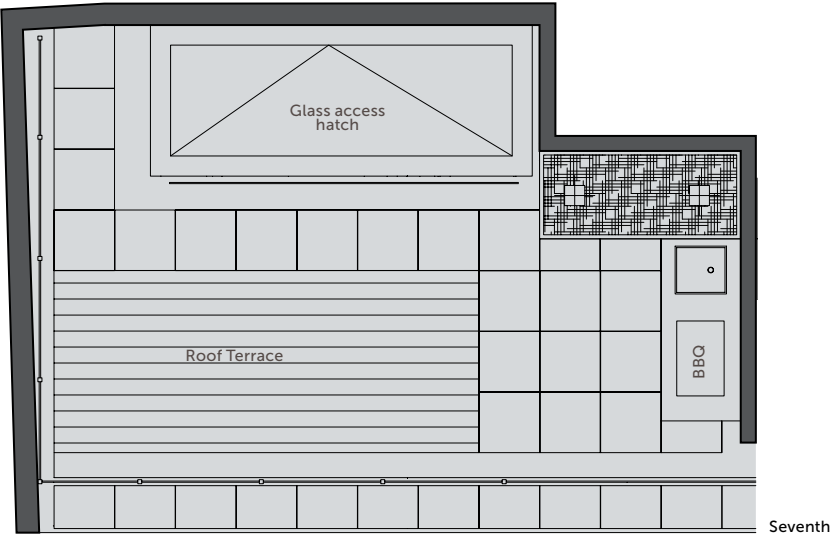
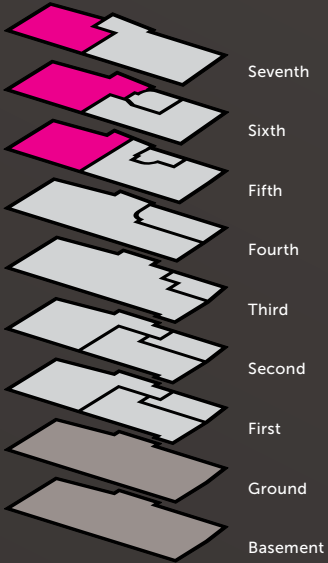
EN-SUITE 1
2.3m x 1.7m / (7'7" x 5'7")

BEDROOM 2
3.5m x 3.2m / (11'6" x 10'6")

EN-SUITE 2
1.6m x 2.3m / (5'3" x 7'7")

TERRACE
6.8m x 3.2m / (22'4" x 10'6")

TOTAL (GIA)
103.6m² (1115.1ft²)



WELL COURT APARTMENT EIGHT

SPECIFICATION AND MATERIAL SCHEDULE

GENERAL

- Under Floor Heating • Under Floor Heating System
- Acoustic floor • Instacoustic Cradle Acoustic Floor System
- Acoustic ceilings • Instacoustic Acoustic Ceiling System
- Flooring
 - Havwoods Oak Flooring to living rooms, bath rooms and corridors.
 - Wool Carpet Nurture Cream to bedrooms.
 - Arizona Caliza tile by Porcelanosa
 - Urbatex Nieve Nature tile by Porcelanosa
 - Glass partition and sliding doors to en-suites
- Windows Glazing • Full height sliding doors system with bonded glass. Black powder-coated aluminium frame
- Balustrading • Free standing glass balustrade to front façade sliding doors

Doors

- Wood doors with Particleboard core lipped on all edges veneered Walnut Crown finish

Blinds

- External motorized Venetian Blinds

Roof lights

- Fixed Flushglaze Rooflight (Penthouse Unit 7)
- Bespoke Hydraulically Hinged Skydoor Rooflight (Penthouse Unit 8)

Built in Wardrobes

- Egger white sliding doors with full height mirror

Luminaries

- Internal recessed lighting
- Touch release drawers
- Recessed ceiling to bedrooms and living rooms
- Wall mounted lights to corridors
- Pendant light to breakfast bar
- Recessed ceiling spotlight to bathrooms and living-rooms
- Wall mounted light JCC to penthouse stairs

KITCHENS

Design Details

- Door Type: Systemat Art with Design Glass White Gloss
- Door Type: Systemat with Design Glass White Gloss
- Carcass Inside: Domino
- Carcass Outside: Shiny White Laminate
- Plinth Colour: Shiny White Laminate
- Glass Type: Full Glass Splash-back
- Handle: Handle-less Art / Push-Latch Units
- Worktop: Corian Glacier White

Appliances

- Smeg Oven. Pyrolitic Multifunction oven, silver glass
- Smeg Gas Hob Built in silver glass
- Smeg Microwave in silver glass
- Smeg Integrated cooker hood with recirculation kit
- SMEG integrated dishwasher
- White NEFF integrated fridge-freezer
- White NEFF integrated washer-dryer



- BAKERLOO
- CENTRAL
- CIRCLE
- DISTRICT
- HAMMERSMITH & CITY
- JUBILEE
- METROPOLITAN
- NORTHERN
- PICCADILLY
- VICTORIA
- WATERLOO & CITY
- DLR
- LONDON OVERGROUND

THE IDEAL CITY BASE WITH CONTACTS STRETCHING ACROSS THE WHOLE LONDON TRANSPORT NETWORK AND BEYOND.

A superb City centre location, Well Court offers numerous different transport options. With a wide choice of underground routes, easy access to the overground network, buses and taxis, every form of transport is within reach making seamless connections across London and beyond.



KHOURY ARCHITECTS FOCUS ON DESIGNING RESIDENTIAL SPACES THAT ARE AS STRIKING AND INNOVATIVE AS THEY ARE SOCIALLY, ECONOMICALLY AND ENVIRONMENTALLY RESPONSIBLE.

A highly creative and imaginative team based in Birmingham, Khoury Architects are committed to designing contemporary and sustainable buildings, spaces and places. Formed in 2005, the practice has designed buildings in both private and public sectors across the UK. Their inherent style and creativity is applied across all industry sectors: domestic, commercial, residential, leisure and healthcare.



KhouryArchitects
exciting space.

MISREPRESENTATION ACT: The information contained in this brochure is general guidance and the developer retains the right to change the details from time to time if necessary. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the property mis-description act 1991. All measurements are approximate and should not be relied upon. This information does not constitute a contract or warranty.



