

# 4 Cubitt Street

BLOOMSBURY

LONDON WC1



Simple  
elegance  
Modern  
chic

# Central London living

Bloomsbury's Central London location is ideally situated between the West End, the City and Kings Cross. The area allows for a rich and diverse lifestyle, benefiting not least from the Brunswick Centre (Bloomsbury's High Street) which offers all that you would need on your doorstep.

It is also home to the largest Waitrose in Central London, to many restaurants (including Carluccios, Yo! Sushi, Giraffe to name but a few), boutique shops and the popular Renoir cinema. There are many pockets of quaint streets such as Lambs Conduit Street and Woburn Walk with their independent shops, boutiques and cafes offering a true village feel with all of the benefits of Central London living.

Bloomsbury also houses some of the World's best universities which continue to attract students from home and overseas. It is an established location for the arts and medicine, as well as many major law practices.

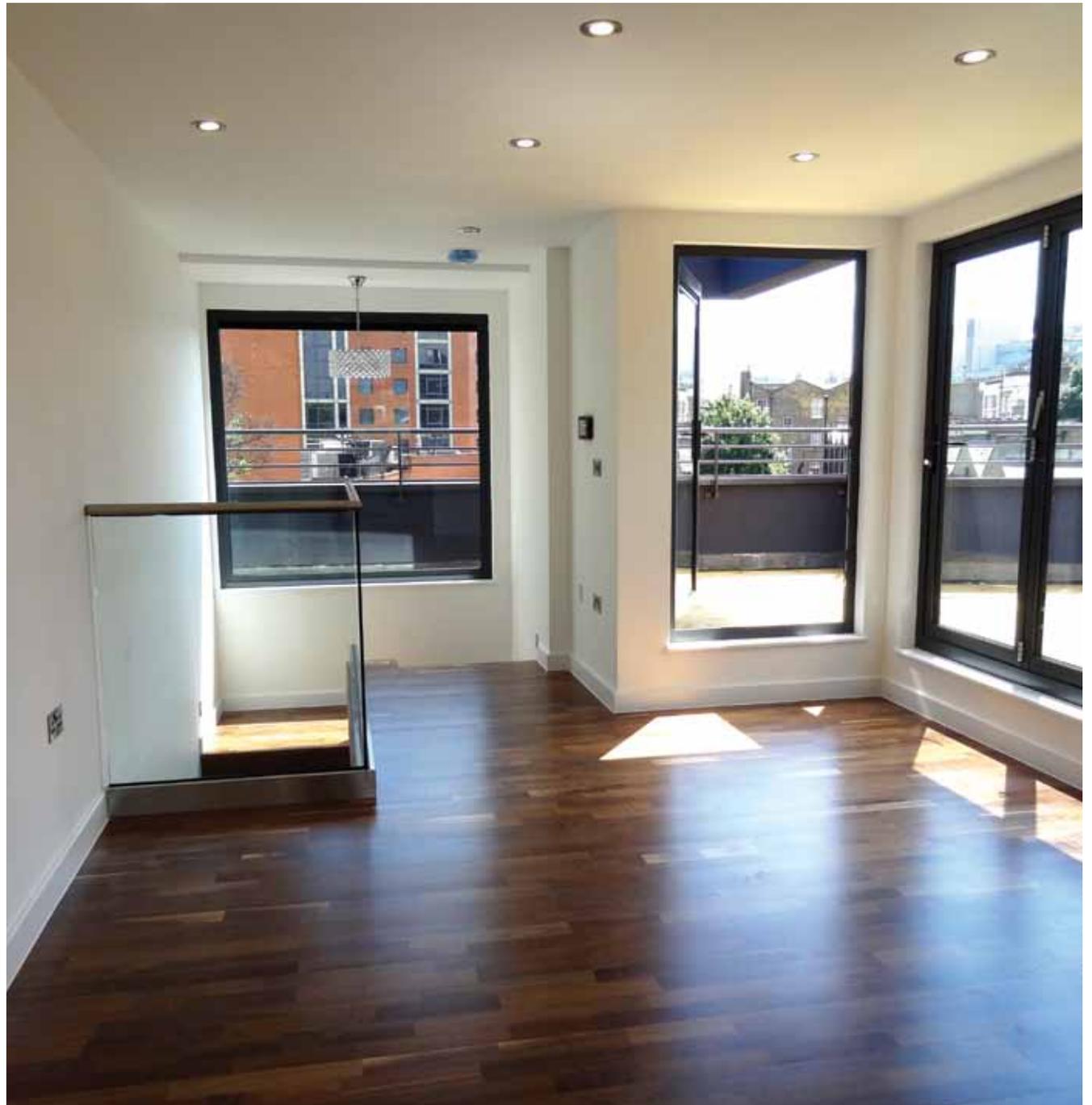


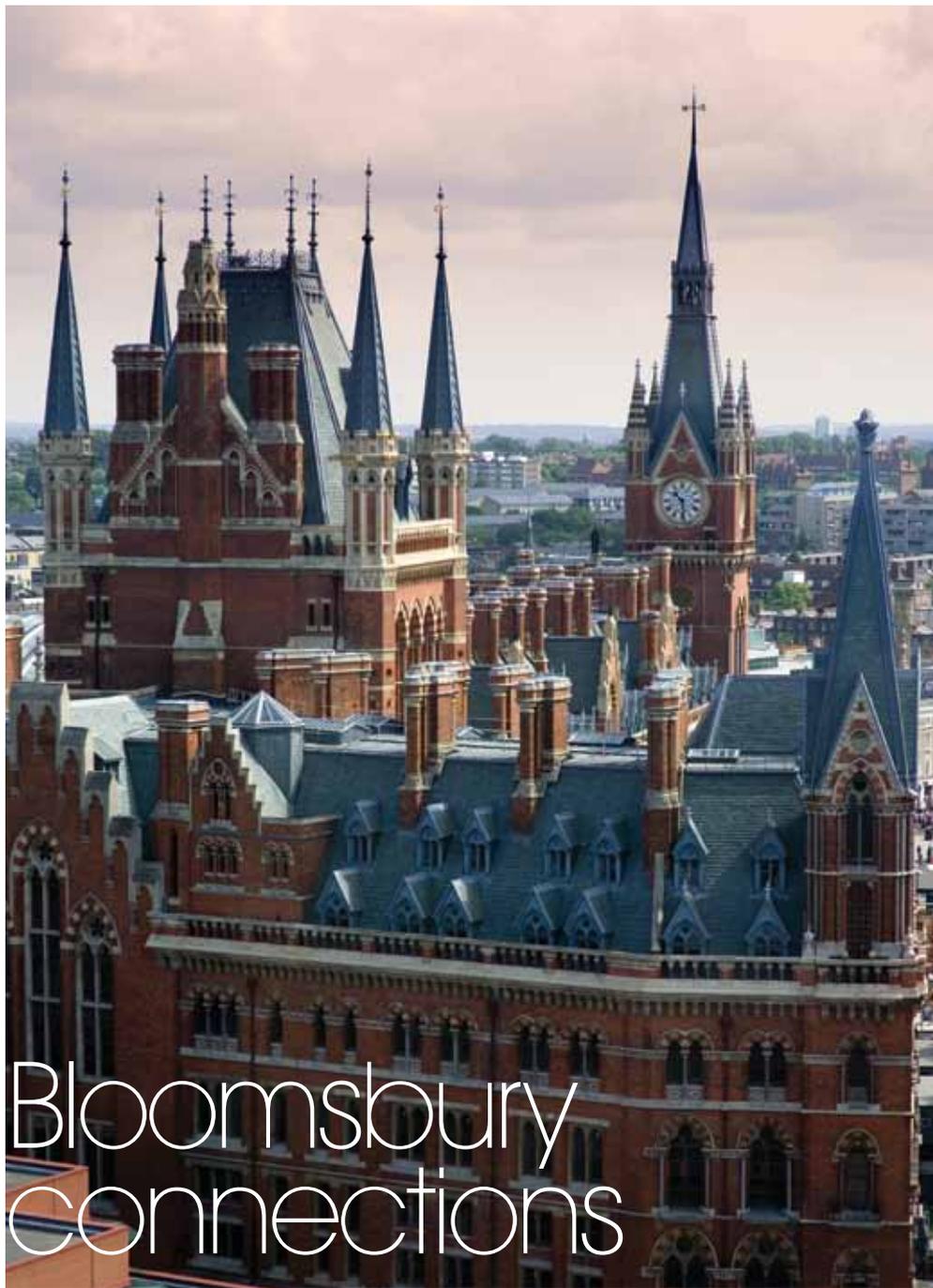
# Thoroughly modern style and elegance

This boutique property has been tastefully redeveloped into two uniquely designed apartments within the original building envelope.

Interiors have been designed with sustainability in mind, whilst the interiors themselves are decidedly modern with clean lines and a contemporary palette throughout.

The area immediately surrounding the building is one of the oldest established in London, and widely regarded as being one of the prettiest parts of the capital. Now you have a chance to write your very own chapter in its eclectic and fascinating history.





Bloomsbury  
connections



Bloomsbury  
culture



# London's finest at your fingertips



## RAIL

- St Pancras International; National Rail, Eurostar; 0.6 miles
- Farringdon; National Rail; 0.7 miles
- Euston; National Rail; 1 mile

## UNDERGROUND

- King's Cross; Circle, Metropolitan, Hammersmith & City, Northern, Victoria and Piccadilly lines; 0.6 miles
- Russell Square; Piccadilly line; 0.6 miles
- Chancery Lane; Central line; 0.7 miles
- Holborn; Central, Piccadilly lines; 0.9 miles
- Angel; Northern line; 0.8 miles
- Euston; Northern, Victoria lines; 1 mile

## LOCATIONS

- Clerkenwell; 0.7 miles
- Smithfield; 0.8 miles
- Exmouth Market; 0.3 miles
- Barbican Centre; 1 mile



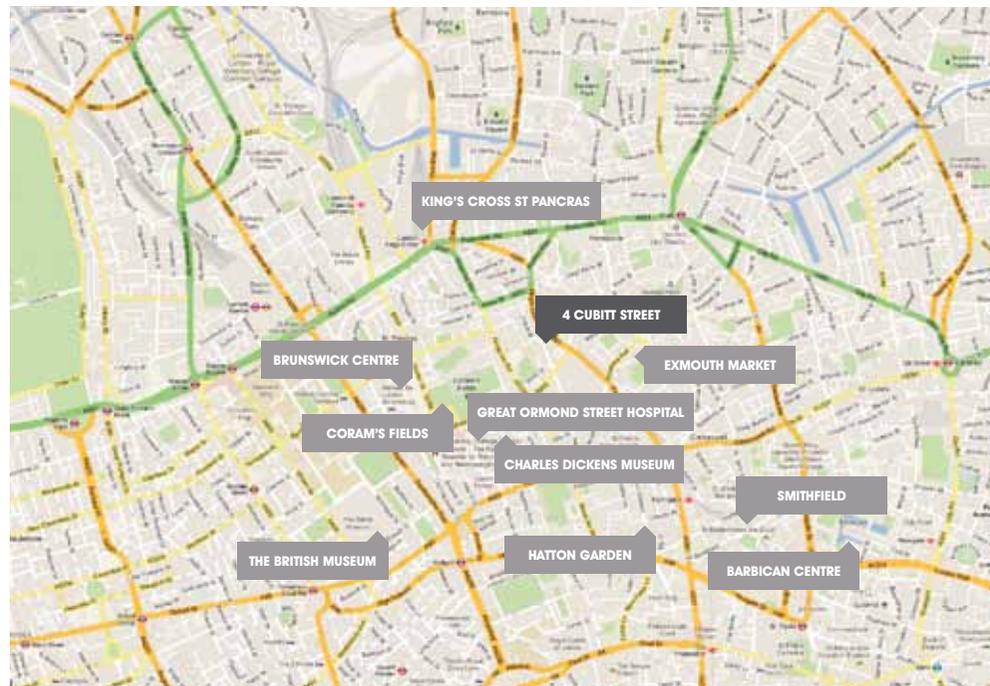
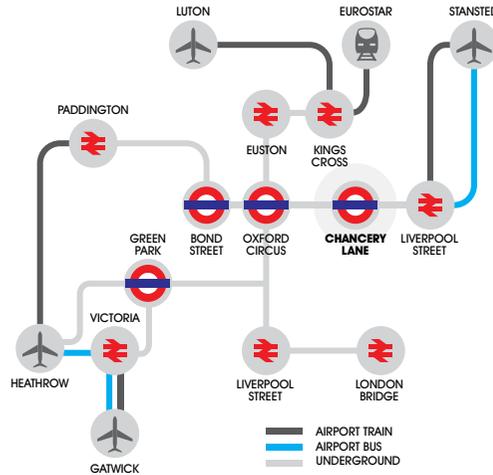
# Well connected

## GET ANYWHERE

The area has become increasingly popular over the past 5 years with the Eurostar arriving at St Pancras station providing a gateway to Europe.

## DO ANYTHING

Bloomsbury is known for its many squares and gardens, which provide the perfect antidote to such a bustling city. Bloomsbury and neighbouring Clerkenwell and Smithfield are famous for their café culture, and have recently earned a reputation as London's new creative hub.



## CORAM'S FIELDS

Coram's Fields is a unique seven acre playground and park for children and their families.



## ST PANCRAS AND THE EUROSTAR TERMINAL

St Pancras International is one of the easiest stations to get to in Central London and your ticket to Europe via the Eurostar terminal



## BRUNSWICK CENTRE

Indulge in some serious retail therapy browsing in the eclectic fashion and home stores, catch a film at the famous Renoir art-house cinema or visit one of the many bars, restaurants and cafés.



## THE BRITISH MUSEUM

Founded in 1753, the museum houses over 7 million objects ranging from prehistoric to modern times. The collection of ancient Egyptian mummies is known the world over.



## HATTON GARDEN

One of the finest and most renowned jewellery locations in the world, with something to catch everyone's eye.



## EXMOUTH MARKET

Great stalls surrounded by fantastic theme cafés and restaurants make this a popular spot for serious foodies from midday right through to midnight.



## THE CHARLES DICKENS MUSEUM

48 Doughty Street is the only surviving London home of Dickens (from 1837 until 1839), author of such classics as Oliver Twist, A Christmas Carol and Great Expectations.



## GREAT ORMOND STREET CHILDREN'S HOSPITAL

Peter Pan was the boy who never grew up. His creator, novelist JM Barrie, donated the book's rights to the children's hospital, hoping that its legacy might be to help other children achieve what Peter never did.



## SMITHFIELD

A meat market dating back to the 10th century (William 'Braveheart' Wallace was executed here in 1305), now surrounded by electric eateries and pubs which open at the crack of dawn serving breakfasts for the serious gourmand.



## THE BARBICAN CENTRE

Europe's largest performing arts centre and home to the London Symphony Orchestra.



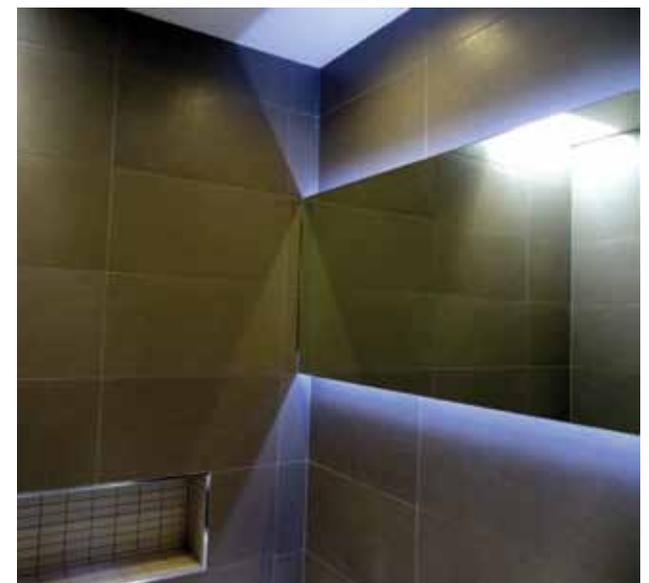
Granite work tops set over gloss white handleless cabinets with advanced soft touch doors are complimented by the walnut floors and the clean lines of integrated appliances throughout.



Tactile  
practicality



# Bathed in style



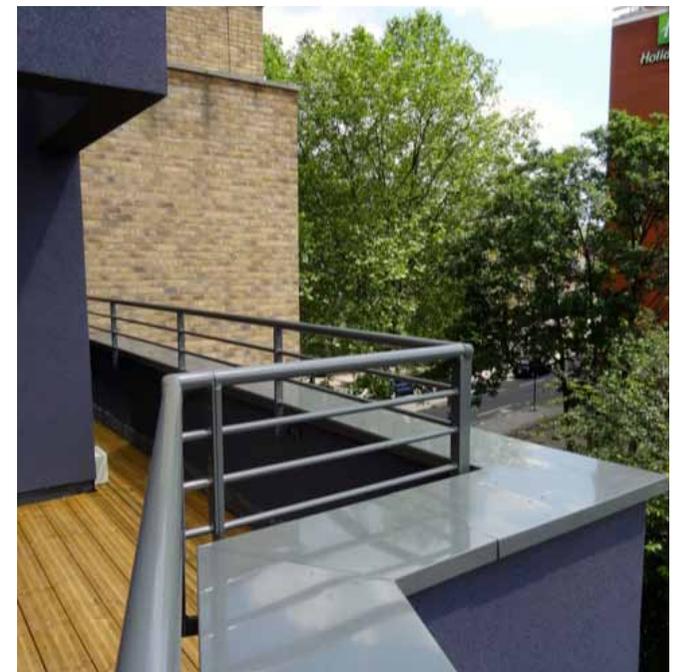
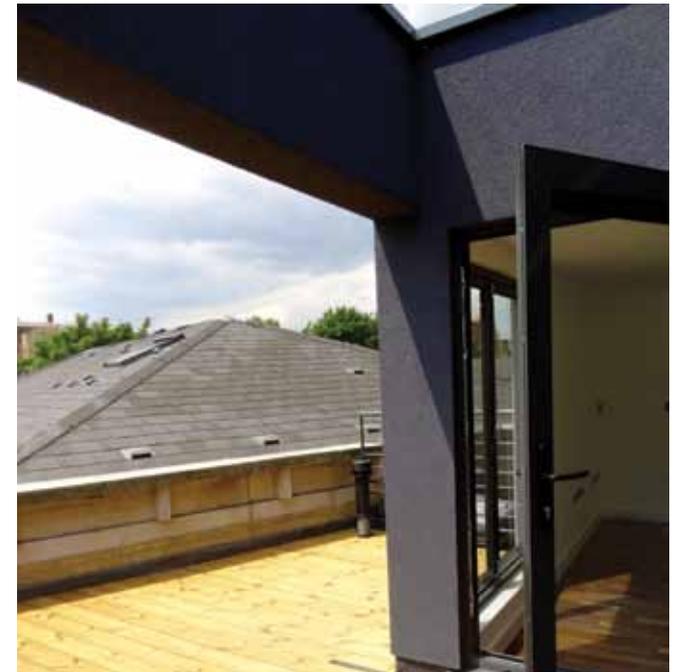
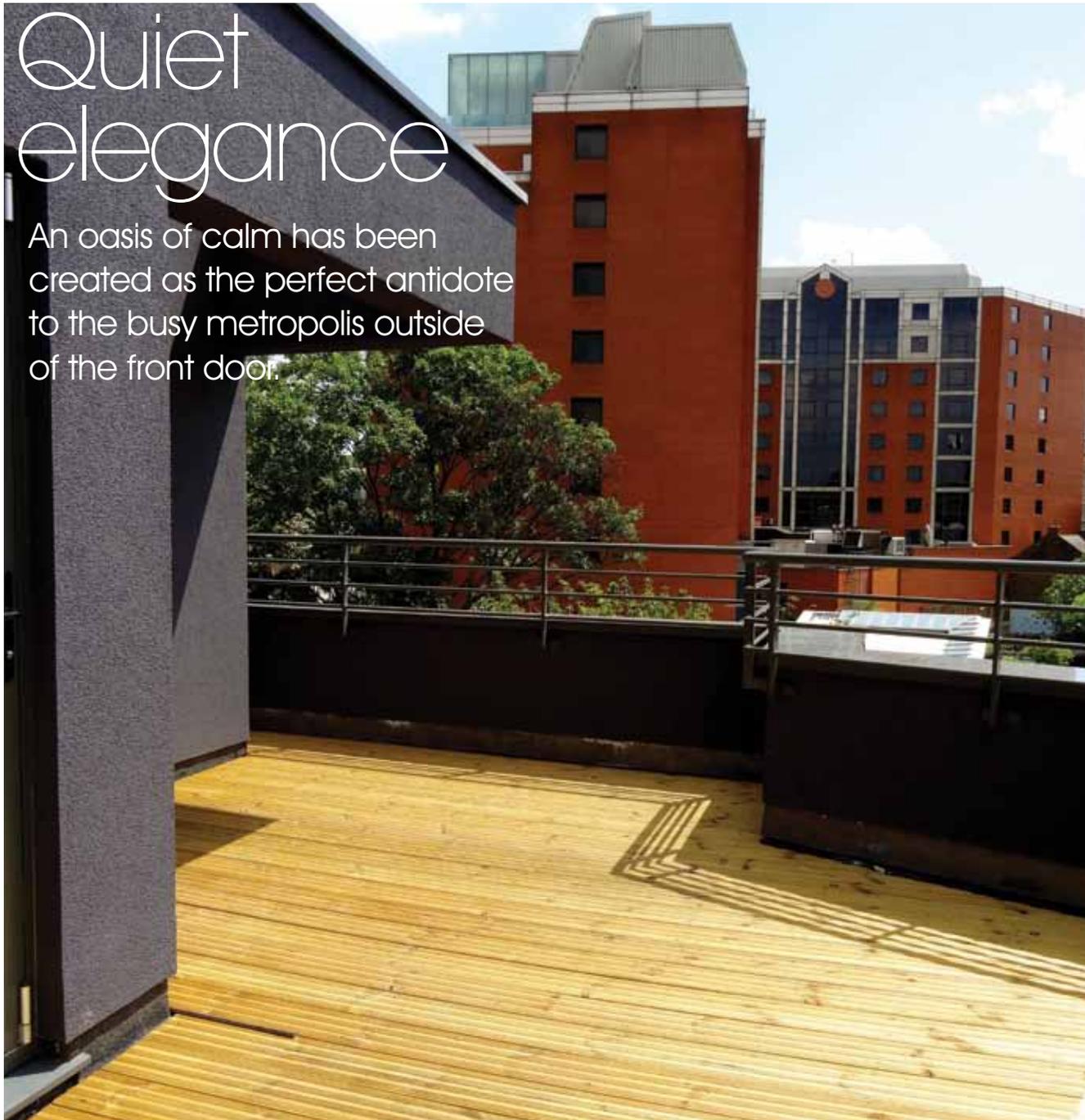
# Unique signature

A sophisticated palette of colour and texture showcases the elegance of design, from the proportions of the spaces that have been created through to the detail of the finish.



# Quiet elegance

An oasis of calm has been created as the perfect antidote to the busy metropolis outside of the front door.

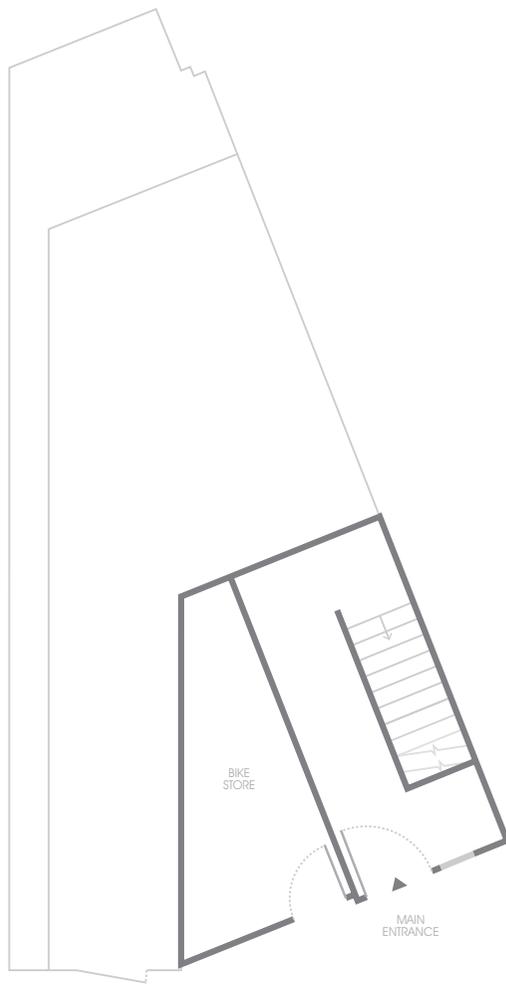


# Floor plans

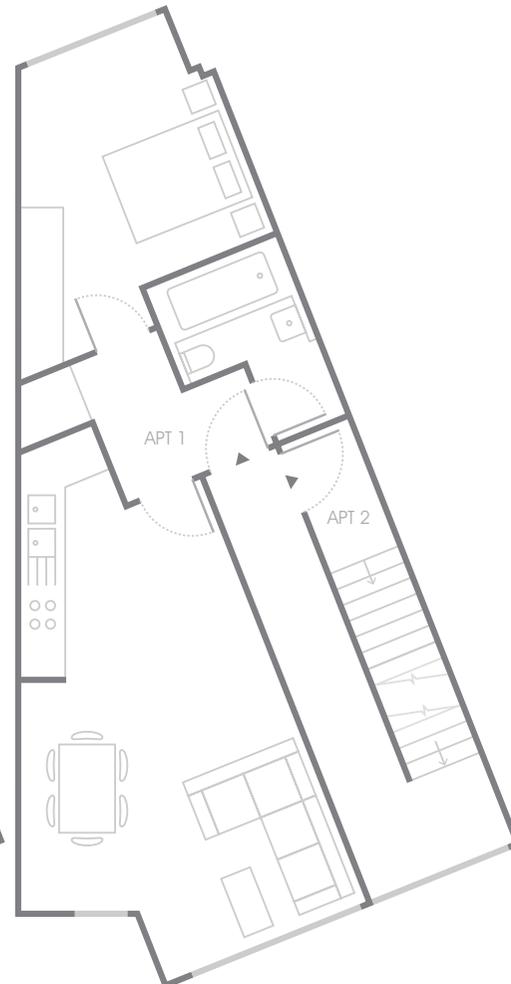
Apartment 1  
First floor  
1 bedroom  
45.5 sqm, 490 sqft

Apartment 2  
Second and third floor duplex  
2 bedrooms, terrace  
89.2 sqm, 960 sqft

NB: PLANS ARE DRAWN TO SCALE AT DESIGN PHASE  
AND MAY VARY DURING BUILD. THEREFORE PLANS  
SHOWN ARE FOR INDICATIVE PURPOSES ONLY.



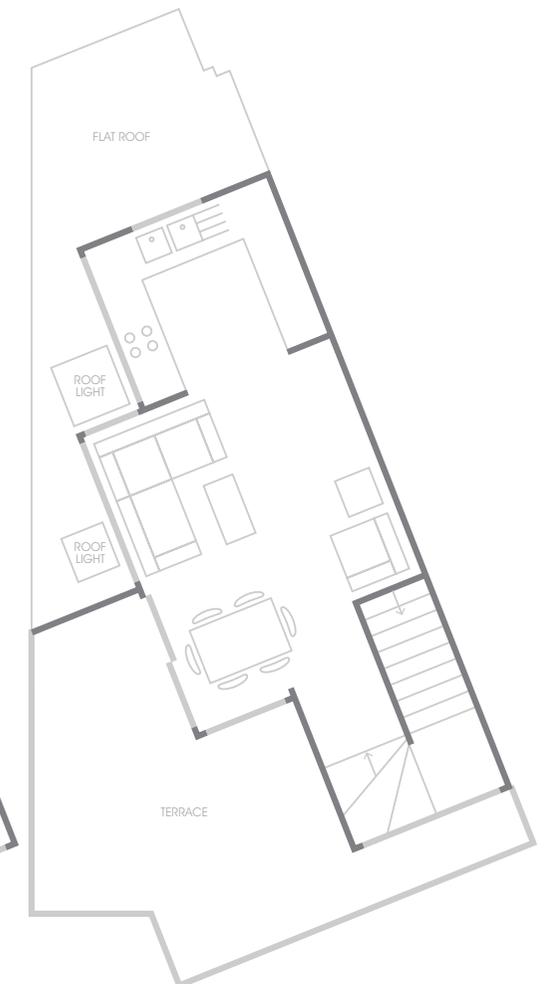
Ground Floor



First Floor



Second Floor



Third Floor

# Luxuriously appointed

## **INTERNAL FINISH**

- Matt emulsion to all internal walls
- Solid core wood PAS entrance doors to all units
- Flushed plywood internal doors with high quality ironmongery
- Quality American engineered wood flooring to entrance hall and living / kitchen area
- Minimalist skirting and architraves throughout
- Built-in white gloss wardrobes in bedrooms

## **BATHROOMS AND EN SUITES**

- WC and flush plate, soft close seat
- Stylish basin and vanity unit in high gloss black
- Built in bath with thermostatic shower mixer and hinged Kermi bath screen
- Straight ladder electric towel rail

## **KITCHEN & RECEPTIONS**

- High quality handle less kitchen units with integrated Bosch appliances
- Brushed steel sockets and light switches for main lights

## **ELECTRICS, HEATING AND LIGHTING**

- Subtle energy efficient light fittings throughout
- Low voltage ceiling down lighters to hall, bathrooms / en-suites and living / kitchen areas
- Generous supply of power points to bedrooms, reception and hallway
- Telephone and TV points to reception and master bedroom
- Under floor heating throughout
- High efficiency gas hot water system

## **WINDOWS AND BALCONIES**

- Modern window casements
- Highly secure toughened glass in doors and windows with slide and tilt mechanism

## **SECURITY**

- Audio phone entry
- Fully integrated smoke / heat detection alarm system
- Secure mailboxes
- Combined lighting and emergency lighting system in common parts

## **MAIN ENTRANCE AND COMMON AREA**

- Solid hardwood entrance door
- Tiled floors with ample lighting in lobbies and common area
- Wooden balustrade to stairs and landing
- Quality stainless steel ironmongery to apartment doors
- Secure and fireproofed meter boxes conveniently located for easy access
- Lift to all floors

## **NEW BUILT CONSTRUCTION:**

- Built to maximise space, light and views
- Constructed using modern lightweight methods to provide maximum build quality and thermal efficiency

## **BUILDING STANDARDS AND WARRANTY**

- All works designed by professional architectural and structural engineering practices
- All apartments are covered by a 10 year BLP Building Guarantee insurance against defects in construction

## **EXCLUSIVE TO PENTHOUSE**

- Ambient LED lights in kitchen and bathrooms
- Touch servo-drive automatic handleless kitchen units
- Crystal contemporary chandelier
- Modern 196 sqft terrace with steel and glass balustrades
- Walnut staircase with glass balustrade and brushed chrome rail
- Hi spec bathroom fittings; tinted glass basins, full glass shower cubicle with black stone finish tray and water jet massage system

# Expert intelligence delivers value



## WE ARE IPE CAPITAL

IPE Capital Real Estate was pioneered from our vision for developing high quality sustainable residential developments in London. Our team has identified important attributes within prime locations in London and have acquired, refurbished, expanded, and sold undervalued properties.



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