



James Laurence *JL*

James *JL* Laurence<sup>TM</sup>  
Sales and Lettings

APARTMENT 4, DERWENT WORKS, 6 HENRIETTA STREET,  
BIRMINGHAM CITY CENTRE, B19 3AB  
FROM £500,000



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#### Loft Apartment 4

Loft 4 is a second floor loft apartment of 1440 Sq. Ft.. The loft offers a large open plan living/kitchen space, separate utility room, two bedroom, two bathrooms and allocated parking. The apartments have been completed to an extremely high specification to include under-floor heating through-out, handmade brass bathroom appliances, concrete floors, zinc clad kitchens, exposed brick and reclaimed lighting.

#### SPECIFICATION

- Exposed Brickwork
- Underfloor Heating
- Reclaimed Oak Flooring
- Hand Crafted Brass Bathroom Fittings
- Crittal Windows
- Banham Locking System
- Antique Light Fittings
- Kettle Tap
- Secure Allocated Parking
- Range Cooker
- Metal Clad Kitchens
- Building Guarantee

#### LOCATION

Derwent Works is located on the Henrietta Street in the city's Gun Quarter, a district surrounded by history, culture and entertainment. The Gun Quarter is a diverse and emerging city suburb, perfectly situated close to the fashionable Jewellery Quarter, bustling financial district, Snow Hill train and metro station and the new Hs2 site with immediate A38 link with ease of access to M6 motorway.

#### RESTAURANTS AND BARS

Birmingham has something to suit all tastes, with more Michelin starred restaurants than any other UK city outside of London – including Simpsons, Purnell's and Adams; plus, fine dining at The Ivy, Gusto, Hotel du Vin and Marco Pierre White. You will also find a great selection of bars such as Fumo, Ginger's Bar in Purnell's Bistro, Dirty Martini and fantastic coffee shops right on your doorstep.

#### ENTERTAINMENT

Whatever you fancy doing, it's likely you'll find it in the city across the many venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance.

#### SHOPPING

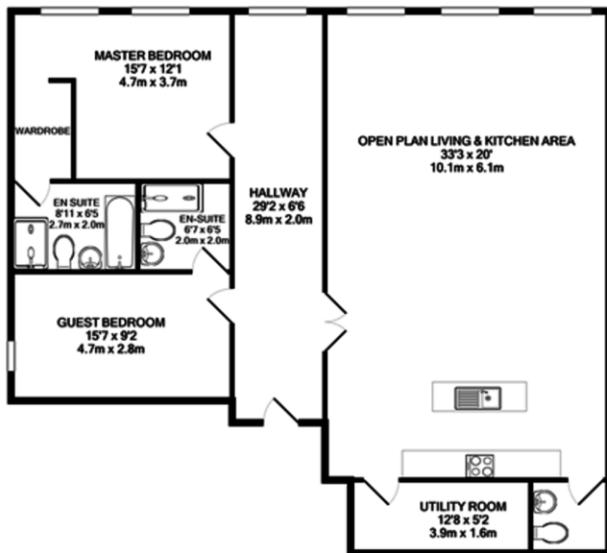
There's a huge choice and variety of shopping available within the city and nearby suburbs, including John Lewis in the new Grand Central development; the newly extended Harvey Nichols at the Mailbox; Selfridges in the Bullring; the Great Western Arcade; the rag market and food markets in Digbeth; as well as regular local Farmers' Markets in Harborne and Moseley beyond.

#### SPORTS AND LEISURE

You'll find excellent sporting and leisure facilities, including PureGym just 5 minute walk away; Bannatyne's Health Club; The Club & Spa at The Cube; Vibro Suite Health & Wellness Club; the Edgbaston Priory Club; Edgbaston Cricket Ground; Edgbaston Golf Club; Botanical Gardens and Cannon Hill Park.



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**TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.8 SQ.M.)**  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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