

LUXURY PLAZA LIVING IN LONDON

WELCOME TO PUTNEY PLAZA,
THE PERFECT LOCATION TO ENJOY LONDON'S
COSMOPOLITAN CITY LIVING.





THE EPITOME OF PLAZA LIVING

At last, there is the opportunity to enjoy the finest Plaza living in London.

Putney Plaza is based around one of the largest open spaces in Putney. Louise Bradley, the world-renowned designer, has thoughtfully and elegantly designed each apartment, whilst the Sky Gardens and Penthouses can be designed by her to deliver your dreams.

Realised as four dynamic buildings, Putney Plaza offers 146 one, two and three bedroom apartments, Sky Gardens and Penthouses. Each is finished to superlative standards and affords purchasers an unrivalled choice between different bedroom, bathroom and flooring configurations.

The exterior is equally inviting. A central courtyard, of over half an acre, provides an outside retreat and sense of community. With an abundance of decorative flowering trees and ornamental grasses, residents are afforded year-round flora with seasonal highlights. With 12 metre Honeylocust 'Skyline' shade trees and 3 metre Serviceberry and Magnolia multi-stem trees, a mix of light and a transparent canopy of dappled shade is created in parts of the Plaza space.

Putney is the hub of South West London. A wonderful array of bars, restaurants and entertainment exist within walking distance of Putney Plaza, while the excellent road, rail

and London Underground transport connections afford easy access to the rest that London has to offer. The King's Road, Harrods, Knightsbridge and High Street Kensington are all within easy reach.

In short, Putney Plaza is the epitome of city living: desirable, diverse and dedicated to you.

With a perfect location and one of the strongest rental markets in London, Putney Plaza is an easy choice for today's discerning buyers, either as a residence or investment opportunity.

Plaza living at a glance

- Interiors by world-renowned designer Louise Bradley
- Plaza gardens – over half an acre
- A choice of luxury finishes for bedrooms, bathrooms and flooring, as standard
- Strong rental market
- Secure underground parking
- Car Club – a number of vehicles available to residents
- State-of-the-art gymnasium
- Exciting restaurants and bars
- Concierge
- Penthouses & Sky Gardens optional bespoke design by Louise Bradley



East view



SPECTACULAR VIEWS DAY OR NIGHT

Sunset West view





Putney Plaza Reception



AT YOUR SERVICE

From a simple opening of a door or occasional request for a taxi, to the urgent and unexpected need for emergency maintenance, we all need a little assistance now and again. At Putney Plaza, the concierge will orchestrate support for residents quickly and efficiently. Proof we thrive on service.







PUTNEY

Putney is the most sought after location in South West London. Nestling on the banks of the river Thames, a wonderful array of restaurants and bars are all just moments away from Putney Plaza.

You can also be shopping in Kensington in **17** minutes or at your desk in the City in **21** minutes, giving you easy access to both work and pleasure from Putney Plaza.

Within walking distance is Wimbledon Common (1,100 acres) and close by is Richmond Park, the largest of the Royal parks (2,360 acres), which features a stunning natural landscape and herds of wild deer. Both provide city dwellers with places to enjoy a variety of outdoor activities.

Putney Bridge spanning The Thames, is the traditional starting point for The Boat Race. Held each year between the universities of Oxford and Cambridge, thousands flock to the area eager to enjoy the historic atmosphere.

Putney residents are equally spoilt for choice when it comes to Premier League football. Both Chelsea

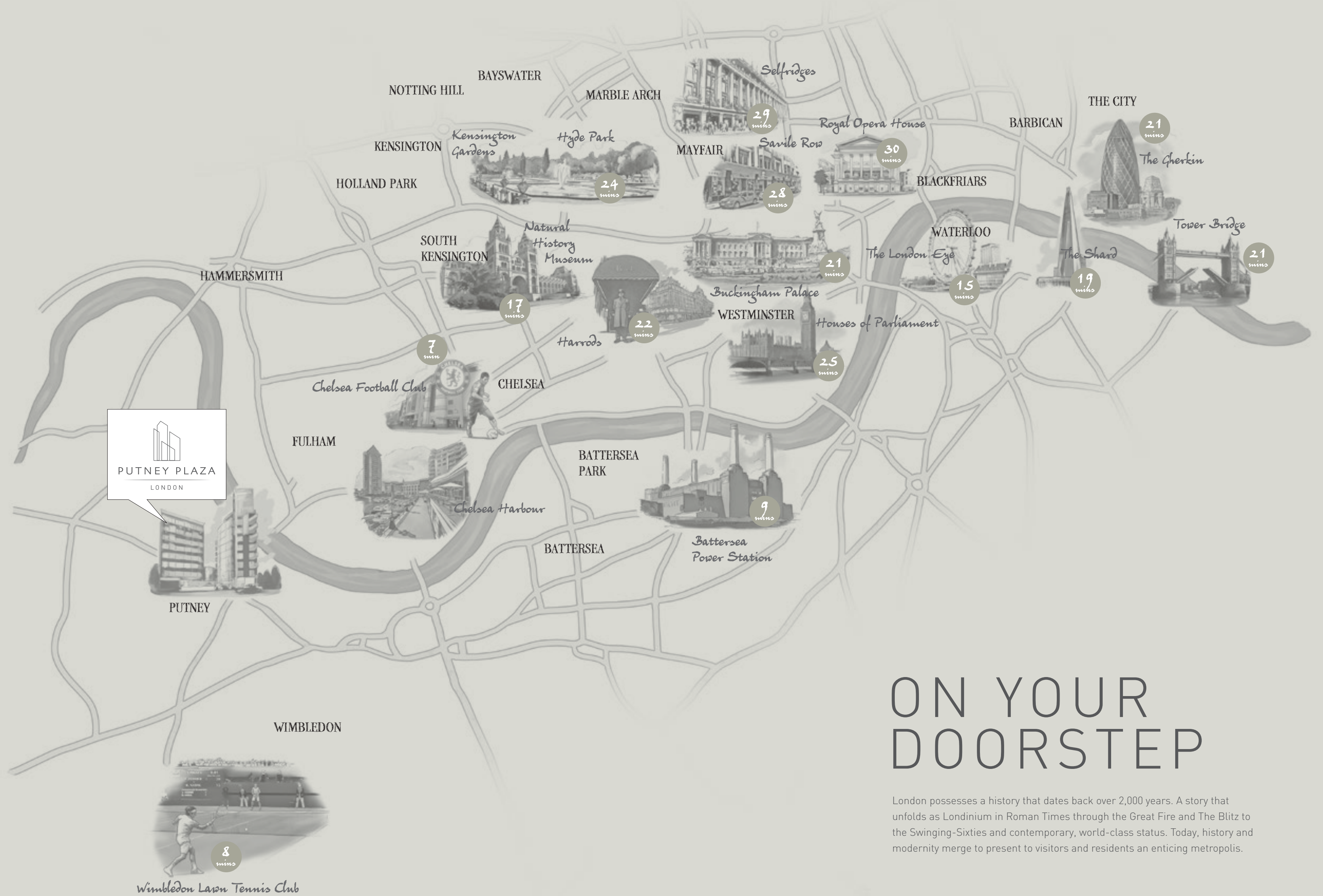
and Fulham are within easy reach, meaning some of the world's best footballers are on your doorstep.

Driving just a few miles from Putney away from the city takes you into the South East and the full beauty of England's green and pleasant land. From the hills of the North and South Downs to the sandy South of England coastline, visitors can relax and unwind away from the hustle and bustle of city life.

Active Putney at a glance

- 4 local parks
- Boat trips
- Rowing clubs
- Horse riding
- Cycling
- Walking
- Jogging
- Tennis clubs
- Golf courses



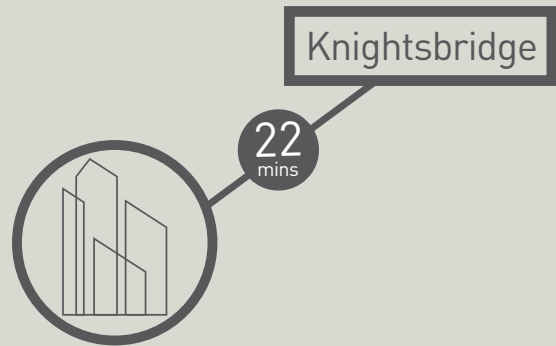


ON YOUR DOORSTEP

London possesses a history that dates back over 2,000 years. A story that unfolds as Londinium in Roman Times through the Great Fire and The Blitz to the Swinging-Sixties and contemporary, world-class status. Today, history and modernity merge to present to visitors and residents an enticing metropolis.

KNIGHTSBRIDGE

Travel a tantalising **22** minutes from Putney Plaza and you can behold the mesmerising diverse delights of Harrods and Harvey Nichols. Sample the sights and smells of their food halls. Linger long over the haute couture and high street fashion before wandering to where Londoners picnic – on the edges of The Serpentine in Hyde Park.



Train times are approximate and are courtesy of www.tfl.gov.uk

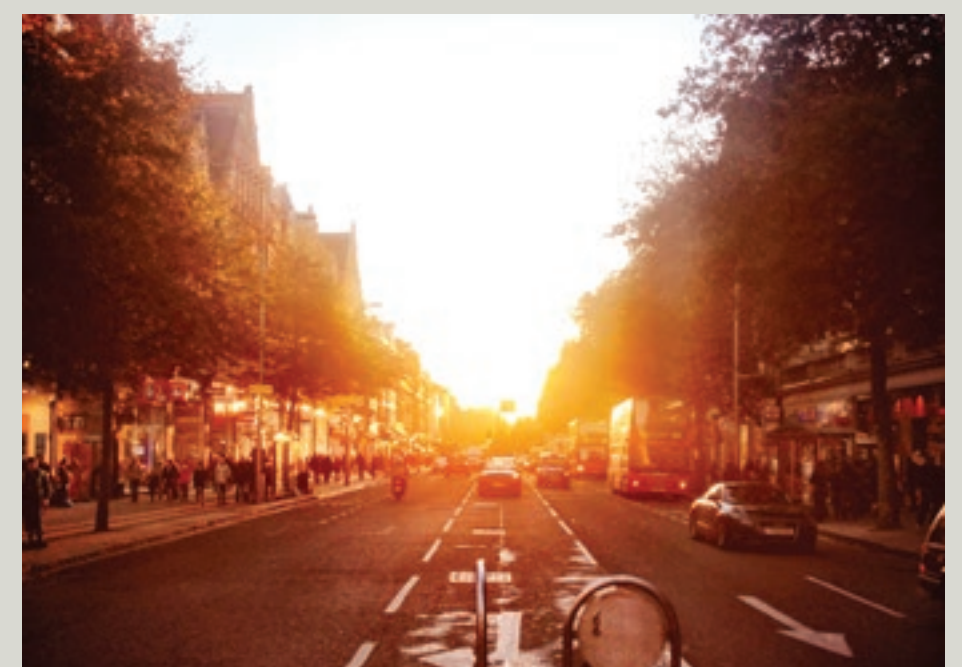
Top: Burberry, Knightsbridge
Middle: Hyde Park
Right: Harrods at night





THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Catch the Tube for a **17** minute trip to Kensington and Exhibition Road. Walk the corridors of the Natural History Museum, consider the eclectic collections at the V&A or simply take yourself off to Kensington Gardens and a lazy afternoon on the lawns. By night, change pace at the Royal Albert Hall, the world's finest concert venue.



Left: Kensington Palace Gardens
Top: Albert Memorial, Hyde Park
Middle: High Street Kensington on an autumn afternoon

Kensington

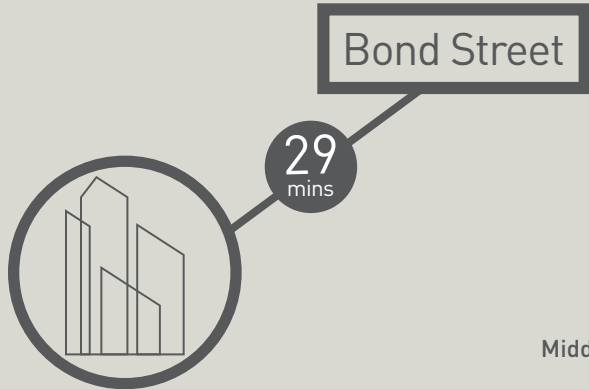
17
mins





BOND STREET

A journey of just **29** minutes takes you to the heart of one of the world's greatest concentrations of upmarket brands and jewellers. After a busy day shopping, slow the pace down with an elegant afternoon tea at the world famous Ritz Hotel, before picking the pace up again with fine dining at some of the best restaurants in the world before topping the evening off with a successful night at the Casinos.



Top: Old Bond Street
Middle: Louis Vuitton, Old Bond Street
Right: View of Bond Street



BATHROOM

LIGHT



SHOWER ROOM

DARK



Computer generated images of Putney Plaza are indicative only.



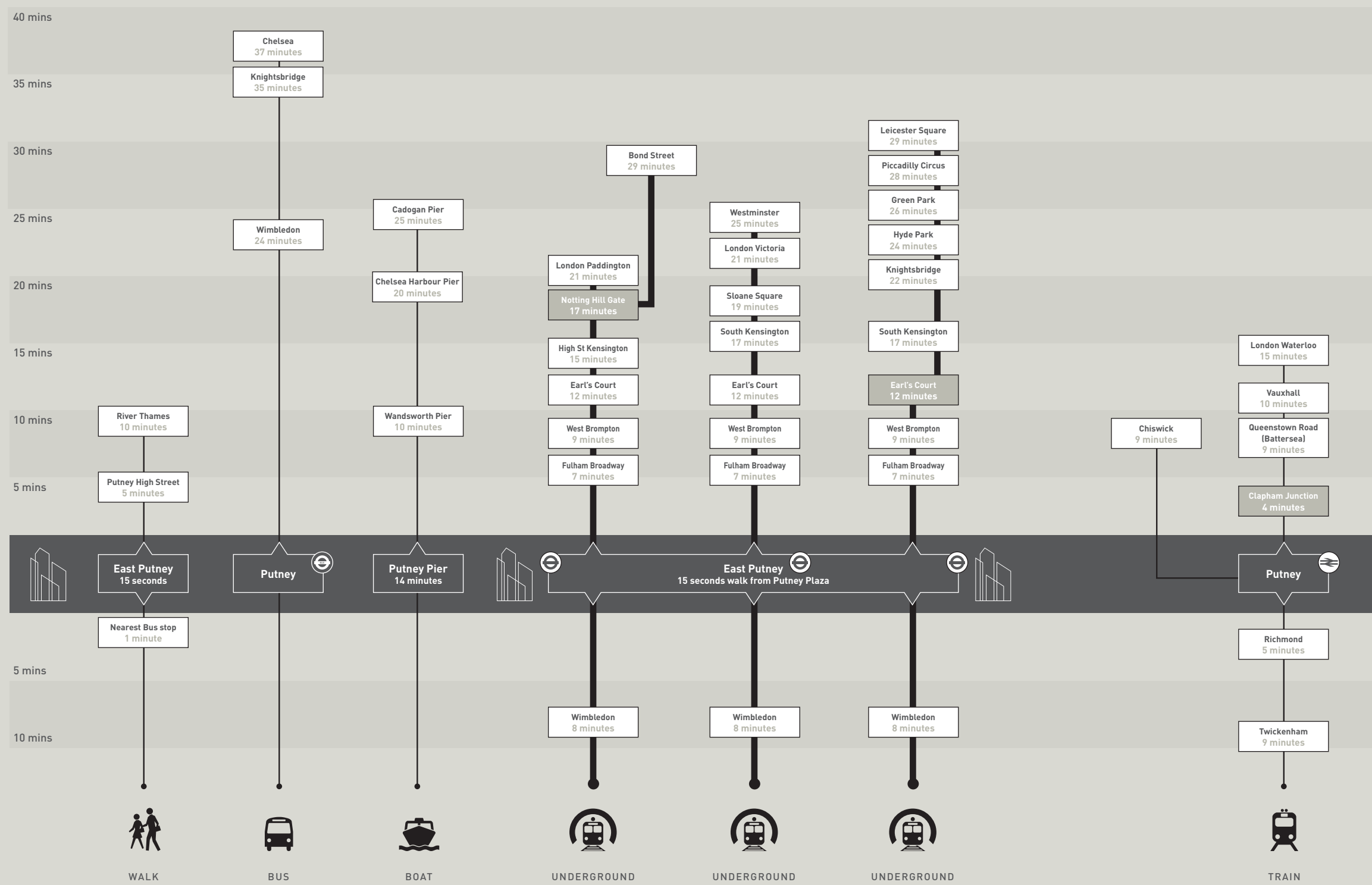
THE CITY

Just **21** minutes from Putney Plaza, The City is one of the world's most important financial centres with offices for over 500 banks, headquarters of many of the world's largest law firms and the world's greatest foreign exchange market. With employment for nearly 500,000 people you can be sure that you will be at the heart of the UK's business community.



Left: Bank of England
Top: London City
Middle: Bank Tube Station





Explore Putney and discover your local neighbourhood

Change Lines

A FEW MOMENTS FROM EVERYTHING

London is one of the world's most vibrant and cosmopolitan cities. It offers Londoners and visitors a world of choice: shopping, sightseeing and sensational restaurants, bars and pubs; Premier League football, Test cricket and Grand Slam tennis; ancient history and contemporary life; creativity and commercial success.

Putney Plaza is extremely well connected by road, rail and, indeed, river to all that London has to offer. The famous shopping areas of Oxford Street, Bond Street and Regent Street are a short Underground journey away. In fact, Putney benefits from not one but two Tube stations: East Putney which is opposite, whilst Putney Bridge is only a short walk away.

In addition, Putney has its own mainline railway station and connections into London Victoria and London Waterloo. Residents working in the City or the West End will enjoy an effortless commute. London's St. Pancras station is home to the Eurostar, from where you can even reach Paris in a little over two hours.

London Heathrow and London Gatwick are two of the world's principal airports, and both are easily reached from Putney Plaza.



TOP OF ITS CLASS

London remains one of the truly magnificent cities for study. With a host of world-class universities and colleges, students gather from around the globe for the opportunity to visit, read and learn. London is also a fine city to live in. Offering the prospect to learn a little of life, too.

Universities and Colleges

The London School of Economics (LSE)

The London School of Economics and Political Science (LSE) is one of the foremost social science universities in the world.

Imperial College London

Imperial provides world-class scholarship, education and research in science, engineering, management and medicine. It is consistently rated among the United Kingdom's top three universities, and was ranked 8th in the world by the Times Higher Education Supplement in 2011.

City University London

City University London is one of the most international universities in the UK with more than 21,000 students from over 160 countries and staff from over 50 countries. More than 100,000 former students from over 150 countries are members of the City Alumni Network.

King's College London

King's College London is one of the top 30 universities in the world (2012/2013 QS international world rankings), the Sunday Times 'University of the Year 2010/11' and the fourth oldest in England.

University College London (UCL)

UCL was ranked 4th in the UK by The Guardian (2013) for career prospects. UCL has the highest number of professors of any university in the UK, with 705 established and personal chairs, as well as the joint highest number of female professors with 135.

Central Saint Martin's College of Art & Design

Central Saint Martin's College of Art & Design is made up of three schools. As well as the Centre for Performance, incorporating the Drama Centre London, there are the School of Art, School of Fashion & Textiles and the School of Communication.

Royal College of Veterinary Surgeons (RVC)

The Royal Veterinary College is one of the world's leading specialist veterinary institutions. Founded in 1791, the RVC has a unique heritage of innovation in veterinary and biomedical sciences, clinical practice and education.

Royal College of Art (RCA)

The RCA has a distinctive role in preparing its postgraduate students for careers in art, design and the creative sector – indeed the college is widely considered as crucial to the creative industries.

Inchbald School of Design

Established in 1960, and the first interior design school in Europe, Inchbald provides a broad-based training for designers and decorators wishing to specialise in high-end residential and commercial work.

The School of Oriental & African Studies

The School of Oriental and African Studies (SOAS) is the only higher education institution in the UK that specialises in the study of Asia, Africa and the Middle East. Founded in 1916, it has grown in size and reputation to offer an unrivalled combination of disciplinary expertise, language scholarship, and regional focus.

Royal College of Pathologists

The Royal College of Pathologists aims to advance the science and practice of pathology, to provide public education, to promote research in pathology and to disseminate the results.

St George's, University of London

St George's, University of London, is the UK's only independent medical and healthcare higher education institution. Offering medicine, biomedical sciences and health and social care sciences.

Roehampton University

Roehampton University has a strong research profile, with a third of its research rated 'Internationally Excellent', it is also ranked as the best in the UK for research in Biological Anthropology and Dance.

Heatherley School of Fine Art

Founded in 1845, Heatherley's is the oldest independent art school in London and is among the few art colleges in Britain to focus purely on portraiture, figurative painting and sculpture.

The London School of Business

The London School of Business is one of the world's top business schools. It has over 34,000 international alumni in 130 countries around the world. The school is situated in an elegant 19th century Nash terrace overlooking Regent's Park.



PLAZA GARDENS

Putney Plaza will provide over half an acre of tranquility and calm. Designed by award winning landscape architects and taking inspiration from traditional orchard design, trees follow a grid to promote the aesthetic and free pedestrian movement as well as ease of access for servicing apartments, while the linear strips of granite paving add a dramatic signature to the space.

Complementing the paving, an abundance of decorative flowering trees and ornamental grasses afford year-round flora with seasonal highlights. With 12 metre Honeylocust 'Skyline' shade trees and 3 metre Serviceberry and Magnolia multi-stem trees, a mix of light and a transparent canopy of dappled shade is provided

to parts of the Plaza. The foliage will feature in views from many of the apartments giving a strong connection to the natural world. Boxwood Hedge, Bishop's Hat, Golden Sledge and Tulips are among the many shrubs and bulbs that will add a touch of glamour to the understory plantings.

The design of the planting containers adds an innovative touch to the outdoor environment. Working in tandem with the high quality granite materials, the landscaping complements and enhances in equal measure the hero architecture of Putney Plaza.

As a final touch, hardwood seating has been designed and integrated to allow residents to enjoy the Plaza, where no expense has been spared.





DESIGN PEDIGREE

We at Art Estates and Royalton look at development differently. Our sole vision is to set new standards in each and every project we do. To be innovative in design, forward thinking in space planning and above all else to set new standards in quality and choice.

Art Estates specialises in major multiple developments with currently over a quarter of a billion pounds of projects under construction.

Our multi award winning sister company, Royalton, is renowned for delivering some of the finest homes in England. Royalton houses range from

£5.5m to £50m. This is why over the last decade we have become a market leader in this field.

With all our combined knowledge and experience, we still understand that the most important aspect is to deliver you the home of your dreams.

www.royalton.co.uk

www.artestates.co.uk

LOUISE BRADLEY

Louise Bradley's name is synonymous with bespoke luxury Interior Design worldwide. For over two decades, Louise Bradley has been running a successful bespoke Interior Design service alongside retail showrooms featuring her exclusive furniture collections.

The LB Design Studio consists of a diverse team of Interior Architects and Designers, who together create beautifully detailed and luxurious Interiors for significant residential and commercial projects worldwide.

Consistently credited as one of the top leading Interior Designers and featured on a regular

basis in prestigious publications, Louise Bradley has established itself as a design practice of international repute.

Louise is known for, and clients drawn to, her expertise as she firmly considers their needs whilst remaining conscious of the quintessence of each project.

www.louisebradley.co.uk



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the property are subjective and are used in good faith as an opinion and not as a statement of fact. The information on these particulars does not constitute a contract or warranty. Some photographs and CGIs are used for indicative purposes only. Please make further specific enquiries to ensure that our descriptions are likely to match any expectation you may have of the property. The various transport times are based upon typical times given by tfl.gov.uk and do not include 'walking' time between various parts of the transport network and are correct at time of going to press.



