

67
TUFTON
STREET
SW1

67 TUFTON STREET COMBINES
MODERN LONDON LIVING WITH
BRITISH CHARM IN THE HEART
OF HISTORIC WESTMINSTER

67

TUFTON STREET

SW1

HYDE PARK

BUCKINGHAM PALACE

OXFORD STREET

REGENTS PARK

THE HOUSES OF PARLIAMENT

LEICESTER SQUARE

ST PANCRAS INTERNATIONAL

THE LONDON EYE



Background

Tucked away, down an elegant street in one of London's most prestigious quarters, this stylish development is the epitome of quintessential British charm. Comprised of nineteen spacious apartments and three duplex penthouses, this is the benchmark for 21st century luxury living in the heart of the city.

67 Tufton Street is a historic building within the St John's conservation area and as such, is full of character with a typically generous interior space. Originally a post office, it is a fine example of London's architectural heritage. Featuring luxurious and spacious common areas around the impressive staircase and lift area, concierge and underground car parking is provided for residents' convenience and security.

Much of the original composition has been retained with the main structural change being the addition of the 6th floor, forming part of the duplex penthouses.

British craftsmanship is showcased in the sophisticated interiors, with subtle references to the original Queen Anne decorative style, a nod to Art Deco combined with a distinct contemporary character. 67 Tufton Street offers stylish city living in the historic heart of London, with the elegance and craftsmanship of another era.

A PERFECT MARRIAGE OF OLD AND NEW





WESTMINSTER AND
THE WIDER AREA





SHOWCASING AN ICONIC CITY

London Wide Area

Dynamic and truly multicultural, London is one of the world's leading 'global cities' and remains an international capital of culture, music, education, fashion, politics, finance and trade.

The city epitomises the modern day metropolis with its diverse mix of people and cultures set against a historic backdrop. This cultural melting pot is reflected in London's diverse gastronomy, with the city home to some of the world's top restaurants, 64 of which have a Michelin Star.

London contains four world heritage sites and is home to numerous museums, galleries and renowned cultural institutions, such as the British Museum and the British Library. Many of the UK's finest educational establishments can be found in the city, with renowned institutions such as London School of Economics, St Paul's School and Dulwich College, continuing to make their mark internationally. Said to have the sixth largest metropolitan area GDP in the world, London is a top two global financial centre and continues to attract increasing numbers of international businesses choosing to make it their base.



London Wide Area

London is said to be the world's most visited city, based on international arrivals. It is well connected both internationally and nationally with central train stations such as Paddington, Kings Cross and Victoria, connecting the rest of the UK. St Pancras International provides stylish travel into Europe and the city is well serviced by Heathrow, Gatwick, City, Stansted and Luton airports.

The capital continues to lead the way in terms of global style, a factor that is reflected in London's exceptional and diverse retail offer. From the luxury shops of Bond Street and Knightsbridge, to the stylish independent boutiques of Notting Hill and Chelsea. There are no shortage of open spaces in the city, with a stunning portfolio of Royal Parks in and around London, such as Hyde Park, St James Park and slightly further afield, Richmond and Greenwich Parks.

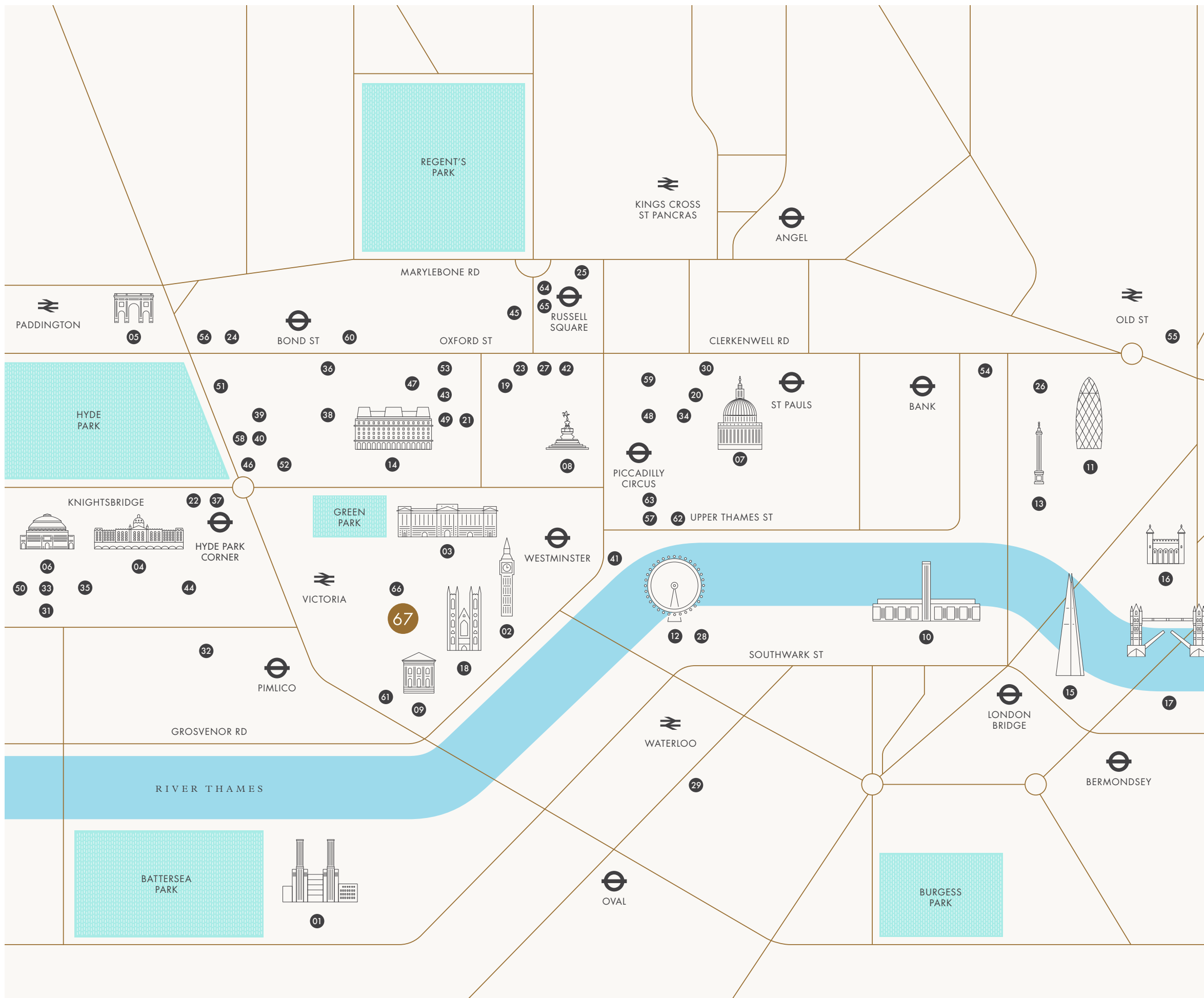
As Samuel Johnson rightly said in 1777, "When a man is tired of London, he is tired of life".







LONDON AND THE CITY



London

- 01 Battersea Power Station
- 02 Big Ben
- 03 Buckingham Palace
- 04 Harrods
- 05 Marble Arch
- 06 Royal Albert Hall
- 07 St Paul's Cathedral
- 08 Statue of Eros
- 09 Tate Britain
- 10 Tate Modern
- 11 The Gherkin
- 12 The London Eye
- 13 The Monument
- 14 The Ritz
- 15 The Shard
- 16 The Tower of London
- 17 Tower Bridge
- 18 Westminster Abbey

Shopping

- 19 Carnaby St
- 20 Covent Garden
- 21 Fortnum & Mason
- 22 Harvey Nichols
- 23 Liberty
- 24 Selfridges
- 25 The Brunswick

Galleries and Museums

- 26 Barbican
- 27 British Museum
- 28 Hayward Gallery
- 29 Imperial War Museum
- 30 London Transport Museum
- 31 Natural History Museum
- 32 Saatchi Gallery
- 33 Science Museum
- 34 The National Gallery
- 35 Victoria and Albert Museum

Hotels

- 36 Claridge's
- 37 The Berkeley
- 38 The Cavendish
- 39 The Connaught
- 40 The Dorchester
- 41 The Savoy

Restaurants

- 42 Arbutus
- 43 Bo London
- 44 Chabrot
- 45 Dabbous
- 46 Galvin at Windows
- 47 Hakkasan
- 48 Hawksmoor Seven Dials
- 49 Hibiscus
- 50 Kitchen W8
- 51 Le Gavroche
- 52 Nobu
- 53 Pollen Street Social
- 54 St John
- 55 Tramshed
- 56 Texture
- 57 The Delaunay
- 58 The Grill at the Dorchester
- 59 The Ivy
- 60 The Palm Court

Education

- 61 Chelsea College of Arts
- 62 King's College London
- 63 London School of Economics
- 64 SOAS
- 65 University of Westminster
- 66 Westminster School

Trains from Victoria

- Clapham Junction 6 mins
- Brighton 52 mins
- Bristol 1h 53

Taxi from Tufton Street

- Knightsbridge 7 mins
- Park Lane 8 mins
- Oxford Street 10 mins

Airports from Westminster

- London Gatwick 44 mins
- London Heathrow 37 mins
- London City Airport 25 mins

Eurostar from St Pancras

- Brussels 1hr 15
- Lille 1hr 20
- Paris 2hr 16



A RICH AND HISTORIC TAPESTRY

The local area

In recent years, Westminster has evolved from London's parliamentary quarter into one of the city's most vibrant areas. Creative businesses have moved in, fashionable restaurants have flourished, and a wealth of stylish independent boutiques have made it their home. The area has an increasing residential population in its many historic properties, and a number of new modern developments have joined them in recent years.

Tucked away in a quiet enclave, 67 Tufton Street feels very much like it is woven into the rich historic tapestry of the area. Tufton Street and neighbouring Romney Street are tree-lined Westminster streets with a distinctly residential feel, and the famous Smith Square sits adjacent to Tufton Street with St John's, a baroque church now used as a concert venue, at its centre.

As an investment or a home, 67 Tufton Street is uniquely placed to make the most of London's most celebrated cultural gems.



“London is a city that’s not afraid of taking risks. It’s a place that’s full of tradition, but also about innovation, capable of embracing the future. And it’s a city of diversity.”
Marc Quinn (Fourth Plinth artist 2005 – 2007)







WESTMINSTER AND THE LOCAL AREA

Restaurants

- 01 Bistro 51
- 02 Caxton Grill
- 03 Doubletree by Hilton
- 04 Massimo's
- 05 One Twenty One Two
- 06 Osteria Dell' Angolo
- 07 Roux at Parliament Square
- 08 Smith Square Café & Restaurant
- 09 The Loose Box
- 10 The Vincent Rooms
- 11 Uno

Bars and Pubs

- 12 St Stephen's Tavern
- 13 The Abbey
- 14 The Albert
- 15 The Barley Mow
- 16 The Greencoat Boy
- 17 The Marquis of Granby
- 18 The Red Lion
- 19 The Speaker
- 20 The Tapster
- 21 The White Swan
- 22 Walkers of Whitehall
- 23 Westminster Arms

Schools, Education and Vocational

- 24 Chelsea College of Art & Design
- 25 Chelsea Space
- 26 London Early Years Foundation
- 27 Millbank Primary School
- 28 The Grey Coat Hospital
- 29 Westminster Kingsway College
- 30 Westminster School
- 31 Westminster School of Performing Arts
- 32 Westminster Under School

Government, Public or Iconic Landmarks

- 33 Arts Council England
- 34 Downing Street
- 35 Home Office
- 36 Houses of Parliament / Big Ben
- 37 Institute of Economic Affairs
- 38 St Matthew's Westminster
- 39 Tate Britain
- 40 Westminster Abbey

67 Tufton Street, SW1

Riverboat from Millbank

- St George Wharf 3 mins
- Embankment 9 mins

← Approximately 10 minute walking distance →





Transport

As the political and cultural heart of London, Westminster showcases the best of London's transport network. 67 Tufton Street occupies a prime location with a plethora of local transport options. Locals can choose to travel by Underground from several nearby tube stations, take the Thames Clipper boat along the river, catch a train south from Waterloo, or board a multitude of buses in all directions.

Westminster, one of London's newest Underground stations, is a short walk from 67 Tufton Street where the Jubilee Line goes to Hyde Park, the shops of Bond Street, the theatres and galleries of the South Bank and Canary Wharf in under half an hour. You will also find St James' Park and Waterloo Underground stations in close proximity.

LONDON AT YOUR FINGERTIPS



Trains from Victoria

Brighton 52 mins

Gatwick 28 mins

Dover 1h 57 mins

Underground from Westminster

Bond Street 3 mins

Hyde Park 8 mins

Canary Wharf 11 mins

Eurostar from St Pancras

Brussels 1hr 15 mins

Lille 1hr 20 mins

Paris 2hr 16 mins

Waterloo and Victoria mainline train stations are no more than 15 minutes away by taxi and provide train services to Hampshire, the South Coast, Surrey, Kent and South East England.

Accessing mainland Europe could not be easier. Commuters can take the Eurostar from the recently renovated St Pancras station and arrive in Paris within two hours. For travel further afield, Heathrow and Gatwick airports are easily accessed by train from Paddington and Victoria stations, or by taxi in approximately one hour. City Airport is only 30 minutes by taxi, and Stansted and Luton are an hour by train from Liverpool Street and St Pancras respectively.



Education

London is home to some of the most celebrated educational establishments in the world, with Westminster perfectly positioned right in the heart of UK academic heritage.

Westminster School is located behind Tufton Street and is one of Britain's leading independent schools with the highest Oxford and Cambridge acceptance rates of any secondary school in Britain. The highly respected St. Paul's Cathedral School, also in close proximity, is an independent co-educational school linked to St. Paul's Cathedral and is based in a prestigious site on the edge of the City of London.

In terms of higher education, the London School of Economics (LSE) is among the world's most selective universities, ranking in the top five universities in the world and has its main campus in Holborn which is only 15 minutes by tube. Imperial College also regarded as one of the most prestigious universities in the world for the sciences and mathematics is only 25 minutes by tube.



WESTMINSTER'S ACADEMIC LEGACY



History

The 5th and 6th floor duplex penthouses will boast stunning views of neighbouring Westminster Abbey and the Houses of Parliament, placing the development in the centre of London's most historic neighbourhood.

Most recently occupied by The Cabinet Office, 67 Tufton Street sits in the St John's Conservation area of Westminster, home to England's Government since around 1200. Similarly Westminster Abbey has been a place of worship for the royal family since the middle of the 10th Century and today, is a living church and ecclesiastical home to nearby Westminster School.

The River Thames, also central to the area's history has been key in London's evolution as a modern city, historically used as a food and fresh water source amongst other things, it is now vital to London's leisure and transport requirements.

As a development, 67 Tufton Street will acknowledge the heritage of the local area whilst at the same time, representing modern day luxury city living.

THE HEART OF A THRIVING CULTURE





INTERIORS AND
ARCHITECTURE



Interiors

67 Tufton Street's nineteen spacious apartments have been interior designed to represent the epitome of sophisticated and luxurious city living, with a distinctly British feel.

Referencing the building's historic location and the grand architectural features of old Westminster, dark herringbone flooring and light sumptuous carpets have been used throughout the principal rooms. The abundance of natural light from the well-proportioned windows creates a feeling of comfort and harmony to the interior spaces. The common areas feature a dramatic curved staircase, dark timber panelling and ceramic tiles with an ornate pattern motif, creating an elegant and spacious impression. Bathroom interiors play with tradition and modernity, with full high porcelain tiles creating a sophisticated backdrop to stylish European fixtures and fittings. In the kitchens, quartz stone counters sit next to stainless steel ovens, resulting in a clean and stylish finish.

The building's interiors celebrate British design and craft, with the use of unique light-fittings and one-off pieces of furniture that add a unique feel to each space. These opulent homes have been designed as the perfect retreat from the bustle of London life, offering stylish and luxurious comfort whilst paying homage to the rich British history of the area.





Care & Efficiency

The developers understand the finer details that make 67 Tufton Street a prime investment and as such, are selecting the best concierge staff available. Residents of 67 Tufton Street will appreciate a high level of personal service, available 12 hours a day and with services such as housekeeping, personal shopping and catering available at a resident's request.

Safe & Secure

67 Tufton Street is protected by a state-of-the-art security system that is controlled via a digital entryphone system. CCTV continuously monitors all common areas, with the concierge viewing cameras at all times from their desk. Apartments and penthouses have intruder alarms installed, with the option to connect to a central monitoring base to alert key-holders and police if required.

Access & Parking

Residents can enjoy the comfort of a secure underground car-park that can be accessed by remote control from their own car or via the concierge.



Architects' Vision

EPR Architects set out with a clear vision for the development of 67 Tufton Street that is hinged on retaining the finer features of a historic building, whilst sensitively integrating stylish, modern luxury and quintessential British craftsmanship. The concept internally, is to create a seamless transition between old and new, borrowing from both the building's Queen Anne decorative heritage and the Art Deco period with elegance and subtlety.

Quality is paramount and lighting is juxtaposed with elegant dark wood herringbone flooring and high polished copper clad lifts. The building's common areas are especially generous, with a grand reception area and dramatic sweeping staircase featuring an intricately tiled floor, and coffered ceilings mimic the historical cornicing.

EPR have adopted a distinctly 21st Century approach to any structural changes. A new fifth and sixth floor accommodates the duplex penthouses that leads to a vast roof terrace, with outstanding views over Smith Square and the Houses of Parliament. This dramatic use of glass gives a real sense of location, bringing the outside into the interior space.

67 Tufton Street demonstrates EPR's ability to sympathetically restore a historic building, capturing the architectural heritage and creating a luxurious London home that will appeal to the discerning buyer.



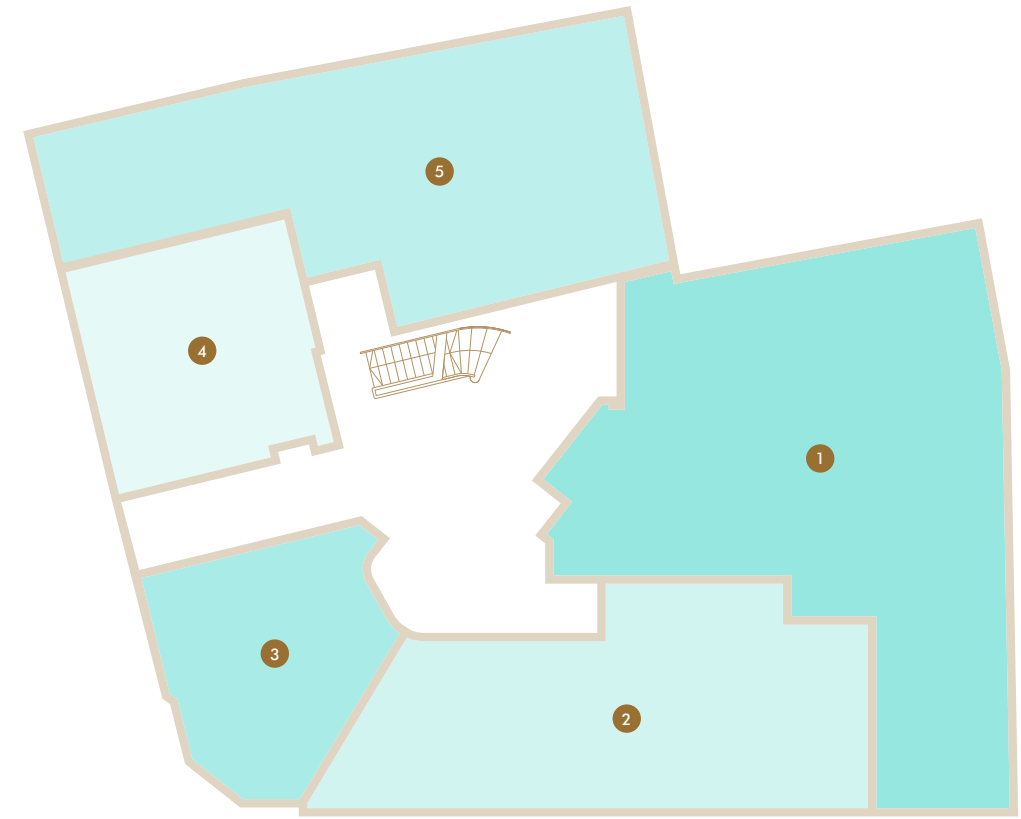
BRITISH CRAFTSMANSHIP MEETS MODERN LUXURY



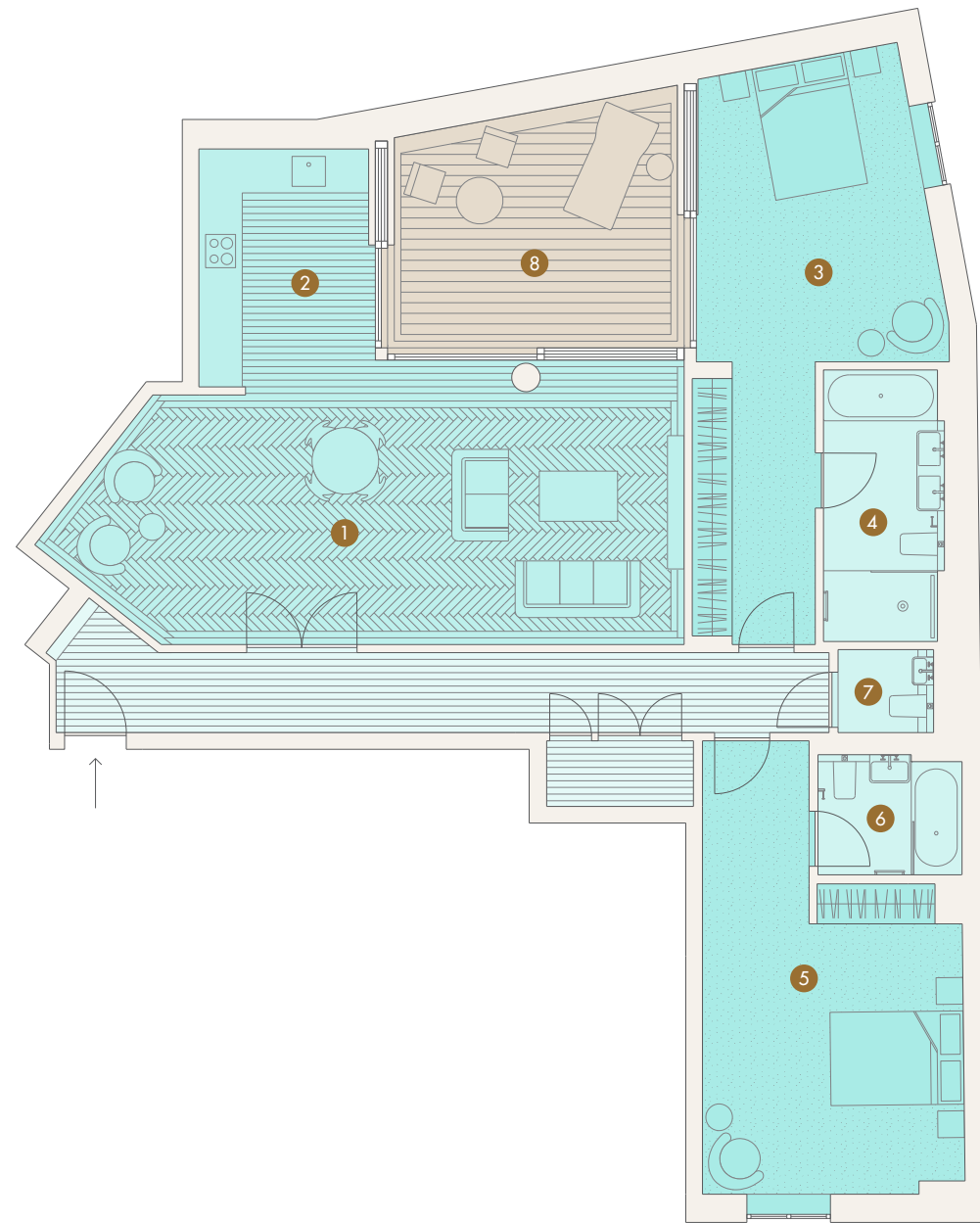
PLANS AND SPECIFICATION

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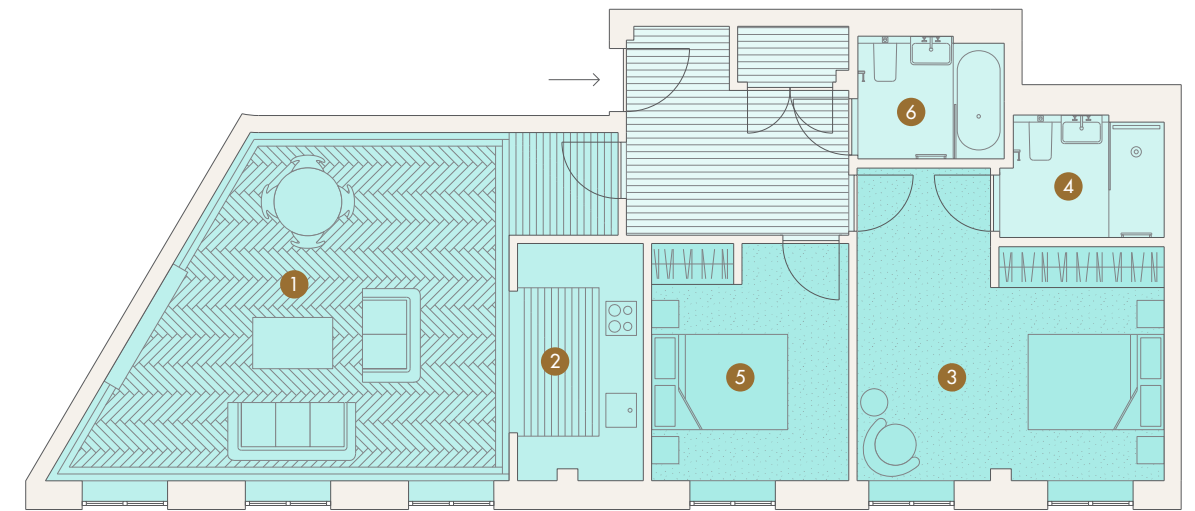
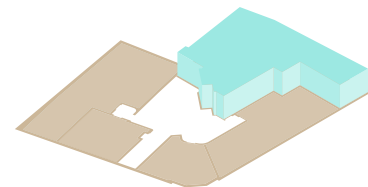
Ground floor



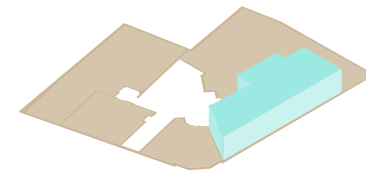
Floor plan	sq m	sq ft
Apartment N° 1	123	1327
Apartment N° 2	85	915
Apartment N° 3	43.40	467
Apartment N° 4	42	452
Apartment N° 5	84.8	913



Floor plan	m	ft
1 Living/Dining	4.32 x 9.74	14'2" x 31'11"
2 Kitchen	2.75 x 3.45	9'0" x 11'4"
3 Bedroom 1	4.47 x 3.75	14'8" x 3'6"
4 En suite 1	4.05 x 1.70	13'3" x 5'7"
5 Bedroom 2	4.00 x 4.60	13'1" x 15'1"
6 En suite 2	1.80 x 2.15	5'11" x 7'1"
7 W.C	1.23 x 1.44	4'4" x 4'9"
8 Courtyard	3.35 x 4.45	10'12" x 14'7"
Total size	123.3 sq m	1327 sq ft



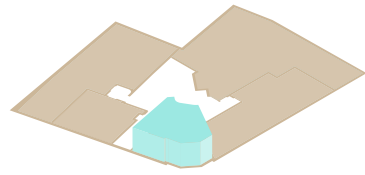
Floor plan	m	ft
1 Living/Dining	5.11 x 5.71	16'9" x 18'9"
2 Kitchen	1.97 x 3.46	6'6" x 11'4"
3 Bedroom 1	4.52 x 4.57	14'10" x 15'0"
4 En suite	1.80 x 2.40	5'11" x 7'11"
5 Bedroom 2	2.90 x 3.46	9'6" x 11'4"
6 Bathroom	1.80 x 2.15	5'11" x 7'1"
Total size	85 sq m	915 sq ft



Apartment № 3



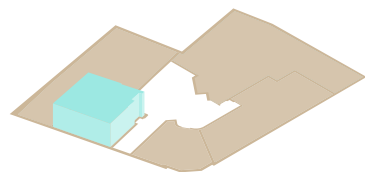
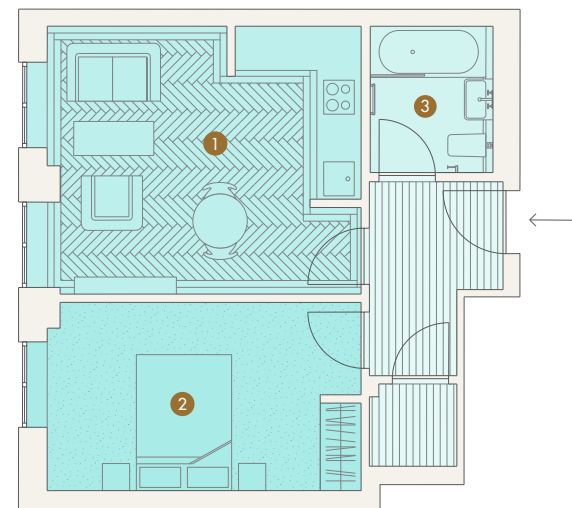
Floor plan	m	ft
1 Kitchen/Living/Dining	5.79 x 5.71	19' x 18'9"
2 Bedroom	3.06 x 3.06	10'0" x 10'0"
3 Bathroom	2.46 x 1.61	8'1" x 5'3"
Total size	43.4 sq m	467 sq ft



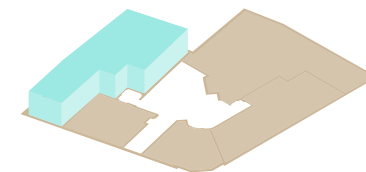
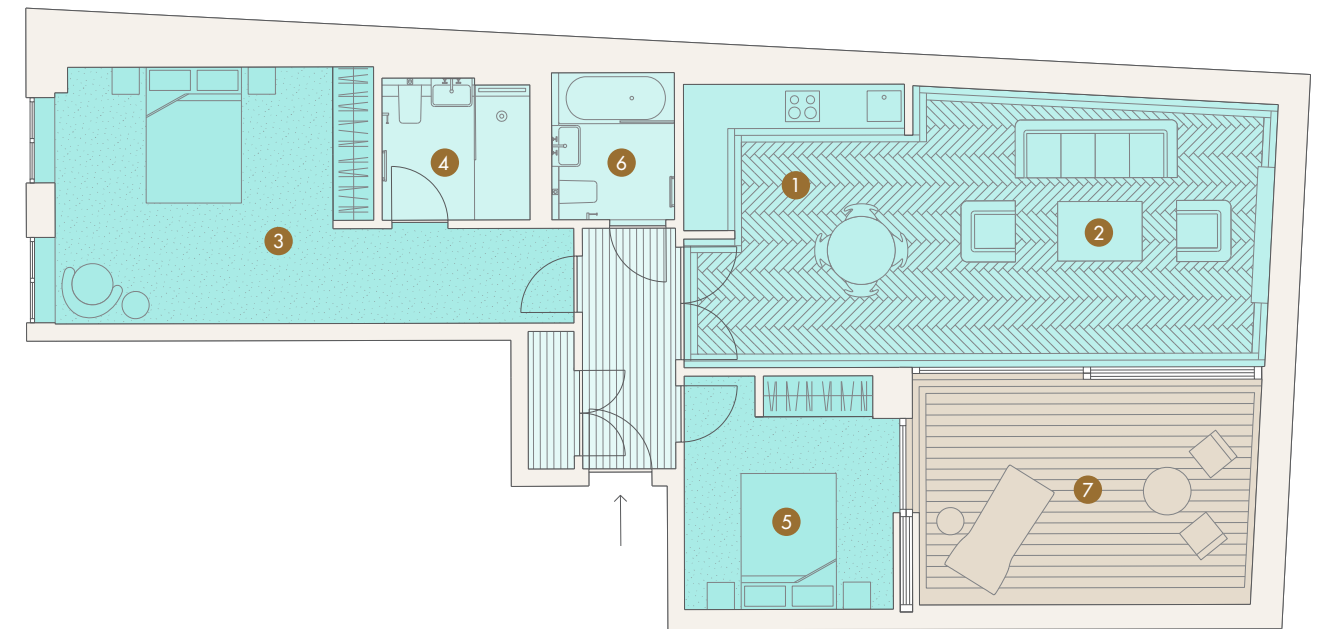
Apartment № 4



Floor plan	m	ft
1 Kitchen/Living/Dining	3.94 x 4.34	13'0" x 14'3"
2 Bedroom	2.77 x 3.94	9'1" x 13'0"
3 Bathroom	2.15 x 1.80	7'1" x 5'11"
Total size	42 sq m	452 sq ft



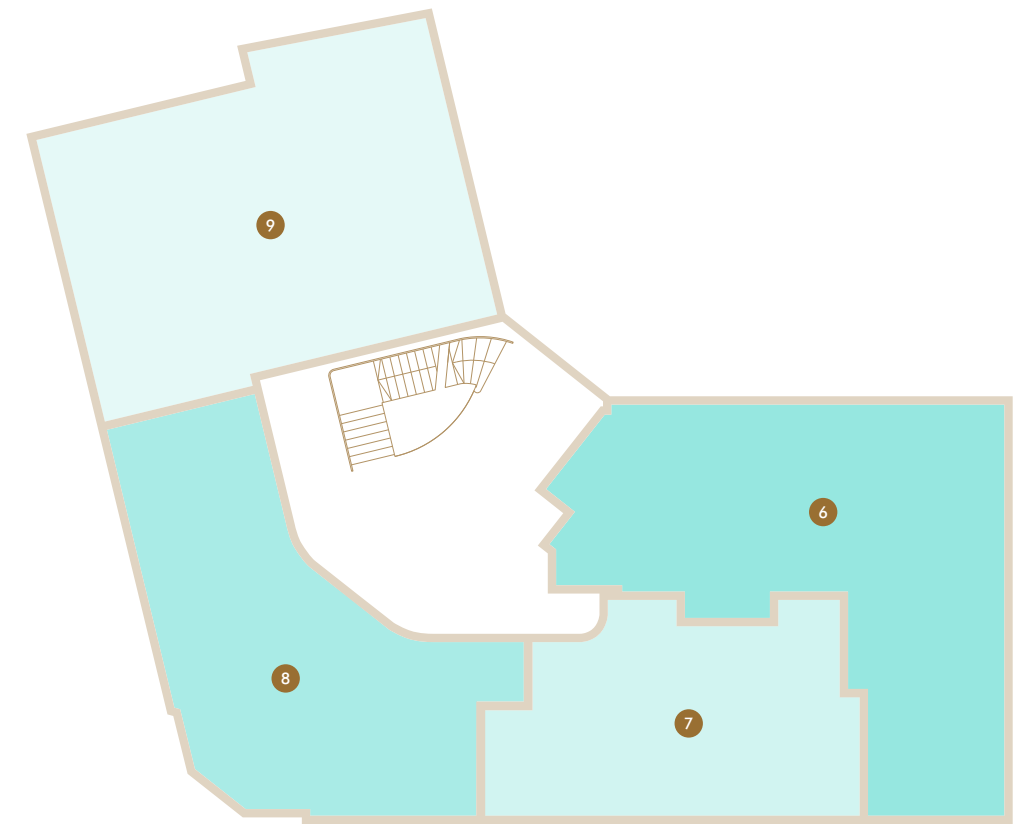
Apartment № 5



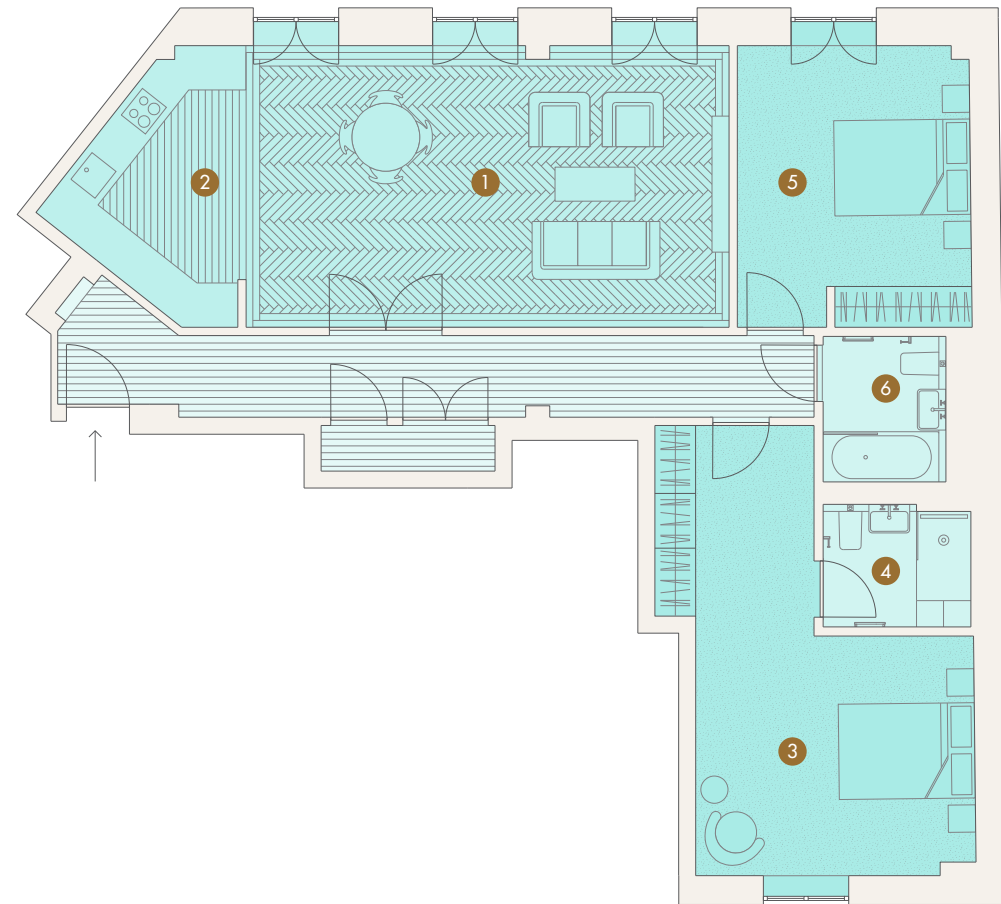
Floor plan	m	ft
1 Kitchen/Dining	3.25 x 4.16	10'8" x 13'8"
2 Living	5.44 x 4.00	17'5" x 13'1"
3 Bedroom 1	3.74 x 4.56	12'3" x 13'
4 En suite	2.02 x 2.15	6'8" x 7'1"
5 Bedroom 2	3.53 x 3.35	11'7" x 11'
6 Bathroom	1.80 x 2.15	5'11" x 7'1"
7 Courtyard	3.27 x 4.91	10'9" x 16'1"
Total size	84.8 sq m	913 sq ft

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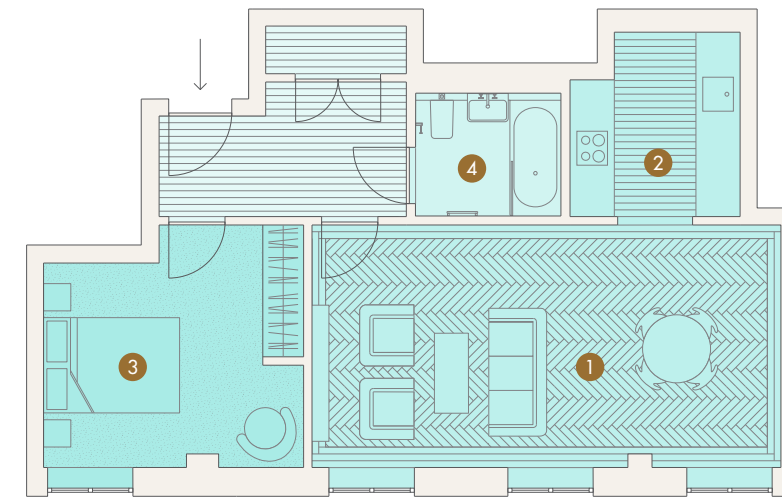
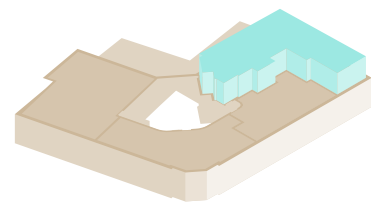
First floor



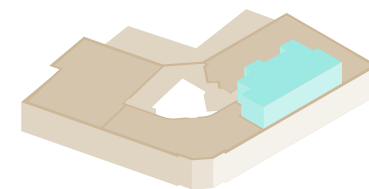
Floor plan	sq m	sq ft
Apartment N° 6	100.7	1084
Apartment N° 7	57.3	617
Apartment N° 8	85.1	916
Apartment N° 9	107	1152



Floor plan	m	ft
1 Living/Dining	4.13 x 7.14	13'7" x 23'5"
2 Kitchen	4.13 x 3.03	13'7" x 9'11"
3 Bedroom 1	3.51 x 4.08	11'6" x 13'5"
4 En suite	1.80 x 2.19	5'11" x 7'2"
5 Bedroom 2	4.13 x 3.42	13'7" x 11'3"
6 Bathroom	2.14 x 1.80	7'0" x 5'11"
Total size	100.7 sq m	1084 sq ft

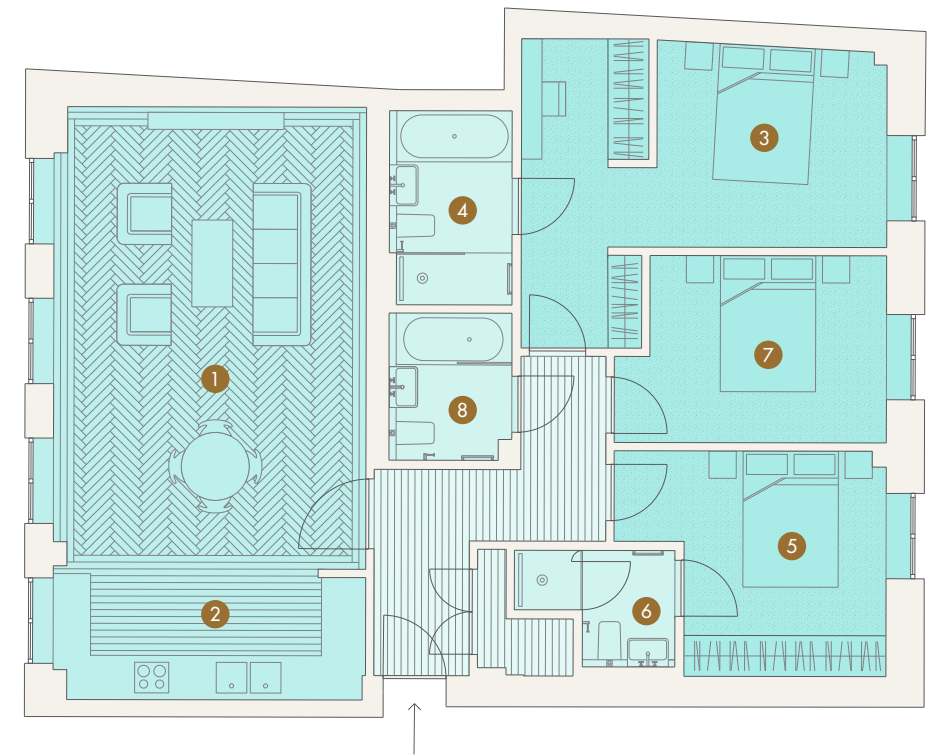
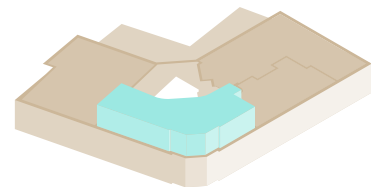


Floor plan	m	ft
1 Living/Dining	3.56 x 6.90	11'8" x 22'8"
2 Kitchen	2.71 x 2.50	8'11" x 8'2"
3 Bedroom	2.98 x 3.82	9'9" x 12'6"
4 Bathroom	1.80 x 2.14	5'11" x 7'0"
Total size	57.3 sq m	617 sq ft

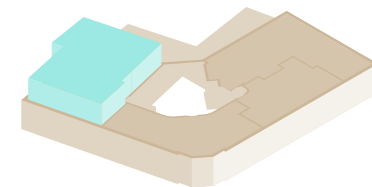




Floor plan	m	ft
1 Kitchen/Dining/Living	4.68 x 9.33	15'4" x 30'7"
2 Bedroom 1	4.86 x 2.80	15'11" x 9'2"
3 En suite	2.88 x 1.30	9'5" x 4'3"
4 Bedroom 2	3.11 x 3.07	10'2" x 10'1"
5 Bathroom	1.76 x 2.20	5'10" x 7'3"
Total size	85.10 sq m	916 sq ft

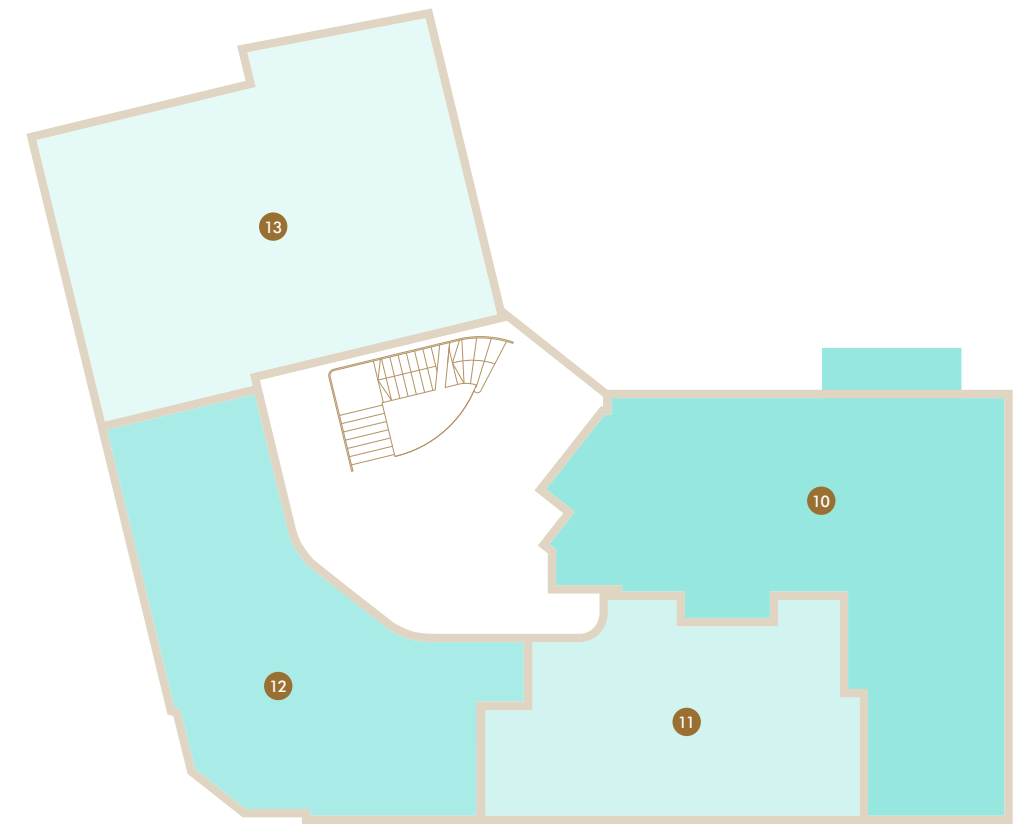


Floor plan	m	ft
1 Living/Dining	6.70 x 4.53	22'0" x 14'10"
2 Kitchen	1.80 x 4.53	5'11" x 14'10"
3 Bedroom 1	2.98 x 5.38	9'9" x 17'8"
4 En suite 1	2.79 x 1.80	9'2" x 5'11"
5 Bedroom 2	2.81 x 3.20	9'3" x 10'6"
6 En suite 2	1.75 x 2.35	5'9" x 7'9"
7 Bedroom 3	2.71 x 3.50	8'11" x 11'6"
8 Bathroom	2.18 x 1.86	7'2" x 6'1"
Total size	107 sq m	1152 sq ft

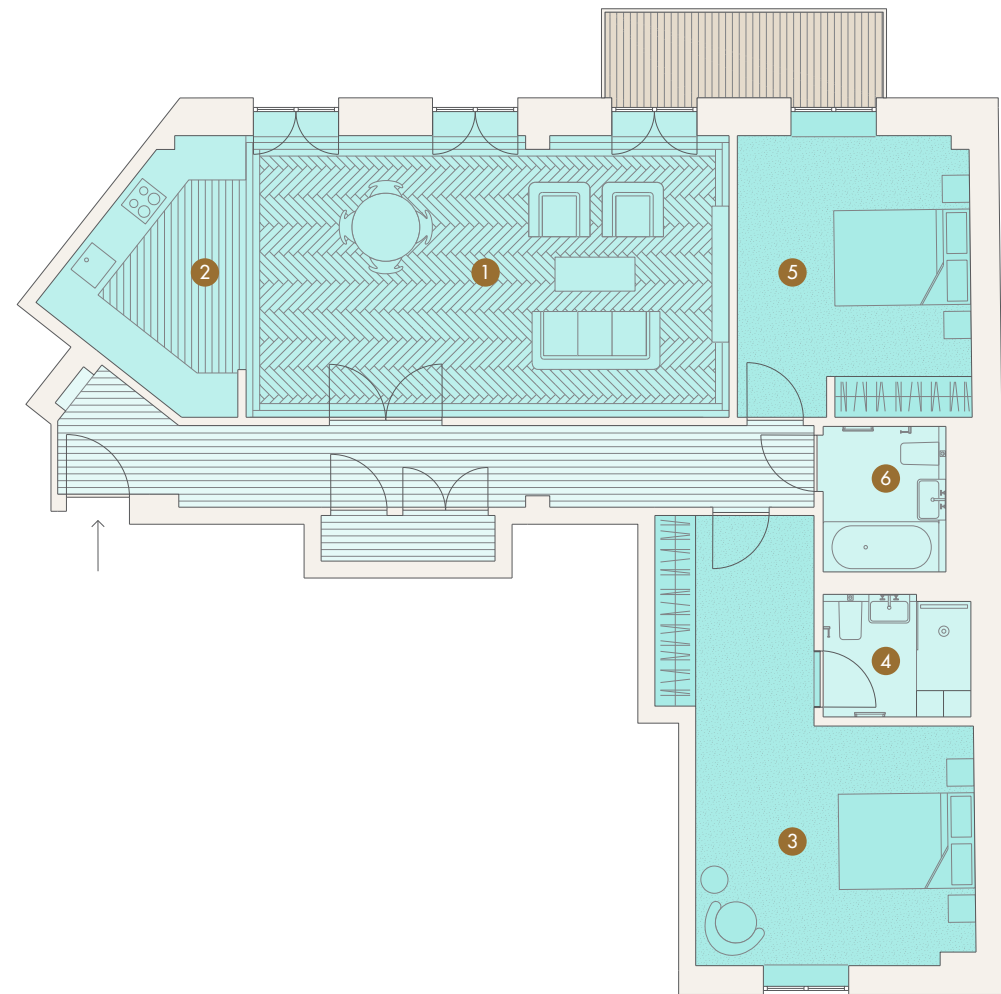


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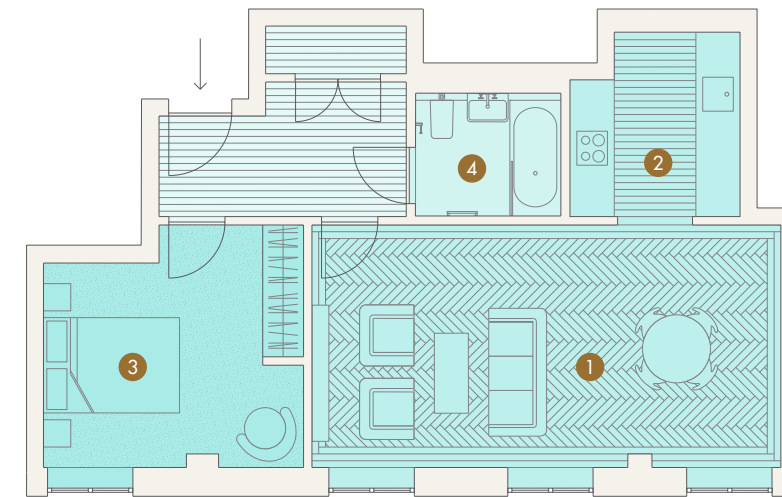
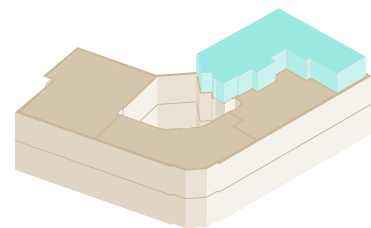
Second floor



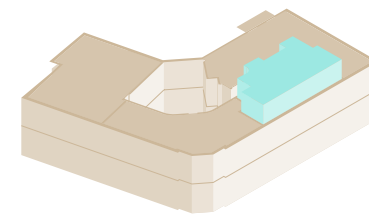
Floor plan	sq m	sq ft
Apartment N° 10	100.9	1086
Apartment N° 11	57.3	617
Apartment N° 12	85.2	918
Apartment N° 13	107.1	1153



Floor plan	m	ft
1 Living/Dining	4.13 x 7.14	13'7" x 23'5"
2 Kitchen	4.13 x 2.90	13'7" x 9'6"
3 Bedroom 1	6.61 x 4.08	21'8" x 13'5"
4 En suite	1.80 x 2.19	5'11" x 7'2"
5 Bedroom 2	4.13 x 3.42	13'7" x 11'3"
6 Bathroom	2.14 x 1.80	7'0" x 5'11"
Total size	100.9 sq m	1086 sq ft

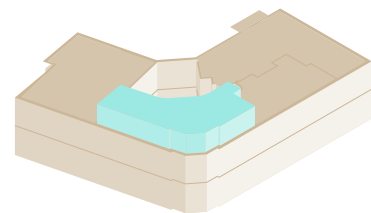


Floor plan	m	ft
1 Living/Dining	3.56 x 6.90	11'8" x 22'8"
2 Kitchen	2.71 x 2.50	8'11" x 8'2"
3 Bedroom	2.98 x 3.82	9'9" x 12'6"
4 Bathroom	1.80 x 2.14	5'11" x 7'0"
Total size	57.3 sq m	617 sq ft

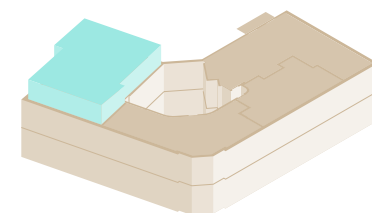




Floor plan	m	ft
1 Kitchen/Living/Dining	5.49 x 9.33	18'0" x 30'7"
2 Bedroom 1	4.26 x 2.80	14'0" x 9'2"
3 En suite	2.87 x 1.30	9'5" x 4'3"
4 Bedroom 2	3.11 x 3.07	10'2" x 10'1"
5 Bathroom	1.76 x 2.20	5'9" x 7'3"
Total size	85.2 sq m	918 sq ft

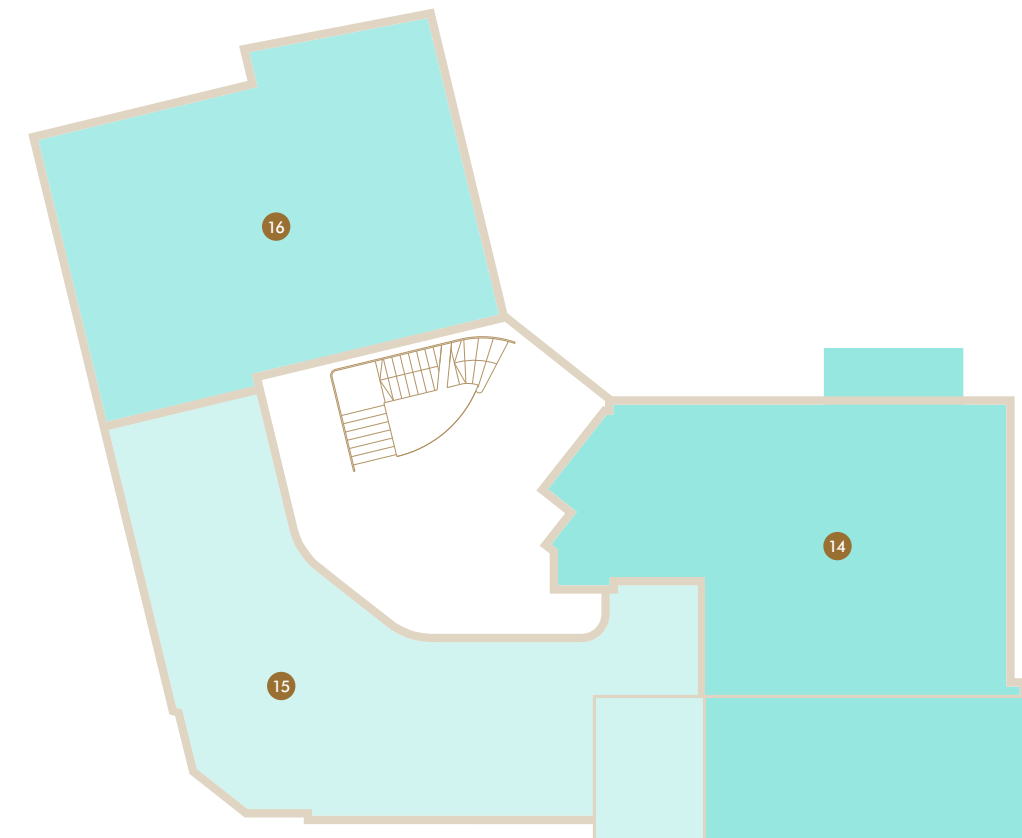


Floor plan	m	ft
1 Living/Dining	6.69 x 4.53	21'11" x 14'10"
2 Kitchen	1.80 x 4.53	5'11" x 14'10"
3 Bedroom 1	2.93 x 5.39	9'7" x 19'5"
4 En suite 1	2.76 x 1.80	9'1" x 5'11"
5 Bedroom 2	3.41 x 4.25	11'2" x 13'11"
6 En suite 2	1.64 x 2.34	5'5" x 7'8"
7 Bedroom 3	2.71 x 4.02	8'11" x 13'2"
8 Bathroom	2.16 x 1.86	7'1" x 6'1"
Total size	107.1 sq m	1153 sq ft

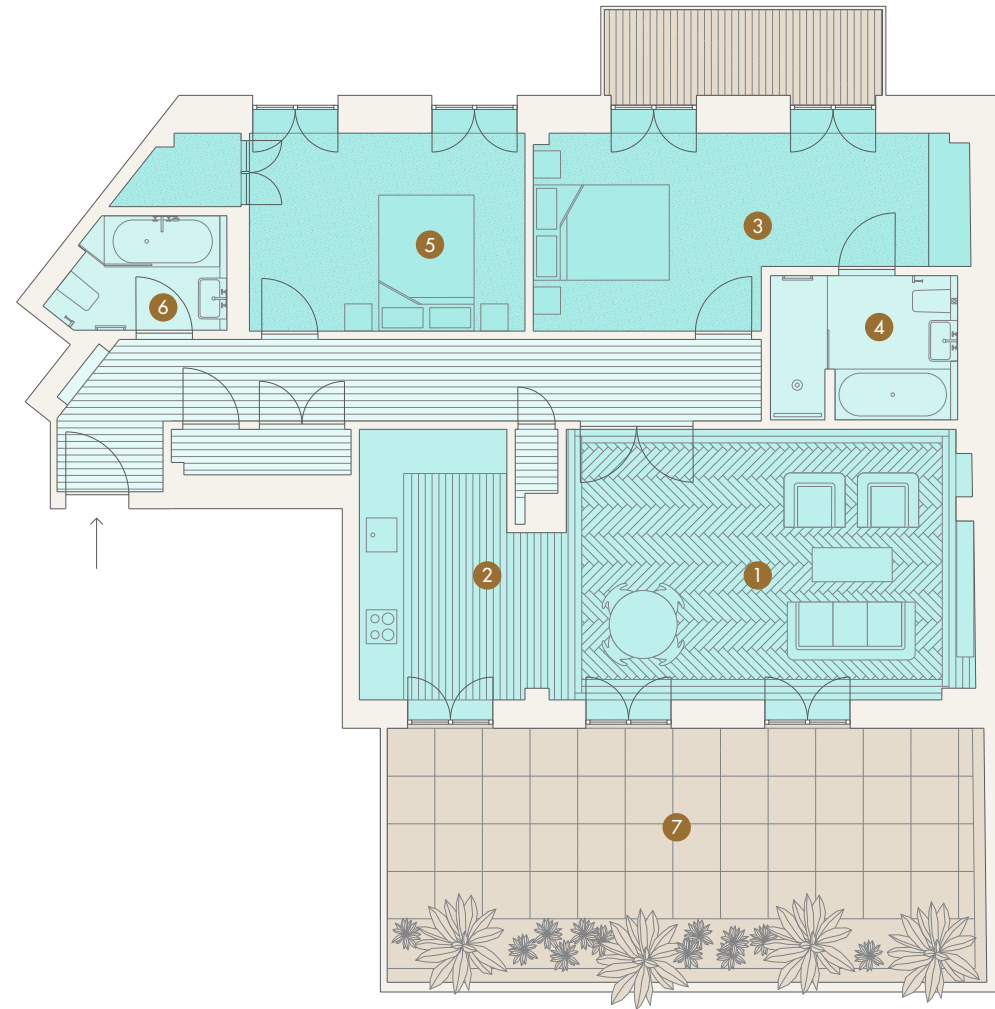


3

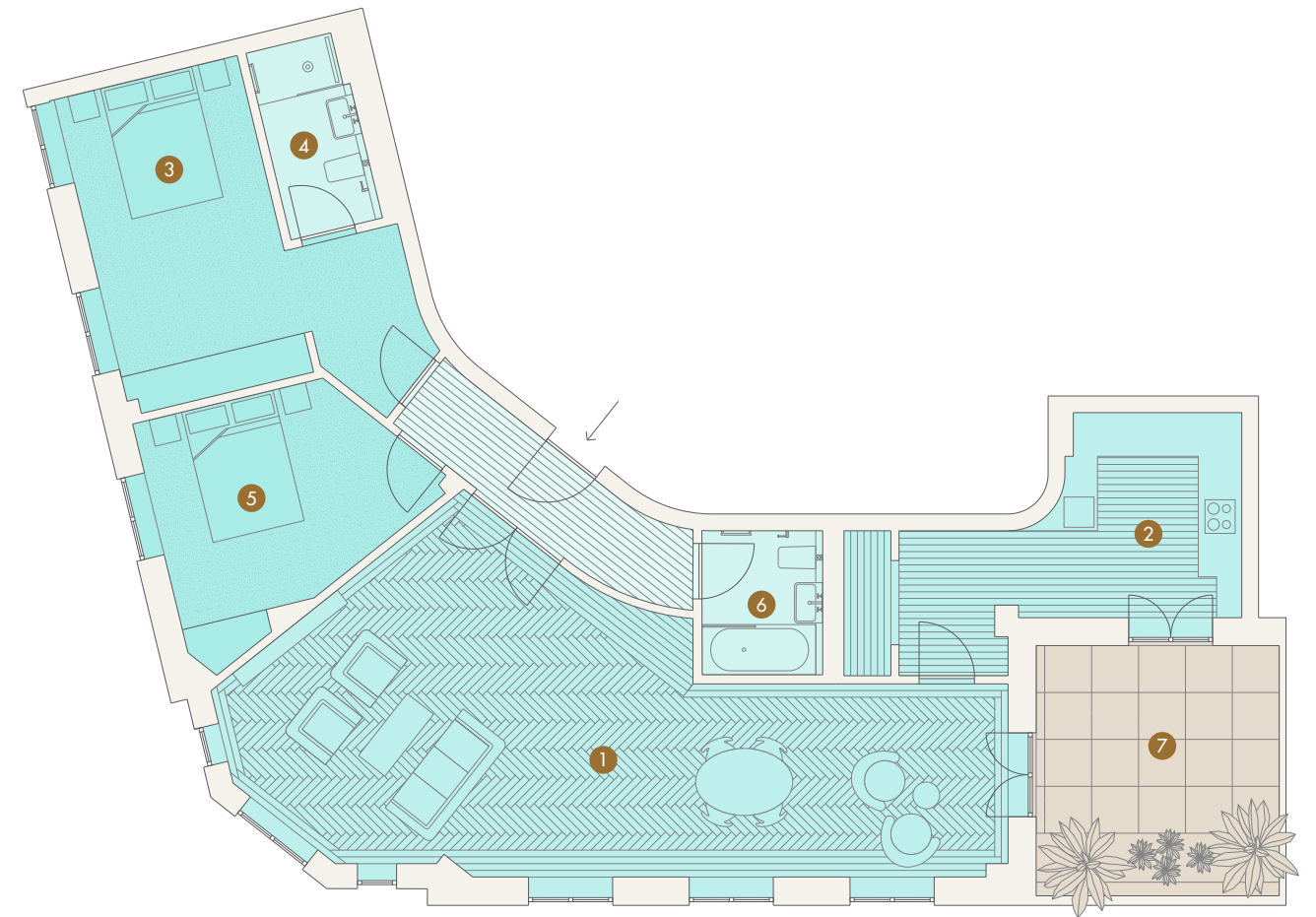
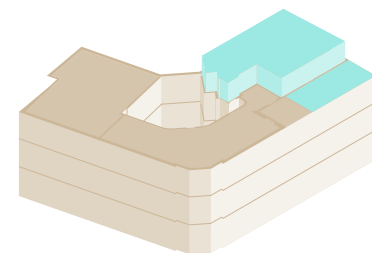
Third floor



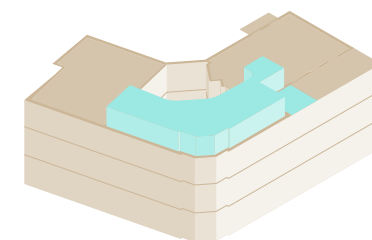
Floor plan	sq m	sq ft
Apartment N° 14	94.4	1016
Apartment N° 15	104.7	1127
Apartment N° 16	106.3	1144

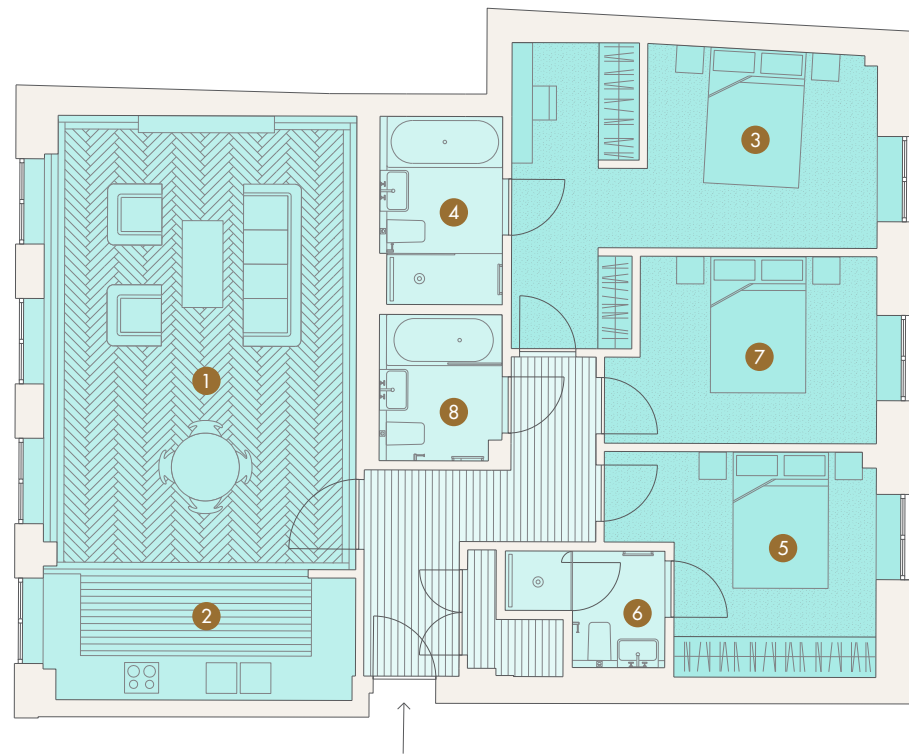


Floor plan	m	ft
1 Living/Dining	3.96 x 6.87	13'0" x 22'6"
2 Kitchen	3.96 x 2.17	13'0" x 7'1"
3 Bedroom 1	2.91 x 6.36	9'7" x 20'10"
4 En suite 1	2.12 x 2.75	6'11" x 9'0"
5 Bedroom 2	2.91 x 4.07	9'7" x 13'4"
6 Bathroom	1.68 x 2.80	5'6" x 9'2"
7 Terrace	8.30 x 3.43	27'3" x 11'3"
Total size	94.4 sq m	1016 sq ft

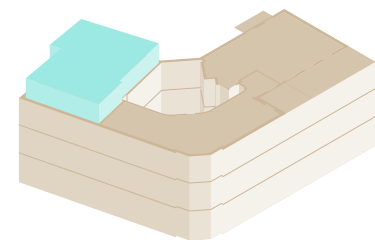


Floor plan	m	ft
1 Living/Dining	5.59 x 12.19	18'4" x 40'0"
2 Kitchen	3.05 x 5.12	10'0" x 16'10"
3 Bedroom 1	4.97 x 2.80	16'4" x 9'2"
4 En suite	2.86 x 1.30	9'5" x 4'3"
5 Bedroom 2	3.62 x 4.48	11'11" x 14'8"
6 Bathroom	2.14 x 1.80	7'0" x 5'11"
7 Terrace	3.89 x 3.43	12'9" x 11'3"
Total size	104.7 sq m	1127 sq ft

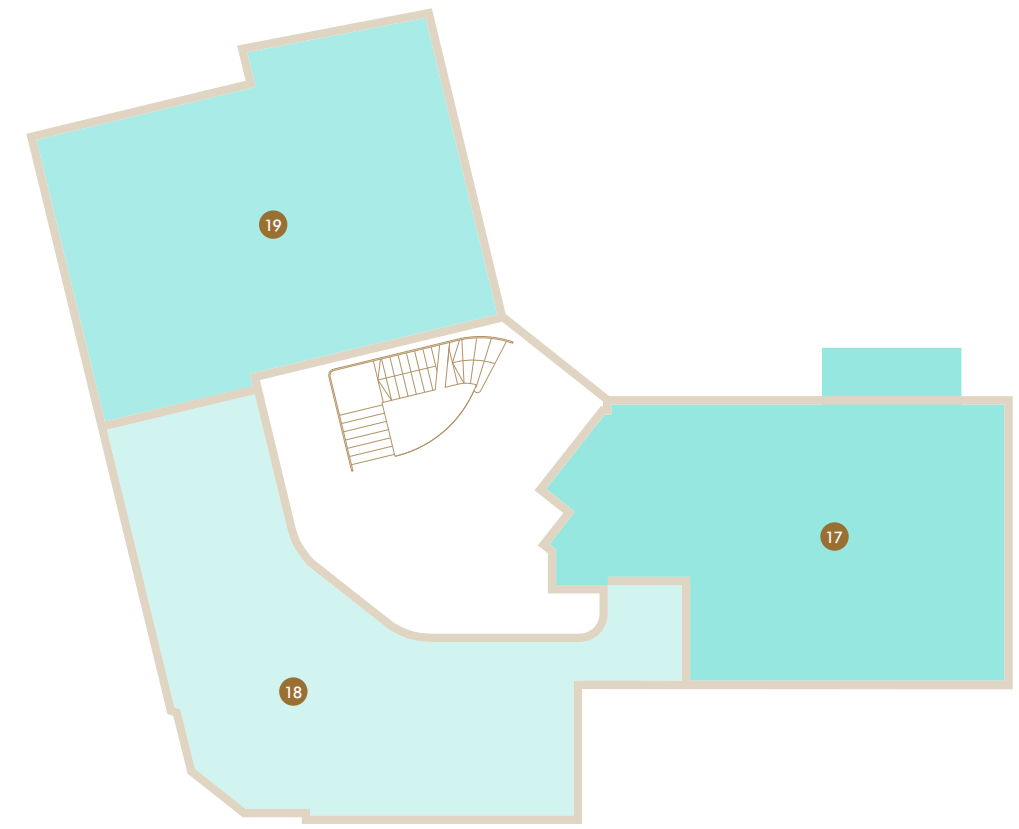




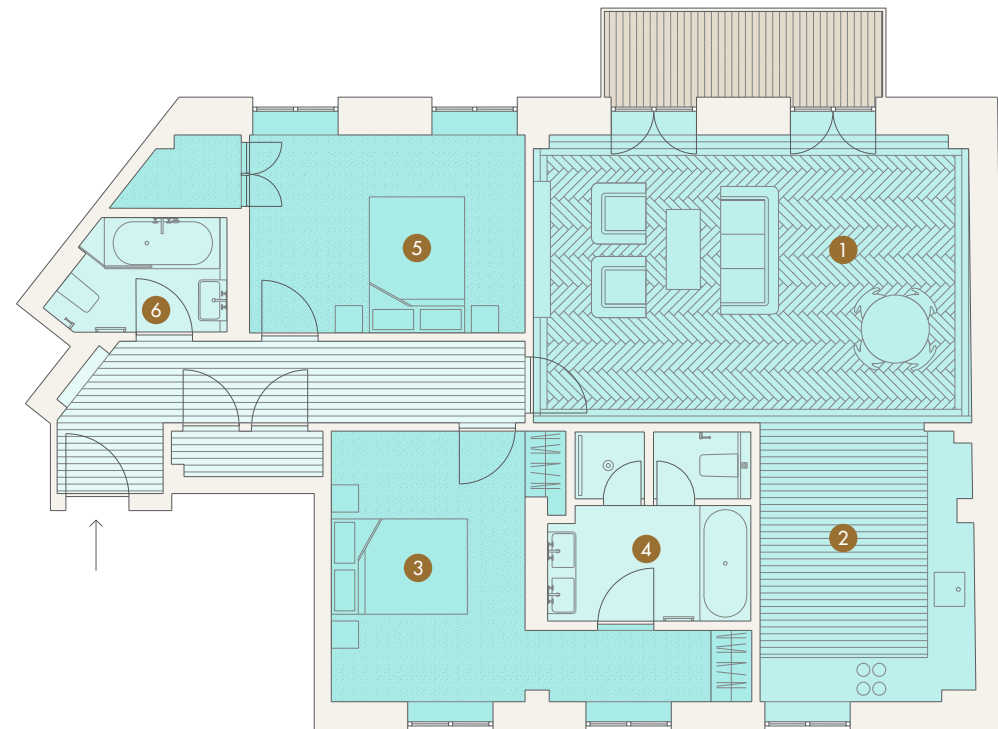
Floor plan	m	ft
1 Living/Dining	4.54 x 6.60	14'11" x 21'8"
2 Kitchen	4.54 x 1.80	14'11" x 5'11"
3 Bedroom 1	2.88 x 5.40	9'5" x 17'9"
4 En suite 1	2.76 x 1.80	9'1" x 5'11"
5 Bedroom 2	2.81 x 4.27	9'3" x 14'0"
6 En suite 2	1.64 x 2.34	5'5" x 7'8"
7 Bedroom 3	2.71 x 4.04	8'11" x 13'3"
8 Bathroom	2.08 x 1.86	6'10" x 6'1"
Total size	106.3 sq m	1144 sq ft



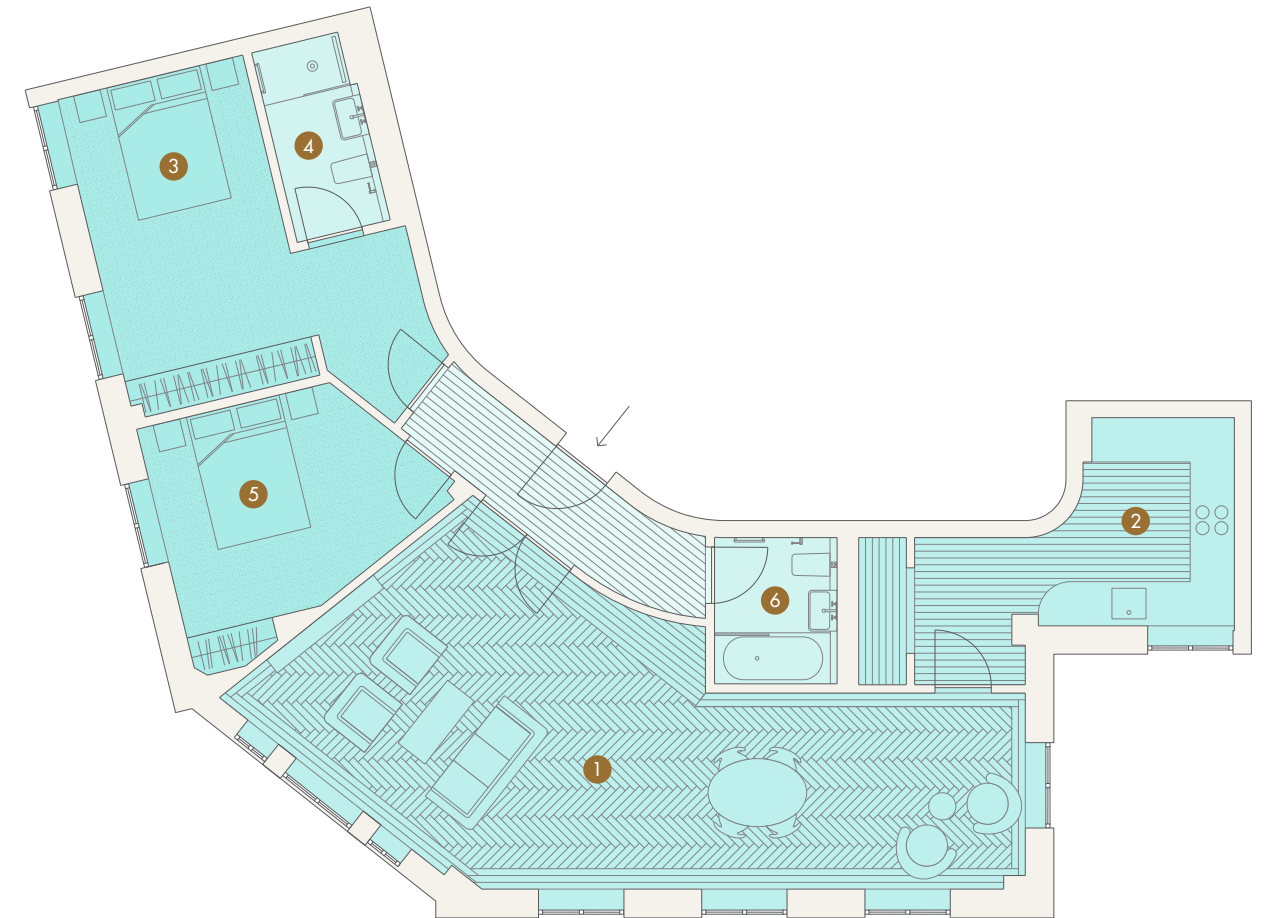
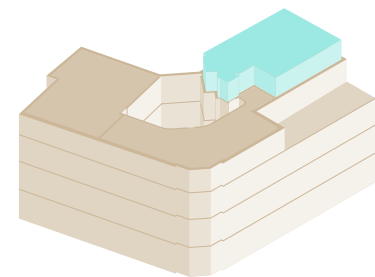
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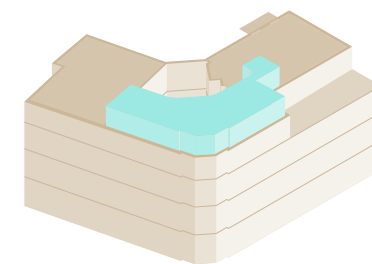
Floor plan	sq m	sq ft
Apartment N° 17	95.8	1031
Apartment N° 18	100.5	1082
Apartment N° 19	106.7	1149

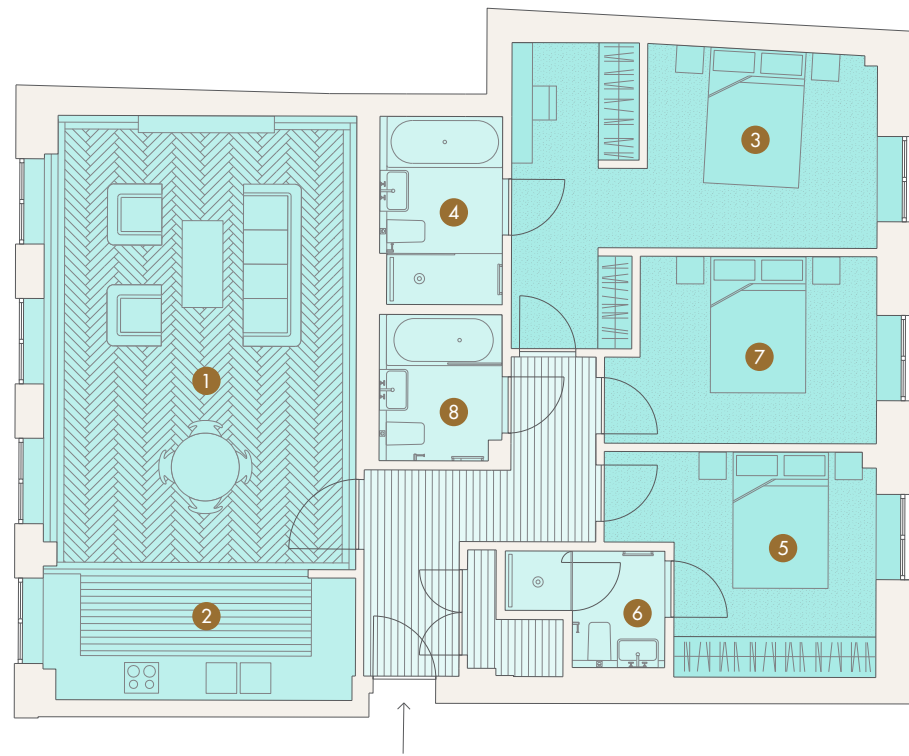


Floor plan	m	ft
1 Living/Dining	4.24 x 6.38	13'11" x 20'11"
2 Kitchen	3.11 x 4.08	10'2" x 13'5"
3 Bedroom 1	3.96 x 3.08	13'0" x 10'1"
4 En suite 1	2.76 x 2.79	9'1" x 9'2"
5 Bedroom 2	2.91 x 4.07	9'7" x 13'4"
6 Bathroom	1.68 x 2.80	5'6" x 9'2"
Total size	95.8 sq m	1031 sq ft

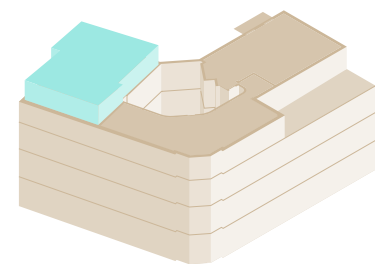


Floor plan	m	ft
1 Living/Dining	4.67 x 12.14	15'4" x 39'10"
2 Kitchen	3.05 x 4.70	10'0" x 15'5"
3 Bedroom 1	4.96 x 2.80	16'3" x 9'2"
4 En suite	2.87 x 1.41	9'5" x 4'8"
5 Bedroom 2	3.62 x 4.49	10'8" x 14'9"
6 Bathroom	2.14 x 1.86	7'0" x 6'1"
Total size	100.5 sq m	1082 sq ft





Floor plan	m	ft
1 Living/Dining	6.60 x 4.54	21'8" x 14'11"
2 Kitchen	1.80 x 4.54	5'11" x 14'11"
3 Bedroom 1	2.87 x 5.40	9'5" x 17'9"
4 En suite 1	2.76 x 1.80	9'1" x 5'11"
5 Bedroom 2	3.41 x 4.26	11'2" x 14'0"
6 En suite 2	1.64 x 2.34	5'5" x 7'8"
7 Bedroom 3	2.71 x 4.02	8'11" x 13'2"
8 Bathroom	2.16 x 1.86	7'1" x 6'1"
Total size	106.7 sq m	1149 sq ft



Specification

Communal

- 12 hour concierge service with out of hours porter service
- Lift
- Feature entrance hall
- Secure underground car park
- Cycle storage facilities
- Car parking subject to availability
- Electric car charging points

Kitchens

- Quartz composite stone counter
- Fully-integrated Siemens dishwasher/ washing machine
- Fully-integrated Siemens tall fridge/freezer
- Miele: Flush-mounted 4 ring induction hob and Stainless steel single-oven and integrated microwave

Bathrooms / En Suites / Cloakrooms

- Catalano: white ceramic basin and WC
- Kaldewei: white enamelled steel bath
- Zhender: wall-mounted towel rail
- Full-height porcelain tiles to all walls
- Marble recess under mirrored cabinets
- Under floor heating

Bedrooms

- Built-in wardrobes
- Joinery / Floors
- Fire rated solid wooden entrance doors
- Fire rated fumed oak veneer internal doors
- Fumed oak parquet flooring to living/dining/ kitchen areas and entrance halls - herringbone pattern with planked borders
- High quality pile carpet and underlay in all bedrooms
- High quality large porcelain tiles to bathrooms and en suite bathrooms

Services

- Building centralised fire alarm system to communal areas, connected to concierge room
- Mains powered smoke and fire alarms inside each residential unit
- CCTV will be provided to all building entrances
- Structured cabling to support voice, data, audio, visual and control signals throughout apartment
- Intelligent lighting system to all rooms
- Touch screen video/audio door entry system to each apartment

Balconies and Terraces

- Apartments with access to terraces will be provided with external lighting to the terrace

Developed by



Managed by

HARRODS ESTATES
LUXURY PROPERTY AGENTS



