



IN LONDON'S HISTORIC HEART

Waterford House and Whitmore House are two exquisite listed Georgian townhouses that bring together classic architecture and contemporary elegance, historical character and matchless quality. The West End location guarantees infinite convenience.

Extending over six storeys, each house has been sympathetically refurbished with inventiveness and supreme craftsmanship; the classical context has been retained and updated with stylish, modern and eminently practical living spaces.

Craven Street sits on the boundary between Westminster and Covent Garden and is enclosed by Victoria Embankment, Northumberland Avenue and the Strand. It is almost from this very spot that modern convention measures distances to and from the capital; it follows that this is the very nucleus of London.

Each townhouse will provide a sumptuous and aspirational home; an address of prestige and distinction.

QUINTESSENTIAL LONDON

Be dazzled by the choice here in central London; few locations can lay claim to such a beguiling mix of culture and entertainment.

The essence of city life is outwardly expressed in London's bars and restaurants, theatres and museums and in the splendour of its architecture. Culture and history can be found in abundance at nearby Somerset House and art at the National Gallery in Trafalgar Square. A five minute walk will take you across the Thames to the South Bank's Royal Festival Hall or head north to the Royal Opera House for ballet or ballad.

Covent Garden Piazza and Long Acre have a ready supply of designer shops, quirky boutiques and informal eateries. The traditional roast becomes a fine dining event at Simpson's-in-the-Strand or reserve a pre-theatre table at the Ivy.







EXQUISITE INTERIORS

The serenity and dignity that pervades these Grade II listed townhouses is evident the moment you step through the door. The sense of history is almost tangible and now, as the buildings enter a new phase, their beauty has been renewed, their fabric rejuvenated.

Our interior designers have fully utilised the grand Georgian proportions, the elegant full length windows, the delicate cornicing and plasterwork and have introduced the luxuries demanded by a city-centre lifestyle. Contrasting with the urban palette outside the front door, these homes provide a sanctuary from the outside world with lush plants and soft, tactile textures providing an organic and natural palette. Each room has an individual mood influenced by natural pigment-based colours and bespoke, hand-finished joinery. The design is punctuated with statement pieces – a beautifully sculpted free-standing bath, cast-iron fireplaces, polished marble and limestone tiles.

The result is exquisite, the quality quietly but proudly speaks for itself. The combination of historical character and understated, contemporary luxury gives each of these houses a soul, a story that is embarking on a new chapter.















SPECIFICATION

GENERAL

- Engineered oak flooring throughout to house 14
- Engineered oak flooring in kitchen, living rooms and hallways to house 15
- Cream carpet to bedrooms in house 15
- Farrow & Ball paint to walls throughout
- Ceramic tiled floor to utility and store room
- Solid wood doors throughout with brushed stainless steel fixtures
- Feature classic column radiators or concealed radiators in bespoke decorative cabinets to main living areas and halls
- Underfloor heating to bathrooms
- Fire detection system
- Whole house ventilation system
- Comfort cooling to living area and master bedroom
- Video Entry Phone
- 10 year BLP Secure Warranty
- Steel fireplace to living and dining rooms
- Feature cornicing, corbels and ceiling roses
- Bespoke fitted wardrobes
- Full Cat6 Data network providing data sockets to all TV points and to the side of each bed
- Satellite and digital TV connections, FM & DAB radio and wireless access point
- CCTV covering the front of the property, basement stairs and side of House 15 with ability to view locally or remotely. Pre-wired for a wireless security system

KITCHEN

- Bespoke kitchen with soft-close doors and drawers
- Carousels to low level corner units & pull-out larder unit
- Corian worktops and upstands with marble splashbacks
- Miele oven, hob, microwave oven, extractor, warming drawer and wine cooler
- Siemens fridge / freezer and dishwasher
- Franke stainless steel undermounted sink and Franke tap
- Quooker tap
- Timber cutlery tray
- Recycling bins



SPECIFICATION

BATHROOMS

Feature book-matched marble and limestone walls, vanity tops, cistern tops and niche sills

Ceramic floor tiling

Saneux Uni and Duravit wash hand basin

Hansgrohe Axor Starck and Puravida taps

Contemporary Clearwater Vicenza and Victoria and Albert Mozzano baths

Puravida and Hansgrohe Axor Stark bath taps

Bette and Zamori shower trays

Vado chrome shower head with Puravidea body jets - to master ensuite

Hansgrohe and Clubmaster showers with Hansgrohe thermostatic mixer - to all other ensuites

Puravida and Hansgrohe hand showers

Bespoke shower screens

Zehnder heated towel rails with metallic finish

Duravit wall hung WC with Grohe cistern and dual flush

UTILITY

Bespoke units with corian worktop

Stainless steel sink and chrome tap

Siemens washing machine and tumble dryer



14 WATERFORD HOUSE

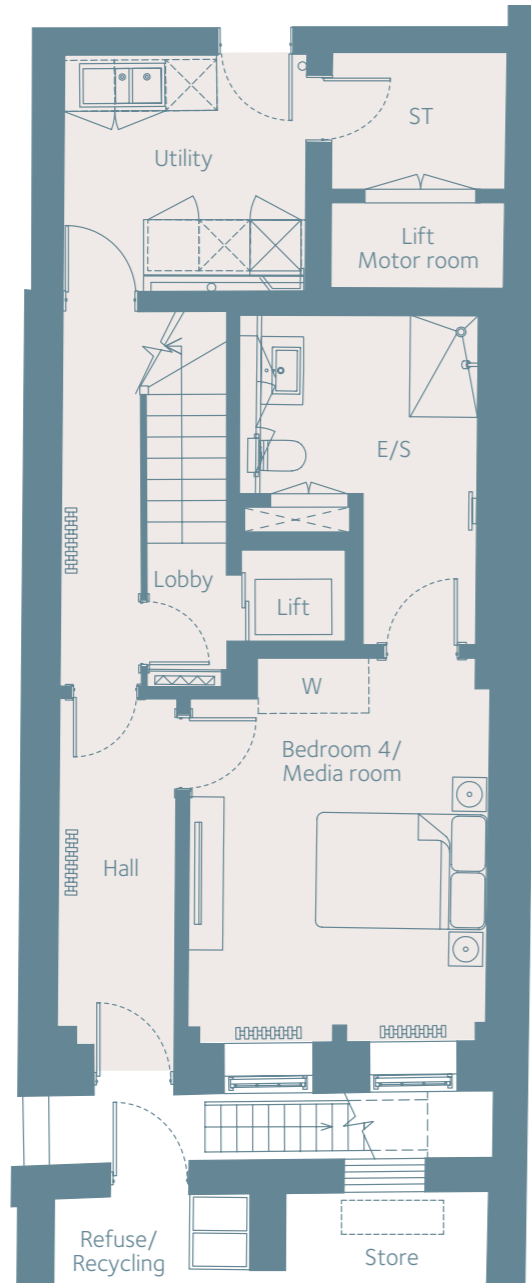
3,353 SQ.FT

BASEMENT

**Bedroom 4/
Media room**
4.40m x 3.34m
14'5" x 10'11"

Shower room
3.94m x 2.70m
12'11" x 8'10"

Utility
2.76m x 2.69m
9'0" x 8'9"



Floor plans and dimensions are for layout and size guidance only. They are not intended to be used for carpet sizes, appliance space or items of furniture. Kitchen, bathroom and utility layouts may differ to build. Plans are not to scale. All measurements and areas may vary with a tolerance of 5%. All measurements are GIA as per the RICS measuring code of practice. ST: Store cupboard. E/S: En-suite. W: Wardrobe.

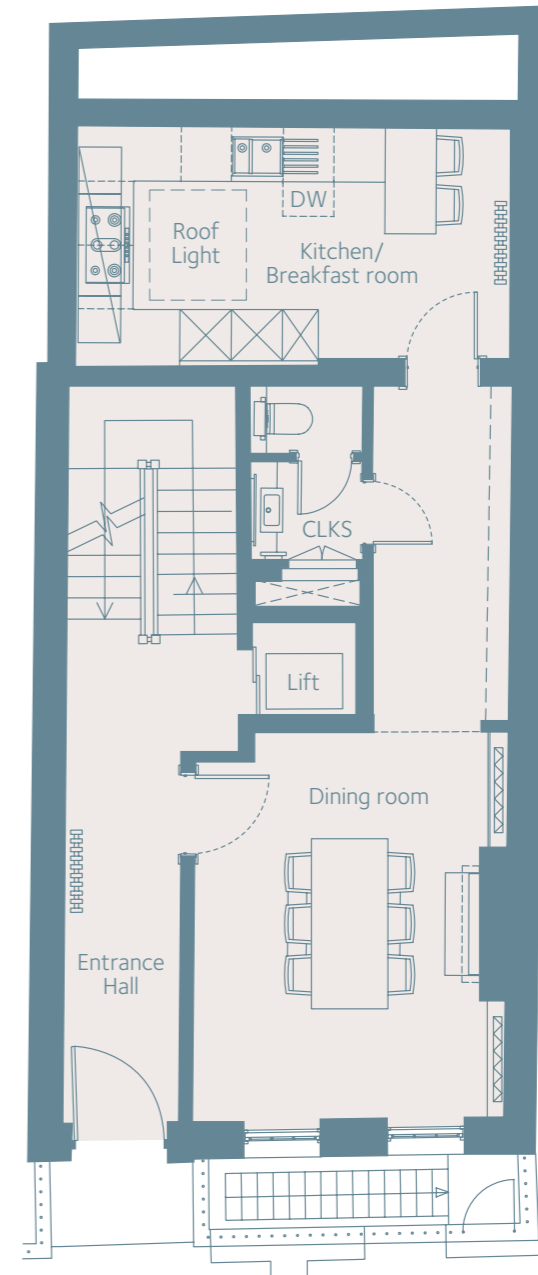
14 WATERFORD HOUSE

3,353 SQ.FT

GROUND FLOOR

**Kitchen/
breakfast room**
5.05m x 2.68m
16'6" x 8'9"

Dining room
8.52m x 3.70m
27'11" x 12'1"



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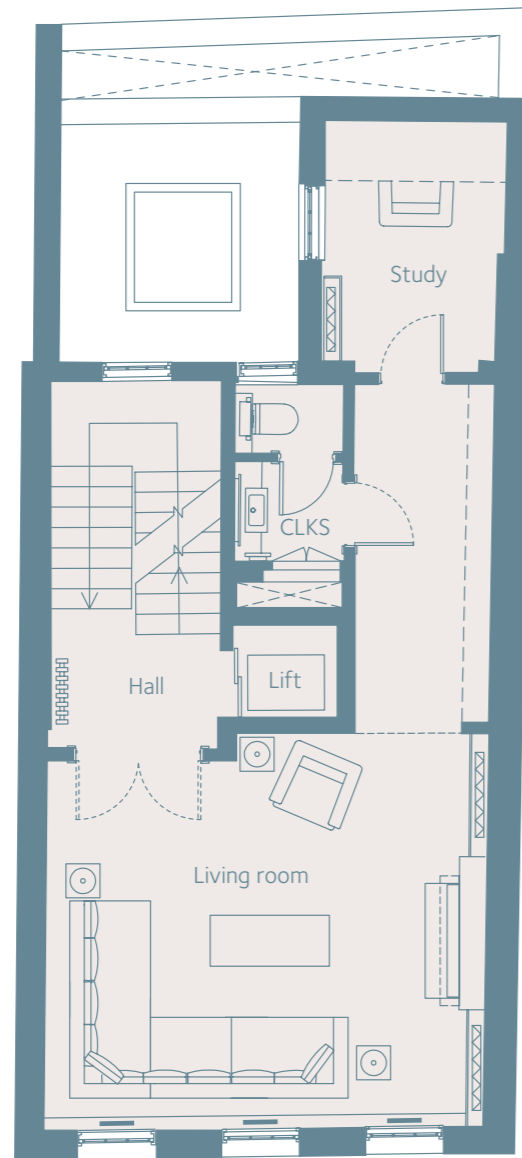
14 WATERFORD HOUSE

3,353 SQ_FT

FIRST FLOOR

Living room
8.52m x 5.07m
27'11" x 16'7"

Study
2.89m x 1.98m
9'5" x 6'5"



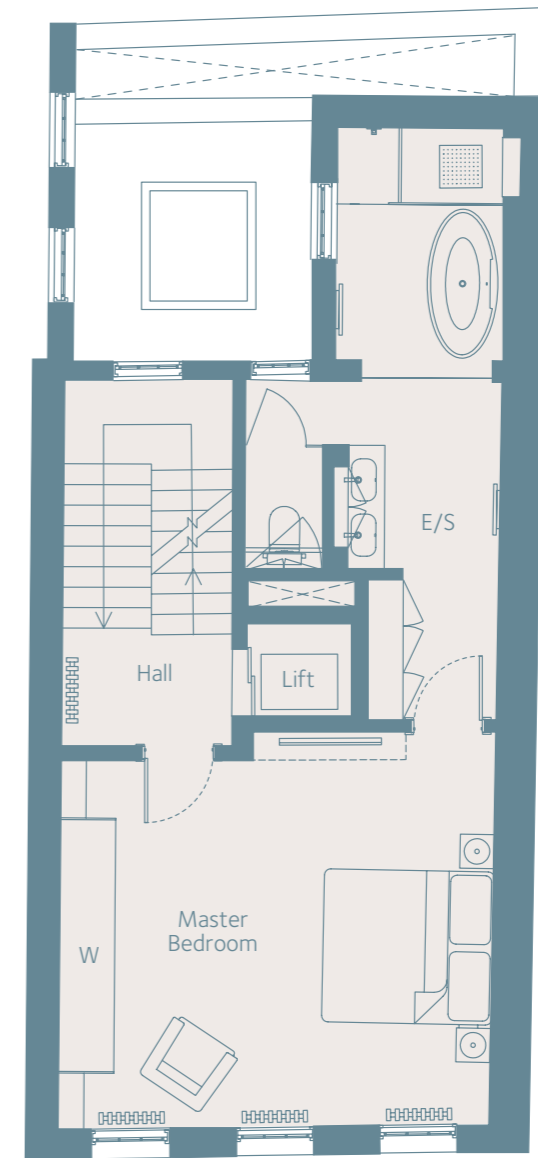
14 WATERFORD HOUSE

3,353 SQ_FT

SECOND FLOOR

Master bedroom
5.07m x 4.61m
16'7" x 15'1"

En suite
6.90m x 2.98
22'7" x 9'9"



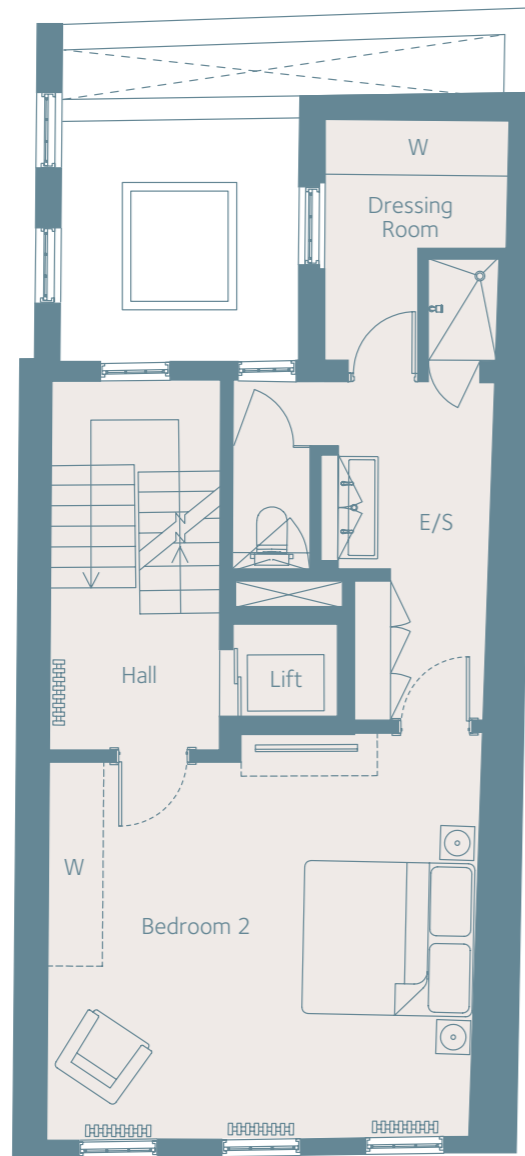
14 WATERFORD HOUSE

3,353 SQ.FT

THIRD FLOOR

Bedroom 2
5.00m x 4.73m
16'4" x 15'6"

En suite
4.00m x 2.98m
13'1" x 9'9"



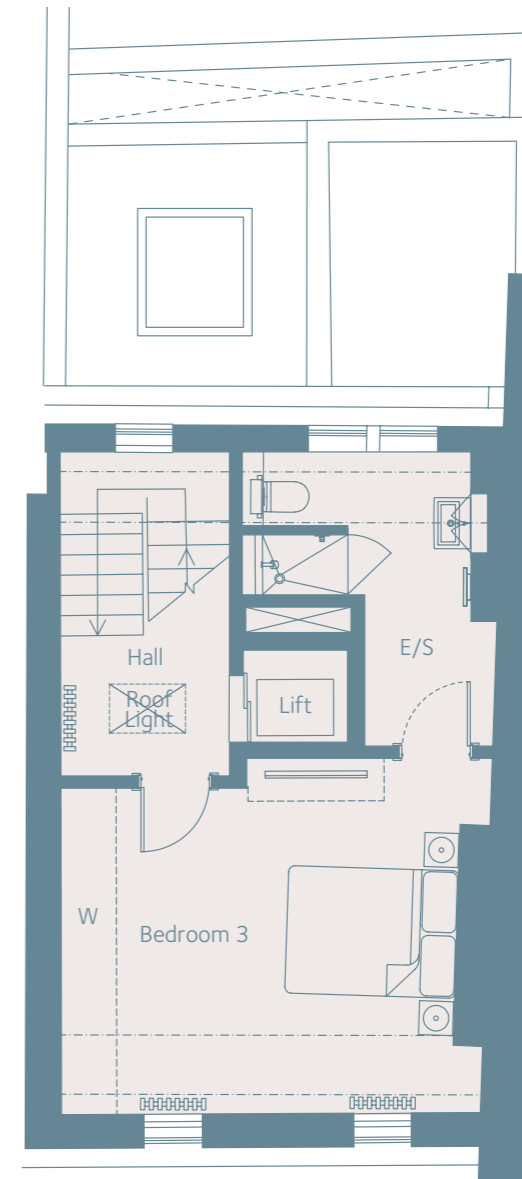
14 WATERFORD HOUSE

3,353 SQ.FT

FOURTH FLOOR

Bedroom 3
4.73m x 4.22m
15'6" x 13'10"

En suite
3.44m x 1.62m
11'3" x 5'3"



15 WHITMORE HOUSE

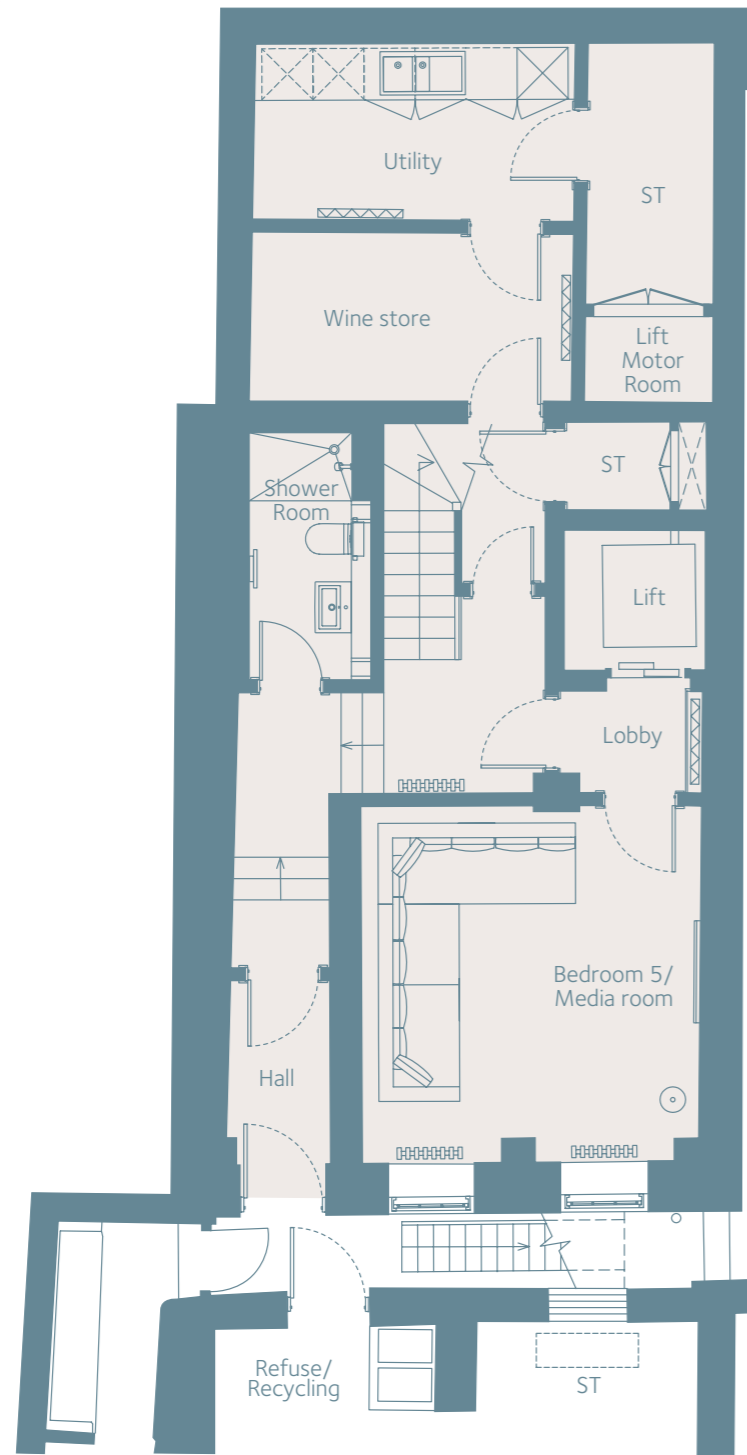
4,450 SQ_FT

BASEMENT

**Bedroom 5/
Media room**
4.25m x 3.88m
13'11" x 12'8"

Wine store
3.61m x 1.91m
11'10" x 6'3"

Utility
3.81m x 1.99m
12'6" x 6'6"



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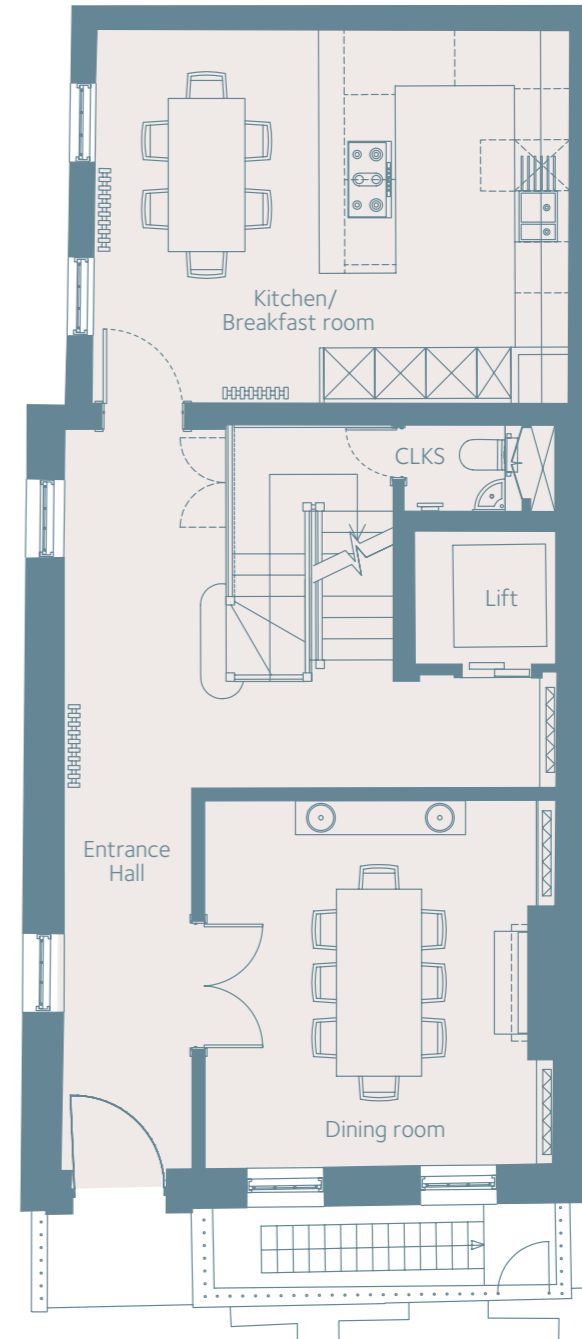
15 WHITMORE HOUSE

4,450 SQ_FT

GROUND FLOOR

**Kitchen/
breakfast room**
5.51m x 4.27m
18'0" x 14'0"

Study
4.10m x 4.05m
13'5" x 13'3"



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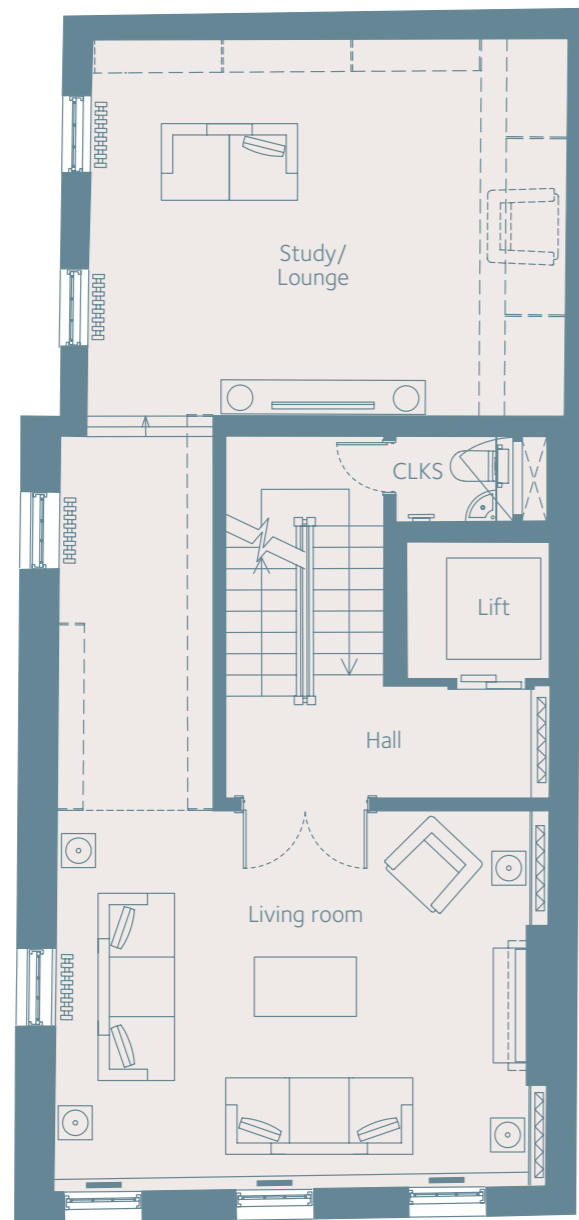
15 WHITMORE HOUSE

4,450 SQ_FT

FIRST FLOOR

Living room
8.64m x 5.70m
28'4" x 18'8"

Family room
5.54m x 4.35m
18'2" x 14'3"



15 WHITMORE HOUSE

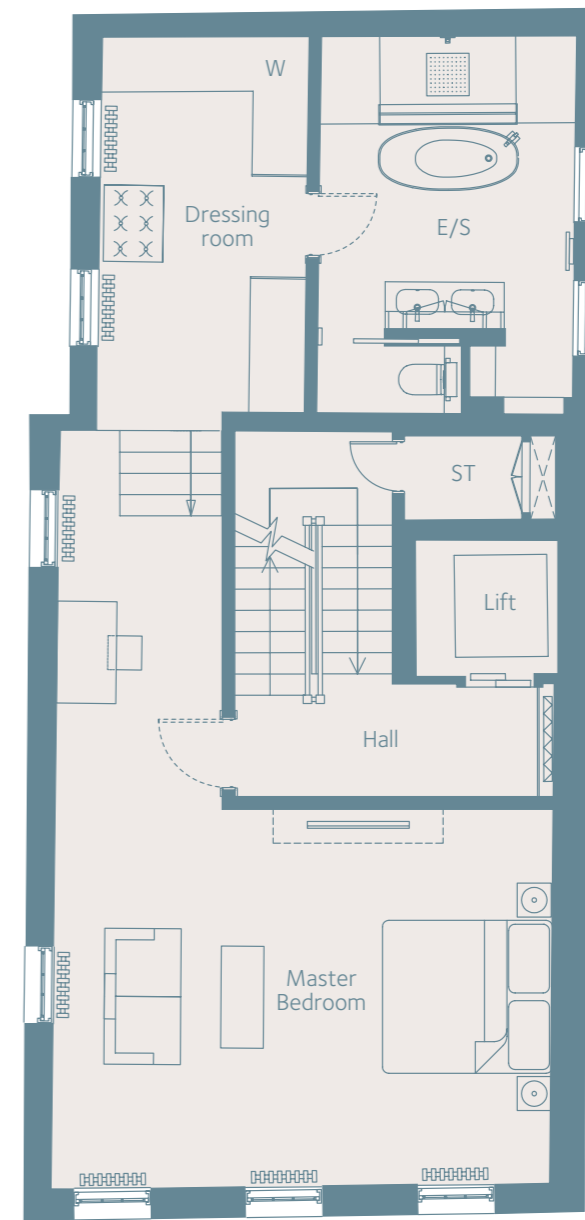
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SECOND FLOOR

Master bedroom
8.56m x 5.84m
28'1" x 19'1"

Dressing room
4.35m x 2.49m
14'3" x 8'2"

En suite
4.23m x 2.98m
13'10" x 9'9"



15 WHITMORE HOUSE

4,450 SQ_FT

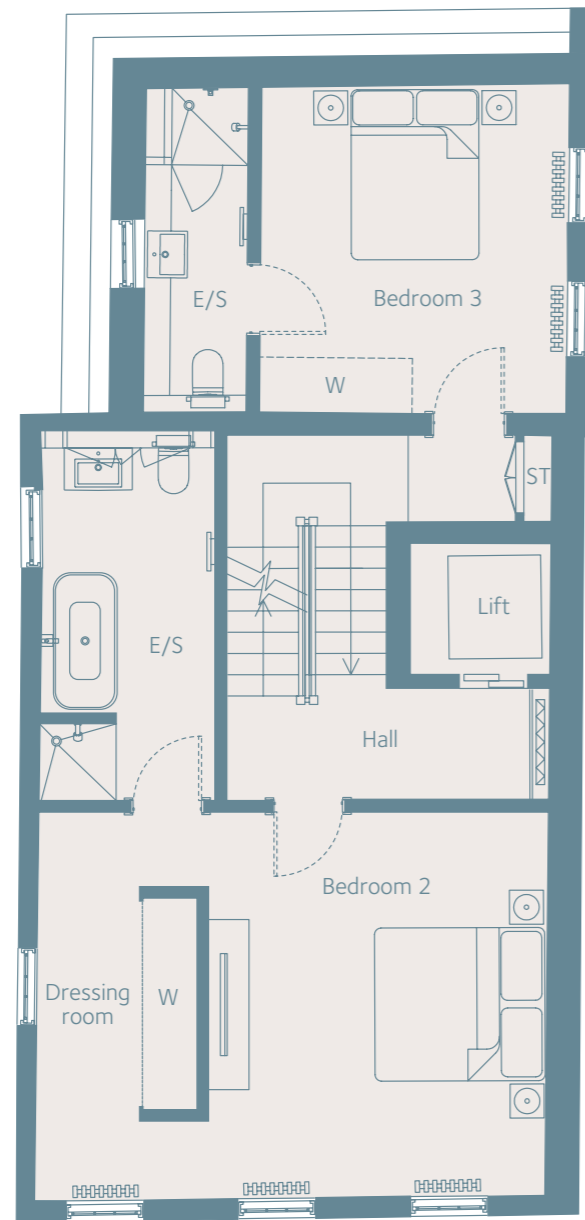
THIRD FLOOR

Bedroom 2
5.95m x 4.53m
19'6" x 14'10"

En suite
4.08m x 2.06m
13'4" x 6'9"

Bedroom 3
3.82m x 3.65m
12'6" x 11'11"

En suite
3.76m x 1.24m
12'4" x 14'0"



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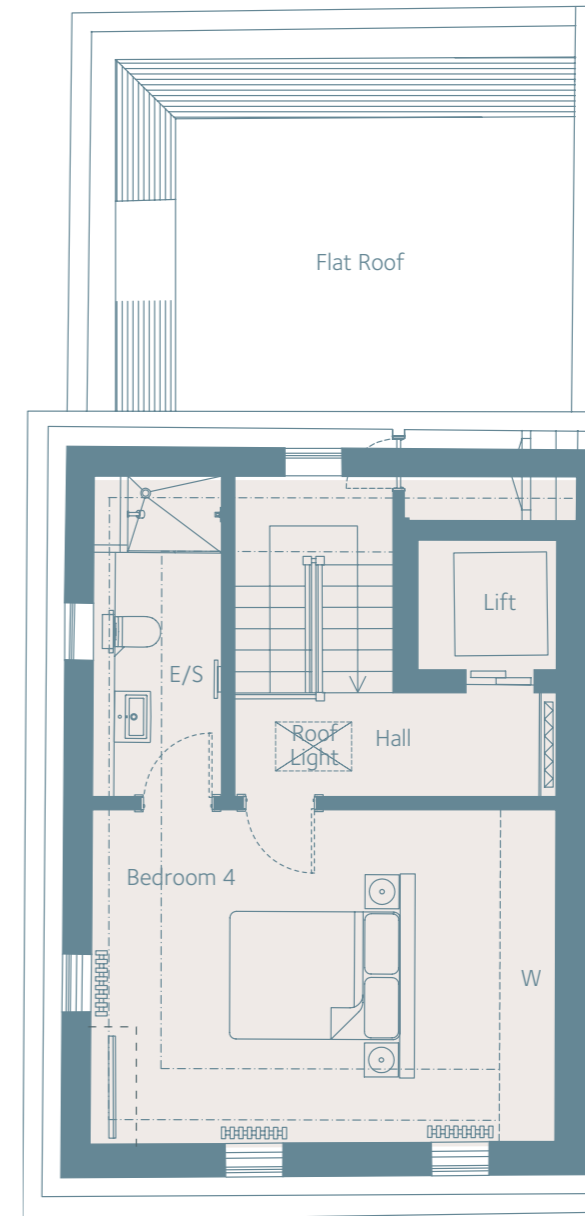
15 WHITMORE HOUSE

4,450 SQ_FT

FOURTH FLOOR

Bedroom 4
5.46m x 4.00m
17'10" x 13'1"

En suite
3.44m x 1.3m
11'3" x 4'3"



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CONNECTIONS

14 & 15
CRAVEN
STREET
LONDON WC2



- Travel by foot**
- Charing Cross tube
3 minutes
 - Embankment tube
4 minutes
 - Trafalgar Square
4 minutes
 - The Savoy
7 minutes
 - Covent Garden
8 minutes
 - Somerset House
11 minutes

- Travel by tube**
- Westminster
1 minute*
 - Waterloo
2 minutes**
 - Oxford Circus
3 minutes**
 - Euston
7 minutes**
 - King's Cross
10 minutes**
 - Liverpool Street
15 minutes*

- Travel by car**
- Westfield London
30 minutes
 - City Airport
32 minutes
 - The O2
35 minutes
 - Heathrow Airport
52 minutes

*From Embankment tube
** From Charing Cross tube
Travel times taken from maps.google.co.uk and tfl.gov.uk and are approximate only.

THE TEAM



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Interior Architecture create, deliver and implement bespoke solutions which provide a distinctive and competitive advantage. Specialist interior architects Ann Loxley and her team work hard to ensure the design process produces the highest quality interior spaces for all their projects. They add value through the creative manipulation of space, producing detailed drawings and specification packages and optimising the aesthetic and practical requirements to create the best design solution.

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LandCap manages and invests in development projects throughout the UK. The company prides itself on its attention to detail in creating high quality environments, delivering an exceptional standard of design and construction throughout its portfolio.

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INTERIOR DESIGN & CREATIVE DIRECTION

Studio Ashby creates interiors that are driven by the principles of authenticity, consideration and enthusiasm. Our Creative Director, Sophie Ashby, approaches each project with the intention of creating a unique identity that resonates authenticity not only in the selection of furniture, lighting and art but in a natural palette of materials and textures.

Above all, it is a personal endeavour for Ashby; each home, each project, each an opportunity to transform a space.

www.studioashby.com

Please note that the particulars shown in this brochure including floor plans, layouts, specification and dimensions are provided for guidance only. Changes to the same may be necessary during construction, therefore this brochure cannot form any part of a contract or be taken as an indication of warranty or guidance of any property.

