



GALLIARD HOMES LTD



Red Lion Court
TEMPLE LONDON
EC4

THE OPPORTUNITY



Red Lion Court

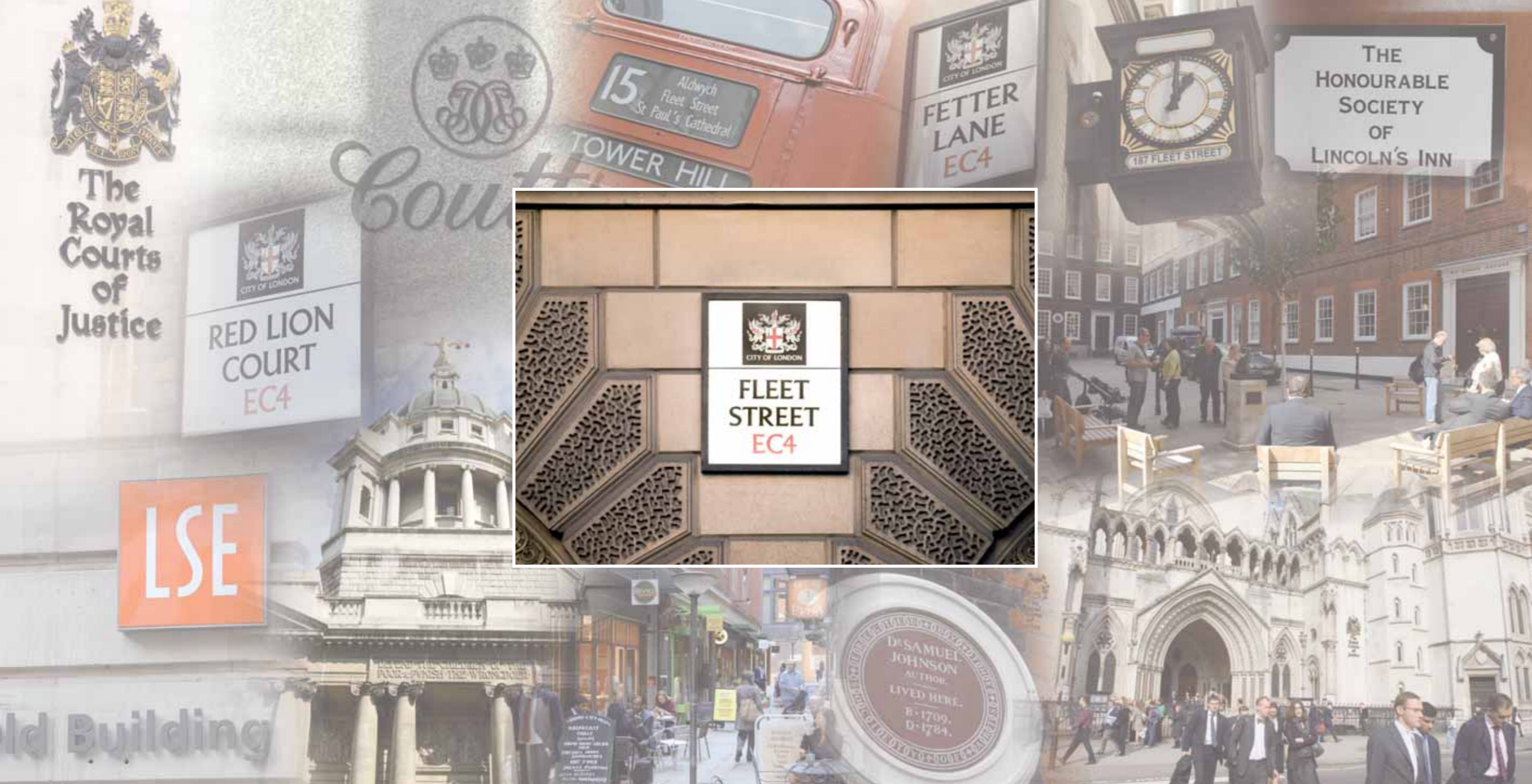
Magnificent apartments amid London's principal law chambers

Fleet Street – a name long synonymous with publishing, journalism and media news. Today, Fleet Street is more associated with the law and barristers chambers – many of which are located amongst the maze of historic courtyards that characterise this niche pocket of the City.

It is one such courtyard that now offers a rare opportunity to acquire a magnificent apartment – finished and equipped for contemporary living with specifications designed to surpass the most discerning home owner's expectations.

Welcome to the limited edition apartments at Red Lion Court.

T H E L O N D O N C I T Y L I F E S T Y L E



A fusion of culture,
magnificent architecture,
historical landmarks
and cosmopolitan
London living.

London's world famous courts and legal buildings need little introduction. The apartments are situated 500 metres from The Old Bailey and within 250 metres of The Royal Courts of Justice and The Grand Temple Buildings with their five public courtyard gardens.

Also within a 500 metre radius (little over 5 mins walk) are tube connections at Chancery Lane, Temple and Blackfriars. City Thameslink & mainline services are equally close, so too a seemingly endless array of historic taverns, bars, restaurants and highly respectable eateries.



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Fleet Street

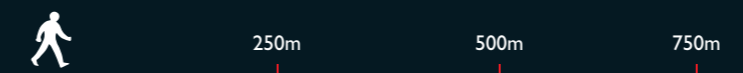
S O P H I S T I C A T E D S T Y L E I N T H E H E A R T O F T H E S Q U A R E M I L E



Average journey times from Chancery Lane:

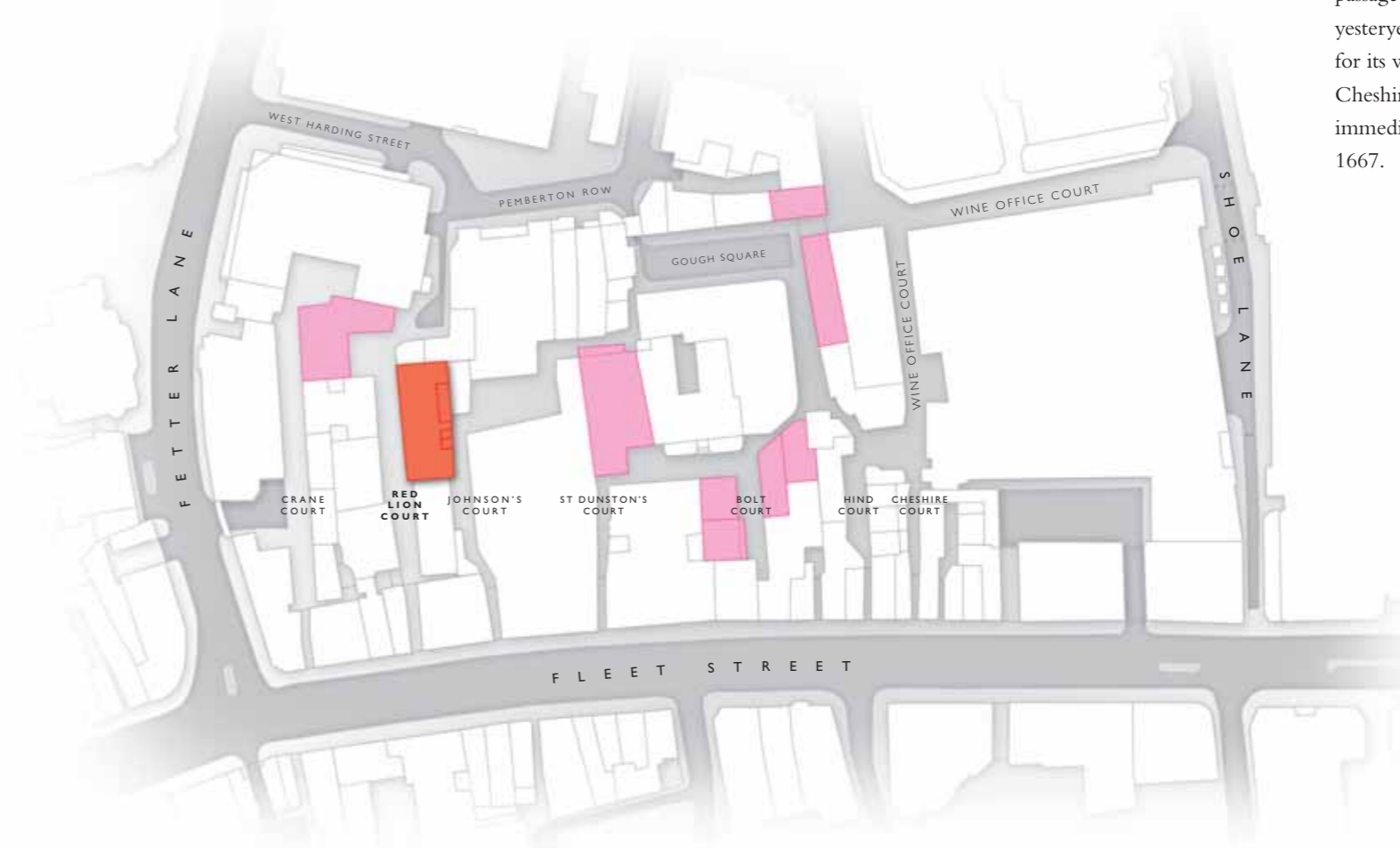
St Paul's	1 min
Tottenham Court Rd	3 mins
Bank	4 mins
Oxford Street	4 mins
Bond Street	5 mins
Liverpool Street	6 mins
Covent Garden	9 mins
Leicester Square	10 mins
Green Park	11 mins
King's Cross/St Pancras	11 mins
Knightsbridge	16 mins

A Capital Location





Red Lion Court is accessible from either Fleet Street or West Harding Street off Fetter Lane.



Legal Profession

One of the UK's largest sets of criminal barristers are established at 18 Red Lion Court, where members of chambers have prosecuted and defended many notable and famous criminal cases.

A stone's throw from Red Lion Court is Wine Office Court, a passage steeped in reminders of yesteryears and perhaps best known for its world famous pub 'Ye Olde Cheshire Cheese', re-built immediately after the Great Fire in 1667.





As Fleet Street leads west, it becomes the Strand - and in turn Trafalgar Square - where all roads lead to London's greatest landmarks!

The West End is deceptively close with Oxford Circus (just a 4 minute hop from Chancery Lane) providing the gateway to London's world renowned shopping streets.

Proximity to the Royal Opera House, Covent Garden, Leicester Square and Soho can literally be measured in metres.

Apartments with the City, Covent Garden and the West End on their doorstep.



The lifestyle



Red Lion Court

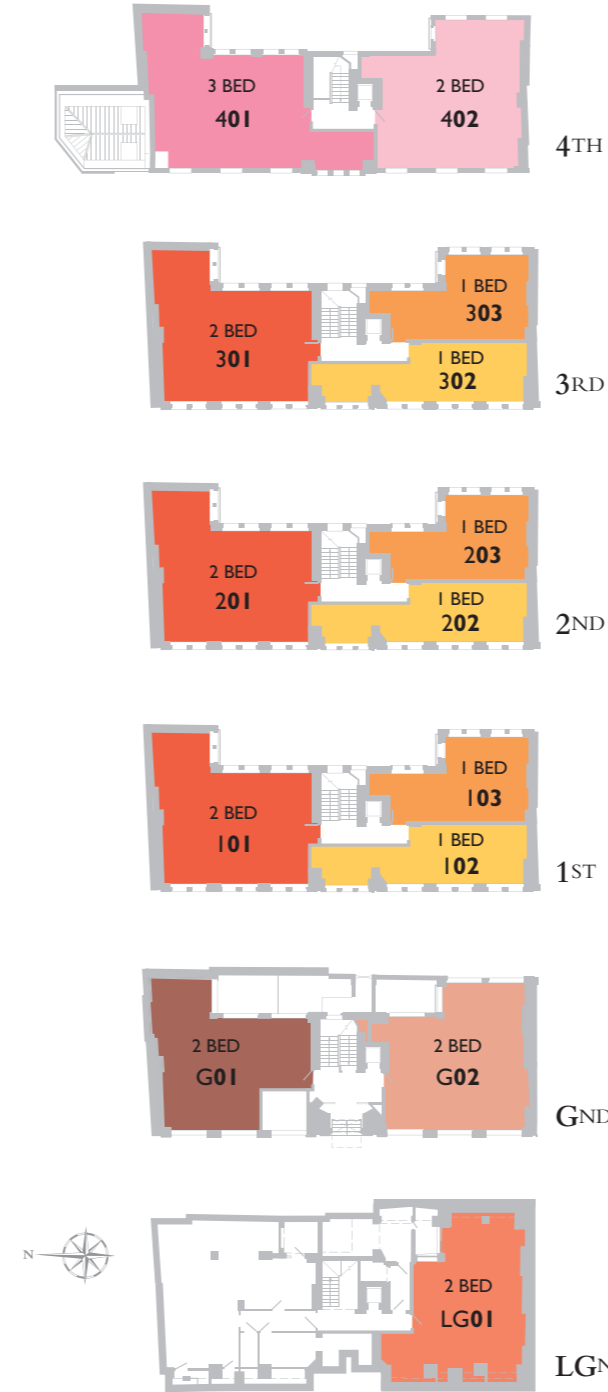
The Development

Red Lion Court comprises of 12 highly specified and spaciouly designed 1, 2 & 3 bedroom apartments arranged from lower ground to third floor.

The fourth floor offers two magnificent penthouses with the 3 bedroom (401) providing 1053 sq ft of sheer opulence - whilst all apartments benefit specifications and interior finishes designed to surpass the expectations of today's most discerning home seeker and investor alike.



GALLIARD HOMES LTD



2 Bed Apartment

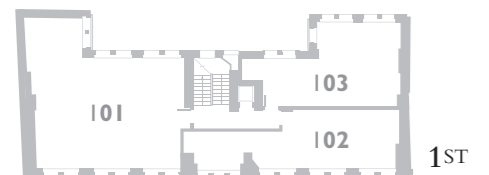
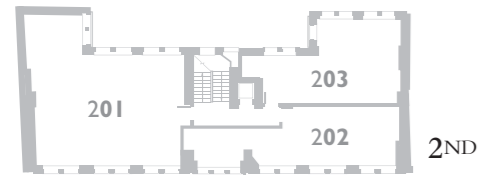
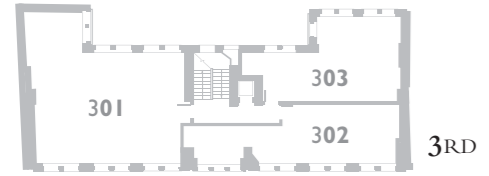
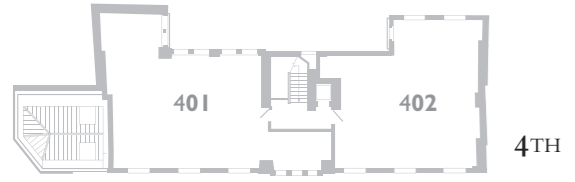
LG01

Total area: 75.9 sq.m.
817 sq.ft.

Living/dining inc kitchen	7.2 x 6.5 m
Bedroom 1	2.5 x 4.5 m
Bedroom 2	4.5 x 3.2 m



Floor finishes and furniture shown for illustrative purposes only. All room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.



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2 Bed Apartment

101 Total area: 81.6 sq.m. 879 sq.ft.

201 Total area: 83.1 sq.m. 894 sq.ft.

301 Total area: 83.7 sq.m. 902 sq.ft.

Room dimensions taken from 101

Living/dining inc kitchen	5.6 x 7.2 m
Bedroom 1	5.0 x 2.6 m
Bedroom 2	3.0 x 3.1 m



1 Bed Apartment

103 Total area: 42.5 sq.m. 458 sq.ft.

203 Total area: 43.7 sq.m. 470 sq.ft.

303 Total area: 43.8 sq.m. 472 sq.ft.

Room dimensions taken from 103

Living/dining inc kitchen	4.6 x 5.5 m
Bedroom	3.0 x 3.6 m

1 Bed Apartment

102 Total area: 43.1 sq.m. 464 sq.ft.

202 Total area: 44.5 sq.m. 479 sq.ft.

302 Total area: 44.6 sq.m. 480 sq.ft.

Room dimensions taken from 102

Living/dining inc kitchen	6.4 x 3.8 m
Bedroom	4.5 x 2.5 m

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3 Bed Apartment

401

Total area: **95.0 sq.m.**
1023 sq.ft.

Living/dining
inc kitchen 5.4 x 7.5 m
Bedroom 1 6.8 x 2.5 m
Bedroom 2 3.0 x 3.3 m
Bedroom 3 4.0 x 2.6 m

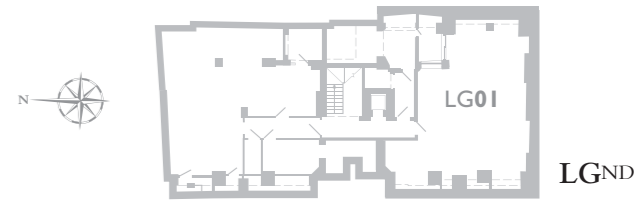
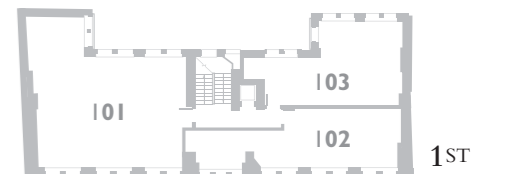
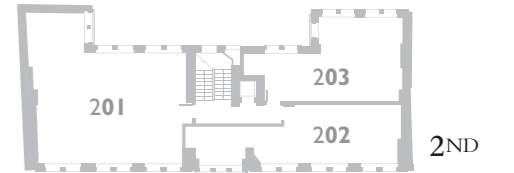
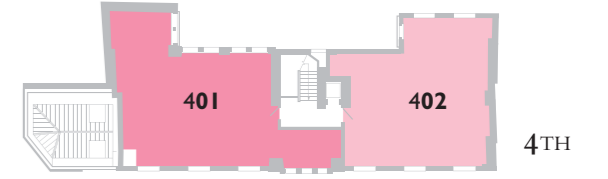


2 Bed Apartment

402

Total area: **82.5 sq.m.**
888 sq.ft.

Living/dining
inc kitchen 6.0 x 9.6 m
Bedroom 1 5.4 x 3.4 m
Bedroom 2 3.8 x 2.4 m



This apartment may be subject to further layout alterations prior to completion.

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GENERAL SPECIFICATION

- Walls & ceilings in brilliant white matt finish.
- Solid natural oak door linings, skirtings and architraves.
- One strip solid natural oak veneer flooring to principal rooms (living/dining & lounge).
- Extended height (2210mm) internal doors in oak veneer.
- Polished stainless steel door furniture.
- Brushed metal finish switch & socket plates.
- Comfort cooling to living rooms and bedrooms.
- Fully integrated surround sound technology to living room and all bedrooms.
- Recessed low energy downlighting.
- Satellite, terrestrial TV & telephone sockets to living rooms and bedrooms.
- All TV sockets Sky HD and 3D enabled (subject to subscription).
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room and all bedroom lighting.
- Double glazing throughout.

KITCHEN

- Polished black large format (600mm square) ceramic tiled flooring where kitchen is divisible from living room, one strip oak veneer where fully open plan.
- High gloss white lacquered unit doors with concealed handles.
- Black natural granite worktop.
- Glass splashback from worktop to underside of wall units.
- Smeg integrated appliances to include:
 - single low level oven.
 - built in microwave.
 - 5 ring ceramic hob with hood.
 - Washer dryer, dishwasher & fridge/freezer.
- Underlighting to wall units.
- Stainless steel 1½ bowl undermounted sink, with square profile tap and grooved worktop drainer.
- Centralised appliance switch panel.

HALLWAY

- One strip solid natural oak veneer flooring.
- Thermostatically controlled electric radiator.

FAMILY BATHROOM & CLOAKROOM

- Large format natural stone tiled flooring and wall tiling.

MASTER EN-SUITE

- Large format natural stone tiled floor and fully tiled walls.

GENERAL BATHROOM & EN-SUITE

- White bathroom suite featuring steel bath, back to wall WC and square profiled semi recessed basin.
- Under floor warming.
- Coloured glass bath panel.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with natural stone vanity top.
- Oak framed recess with mirrored cabinet and feature downlighting.
- Shaver socket.
- Chrome plated square profile taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated square profile electric heated towel rail.

BEDROOMS

- Quality oatmeal fully fitted carpets with underlay.
- Fully integrated full height wardrobes with sliding glass door fronts to all bedrooms.

SECURITY

- Video entry phone system.



Interior images are of a similar specification show suite at another prestigious Galliard development.



The Location

- Immediately adjacent Fleet Street in the heart of the City.
- Minutes from Zone 1 tube connections at Chancery Lane (Central Line) and Blackfriars (Circle & District).
- Within 500 metres of the Royal Courts of Justice, the Temple and many of the Capital's most distinguished law chambers.
- Within 10 minutes walk approx. of the London School of Economics and King's College Strand Campus.
- Ideally placed for corporate and city executive rental catchment.
- Within 5 minutes tube travel of Bond Street and London's world famous shopping streets.
- Convenient walking distance of Oxo Tower, the South Bank arts, media and entertainment including the National Theatre, Royal Festival Hall and Tate Modern.

The Development

- 14 exclusive apartments and penthouses individually designed within a grand and imposing façade.
- Choice of 1, 2 & 3 bedroom styles.
- Highly specified throughout.
- Comfort cooling to living room and all bedrooms.
- Under floor warming to bathroom and master en-suite.
- Fully integrated Smeg kitchen appliances.
- All TV sockets Sky HD and 3D enabled.
- Surround sound technology to living room and all bedrooms.
- Natural oak hardwood and large format stone floor finishes.



Fact file at a glance

Red Lion Court



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These particulars are compiled with care to give a fair description but they do not constitute an offer or contract. Galliard Homes reserve the right to alter specifications and floor plan layouts without notice. All journey times are approximate.