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# LONDON'S MOST EXCITING NEW QUARTER

Take a walk around the tight grid of streets that makes up West Fitzrovia and you can't miss the scent of change in the air. Everywhere you look, longstanding rows of studios, cafes and workshops are studded with new openings: restaurants, galleries, boutiques.

Bordering Marylebone and Mayfair, West Fitzrovia has come of age without compromising on the qualities that shape its unique character. Unmistakably urban, but on a human scale, this was and remains London's creative heartland.

19 Bolsover Street is a collection of 17 exceptional residences in the heart of West Fitzrovia. The first true luxury development in this emerging neighbourhood, it's designed for the confident few who seek a world-class lifestyle in an area that feels authentically theirs to discover [\\_\\_\\_](#)







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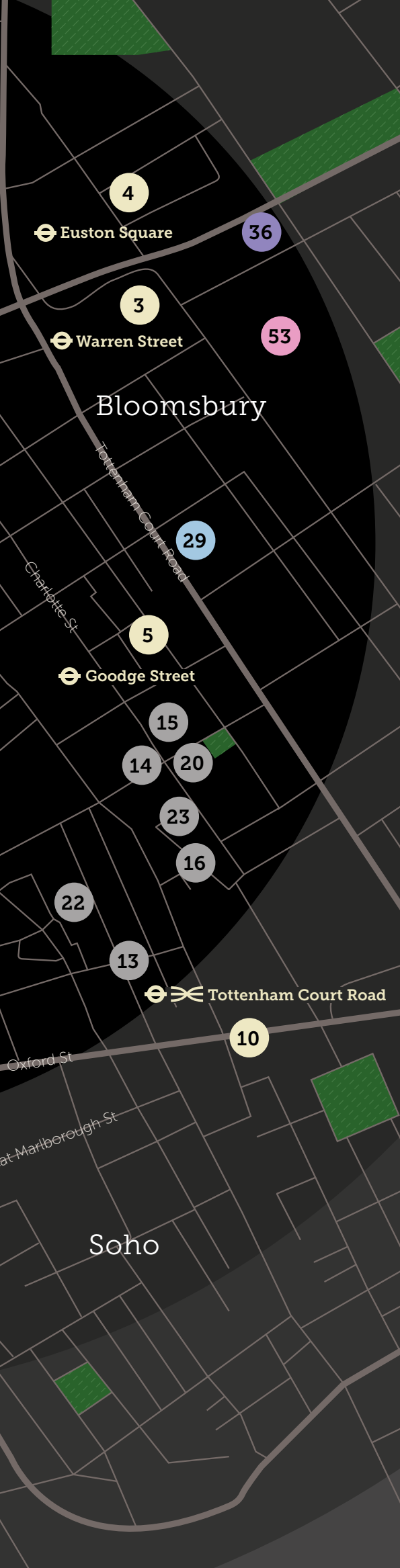
# THE ORIGINAL CREATIVE VILLAGE

Fitzrovia has long been the home of London's artists and creatives. Notable former residents include George Bernard Shaw, Virginia Woolf and Arthur Rimbaud. The area gets its name from the Fitzroy Tavern frequented in the 1930s by a Bohemian community including writer Dylan Thomas.

Since the early 19th century the area around Bolsover Street has housed creative businesses and workshops. More recently it became a hub for advertising and media companies, including the BBC, and the fashion industry, whose offices and showrooms line the roads north of Oxford Street.

Today, this creative energy is the backdrop for a new urban lifestyle, as Fitzrovia becomes one of central London's most sought-after residential locations [\\_\\_\\_](#)





## TRANSPORT LINKS

01. Great Portland St (4 min)
02. Regents Park (6 min)
03. Warren St (7 min)
04. Euston Square (8 min)
05. Goodge St (7 min)
06. Baker St (12 min)
07. Marylebone (18 min)
08. Oxford Circus (8 min)
09. Bond St (12 min)
10. Tottenham Ct Rd (14 min)

## FOOD & DRINK

11. Portland
12. Villandry
13. Berners Tavern
14. Roka
15. Dabbous
16. Lima
17. Riding House Café
18. Chiltern Firehouse
19. The Detox Kitchen
20. Pied à Terre
21. The Langham
22. The Sanderson
23. Charlotte Street Hotel

## SHOPPING

24. Paul Smith
25. Matches Fashion
26. Liberty
27. The Conran Shop
28. Selfridges
29. Heal's
30. New Bond Street
31. Marylebone High Street
32. Space NK
33. Marylebone Farmers' Market
34. Ginger Pig
35. La Fromagerie

## CULTURE

36. The Wellcome Collection
37. London Zoo
38. Madame Tussauds
39. The Sherlock Holmes Museum
40. Cube Gallery
41. Ambika Art Gallery
42. London Palladium
43. Wigmore Hall
44. The Wallace Collection

## GREEN AREAS

45. Regent's Park
46. Hyde Park
47. Fitzroy Square
48. Cavendish Square Gardens
49. Paddington Street Gardens
50. Manchester Square
51. Portman Square

## EDUCATION

52. Regent's University London
53. University College London
54. University of Westminster
55. Christie's Education
56. London Business School



Already one of London's best connected locations, Bolsover Street is minutes from Crossrail. From 2018, trains will zip you from Bond Street and Tottenham Court Road station to destinations including Canary Wharf (13 minutes), and Heathrow (30 minutes).





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# A FLOURISHING DINING SCENE

A short hop from Mayfair and Marylebone, West Fitzrovia is now a culinary destination in its own right, and a launchpad for some of the UK's most innovative young chefs.

Near Bolsover Street you'll find the endlessly inventive Dabbous, Lima, London's first Michelin-starred Peruvian restaurant, and Portland, ranked by critics as one of London's best new openings.

More established offerings on nearby Charlotte Street include Pied à Terre, and the Charlotte Street Hotel.

This is the land of the buzzy all-day venue, from Bolsover Street's own Villandry, to The Riding House Café and Jason Atherton's Berners Tavern. And in its central location, Bolsover Street is just walking distance to countless other destinations, not least the Chiltern Firehouse [\\_\\_\\_](#)



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## BOUTIQUES & INDEPENDENT STORES

Within easy walking distance of some of London's best retail areas, 19 Bolsover Street is perfectly positioned for shopping. The luxury flagship stores of Bond Street are just 15 minutes away on foot, while department stores including Selfridges and Liberty are closer still. And just 10 minutes from your front door is Marylebone High Street with its upmarket mix of boutiques, independent stores and some of London's finest specialist food retailers. Held every Saturday, Marylebone Farmers' Market is a must visit for the local community —







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# A CULTURE OF CONTRASTS

In this central location, access to London's full cultural spectrum is easy, from West End theatres to cutting edge art. Nearby institutions include the Wigmore Hall, the Wallace Collection, and, in summer, Regent's Park Open Air Theatre. Meanwhile, leading contemporary art galleries cluster around Charlotte Street and Eastcastle Street, including Rebecca Hossack's beautiful purpose-built space.

Nowhere is West Fitzrovia's sense of contrast more apparent than where the raw edges of the city meet Regent's Park, London's original garden suburb. Spanning 395 acres, this is a living garden for the city, with shaded avenues, sports pitches, even London Zoo. Climb to the top of Primrose Hill on a sunny day and watch London unfold before you     







**“ The spaces are wonderfully balanced in the proportion of natural light that comes through — as a period building it couldn’t be more suited to apartments ”**

Toby Flanagan, TF Architects

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# 19 BOLSOVER STREET

Constructed in the early 20th century for the John Lewis department store, 19 Bolsover Street lends itself perfectly to its new residential use.

Its generous rooms off a central stairwell, and plentiful, large sash windows translate naturally into flowing, light-filled residences. The development team have entirely remodelled the interior while retaining the period facade, balancing Edwardian character with a contemporary approach to light and space.

With just six storeys and serviced by a full-time concierge, 19 Bolsover Street offers classic metropolitan luxury on an intimate scale. Perfect for those who want to feel at home in this buzzy urban neighbourhood [\\_\\_\\_](#)





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# THE APARTMENTS



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**“ With its commercial origins and generous spaces, the building lends itself to a refined take on modern urban living, with contemporary and unexpected uses of traditional materials and techniques ”**

Laura Hammett, Interior designer







Computer generated image

# DESIGNED FOR LIVING

The apartments at 19 Bolsover Street have been thoughtfully designed and fitted out for day-to-day urban living, with light-filled yet comfortable rooms, and spacious, well-considered kitchens and bathrooms —



Computer generated image









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# LUXURIOUS DETAILS

THE APARTMENTS



The interior finishes bring a new level of refinement to urban loft-style living. Traditional materials and techniques are used in contemporary and unexpected ways —



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Computer generated image





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# THE DUPLEX APARTMENTS

The duplex apartments at 19 Bolsover Street are beautifully proportioned, light-filled split-level residences. Stunning feature staircases lead to blissfully quiet bedrooms, where each home has its own private courtyard.







**“ The penthouse terrace spans the whole length of the building, which is exceptionally rare in central London ”**

Toby Flanagan, TF Architects

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# THE PENTHOUSE

The penthouse at 19 Bolsover Street introduces a new standard of lateral living in up-and-coming Fitzrovia.

A modern, steel-framed structure atop a period building in a neighbourhood rich in history and culture, it promises an intriguing blend of old and new – Edwardian elegance meets the latest in contemporary urban design. [\\_\\_\\_](#)









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Spacious, light and bedecked with floor to ceiling windows, the main room exists as a convivial space for elevated living. Direct access to the terrace allows for a feel of openness and freedom, creating a seamless connection between the artful aesthetic of the rooms and the picturesque scenes framed outside —



Computer generated image

Uniquely for Central London, the penthouse occupies the entire upper floor, with a continuous terrace spanning the entire length of the building. All the principal living spaces, including the master bathroom, open directly onto the terrace, and all also interconnect internally, in a manner rarely seen in penthouse apartments. —

THE PENTHOUSE



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The interior architecture and design has been carefully considered for a luxurious sense of intimacy and flow. All living spaces enjoy floor to ceiling windows and external doors, creating a stunning, light-filled home in the very heart of London —

THE PENTHOUSE



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THE PENTHOUSE





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# SPECIFICATIONS

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## KITCHEN

- Individually designed layouts with island units in selected apartments
- Bespoke Neolith worktops with full height splash backs
- Stainless steel undermount sinks
- Franke 4-in-1 mixer taps with filtered boiling and cold water, and mains hot and cold water
- Satin veneered cabinet finishes
- Pull-out pan units in selected apartments
- Recessed LED downlighters and concealed LED lighting in wall units
- Concealed multi-gang appliance panels and brushed stainless steel socket outlets above work surfaces where appropriate
- Engineered timber floor finishes in open plan kitchens
- Miele touch control induction hobs
- Re-circulating integrated or recessed ceiling mounted extractors

- Miele multi-function ovens
- Miele combination microwave ovens\*
- Miele warming drawers\*
- Miele integrated wine fridges\*
- Miele integrated multi-function dishwashers\*
- Fisher Paykel integrated dishwasher drawers\*\*
- Miele integrated fridges/freezers\*
- Miele integrated fridges and a separate Miele integrated freezers\*\*
- Integrated space saving recycling bins

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## BATHROOMS

- Laufen double-ended white baths with bespoke Neolith surrounds in master en suite bathrooms\*
- Vado polished chrome deck-mounted mixers, diverter and pull-out hand showers on baths in master en-suites\*
- Vado polished chrome concealed thermostatic mixers and

diverters, with ceiling-mounted showerheads and complete handshower sets in shower areas in master en-suite bathrooms\*

- Vado polished chrome concealed thermostatic mixers and diverters, with wall-mounted showerheads set in selected secondary bedroom shower areas and family shower rooms
- Bespoke Neolith shower trays to match floor finishes in master en-suite shower areas\*
- Bespoke limestone shower trays to match floor finishes in selected secondary bedroom shower areas, family shower rooms and bathrooms
- Frameless glass shower doors in selected shower areas
- Bespoke Neolith veneer vanity units with double undermounted basins, polished chrome deck-mounted basin mixer taps by Vado and satin veneered storage drawers in selected master en-suites\*
- Bespoke limestone vanity units with undermounted white basins and polished chrome deck-mounted basin mixer taps

- in selected secondary bedrooms, family showers
- Bespoke mirrored cabinets with integrated lighting, shaver sockets and shelving above vanity units in master en-suite bathrooms\*
- Bespoke mirrored cabinets, shaver sockets and shelving above vanity units in selected bedrooms, family shower rooms and bathrooms
- Laufen wall hung white WC pans with soft-close seats and covers, and concealed cisterns with dual flush plates
- Wiring for future televisions provided above bath in master en-suites\*
- Polished chrome ladder-style, thermostatically-controlled heated towel rails in all bathrooms and shower rooms
- Combination of large format Neolith, limestone and satin-veneered wall finishes on selected walls of bathrooms, shower rooms and cloakrooms
- Large format Neolith floor finishes in master en-suites\*

- Large format limestone floor finishes in selected secondary bedrooms, family shower rooms, bathrooms and cloakrooms
- MVHR extractor ventilations
- Recessed LED downlighters

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#### ELECTRICAL FITTINGS

- Recessed LED ceiling downlighters throughout
- Wiring for future pendant lighting by purchaser in selected principal reception rooms
- Recessed ceiling coffers with concealed lighting in selected principal reception rooms, bedrooms, hallways and master bathrooms
- Ambient lighting in vanity units in selected bathrooms and shower rooms
- Automatic lighting in wardrobes
- 5 amp lighting circuits in principal reception rooms and bedrooms
- Television (terrestrial and Sky+) points in principal reception

rooms and bedrooms

- Telephone and data points in principal reception rooms and bedrooms
- Pre-wired for integrated media systems incorporating IT, audiovisual and lighting
- Bronze light switches (except some kitchen areas)
- Bespoke hotel plates for power sockets, telephone, data & 5 amp
- Lutron lighting controls
- Pre-wired for future automated curtains/blinds

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#### HEATING & COOLING

- Heating and hot water from communal systems with metered water supply to all apartments
- Heating and cooling systems in all principal reception rooms and master bedrooms
- Phase change ceiling technology
- Plumbing for washer dryer inside utility cupboards

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**INTERIOR FINISHES**

- Feature oak veneer apartment entrance doors with bronze inlays
- Lacquered internal doors
- Lacquered door frames/flush fitting architraves
- Bespoke bronze door handles throughout
- Interior fittings to all hall cupboards to suit situation
- Bespoke fitted or walk-in wardrobes/dressing areas in master bedrooms. Internal fittings include rails, drawers and shelves with integrated lighting where indicated
- Engineered oak floorboard finishes in hallways and principal reception rooms
- Carpet floor finishes in master bedrooms and remaining bedrooms

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**BALCONIES/TERRACES**

- Well-proportioned metal or glass fronted balconies/terraces in apartments where indicated
- Stone paving on balconies/terraces with external lighting where indicated

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**SECURITY**

- Video entry systems viewed by individual apartment handset/screens
- Intruder alarms with window and door contacts
- All apartments provided with mains supply smoke detectors and heat detectors, and fitted with residential sprinkler systems (where required)
- Triple locks and spy hole on apartment entrance doors
- Concierge services and monitored CCTV

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**PEACE OF MIND**

- 899 year leases as of 6 April 2013
- 10 year BLP build warranties

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**LIFTS**

- Passenger lift serving every floor

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**INTERIOR DESIGNED  
ENTRANCE LOBBY**

- Spacious reception lobby with bespoke feature wall and floor finishes
- Bespoke concierge desk
- Comfortable waiting area for guests
- Feature lighting
- Oversized glass doors at main entrance



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### LIFT LOBBIES/COMMUNAL HALLWAYS

- Feature ceiling coffers with concealed lighting in lift lobby areas
- Feature wall lights in communal areas
- Bespoke floor and wall finishes on all levels
- Tiled floors and painted walls in back-of-house areas

Your attention is drawn to the fact that it may not be possible to provide the branded products referred to in this specification. In such cases, a similar alternative will be provided.

The vendor reserves the right to make these changes as required. Typical specification for 2, 3 & 4 bedroom apartment only. One bedroom apartments may differ. Show apartment photography is indicative only.

\*except one-bed apartments

\*\*one-bed apartments only

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### MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of communal facilities. A service charge and reserve fund contribution will be levied for this and apportioned according to the benefit offered.

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# ENQUIRIES

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# THE TEAM

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## DEVELOPMENT

Sato Investments

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## STRUCTURAL DESIGN

Form SD

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## ARCHITECTURE

TF Architects

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## MECHANICAL & ELECTRICAL DESIGN

CH Lindsey & Son

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## INTERIOR DESIGN

Laura Hammett Interiors

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## MAIN CONTRACTOR

Od Group

# 19 B ST

1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, computer-generated images, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. The site map not to scale. The site plan is indicative only and may be subject to change. The Vendor reserves the right to alter the layouts, building styles, landscaping and specifications at any time without notice. The floorplans are not to scale and are illustrative, by way of example, only. Any areas, measurements or distances shown are approximate and subject to change. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. All plans are measured & drawn to the nearest 15cm / 6 inches. All room dimensions have been taken through cupboards/wardrobes to structural, liner walls or partitions where possible or to where indicated by arrow heads. External areas such as terraces, courtyards and balconies are not included in the area calculations. 3. No party other than the Vendor has any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Vendor will not accept any responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.