

# 100 Kensington



the oria

SevenCapital | MARK





# 100 Kensington

A NEW HORIZON



Computer generated image indicative only

Introducing a unique collection of exquisite apartments  
in an exclusive new Kensington landmark.

**SevenCapital** | **MARK**



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# DISCOVER A NEW HORIZON

Introducing 100 Kensington: A unique collection of exquisite apartments representing a new landmark living destination in London’s world-renowned Royal Borough of Kensington and Chelsea.

Residents will benefit from convenient access to the vibrant Kensington High Street and tranquil Holland Park both within a 10-minute walk. Notting Hill and the West End are within easy access, putting residents at the heart of London’s luxury lifestyle.







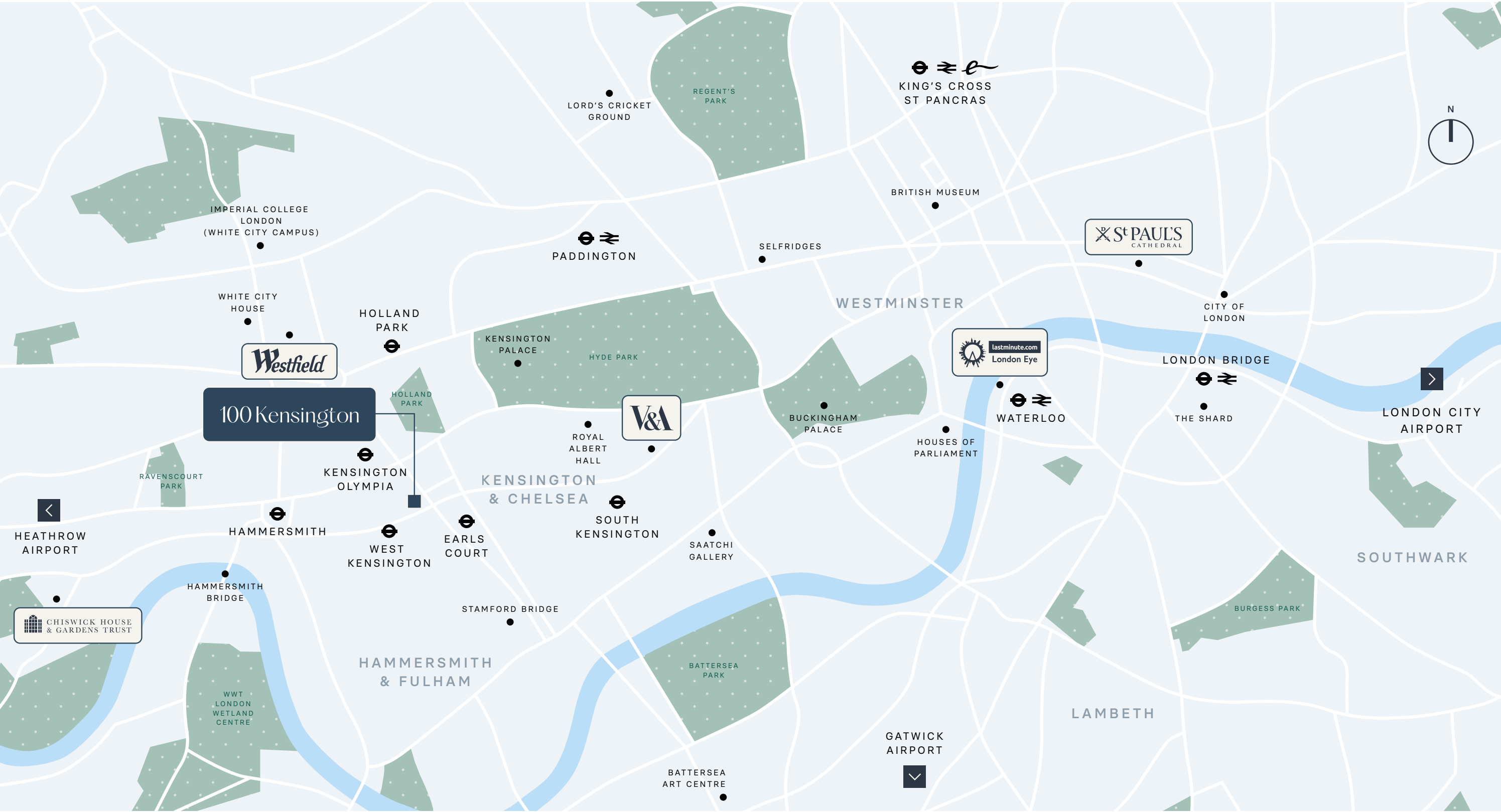
LIVING ROOM AT 100 KENSINGTON



# *new connections*

100 Kensington is situated just a stone's throw away from high-end retail locations as well as excellent transport connections and great access to London's most famous museums, exclusive members' clubs, bars and restaurants. It provides the rare privilege of a peaceful, refined lifestyle without sacrificing the excitement and convenience of city-centre living.





Map is not to scale and is indicative only


The area is served by three main roads leading directly to the centre of the city, most notably, the A4 Cromwell Road which connects it directly



to Central London on the east, and Heathrow Airport on the west, making London's Heathrow Airport just a short 36-minute drive from 100 Kensington.





For working professionals, commuting is quick and easy, with numerous tube stations within walking distance including Earl's Court, Kensington, High Street Kensington, West Kensington, South Kensington and West Brompton.

BY TUBE: 		
BOND STREET 15 MINS ■ HIGH ST KENSINGTON TO BOND STREET	OXFORD CIRCUS 16 MINS ■ HIGH ST KENSINGTON TO OXFORD CIRCUS	MAYFAIR 20 MINS ■ WEST KENSINGTON TO GREEN PARK
KING'S CROSS ST PANCRAS 22 MINS ■ HIGH ST KENSINGTON TO KING'S CROSS ST PANCRAS	LIVERPOOL STREET 25 MINS ■ HIGH ST KENSINGTON TO LIVERPOOL ST	HEATHROW AIRPORT 36 MINS ■ EARL'S COURT TO HEATHROW AIRPORT

BY CAR 	MINS	BY FOOT 	MINS
KENSINGTON PALACE GARDENS	04	WEST KENSINGTON UNDERGROUND	08
VICTORIA & ALBERT MUSEUM	08	KENSINGTON HIGH STREET	10
HYDE PARK	08	EARL'S COURT UNDERGROUND	12
REGENT'S PARK	16	HOLLAND PARK (EARL'S COURT GATE)	12
MAYFAIR	18	THE DESIGN MUSEUM	12
HEATHROW AIRPORT	30	HIGH STREET KENSINGTON UNDERGROUND	15

\*Travel times taken from Google Maps



REGENCY PARK

HYDE PARK

ROYAL  
ALBERT HALL

THE CITY

THE SHARD



V&A MUSEUM

KENSINGTON  
HIGH ST.

HIGH ST. KENSINGTON ➡

SOUTH KENSINGTON ➡

EARL'S COURT ➡

100 Kensington

⬅ HOLLAND PARK

⬅ WESTFIELD WHITE CITY

⬅ KENSINGTON OLYMPIA ➡

WEST KENSINGTON ➡



LUXURY WITHIN MINUTES



IL PORTICO  
12 min 3 min

JACUZZI  
20 min 5 min

HARRODS  
6 min

CLAUDE BOSI AT  
BIBENDUM RESTAURANT  
7 min

SLOANE STREET  
SHOPPING  
7 min

100 Kensington

THE IVY  
20 min 5 min

EQUINOX GYM  
7 min

RESTAURANT  
GORDON RAMSAY  
10 min



KITCHEN W8  
14 min 3 min



WESTFIELD LONDON  
7 min





# THE ROYAL BOROUGH

Steeped in rich royal history, Kensington is the oldest of London's three royal boroughs and home to Kensington Palace – famously the birthplace of Queen Victoria.

Nestled within Kensington Palace Gardens, the palace has been home to young royals for over 300 years and remains so today, with several members of the modern day Royal Family keeping residence within the grounds, including the Prince and Princess of Wales.

The site of 100 Kensington itself on West Cromwell Road is located on the historic hunting grounds for Oliver and Richard Cromwell in the mid-1600's.

Transformed by Prince Albert into the cultural and science hub which continues to this day, remnants of the area's heritage and grandeur serve as foundations for the desirability and appeal the area has around the world.







ROYAL ALBERT HALL

## LONDON'S MOST CULTURED NEIGHBOURHOOD

Kensington is a treasure trove of history and culture, brimming with over 30 museums and galleries including The Natural History Museum, The Victoria and Albert Museum, The Design Museum and The Science Museum.

Iconic concert venue the Royal Albert Hall regularly features as one of the top things to do in the Capital, hosting a year-round calendar of performances from some of the most recognised names in the world of entertainment.

## GREEN SPACES

Situated perfectly between the most beautifully manicured green spaces London has to offer, Kensington is a green oasis. Holland Park and Kensington Palace Gardens, which leads to Hyde Park, both host a variety of public events all year round. These picturesque parks offer plenty of opportunity for leisurely walks, exercise, picnics, and recreational activities.





## FINE DINING

First-class dining is in abundance for Kensington residents, boasting one of the highest concentrations of Michelin-starred eateries in London, only adding to the allure of this West London location and its vibrant entertainment scene.



## SHOPPING & RETAIL

Kensington's shopping opportunities are a huge draw for homebuyers, with Kensington High Street, Sloane Street and Westfield London offering some of the finest retail opportunities in the world. Fashion houses such as Valentino, Gucci, Armani and Louis Vuitton are within easy reach for residents at 100 Kensington.





ROYAL COLLEGE OF MUSIC

## WORLD-CLASS EDUCATION

Kensington is primely positioned close to some of the country’s best private and state schools, including the “outstanding” Ofsted-rated Kensington Primary School and Holland Park School. Prestigious private institutions such as Pembridge Hall, Wetherby-Pembridge, and Thomas’s School also provide exceptional educational opportunities for students.

Further education in Kensington is equally impressive, with highly regarded colleges and universities nearby. Imperial College London, a world-renowned institution known for its excellence in science, engineering, medicine, and business, consistently ranks among the top universities in the world.

Along with the Royal College of Music, the esteemed Royal College of Art, one of the most notable art and design schools globally, has its main campus in Kensington, attracting thousands of students aspiring to lead careers in London’s thriving creative industries.

BY CAR	MINS
<div><div>A</div><div>B</div><div>C</div></div> KENSINGTON PRIMARY ACADEMY	02
<div><div>A</div><div>B</div><div>C</div></div> WETHERBY-PEMBRIDGE	04
<div><div>A</div><div>B</div><div>C</div></div> HOLLAND PARK SCHOOL	08
<div><div>🎓</div></div> IMPERIAL COLLEGE LONDON	08
<div><div>🎓</div></div> ROYAL COLLEGE OF ART	08
<div><div>🎓</div></div> ROYAL COLLEGE OF MUSIC	13
<div><div>A</div><div>B</div><div>C</div></div> PEMBRIDGE HALL	14
<div><div>A</div><div>B</div><div>C</div></div> THOMAS’S SCHOOL	20

\*Travel times taken from Google Maps



A NEW LANDMARK

# the oria

Presenting the first opportunity to live in this new landmark, The Oria is the tallest residential tower in the royal borough. Soaring 29 storeys above Kensington, The Oria boasts uninterrupted views across the iconic London skyline.

Featuring 129 exclusive residences, each one is crafted with meticulous attention to detail, catering to those who value refined living. The Oria's elegant design and exquisite interiors create a sky-high sanctuary to be envied by many.







# the oria

Residents can access the concierge and on-site amenities through the ground level or a private entrance at podium level, nestled within impeccably landscaped private gardens.

Computer generated image indicative only

GROUND FLOOR ENTRANCE AT WEST CROMWELL ROAD



SIDE STAIRS TO PODIUM LEVEL AND CONCIERGE





DELIGHT IN THE DETAILS

Complementing the prestige of the surrounding Royal Borough, The Oria's interiors have been curated by renowned designers Conran and Partners, who bring a wealth of experience in creating luxurious spaces across the globe.



“Each residence at 100 Kensington is thoughtfully designed to reflect the refinement and elegance of its prestigious location. Featuring bespoke details and premium finishes, every residence is bathed in natural light. Drawing on our global expertise, we’ve crafted interiors that blend timeless elegance with modern warmth – perfect for living and entertaining. Inspired by the contemporary architecture and breathtaking London views, these luxurious homes redefine city living in Kensington.”

SIMON KINCAID, PARTNER,  
CONRAN AND PARTNERS, INTERIOR DESIGNERS

CONRAN AND  
PARTNERS



Computer generated image indicative only

DINING VIEWS FROM THE ORIA



















# amenities and services

**Relish in relaxation and recreation with world-class amenities on your doorstep at 100 Kensington.**

Situated four floors above ground level, residents are welcomed by a spacious double height lobby and relaxing residents lounge – away from passersby with an on-site concierge 7 days a week for added convenience and security.

RIGHT: CONCIERGE





# PRIVATE RESIDENTS' SPACES

Recoup and recharge in dedicated residents' spaces. Relax in the peaceful residents' lounge, or entertain guests in the exclusive private cinema, games and event space.

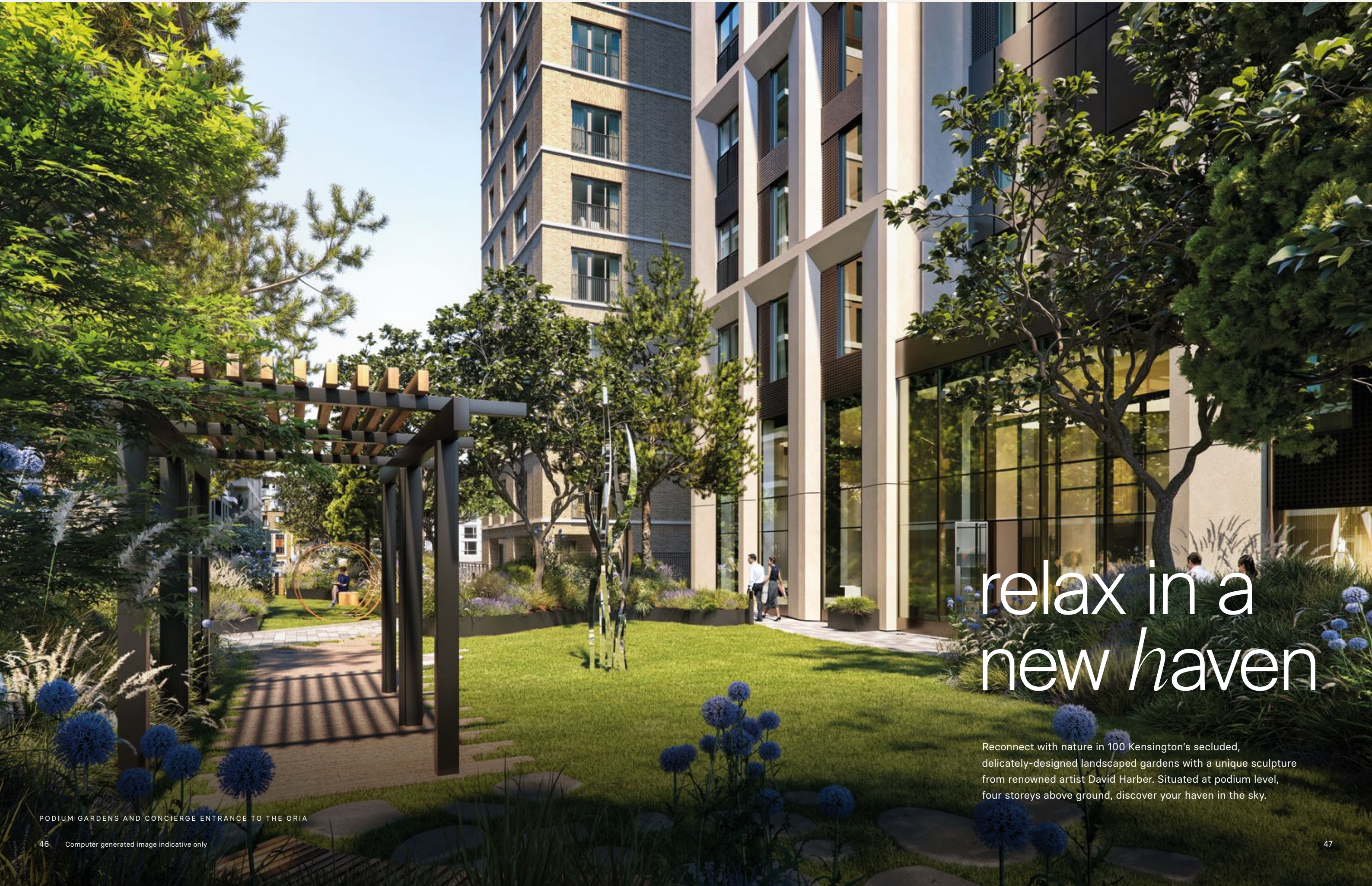


CINEMA AND EVENTS ROOM



RESIDENTS' LOUNGE





relax in a  
new *haven*

Reconnect with nature in 100 Kensington's secluded, delicately-designed landscaped gardens with a unique sculpture from renowned artist David Harber. Situated at podium level, four storeys above ground, discover your haven in the sky.

PODIUM GARDENS AND CONCIERGE ENTRANCE TO THE ORIA





Computer generated images indicative only

20-METRE INDOOR SWIMMING POOL

Re-energise in world-class wellness facilities, including a 20-metre pool and fully equipped gym and studio spaces. Designed to meet all your fitness needs, they are complete with top-of-the-range strength training equipment and high-end cardio machines.\*

LEFT: STATE-OF-THE-ART GYM AND STUDIO SPACES





# THE FINER DETAILS

## KITCHEN

- Brillianza Ceasarstone Quartz countertops and splashbacks
- Fumed oak timber veneer fitted tall and low units
- Abode nickel hot water tap and stainless steel undermount sink
- Siemens black glass oven with AirFry operating mode
- Siemens black glass microwave oven
- Built-in Siemens combination microwave oven to select apartments
- Siemens black ceramic 4 zone induction hob
- Elica integrated cooker hood with LED strip lighting
- Siemens integrated fridge/freezer
- Siemens full size dishwasher
- Recessed LED ceiling downlighters and recessed LED strip lights under wall cabinets
- Engineered European Oak timber flooring in Columba herringbone pattern

## HEATING, COOLING & COMFORT

- Comfort cooling system to living rooms and bedroom
- Underfloor heating throughout

## BEDROOM

- Fitted wardrobes with egger textile lining, hinged doors and feature lighting, complete with 3 draw section and fitted with a top shelf
- 100% wool, tufted cut pile carpet
- Brushed stainless steel sockets to include USB C charging
- Blinds to windows

## BATHROOM

- Bath / shower with fluted glass shower screen in 1 bedroom apartments
- Bath in 2 and 3 bedroom apartments
- Laufen toilet with dual flush plate, in-wall-frame and cistern
- Laufen rectangular wash basin with Gessi brushed nickel tap
- Double basins in selected apartments
- Brushed nickel heated and time-controlled towel rail
- Gessi brushed nickel thermostatic mixer with handshower, a wall-mounted, adjustable shower head and ribbed glass, frameless bath/shower screen
- Bespoke veneer vanity unit with illuminated mirror and cabinet with shelves and shaver
- Large format luxury porcelain wall and floor tiles
- Stone feature tile
- Extractor fan

## LIVING AREA

- Engineered European Oak timber flooring in Columba herringbone pattern
- Coffered ceiling
- Brushed stainless steel sockets and light switches
- Floor to ceiling windows
- Recessed blinds to windows

## ENTRANCE LOBBY

- Spacious reception lobby with bespoke feature floor and wall finishes
- Comfortable waiting area for guests
- Bespoke concierge desk
- Feature lighting
- Parcel room

## UTILITY ROOM

- Siemens washer-dryer

## ELECTRIC & LIGHTING

- Brushed stainless steel sockets and switches to living areas
- LED downlights in living, bedroom, kitchen and bathroom areas
- Recessed LED lighting within entrance door frame
- MVHR – Mechanical ventilation with heat recovering throughout
- Dimmer light controls

## SECURITY

- Video intercom entry system for each apartment
- Mains supply smoke detectors fitted with domestic sprinkler systems
- Concierge service with monitored CCTV
- Multi-point locking, door restrictor and spy-hole
- Hardwired doorbell to all apartments

## PEACE OF MIND

- Leasehold 255 years, with ability to extend to 985 years on purchase
- All apartments benefit from 10-year build warranty

Please note, in the exceptional case it is not possible to supply certain elements of the specification detailed, a like-for-like alternative will be provided. SevenCapital and MARK reserve the right to make these changes as required.



**WiredScore  
PLATINUM**

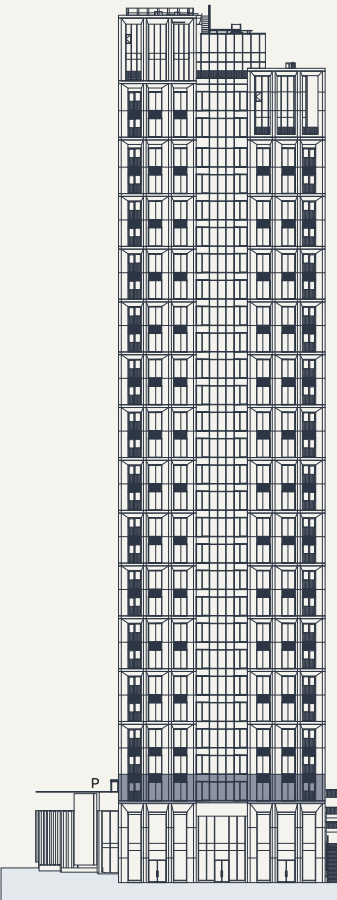
WiredScore Platinum rated connectivity throughout.



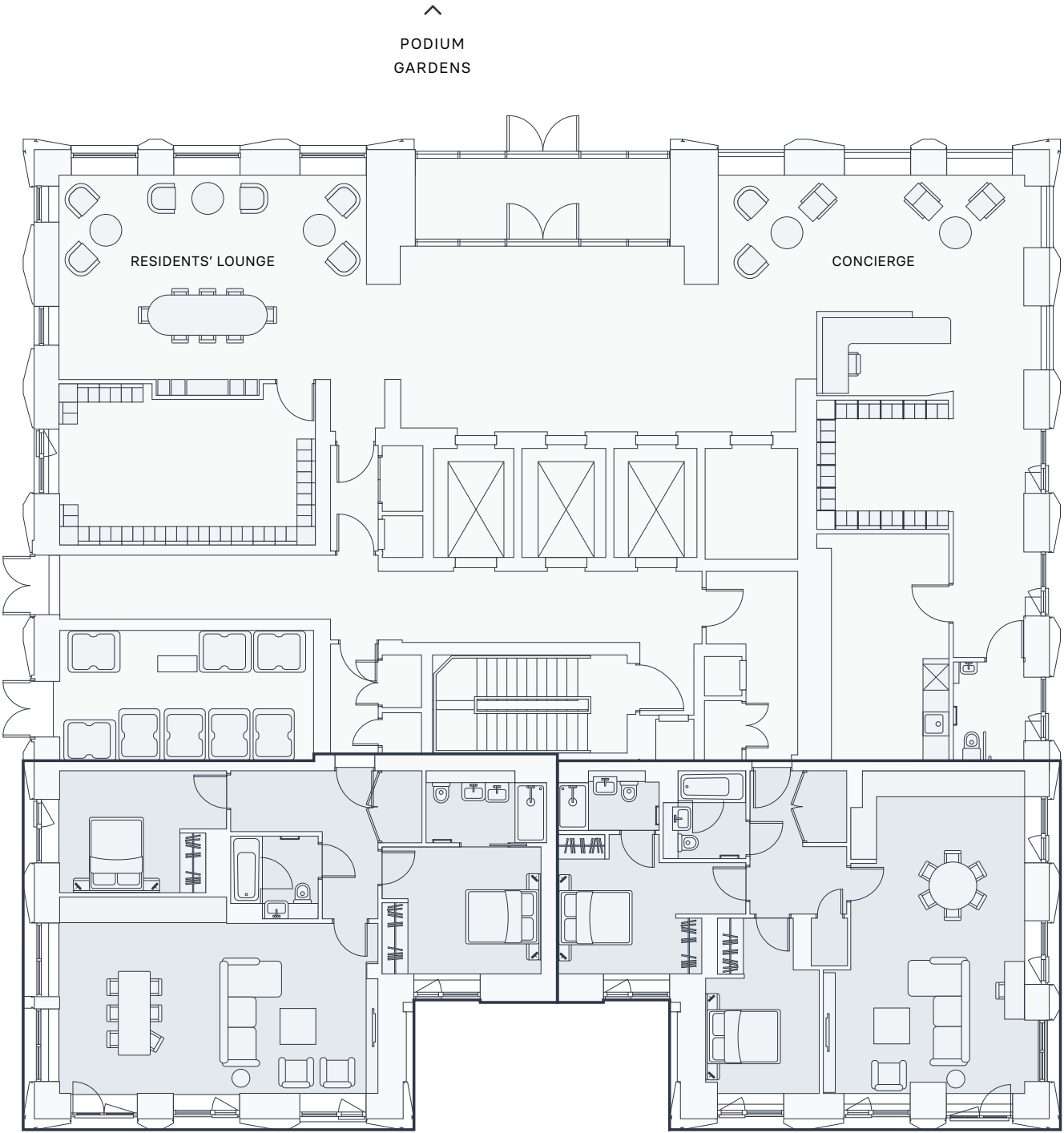
FLOOR PLANS



PODIUM  
LEVEL



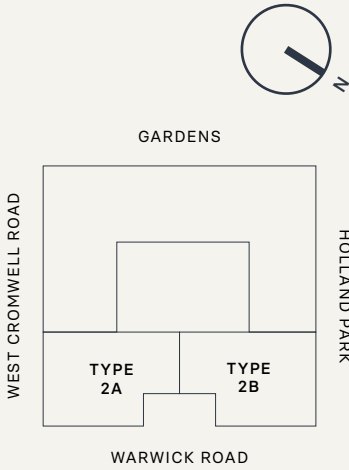
P02  
TYPE 2A  
988 SQ FT



P01  
TYPE 2B  
956 SQ FT

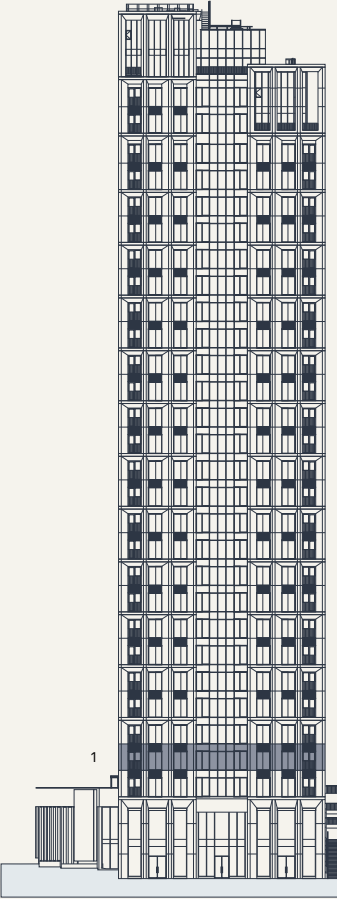
Any areas, measurements or distances shown in any text or plan are indicative for information purposes only and may be different once actually constructed. Prospective purchasers and others should not scale from any of the drawings contained within this brochure and any marketing materials.

ONE BEDROOM TWO BEDROOM THREE BEDROOM





FLOOR  
01



104  
TYPE 2D  
985 SQ FT

103  
TYPE 3A  
1,172 SQ FT

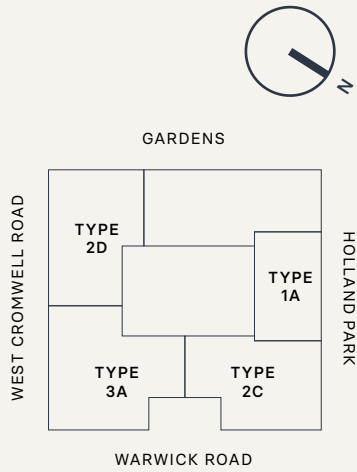


101  
TYPE 1A  
572 SQ FT

102  
TYPE 2C  
931 SQ FT

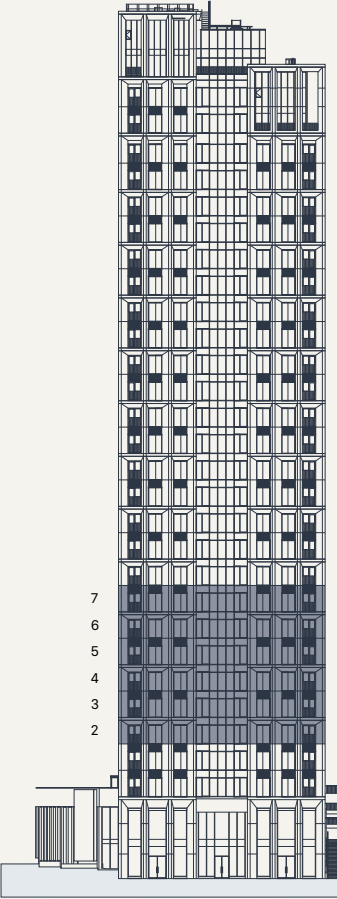
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ONE BEDROOM TWO BEDROOM THREE BEDROOM





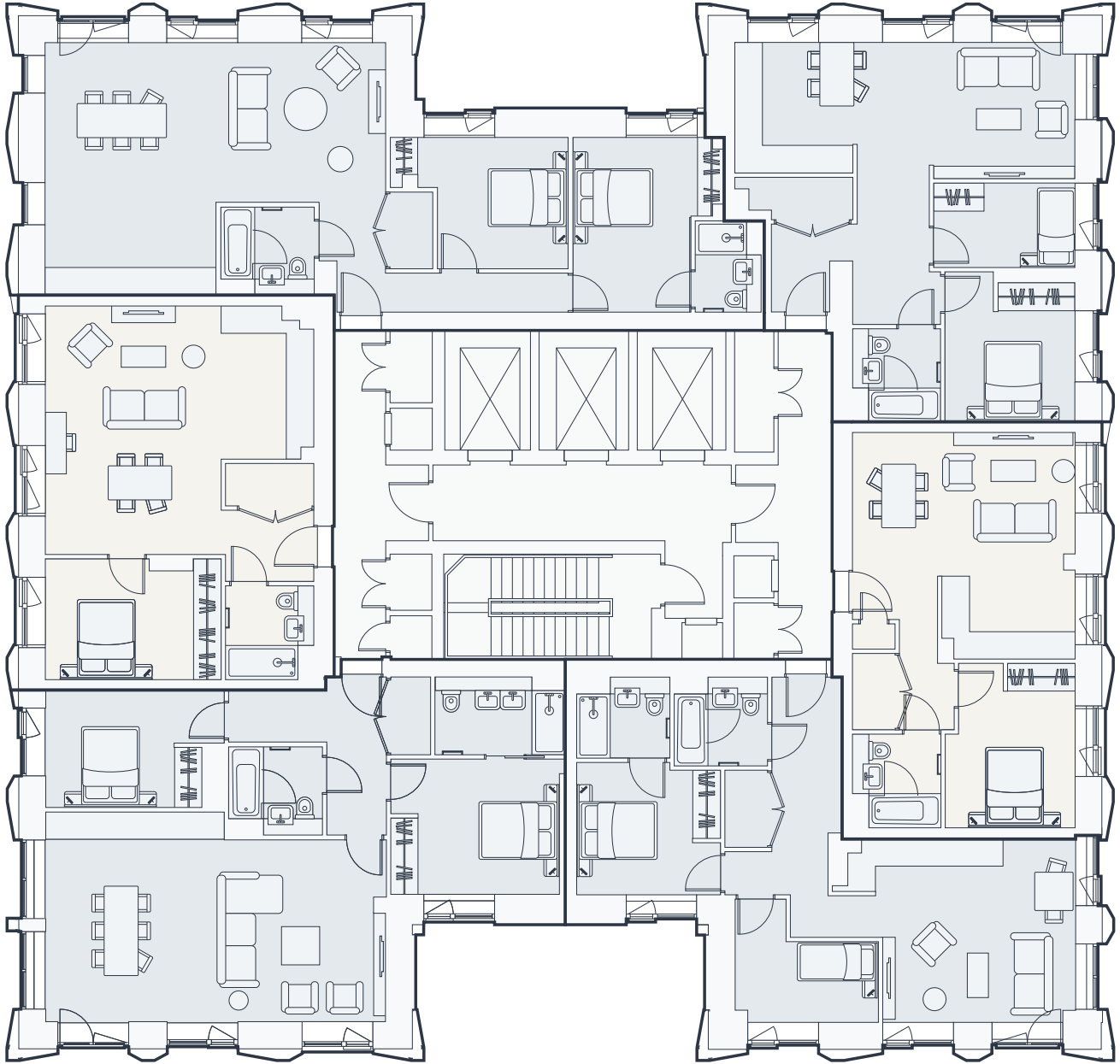
FLOORS  
02-07



206, 306, 406,  
506, 606, 706  
TYPE 2H  
934 SQ FT

205, 305, 405,  
505, 605, 705  
TYPE 1C  
620 SQ FT

204, 304, 404,  
504, 604, 704  
TYPE 2G  
968 SQ FT



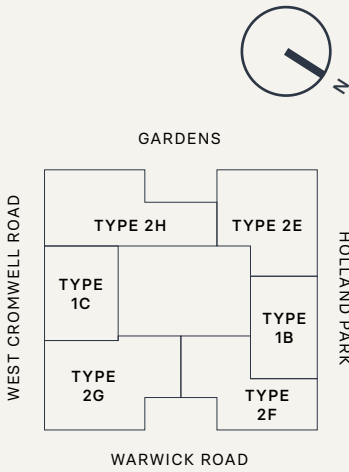
201, 301, 401,  
501, 601, 701  
TYPE 2E  
708 SQ FT

202, 302, 402,  
502, 602, 702  
TYPE 1B  
547 SQ FT

203, 303, 403,  
503, 603, 703  
TYPE 2F  
721 SQ FT

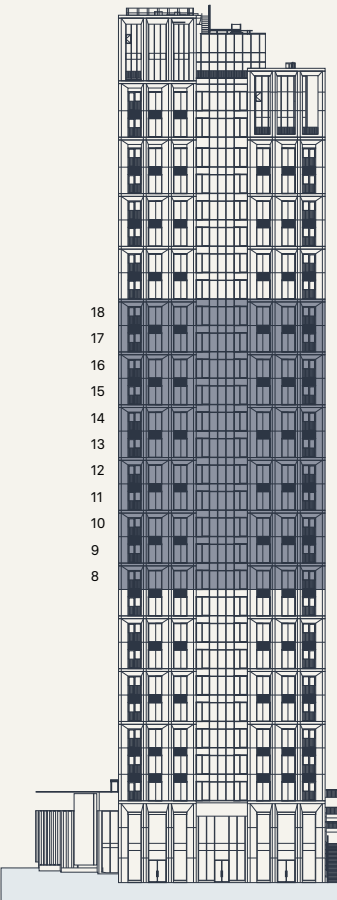
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ONE BEDROOM TWO BEDROOM THREE BEDROOM





FLOORS  
08-18



805, 905, 1005,  
1105, 1205, 1305,  
1405, 1505, 1605,  
1705, 1805  
TYPE 2H  
934 SQ FT

804, 904, 1004,  
1104, 1204, 1304,  
1404, 1504, 1604,  
1704, 1804  
TYPE 1C  
620 SQ FT

803, 903, 1003,  
1103, 1203, 1303,  
1403, 1503, 1603,  
1703, 1803  
TYPE 2G  
968 SQ FT

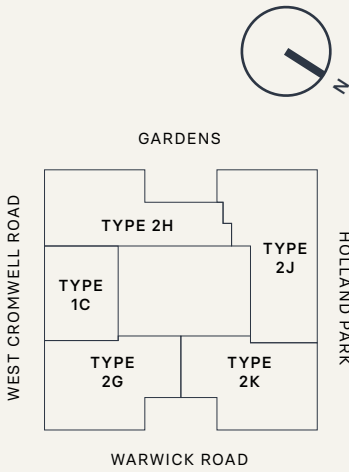


801, 901, 1001,  
1101, 1201, 1301,  
1401, 1501, 1601,  
1701, 1801  
TYPE 2J  
1,071 SQ FT

802, 902, 1002,  
1102, 1202, 1302,  
1402, 1502, 1602,  
1702, 1802  
TYPE 2K  
931 SQ FT

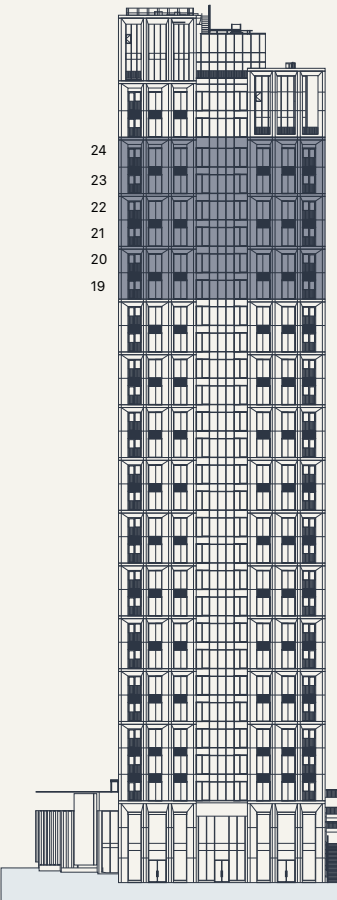
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ONE BEDROOM TWO BEDROOM THREE BEDROOM



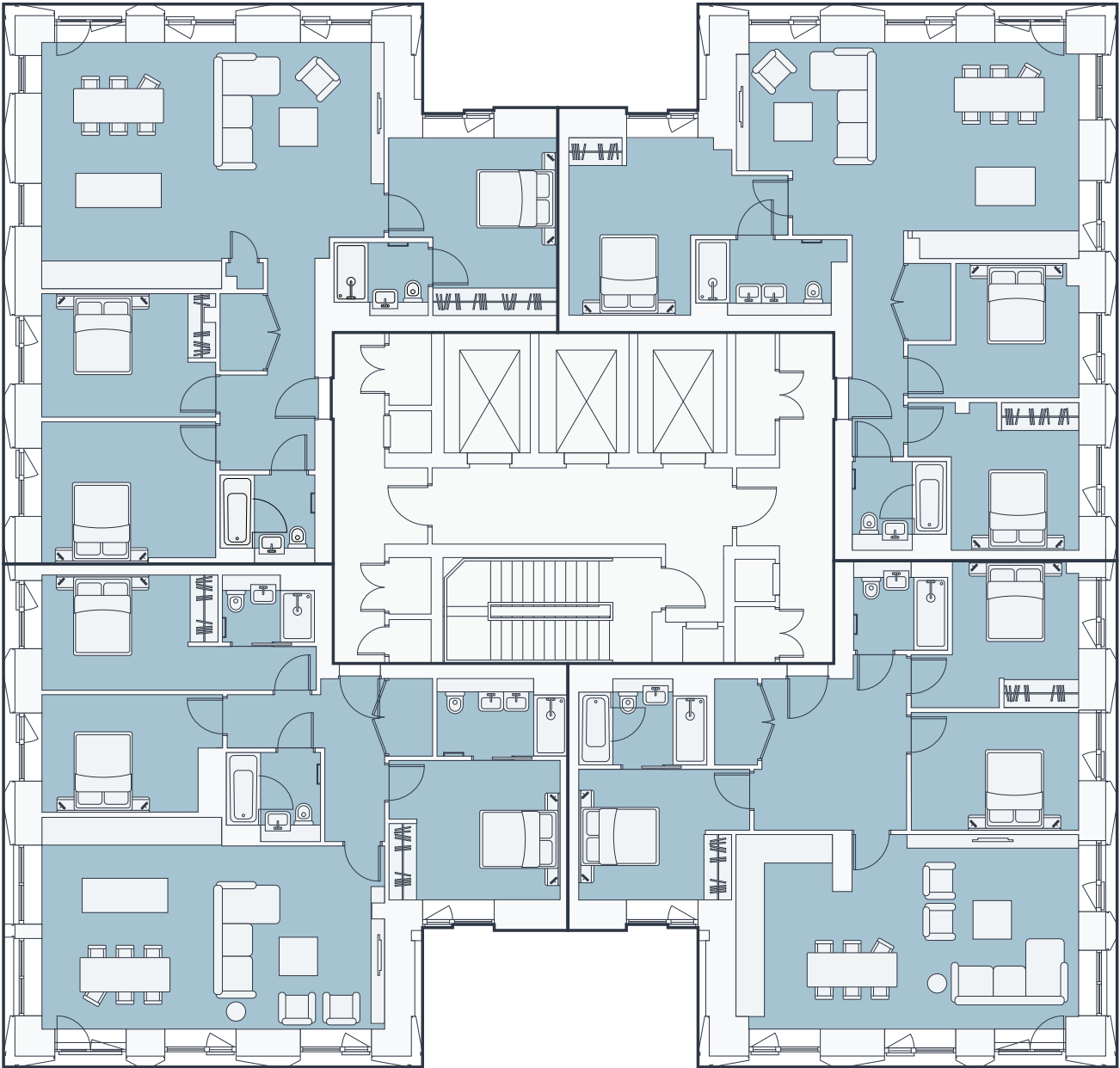


FLOORS  
19-24



1904, 2004, 2104,  
2204, 2304, 2404  
**TYPE 3E**  
1,183 SQ FT

1903, 2003, 2103,  
2203, 2303, 2403  
**TYPE 3D**  
1,171 SQ FT

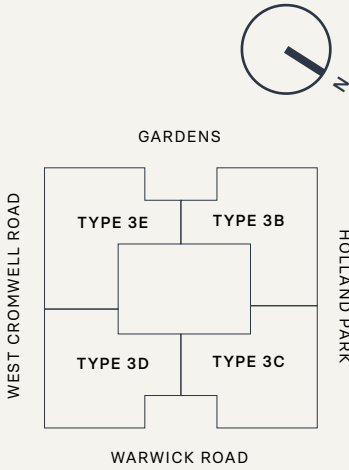


1901, 2001, 2101,  
2201, 2301, 2401  
**TYPE 3B**  
1,092 SQ FT

1902, 2002, 2102,  
2202, 2302, 2402  
**TYPE 3C**  
1,129 SQ FT

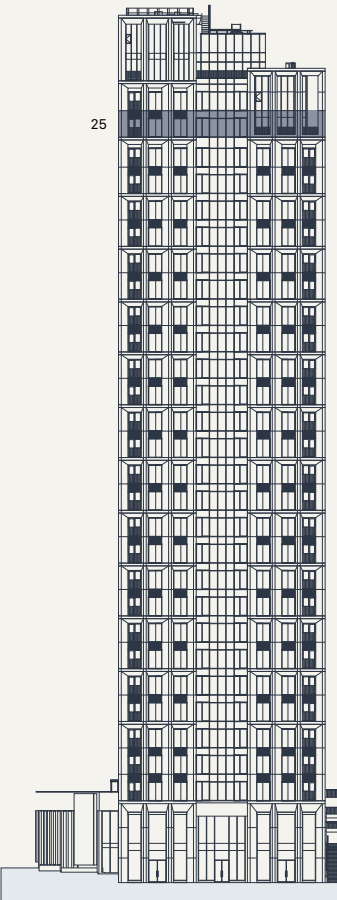
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ONE BEDROOM TWO BEDROOM THREE BEDROOM



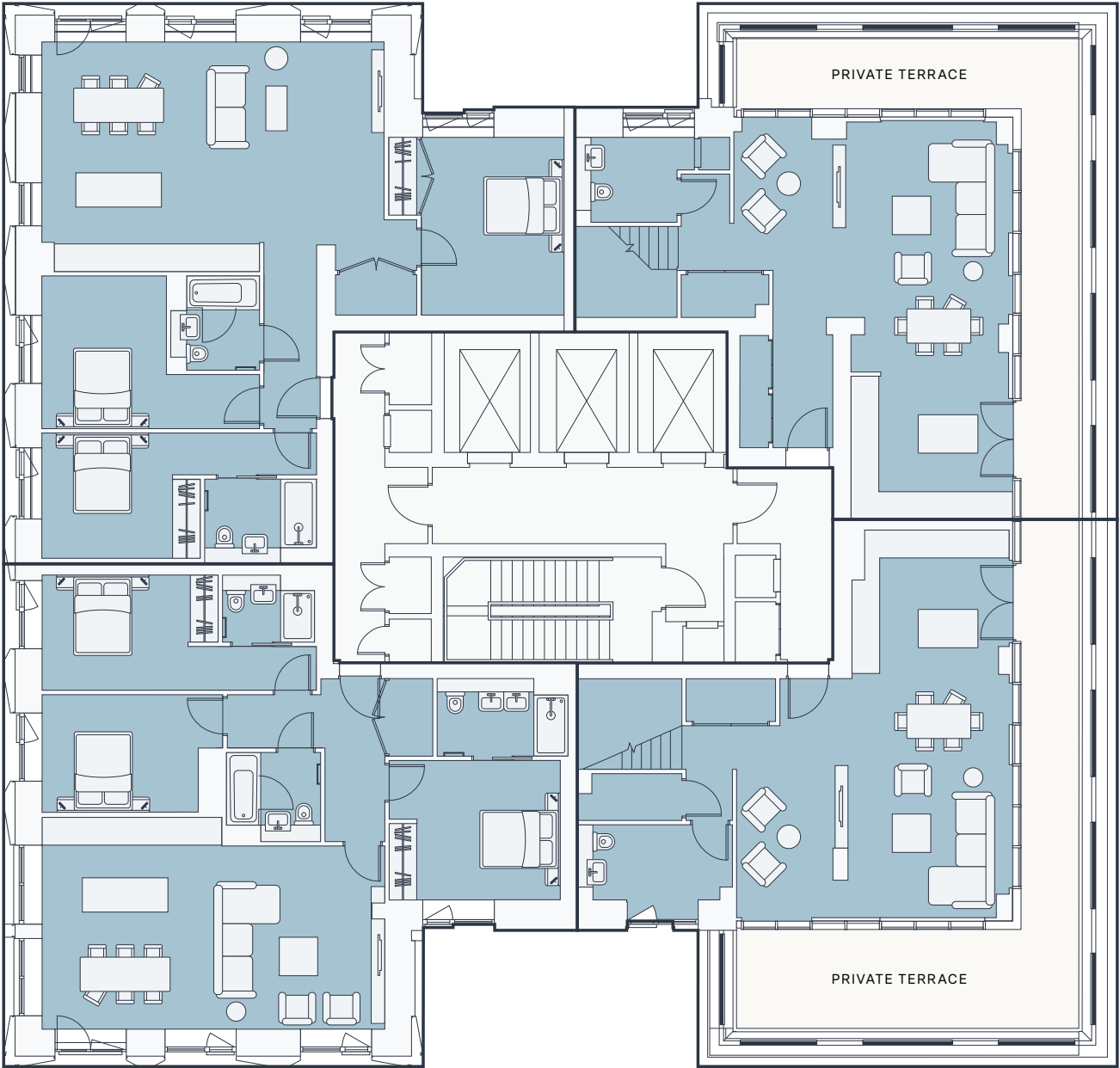


FLOOR  
25



2504  
TYPE 3G  
1,188 SQ FT

2503  
TYPE 3D  
1,177 SQ FT

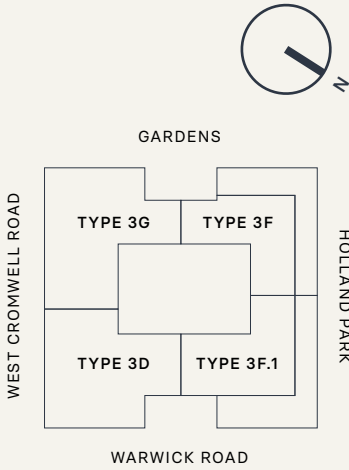


2501 LOWER FLOOR  
TYPE 3F  
750 SQ FT

2502 LOWER FLOOR  
TYPE 3F.1  
740 SQ FT

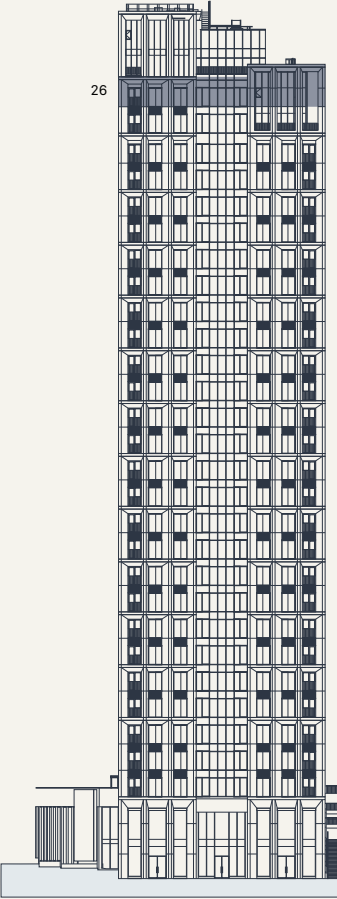
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ONE BEDROOM TWO BEDROOM THREE BEDROOM



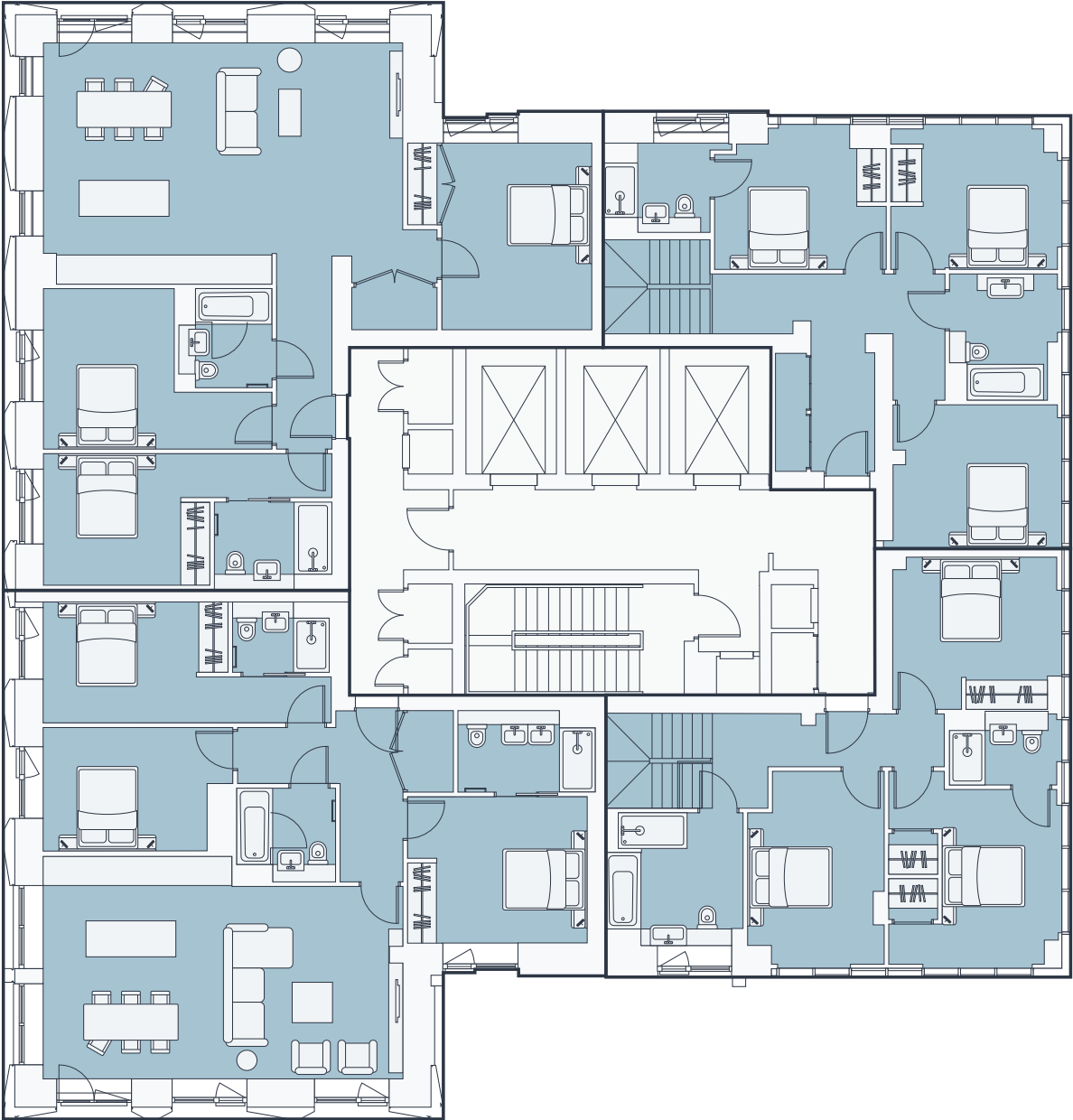


FLOOR  
26



2602  
TYPE 3G  
1,188 SQ FT

2601  
TYPE 3D  
1,177 SQ FT

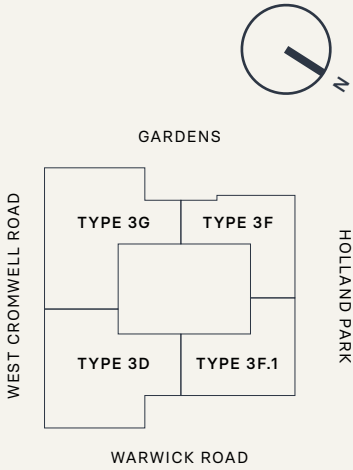


2501 UPPER FLOOR  
TYPE 3F  
750 SQ FT

2502 UPPER FLOOR  
TYPE 3F.1  
740 SQ FT

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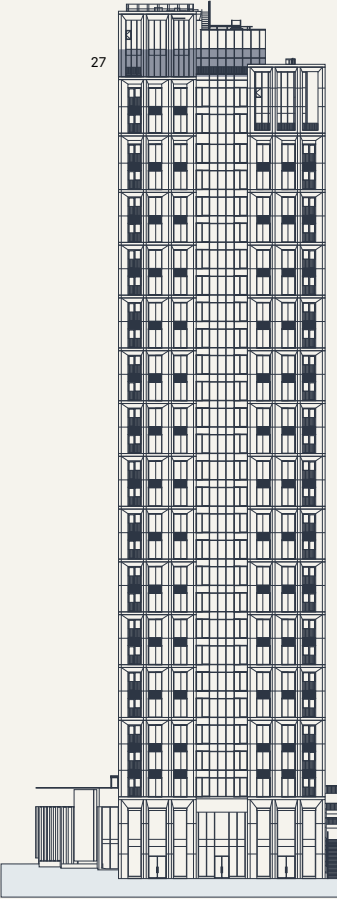
ONE BEDROOM TWO BEDROOM THREE BEDROOM





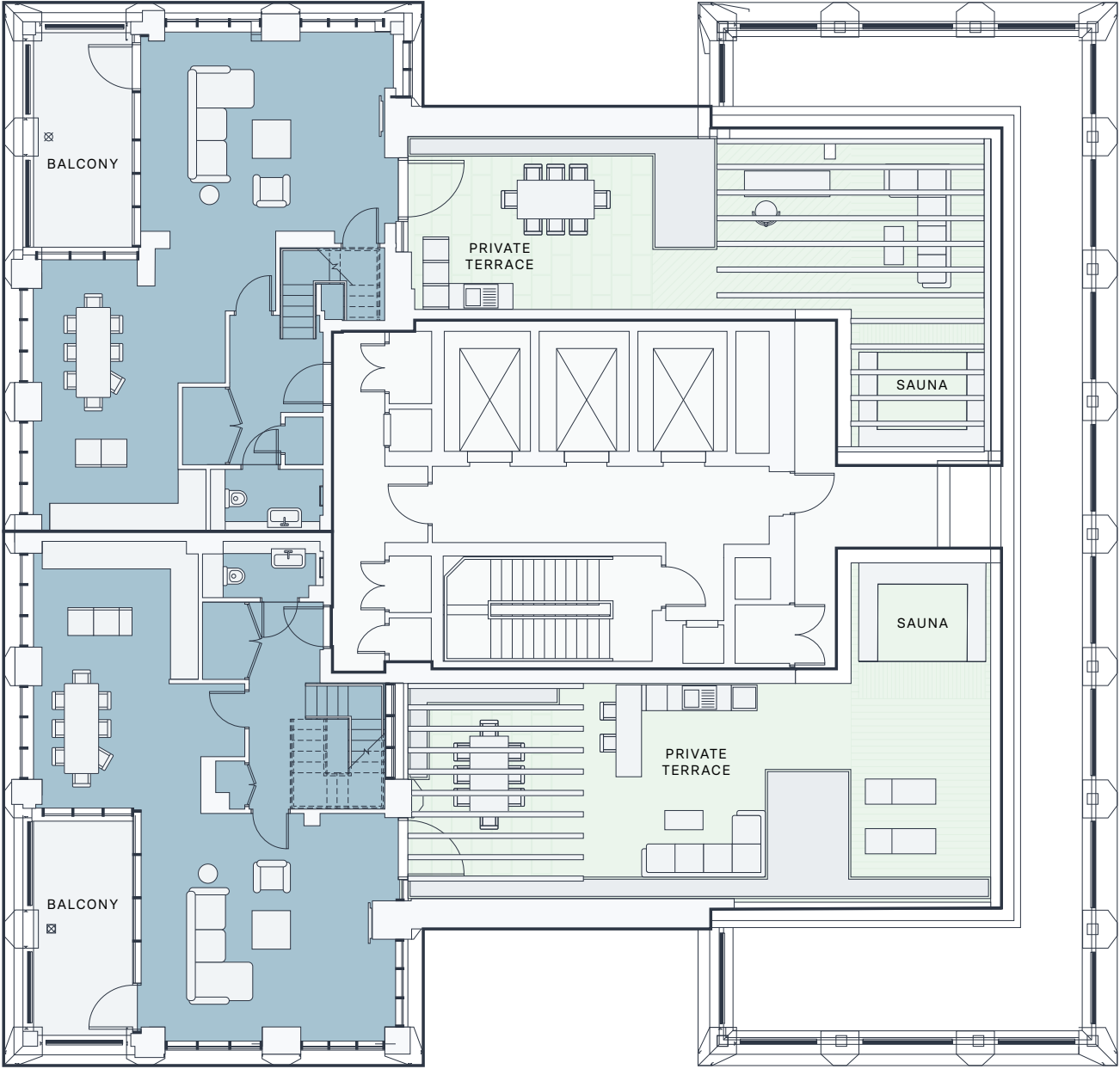
FLOOR  
27

THE  
PENTHOUSES



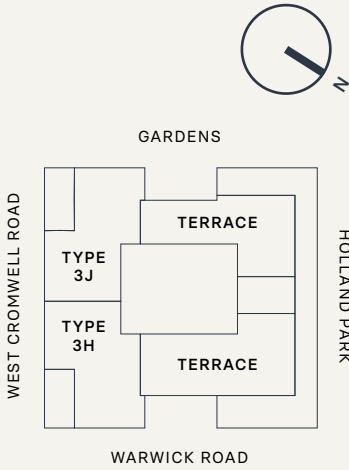
2702 LOWER FLOOR  
TYPE 3J  
846 SQ FT

2701 LOWER FLOOR  
TYPE 3H  
869 SQ FT



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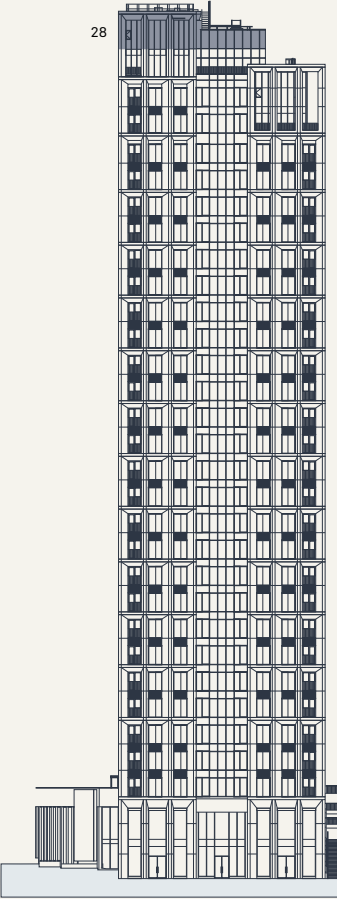
ONE BEDROOM TWO BEDROOM THREE BEDROOM





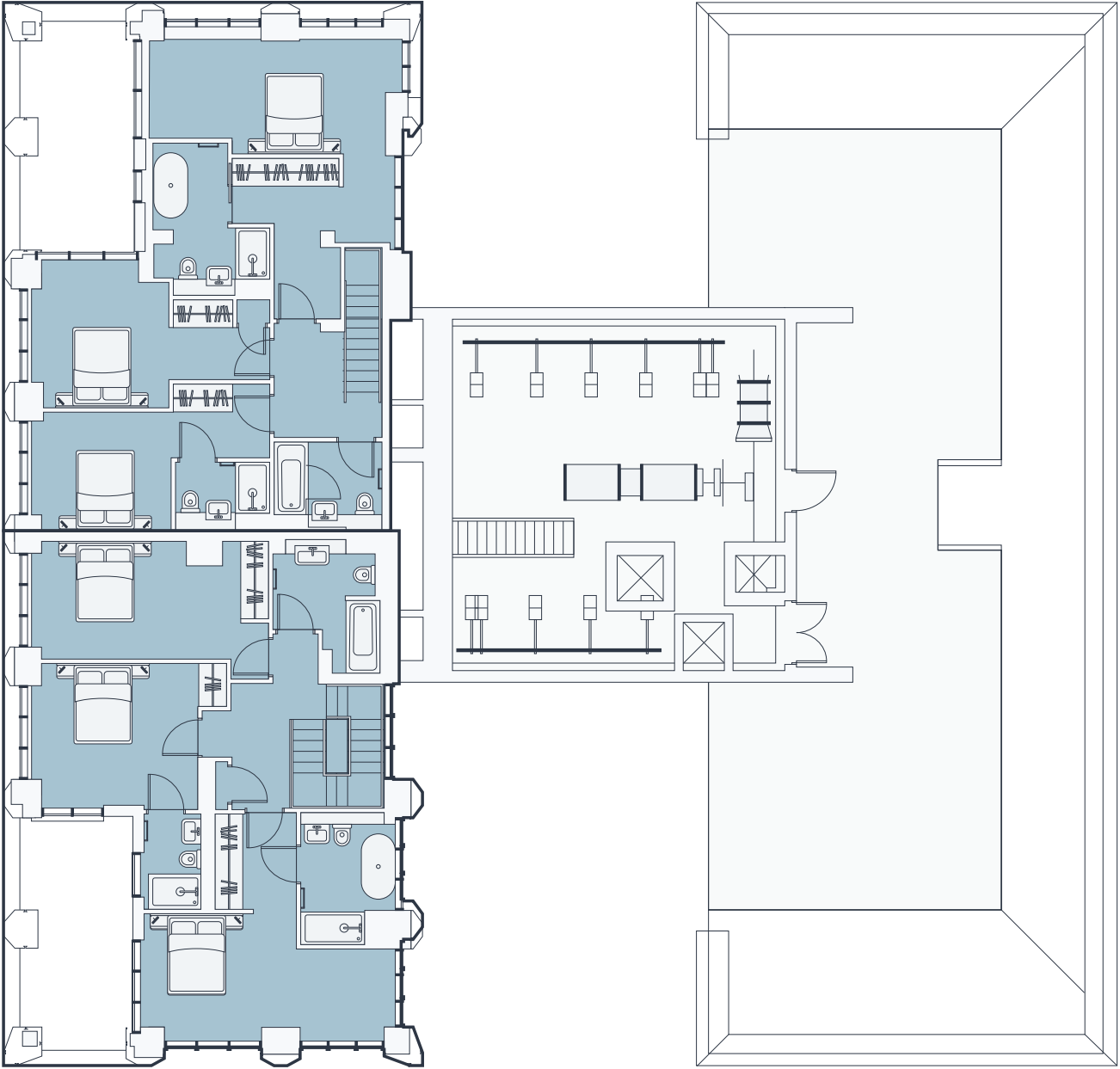
FLOOR  
28

THE  
PENTHOUSES



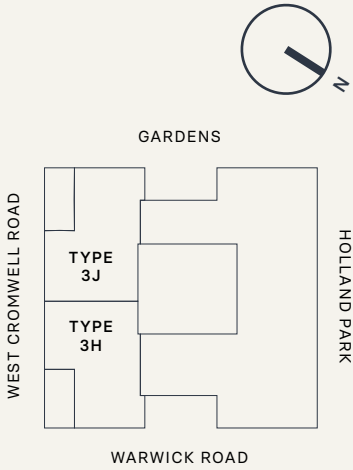
2702 UPPER FLOOR  
TYPE 3J  
920 SQ FT

2701 UPPER FLOOR  
TYPE 3H  
907 SQ FT



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ONE BEDROOM TWO BEDROOM THREE BEDROOM







## DELIVERED WITH DISTINCTION

**100 Kensington is a joint venture partnership between SevenCapital and MARK, bringing carefully curated new homes to one of the Capital's most prestigious locations.**

The partnership brings together an abundance of shared expertise in regeneration and the luxury property sector. We recognise that customers deserve homes that stand out from the crowd with well-planned spaces combining with a modern aesthetic to enable a balanced lifestyle in this Royal location. Wellbeing, green spaces and managed services to make life more enjoyable have set the strategy and benchmark for this new development. A focus on maintaining lower future costs by way of service charges has been embedded through the design process with a keen eye to deliver a balanced sustainable lifestyle.

Working with our specialist team of designers, with international experience directed to enhance the local vernacular, we are delighted to present our vision for 100 Kensington.

**SevenCapital | MARK**



A LEGACY  
OF LANDMARK  
PROJECTS

SevenCapital

SevenCapital is one of the UK's leading real estate development, investment and management groups with an impressive track record of quality and excellence.

Our diverse property portfolio spans residential, mixed-use and built-to-rent schemes, as well as affordable housing and joint venture projects in strategic locations across London, Birmingham and South-East England.



ST. MARTIN'S PLACE



ARCHWAY CAMPUS

KEY DELIVERY  
PARTNERS

JOHN MCASLAN + PARTNERS

Award-winning architects, John McAslan & Partners, master-planned 100 Kensington to deliver an innovative, sustainable and unique development that stands out in the Kensington property market. With expertise in both architecture and landscape design, their lifestyle-led, forward-thinking designs bring new life to Kensington's residential offering.

MCASLAN.CO.UK

Corstorphine & Wright

Award-winning architects, Corstorphine & Wright, spearhead the design of 100 Kensington to ensure the project is to the highest standard and provide significant value to the residents. Their expertise spans a range of sectors, meaning their client-led approach and intelligent design captures the needs of a wide consumer base.

CORSTORPHINE-WRIGHT.COM

MARK

An independent real estate investment and asset manager, MARK Capital Management has managed over €20bn of private real estate since the firm's founding in 2008. Serving a global client base, MARK combines local knowledge with international expertise to deliver investment strategies that maximise value for investors while aligning with their objectives.



A family-owned contractor specialising in large scale projects across the residential, regeneration and hotel sectors, Ardmore Group have significant experience in constructing prime, and super prime, residences across London. Their portfolio includes some of the most prestigious hotels in the world, including The Four Seasons at Ten Trinity Square and The Ned.

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CONRAN AND  
PARTNERS

As one of the leading architecture and interior design practices in the industry, award-winning Conran and Partners oversees the design and curation of exquisite shared and private spaces within 100 Kensington. Having worked across a diverse range of projects, its people-first approach creates effortlessly stylish and luxury environments to facilitate timeless and comfortable residences.

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