

MARYLEBONE

COSWAY ST.

LONDON NW1



City of Westminster



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MARYLEBONE'S NEWEST LANDMARK

Situated close to chic Marylebone High Street, Cosway Street is a collection of 49 contemporary one, two and three bedroom homes set around a peaceful communal garden.

This landmark building was inspired by the area's Georgian terraces and Victorian mansion blocks and was named winner in the Housing Design Awards in 2019.

One of the first residential developments created and offered for sale by The City of Westminster, Cosway Street is a key part of the Borough's wider housing plan and a striking addition to this sought-after central London neighbourhood.

ARCHITECTURE, INSPIRED BY THE SURROUNDING AREA

Cosway Street subtly draws on the local vernacular to offer the best of modern living in one of the capital's most historic districts. The choice of materials, the precise proportions, the gentle curves – every element of the architecture has been considered to ensure the building complements and blends with the Marylebone streetscape.

Inside, the energy and pace of London gives way to a beautifully restrained design scheme. From the lobby to the apartments, texture, tone and natural light come together seamlessly in exceptionally well crafted spaces that are both peaceful and inspiring.

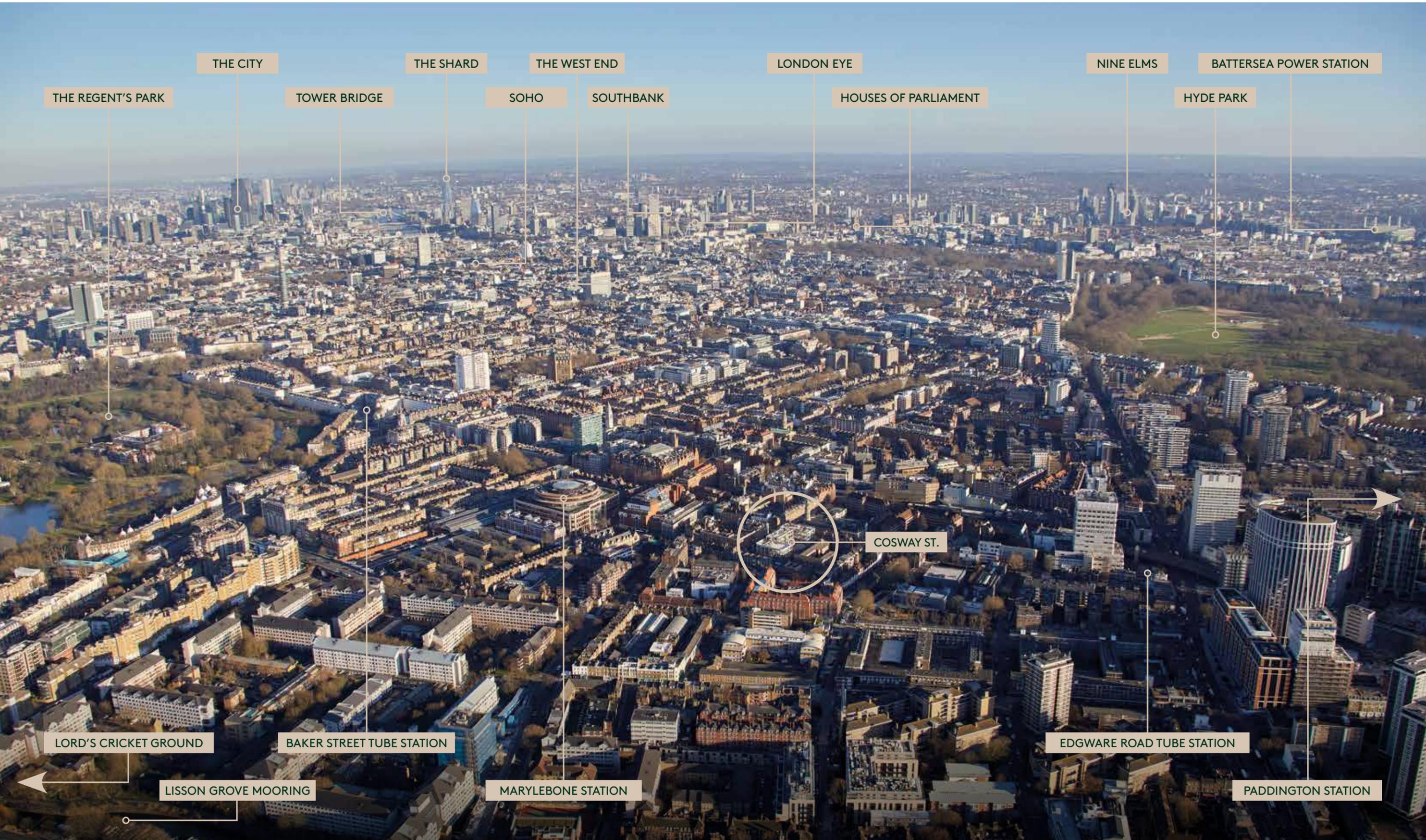


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PICTURE PERFECT

Cosway Street is named after leading Regency English painter Richard Cosway. Known for his miniature portraits, he is the only artist to be appointed 'Painter to the Prince of Wales' and became one of the first group of associate members elected into the Royal Academy in 1770.

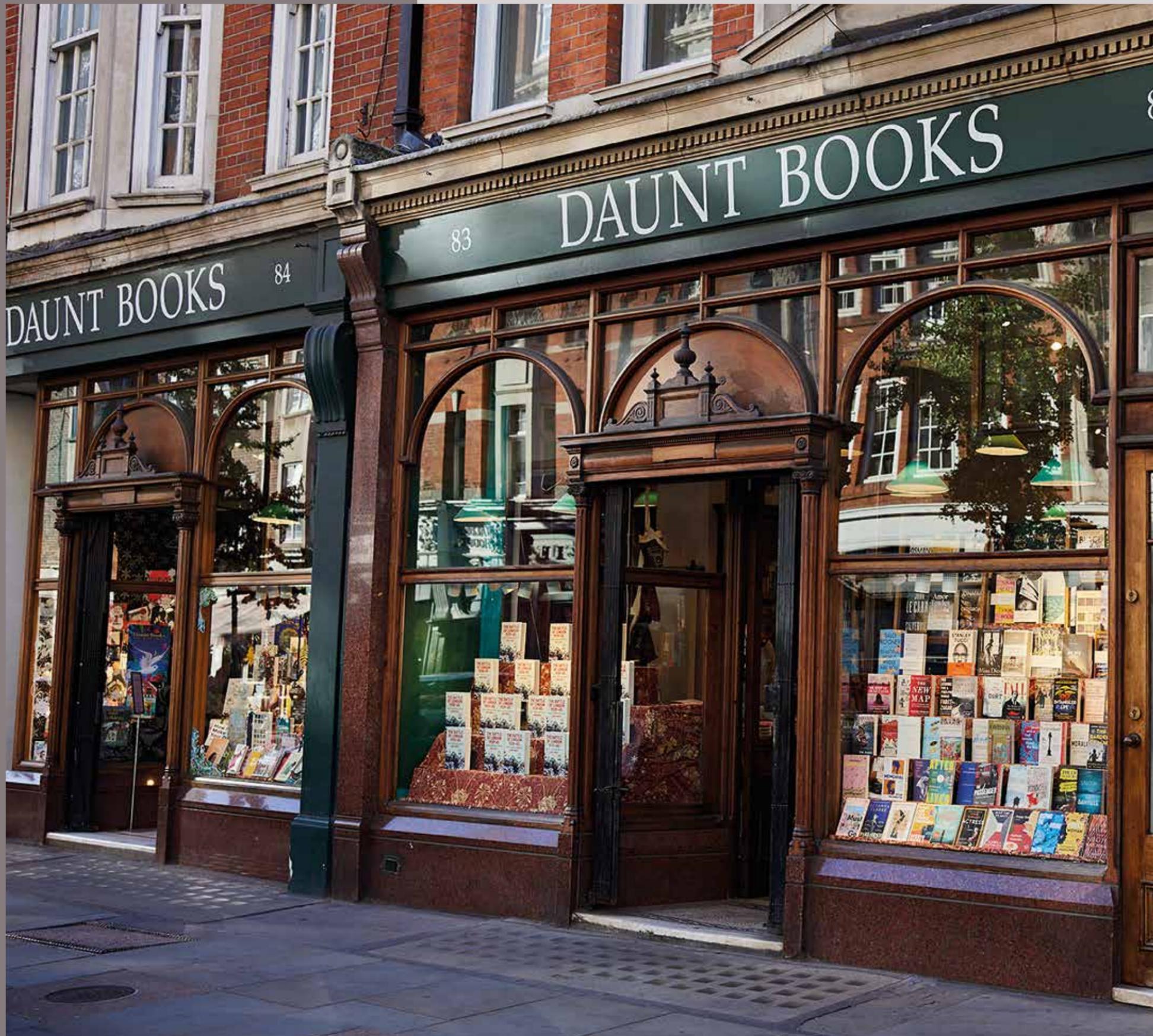




LONDON'S LAST VILLAGE

Once described as 'the hidden wonder of the West End', Marylebone has a unique village feel despite being so close to all that London has to offer. Centred on bustling Marylebone High Street and surrounding roads, it is a shopping and foodie paradise with a lively pavement culture.





SHOPPING FOR THE INDEPENDENT-MINDED

Marylebone is famed for its mix of independent stores, boutique brands and thriving street markets whilst also being home to international names.

It's all here, from the exquisite tailoring of Casely Hayford and Margaret Howell to the always on-trend Paul Smith. From the legendary Daunt Books and glittering New Cavendish Jewellers to the inspirational Designers Guild.

Antique hounds head to Church Street. This hub for dealers includes the famous Alfies Antiques Market which specialises in 20th Century collectibles such as art, furniture, jewellery and fashion.



EVER – TASTEFUL MARYLEBONE

Foodies flock to Marylebone for its first-class options ranging from the classic cafés to the latest Michelin stars. Moxon Street and Seymour Place are a good place to start with their clusters of much-loved restaurants and food shops.

The Chiltern Firehouse Hotel and Restaurant is a perennial favourite, while vinophiles head to 28°-50° Marylebone for the excellent wine list and pairings. Nearby, and tucked away in the basement of the Dorset Square Hotel, is the all-day dining gem The Potting Shed.

At the more casual end of the scale, Harry Morgan’s New York-style deli has a loyal following for its salt-beef bagels, and The Seashell at Lisson Grove has been serving legendary fish and chips for over 60 years. Whatever you have a hankering for, you won’t have to go far.



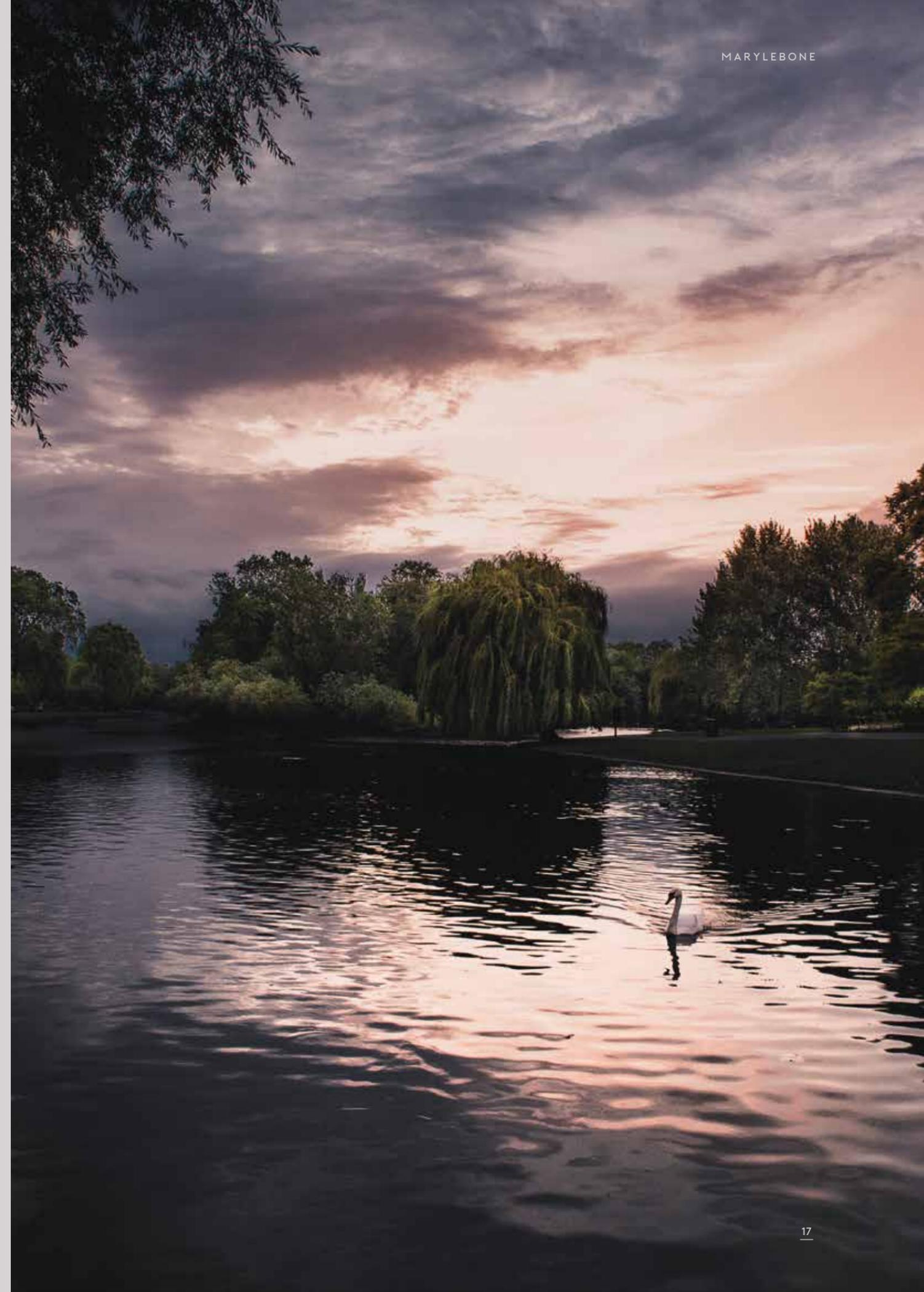


BREATHE EASY

Belying its central location, Marylebone is surrounded by wide open spaces. Canalside walks, park picnics, a day at Lord's watching the cricket – there are so many opportunities to get out and about and enjoy the fresh air.

Regent's Park is a stroll away along the towpath – taking you to the largest grass area for sports in central London as well as London Zoo, the open-air theatre and the boating lake.

Just 20 minutes' walk in the opposite direction is Hyde Park, the largest of all the Royal Parks and the site of George Gilbert Scott's Albert Memorial and regular art shows and concerts. Closer to home is Paddington Street Gardens with its exquisite planting and sculptures.





ACCESS ALL AREAS

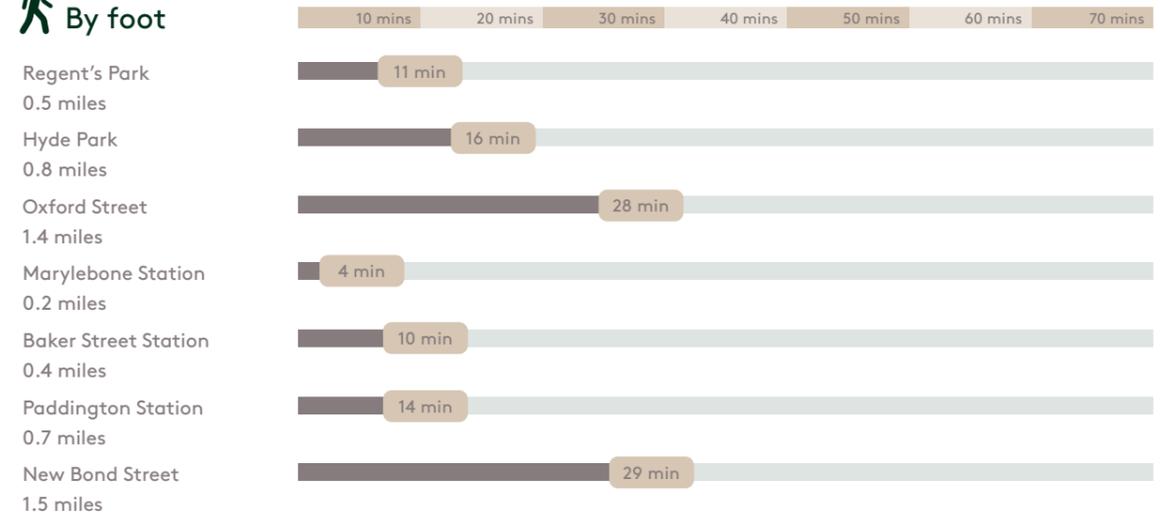
Wherever you're headed, Cosway Street is exceptionally well connected. Three nearby tube stations – Marylebone, Baker Street and Edgware Road – provide easy access to the Bakerloo, District, Circle and Hammersmith & City lines.

Paddington mainline station with its fast train to Heathrow Airport is close by and Marylebone station gives you additional rail options. A short cab ride takes you to King's Cross St. Pancras for direct trains to Paris, Brussels and Amsterdam.

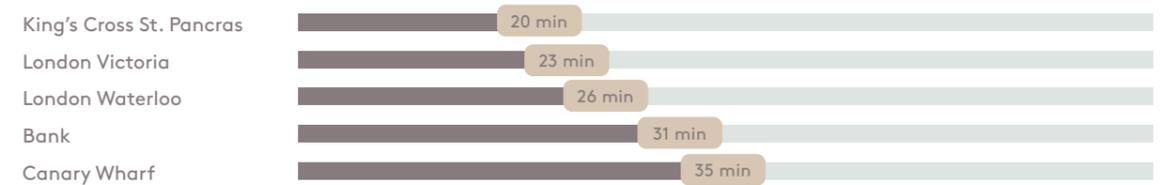
Cycling around London is easy from Cosway Street. With secure cycle storage in the basement, simply head on to Cycleway 27 at Crawford Street and off you go!

One of the greatest joys of living at Cosway Street is how much of central London is walkable. You can be browsing in Bond Street or Notting Hill within 20 minutes of leaving your front door, in Covent Garden in 25 minutes or wandering along the Thames Embankment in half an hour.

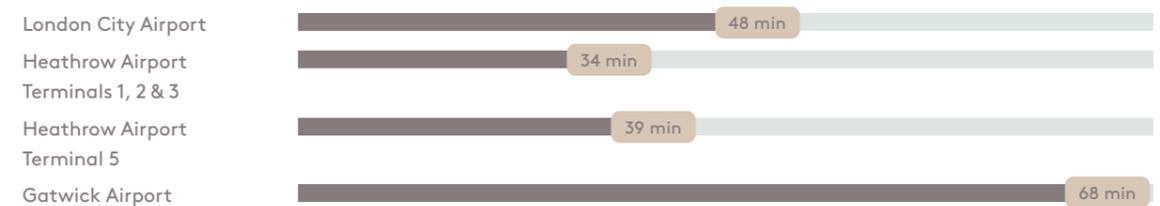
By foot



By tube



International (by tube/train)



*Times are from Cosway Street, are approximate and are taken from Google Maps and TfL.gov.uk.



SCHOOLS AND EDUCATION

Marylebone is extremely popular with young families drawn to its excellent choice of schools. Offering a selection of nurseries, primary schools and high-performing state and independent schools.

London's world-leading universities, including the London School of Economics, King's College, Imperial College and University College London are all situated within 30 minutes of Cosway Street.



NURSERIES & PRIMARY SCHOOLS

ABERCORN SCHOOL (2 1/2-13 YEARS): Offers a stimulating range of academic, creative, cultural and sporting pursuits. **3 MINUTE WALK**

LITTLE ELVES MONTESSORI NURSERY SCHOOL (FROM 15 MONTHS): This nursery welcomes children from 15 months and offers full-time or part-time places to suit your needs. **4 MINUTE WALK**

ST MARY'S BRYANSTON SQUARE CofE SCHOOL (3-11 YEARS): A non-denominational and non-selective school dedicated to ensuring that pupils experience a broad range of learning and social development opportunities. **5 MINUTE WALK**

GREAT BEGINNINGS MONTESSORI NURSERY SCHOOL (2-6 YEARS): Individual plans are made for each child, with their personal interests in mind, giving focus to their stages of development. **7 MINUTE WALK**

WETHERBY PREP SCHOOL (2 1/2-8 YEARS): An all-boys prep school that focusses on developing intellectual, physical, social and moral skills. **10 MINUTE WALK**

BRYANSTON NURSERY (3 MONTHS-5 YEARS): Minutes from Marble Arch, this nursery welcomes children aged from 3 months to 5 years. **15 MINUTE WALK**

ST VINCENT'S CATHOLIC PRIMARY SCHOOL (2-11 YEARS): Educating Catholic children of Marylebone and the surrounding area, rated "Outstanding" by Ofsted. **17 MINUTE WALK**

SECONDARY SCHOOLS & COLLEGES

ABINGDON HOUSE SCHOOL: A co-educational day school specialising in the education of pupils with special learning needs and social difficulties. **5 MINUTE WALK**

INTERNATIONAL COMMUNITY SCHOOL (ICS): Rated in the top 20% of UK schools, ICS has a rich history of culture and education and offers the International Baccalaureate programme for learners aged three to 18. **7 MINUTE WALK**

SYLVIA YOUNG THEATRE SCHOOL: A performing arts school for students aged 10-16 years, with a rich history that puts great emphasis on academic standards. **8 MINUTE WALK**

CITY OF WESTMINSTER COLLEGE: Ranked the top Further Education College in London by the Department of Education, and the top college for apprenticeships. **9 MINUTE WALK**

FRANCIS HOLLAND SCHOOL: Church of England affiliated girls school welcomes pupils aged 11-18 and offers a balanced and exciting curriculum, with excellent specialist teaching. **10 MINUTE WALK**

PORTLAND PLACE SCHOOL: A leading independent co-educational day school for 10-16 year olds, with an impressive record of 92% pass rate at Grades 9-4 for GCSE. **14 MINUTE, WALK & TUBE**

THE ST MARYLEBONE SCHOOL: This Church of England school has an "Outstanding" rating by Ofsted and joyful sense of community. **16 MINUTE WALK**

QUEEN'S COLLEGE LONDON: An independent and academically selective day school for girls aged between 11 and 18. **16 MINUTE, WALK & TUBE**

WETHERBY SENIOR SCHOOL: Rated "Good" by Ofsted for quality of teaching and outcomes for pupils. **16 MINUTE WALK & BUS**

All travel times are from Cosway Street and have been taken from Google maps.

LONDON REVOLVES AROUND WESTMINSTER

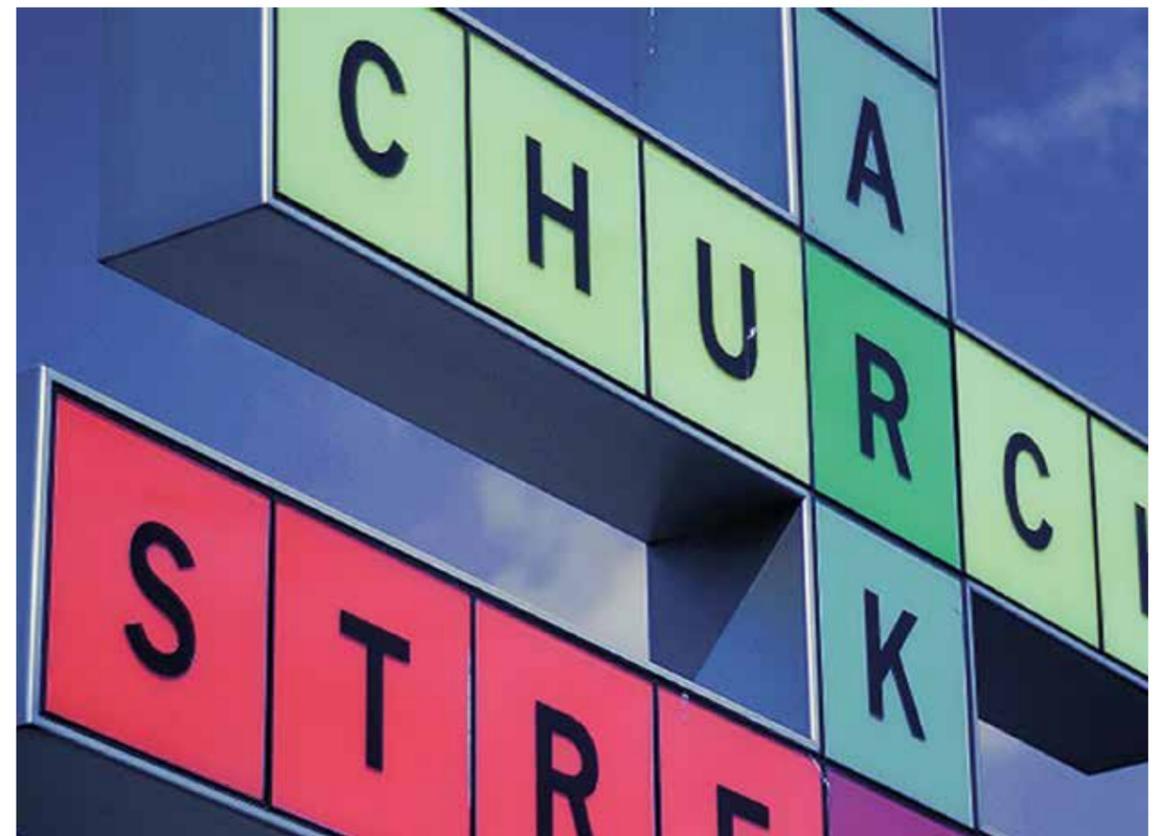
At the epicentre of the capital, the City of Westminster is one of London’s most historic boroughs and home to some of the city’s best-loved landmarks. The nation’s seats of power – the Palace of Westminster and Buckingham Palace – are both located in the Borough along with world-class museums and galleries including the National Gallery, Natural History Museum, Tate Britain and the V&A.

Even here in the middle of the city, green space abounds. Hyde Park, Green Park, Regent’s Park and St James’s Park are all close by. There is world-class shopping and nightlife too, with destinations including Covent Garden, Oxford Street, Bond Street and Soho.

This is also an area that is continually on the move, with significant investment currently underway in the Lisson Grove neighbourhood. Centred on Church Street with its bustling street market, a whole range of projects are creating quality homes, breathing new life into public spaces and strengthening the sense of community in this cosmopolitan corner of the capital.



Computer generated image is indicative only



FUTURE CHURCH STREET REGENERATION



HYDE PARK

PADDINGTON STATION

EDGWARE ROAD STATION

SITE A

SITE C

VENICE COURT

COSWAY STREET

SITE B

CHURCH STREET MARKET

ASHMILL STREET

CHURCH STREET TRIANGLE

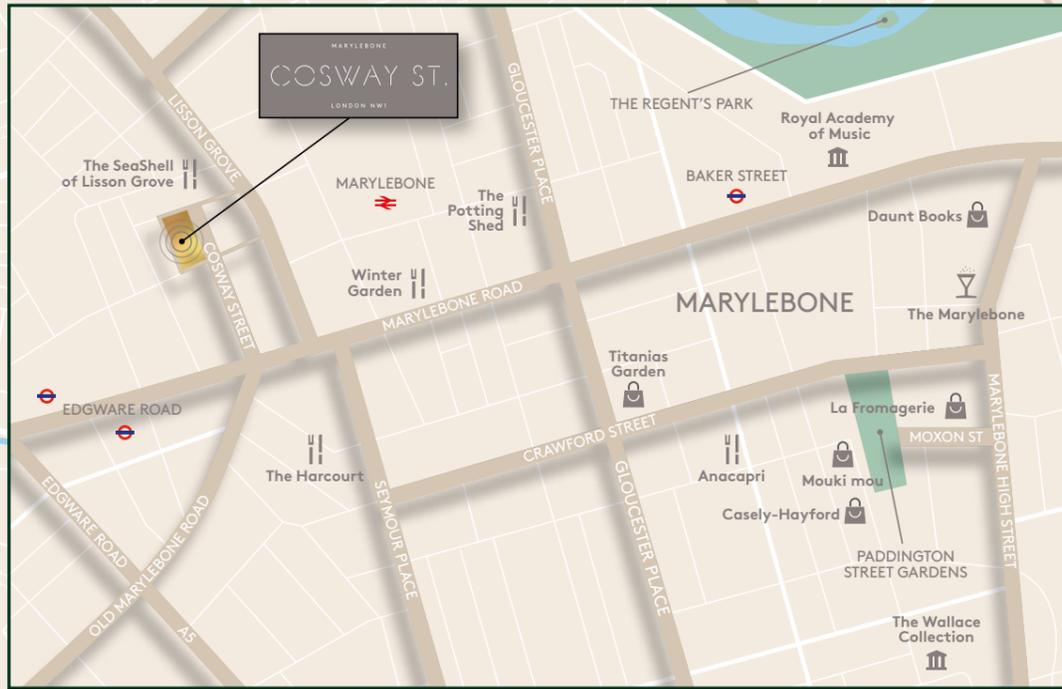
ASHBRIDGE STREET

GREEN SPINE

ORCHARDSON STREET

LILESTONE STREET

LISSON ARCHES



Maps not to scale and indicative only.



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THIS IS MORE THAN TRADITION; THIS IS HERITAGE FOR GENERATIONS TO COME

Designed by Bell Phillips Architects, the scheme takes its design cues from the surrounding late Victorian and Georgian terraces and Christ Church, reinstating the street frontage and reinforcing the character of the conservation area.

Facades of fluted brick subtly vary in dimension and tone, reflecting the rhythms and proportions of the surrounding streets in a style that is both contemporary and rooted in its context.



INNER PEACE

The homes at Cosway Street look onto a generous central courtyard with diverse planting and a number of seating areas. This landscaped space is somewhere residents can meet, socialise and relax - a calming backdrop to their daily lives.

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Show apartment photography

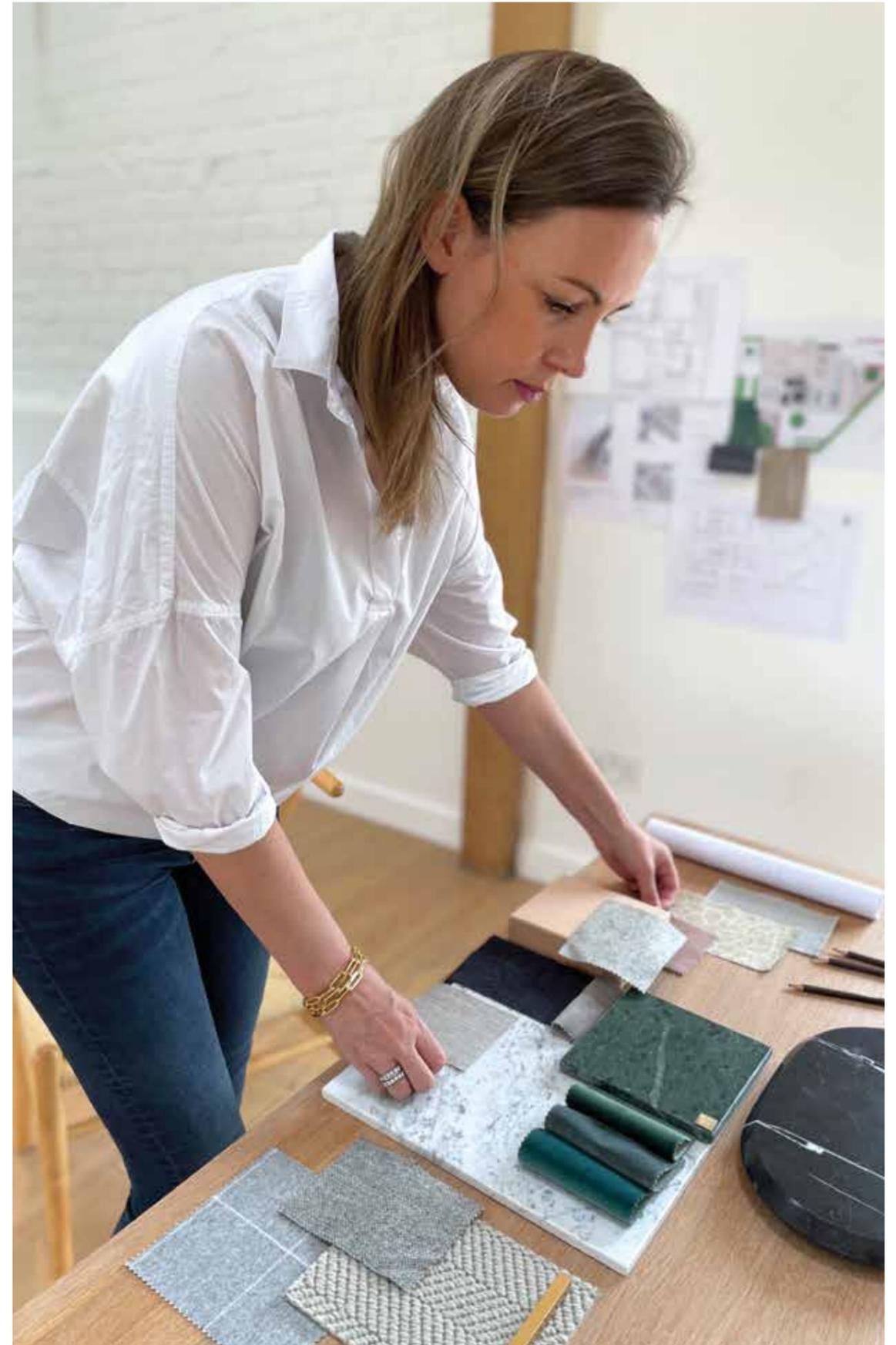
ARTISTIC INTERIORS

"We find inspiration in both the modern day and history of the locality, patterns, motifs, environment and perhaps most importantly the likely profile of the potential buyer. Every element of our design is tested against this framework be it material, fabric, furniture or detail."

"We believe that through detailed research of these aspects we can create a consistency of palette resulting in a series of spaces which are unique to Cosway Street, imbued with character and soul, created through an unrelenting eye for detail and designed with integrity."

"Our proposal is to create a strongly art-led development, with spaces that can showcase emerging and established local talent."

Amos & Amos





Show apartment photography

COME ON IN

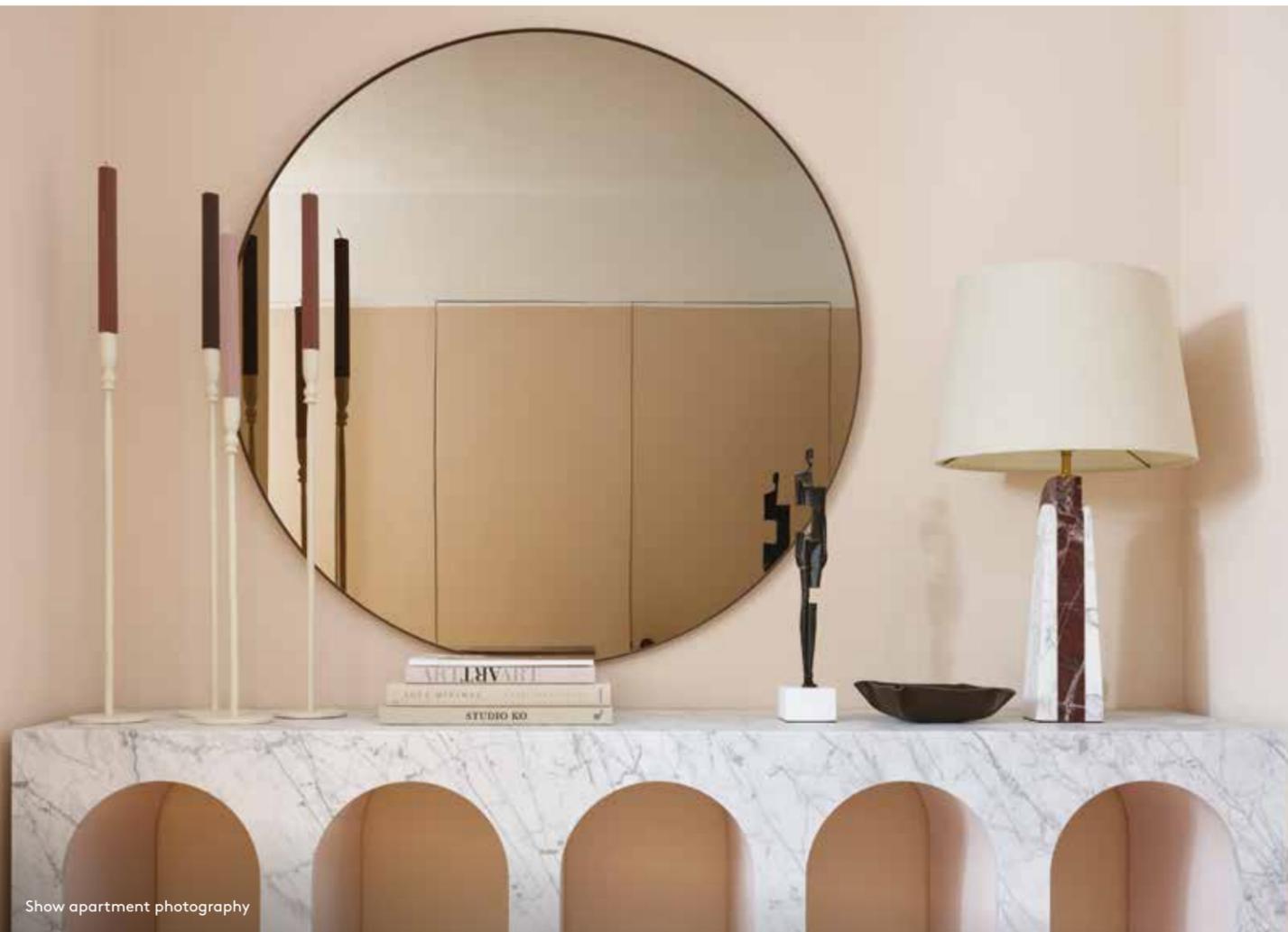
The restrained palette of materials in the lobby creates an instant sense of calm – a sanctuary from the frenetic energy of the capital beyond the doors. The concierge is on hand to meet the daily needs of residents and provide a warm welcome to visitors.

The interior design by Amos & Amos creates a fresh, timeless feel throughout the communal areas and apartments. Inside the homes, high ceilings and extensive glazing maximise daylight throughout the generous living spaces to evoke a restful atmosphere.

TIMELESS DESIGN

The sanctuary-like living spaces are minimalist, characterised by a few carefully chosen elements working in harmony. In the kitchen, worktops are crafted in soft, pale composite, while handleless low-level cabinets are matt white and offset by wall cabinets in desaturated oak veneer with bronze handles. On the floors, extra wide white-oiled boards unify the spaces and give a delicate wash of texture. Apartments feature Siemens appliances, and those with islands carry Bora induction hobs with integrated extractor.

Bedrooms are carpeted in a pale grey and feature generous built-in storage that combines smooth surfaces with rough-cut grain. Many bedrooms connect to private terraces and balconies to increase the sense of space and connection during the day.





Show apartment photography



Show apartment photography

The muted, natural palette of tones and materials in the bathrooms is centred on walls and floors that are reminiscent of hewn stone. The effect conjures a spa-like experience for residents, with concealed lighting flowing gently across the ribbed wall surface and highlighting brushed gold brassware.



Show apartment photography



- Caesarstone worktops and full height splash backs are airy concrete
- Undermount Blanco sink with black mixer taps
- Integrated Siemens oven, combi microwave, dishwasher, fridge freezer
- Bora- Puru- induction cooktop with integrated extractor*
- Free-standing Samsung washer dryer in utility cupboard
- Built-in wine cooler*

BEDROOMS

- Neutral coloured carpet
- Bespoke fitted wardrobes to all bedrooms with beige grey oak doors and a warm grey interior, with integrated lighting
- Matt bronze faceplates to all electrical sockets

BATHROOMS

- Natural porcelain tiled floor and bath panel, with large format tile to shower and bath areas with a corrugated and flat finish
- Square wall hung basin with a brushed gold finish mixer tap
- Bespoke wall-mounted mirrored cabinet with integrated lighting, shaver socket and demister pads, in brushed brass
- White, Sydney inset bathtub
- Liberty hinged bath screen in brushed nickel with brushed gold Clic Clac round drain, overflow and filler
- Individual round shower head in brushed gold
- Wall-mounted WC with soft close cover and brushed stainless steel finish
- Heated towel rail
- Toilet roll holder in brushed gold finish

ENSUITE BATHROOMS

- Natural porcelain tiled floor and bath panel, with large format tile to shower and bath areas with a corrugated and flat finish
- Square wall hung basin with a brushed gold finish to mixer tap
- Bespoke wall-mounted mirrored cabinet with integrated lighting, shaver socket and demister pads, in brushed brass
- Liberty sliding shower door with brushed nickel finish

SPECIFICATION

GENERAL FEATURES

- Grey quarter cut European oak veneer entrance doors with bronze ironmongery
- Ribbed door reveal panels with bronze numbering
- Ceilings and walls are painted matt vinyl throughout
- Grey European oak veneer doors throughout

LIVING, DINING & KITCHEN AREAS

- Engineered oak timber flooring with under floor heating
- Kitchens by Leicht
- Lower cabinetry finished in 'stone oak' with soft touch opening and recessed handles
- Wall cabinets are finished in 'metallic brown' with linear handles



- Round shower head, shower arm and dual handle shower controls in brushed gold
- Wall-mounted WC with soft close cover and brushed stainless steel finish
- Heated towel rail

TERRACES AND BALCONIES

- Private balcony or terrace to all apartments
- Natural stone paving slabs
- Aluminium French doors

LIGHTING, HEATING AND TECHNICAL FEATURES

- Satellite TV point to principal rooms
- Phone points to principal rooms
- Recessed ceiling LED spot lights throughout
- Dimmer lighting switches in bedrooms
- Underfloor heating throughout
- Comfort cooling to kitchen/living spaces and principal bedrooms

SECURITY FEATURES

- Video entry system
- Smoke detectors and built-in sprinkler system
- Key fob entry to communal areas
- Access-controlled doors complete with maglocks
- CCTV to communal areas

ONSITE AMENITIES

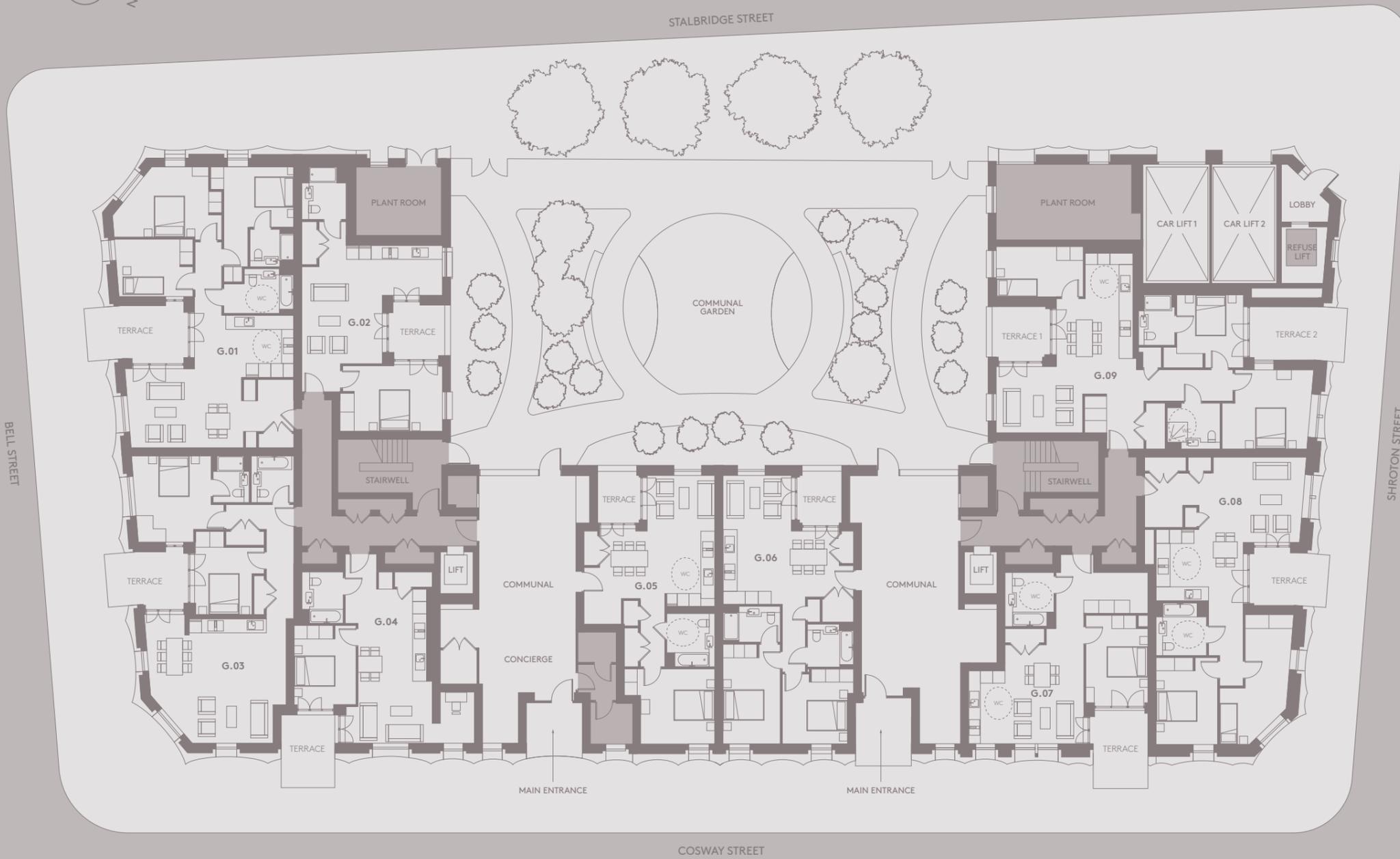
- Residents' courtyard gated garden
- Secure basement parking
- 2 bay car lift
- Electric car charging points in basement
- Secure basement bike store
- Basement refuse stores
- Bike lift

* 3 bed apartments only
Cosway Street reserves the right to make changes to specific brands, materials and appliances referred to in the specification. In such cases, similar alternatives will be provided.



FLOORPLANS

Show apartment photography



GROUND FLOOR

The ground floor is comprised of 1, 2 and 3 bedroom apartments, all with terraces overlooking either the building's private communal garden or the Marylebone streetscape.



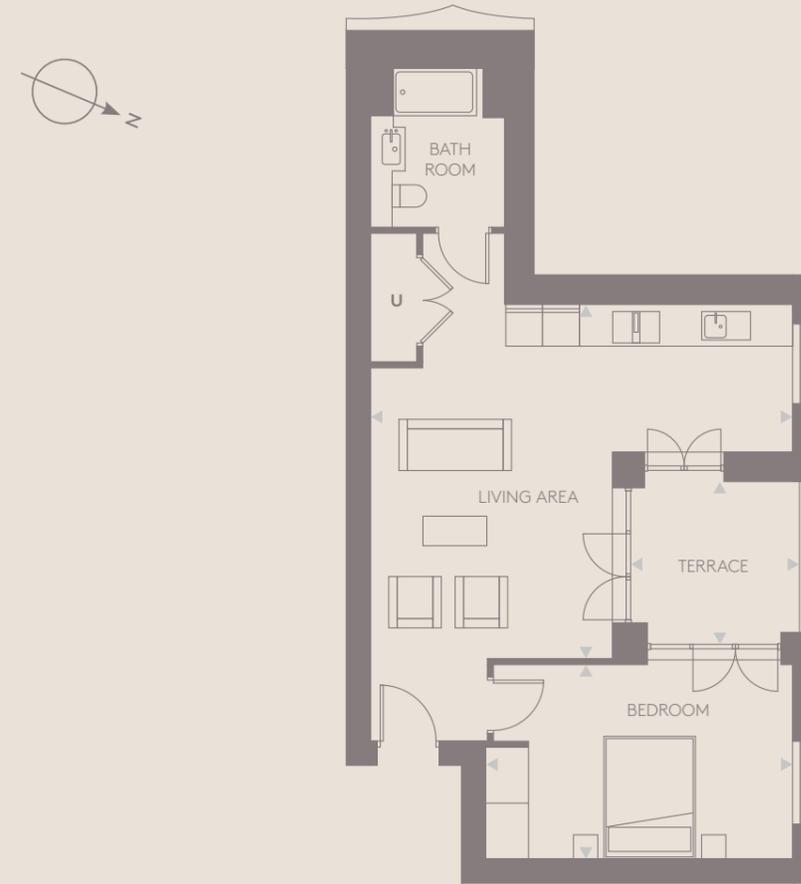
APARTMENT G.01

LIVING AREA	8.2M x 6.5M	26'9" x 21'3"
PRINCIPAL BEDROOM	4.2M x 4.9M	13'8" x 16'2"
BEDROOM 2	5.1M x 3.4M	16'7" x 11'2"
BEDROOM 3	3.6M x 2.7M	11'8" x 8'9"
TERRACE	4.9M x 2.6M	16'1" x 8'6"
TOTAL AREA	102 SQ M	1,098 SQ FT



S-STORE / U-UTILITIES / WC-Unit is wheelchair accessible

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace.



APARTMENT G.02

LIVING AREA	6.8M x 5.7M	22'3" x 18'8"
BEDROOM	4.9M x 3.3M	16'1" x 10'8"
TERRACE	2.7M x 2.4M	8'9" x 7'9"
TOTAL AREA	57 SQ M	614 SQ FT



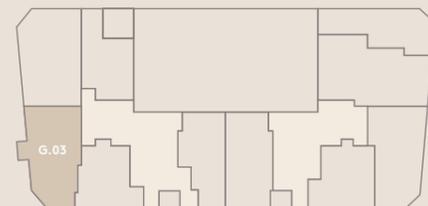
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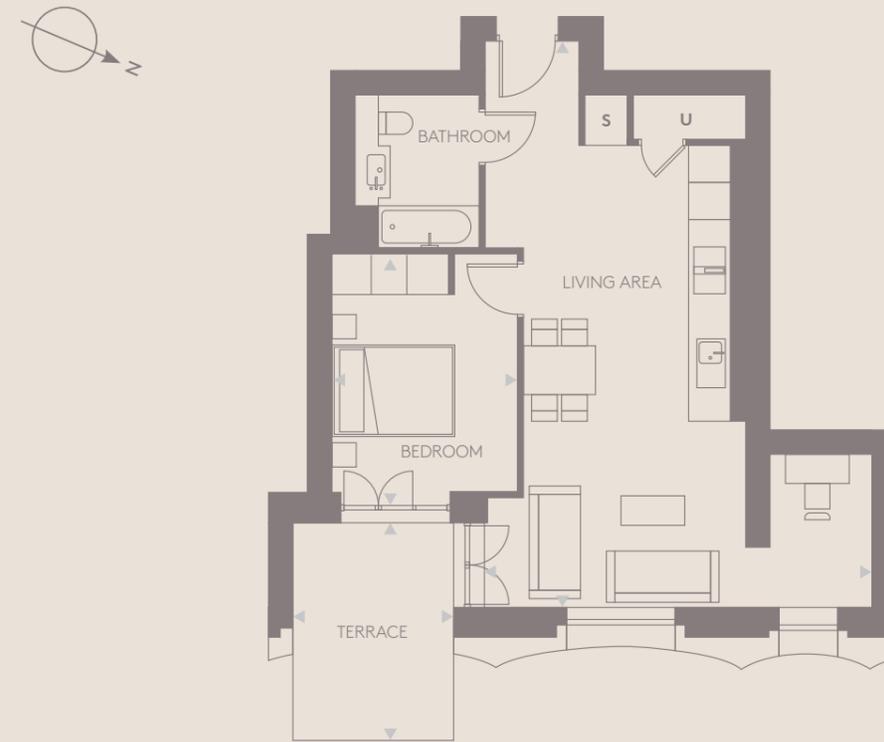
APARTMENT G.03

LIVING AREA	6.9M x 6.1M	22'6" x 20'0"
PRINCIPAL BEDROOM	3.7M x 4.2M	12'1" x 13'8"
BEDROOM 2	3.3M x 4.0M	10'8" x 13'1"
TERRACE	4.0M x 2.6M	13'1" x 8'5"
TOTAL AREA	98.60 SQ M	958 SQ FT



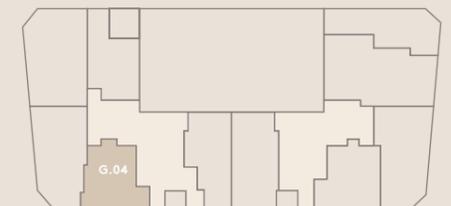
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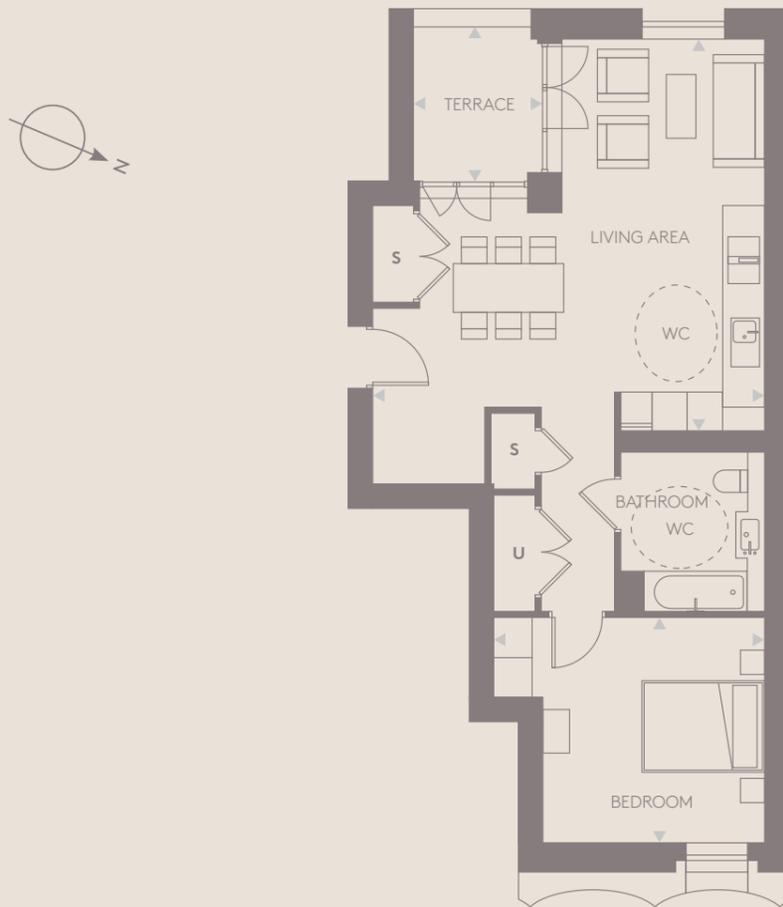
APARTMENT G.04

LIVING AREA	6.2M x 9.2M	20'3" x 30'2"
BEDROOM	3.0M x 3.9M	9'8" x 12'8"
TERRACE	2.6M x 3.5M	8'6" x 18'0"
TOTAL AREA	57 SQ M	614 SQ FT



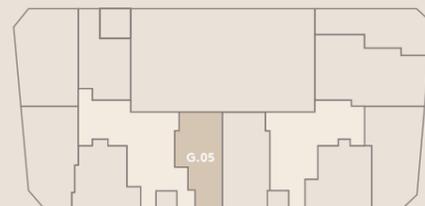
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APARTMENT G.05

LIVING AREA	6.4M x 6.7M	20'10" x 21'10"
BEDROOM	4.4M x 3.7M	14'4" x 12'1"
TERRACE	1.9M x 2.6M	6'2" x 8'6"
TOTAL AREA	62 SQ M	667 SQ FT



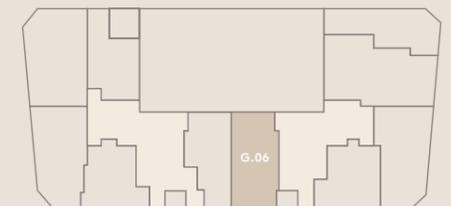
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APARTMENT G.06

LIVING AREA	6.4M x 6.3M	20'1" x 20'1"
PRINCIPAL BEDROOM	2.8M x 4.8M	9'2" x 15'7"
BEDROOM 2	3.5M x 3.6M	11'5" x 11'9"
TERRACE	1.9M x 2.6M	6'2" x 8'5"
TOTAL AREA	75 SQ M	807 SQ FT



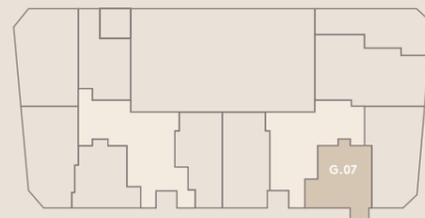
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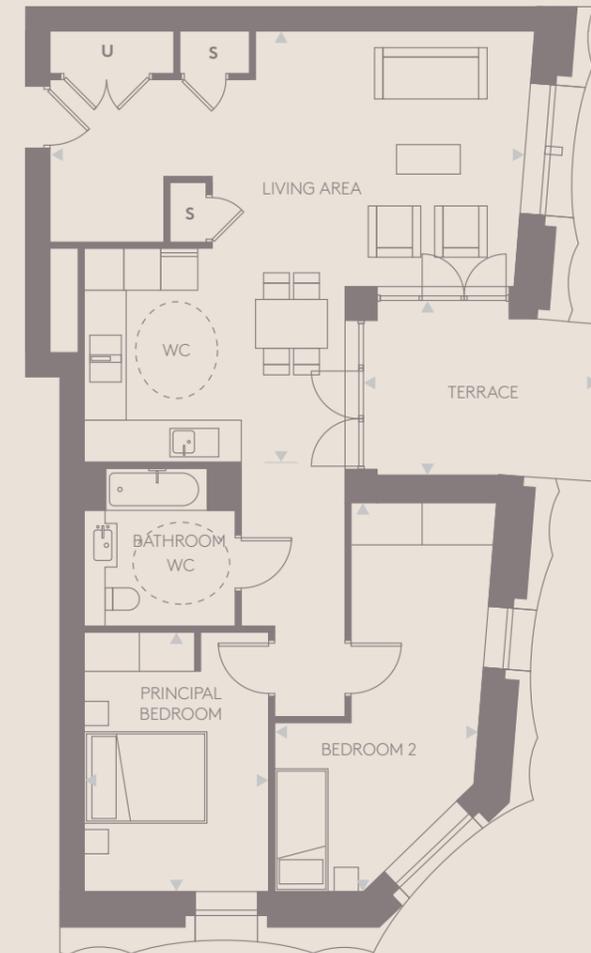
APARTMENT G.07

LIVING AREA	5.6M x 5.7M	18'4" x 18'7"
BEDROOM	3.1M x 4.3M	10'2" x 14'2"
TERRACE	2.6M x 3.7M	8'5" x 12'1"
TOTAL AREA	60 SQ M	646 SQ FT



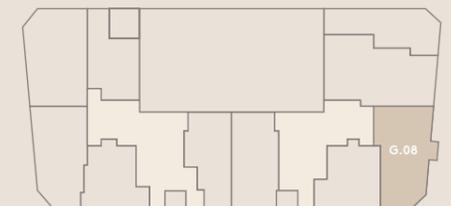
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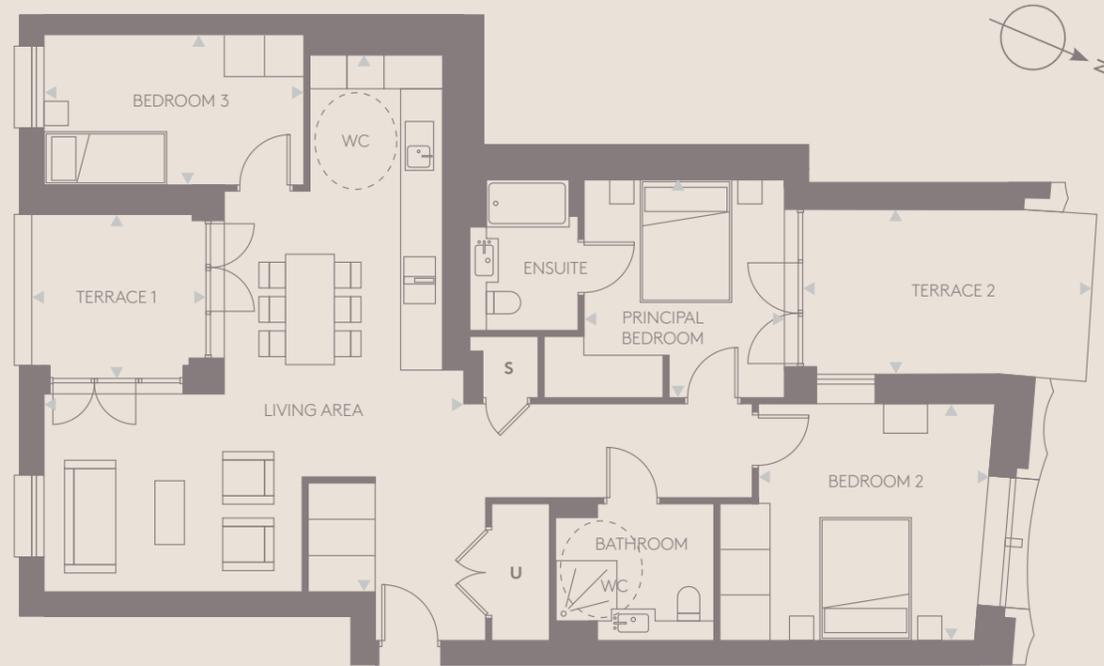
APARTMENT G.08

LIVING AREA	7.9M x 7.0M	25'9" x 22'10"
PRINCIPAL BEDROOM	3.1M x 4.2M	10'2" x 13'8"
BEDROOM 2	3.1M x 6.3M	10'2" x 20'7"
TERRACE	3.7M x 2.5M	12'1" x 8'2"
TOTAL AREA	88 SQ M	947 SQ FT



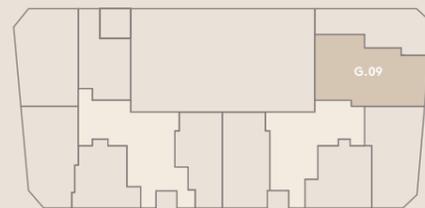
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APARTMENT G.09

LIVING AREA	6.7M x 8.9M	21'10" x 29'2"
PRINCIPAL BEDROOM	3.3M x 3.6M	10'9" x 11'9"
BEDROOM 2	3.8M x 3.8M	12'5" x 12'5"
BEDROOM 3	4.2M x 2.3M	13'8" x 7'6"
TERRACE 1	2.7M x 2.4M	8'9" x 7'9"
TERRACE 2	4.6M x 2.5M	15'1" x 8'2"
TOTAL AREA	106 SQ M	1,141 SQ FT



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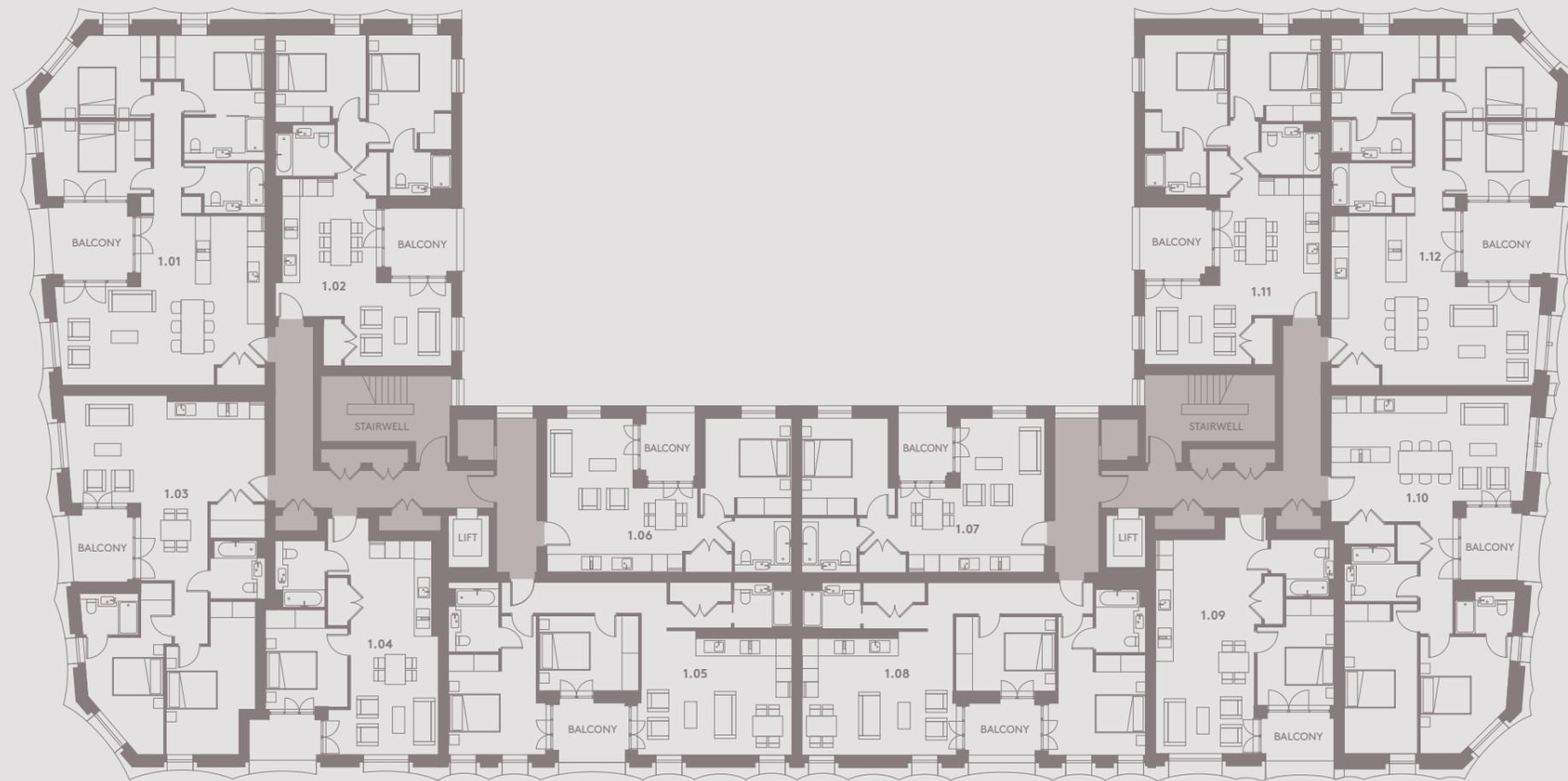




STALBRIDGE STREET

BELL STREET

SHROTON STREET



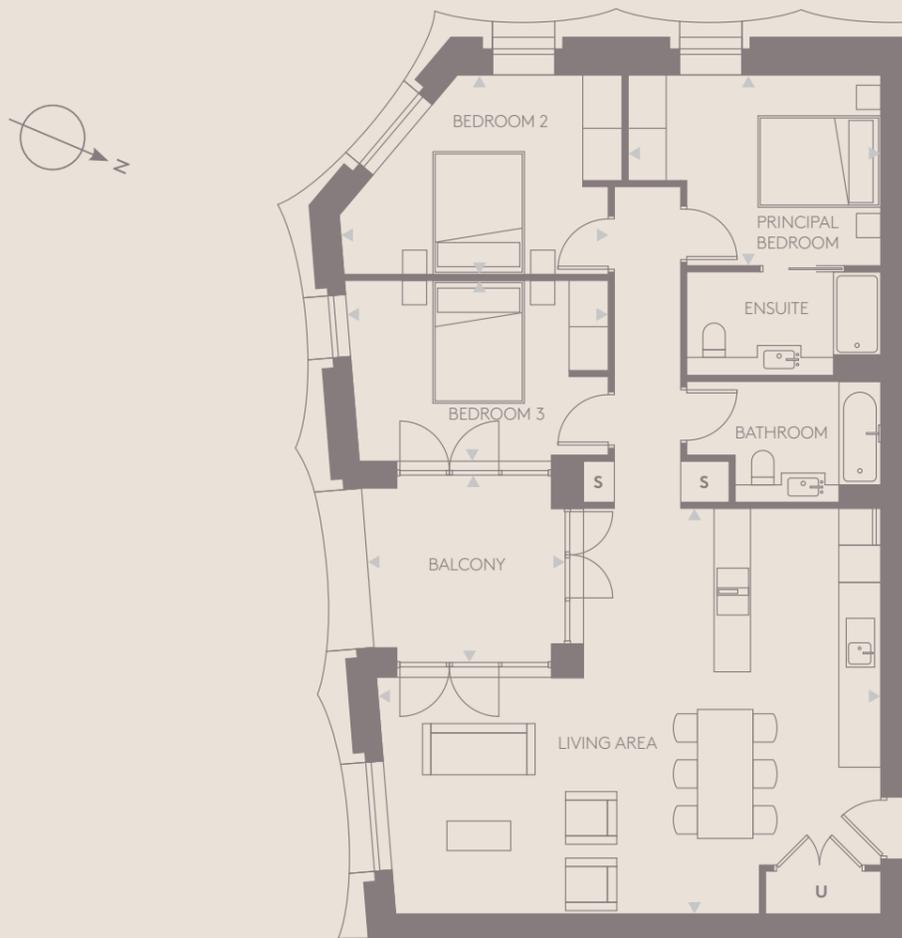
ENTRANCE BELOW

ENTRANCE BELOW

COSWAY STREET

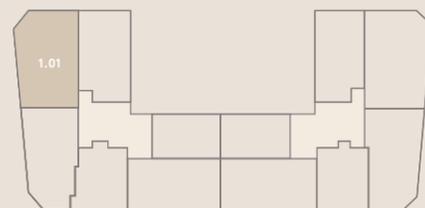
FIRST, SECOND, AND THIRD FLOOR

Accessed by two lifts of stairs, the 1, 2 and 3 bedroom apartments range in size and layout, with all featuring balconies with city or garden views.



APARTMENT 1.01 / 2.01 / 3.01

LIVING AREA	8.2M x 6.6M	26'9" x 21'7"
PRINCIPAL BEDROOM	4.1M x 3.1M	13'5" x 10'2"
BEDROOM 2	4.4M x 3.3M	14'4" x 10'8"
BEDROOM 3	4.3M x 2.9M	14'2" x 9'5"
BALCONY	3.4M x 2.6M	11'2" x 8'5"
TOTAL AREA	102 SQ M	1,098 SQ FT



S-STORE / U-UTILITIES

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APARTMENT 1.02 / 2.02 / 3.02

LIVING AREA	6.8M x 7.4M	22'4" x 24'3"
PRINCIPAL BEDROOM	3.2M x 4.4M	10'5" x 14'4"
BEDROOM 2	3.5M x 3.4M	11'5" x 11'2"
BALCONY	2.7M x 2.4M	8'9" x 7'9"
TOTAL AREA	76 SQ M	818 SQ FT



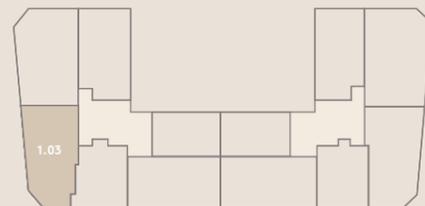
S-STORE / U-UTILITIES

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APARTMENT 1.03 / 2.03 / 3.03

LIVING AREA	7.9M x 7.3M	25'10" x 23'10"
PRINCIPAL BEDROOM	3.2M x 6.7M	10'0" x 21'10"
BEDROOM 2	3.4M x 6.0M	11'2" x 19'7"
BALCONY	2.4M x 2.6M	7'9" x 8'6"
TOTAL AREA	89 SQ M	958 SQ FT



S-STORE / U-UTILITIES

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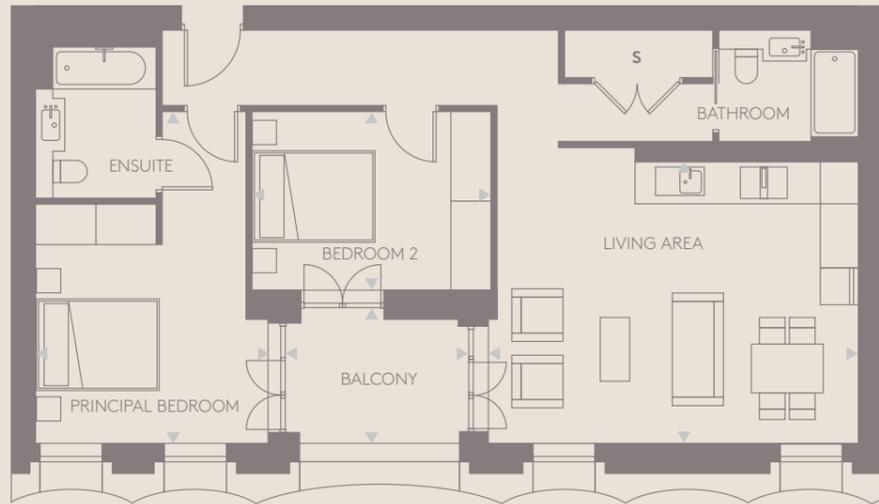
APARTMENT 1.04 / 2.04 / 3.04

LIVING AREA	3.4M x 9.4M	11'2" x 30'8"
BEDROOM	3.2M x 3.8M	10'5" x 12'5"
BALCONY	2.6M x 1.7M	8'6" x 5'6"
TOTAL AREA	63 SQ M	570 SQ FT



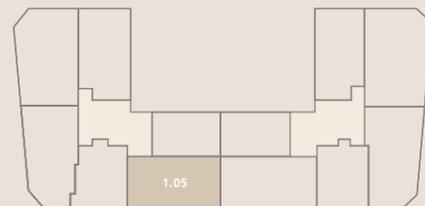
S-STORE / U-UTILITIES

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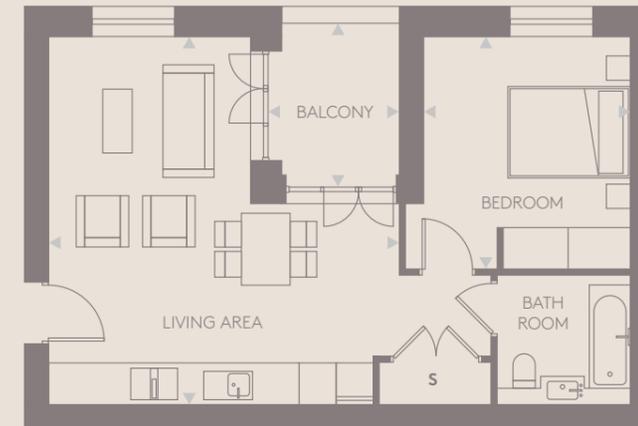
APARTMENT 1.05 / 2.05 / 3.05

LIVING AREA	6.1M x 4.8M	20'0" x 15'8"
PRINCIPAL BEDROOM	3.8M x 5.5M	12'5" x 18'0"
BEDROOM 2	3.9M x 2.9M	12'8" x 9'5"
BALCONY	2.6M x 2.2M	8'6" x 7'2"
TOTAL AREA	82 SQ M	883 SQ FT



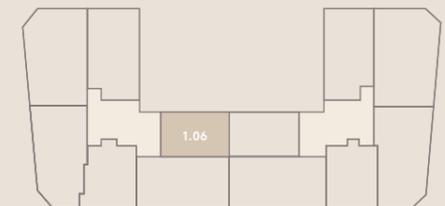
S-STORE / U-UTILITIES

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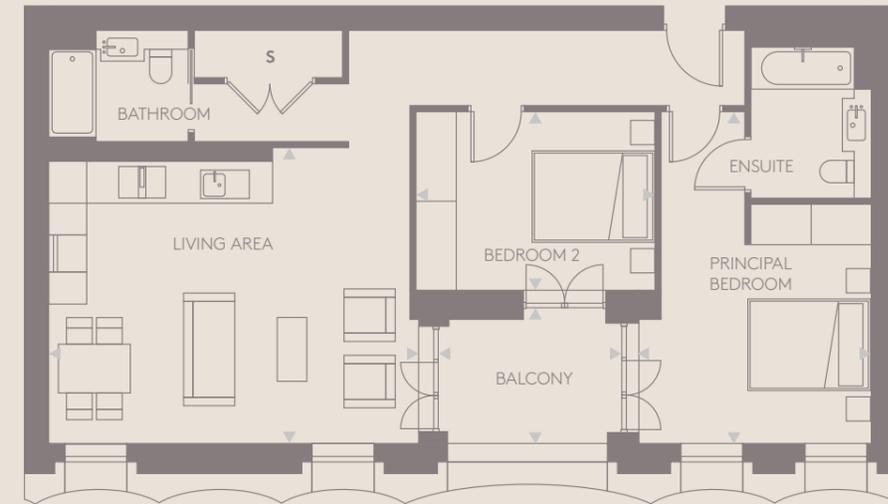
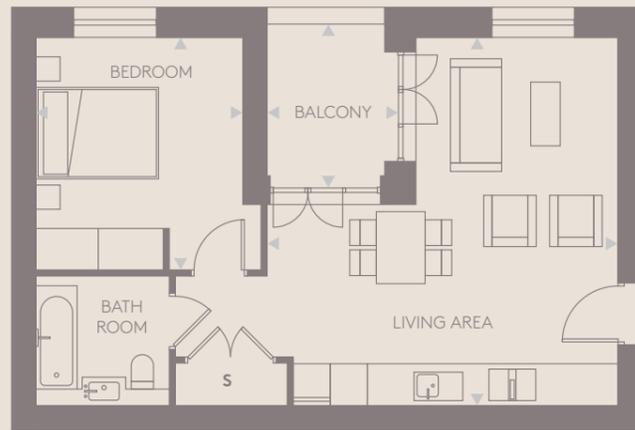
APARTMENT 1.06 / 2.06 / 3.06

LIVING AREA	6.0M x 6.0M	19'7" x 19'7"
BEDROOM	3.3M x 3.8M	10'8" x 12'5"
BALCONY	1.9M x 2.6M	6'2" x 8'5"
TOTAL AREA	49 SQ M	527 SQ FT



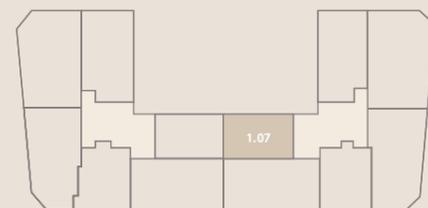
S-STORE / U-UTILITIES

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APARTMENT 1.07 / 2.07 / 3.07

LIVING AREA	5.8M x 6.0M	19'0" x 19'7"
BEDROOM	3.3M x 3.8M	10'9" x 12'5"
BALCONY	1.9M x 2.6M	6'2" x 8'3"
TOTAL AREA	49 SQ M	527 SQ FT

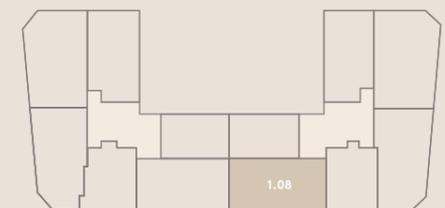


S-STORE / U-UTILITIES

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APARTMENT 1.08 / 2.08 / 3.08

LIVING AREA	6.1M x 4.8M	20'0" x 15'7"
PRINCIPAL BEDROOM	3.8M x 5.4M	12'5" x 17'7"
BEDROOM 2	3.9M x 2.9M	12'8" x 9'5"
BALCONY	2.6M x 2.2M	8'3" x 7'2"
TOTAL AREA	82 SQ M	883 SQ FT



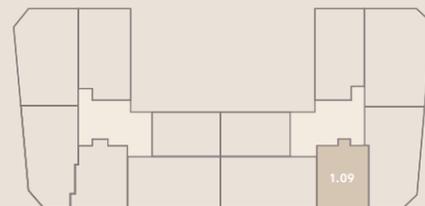
S-STORE / U-UTILITIES

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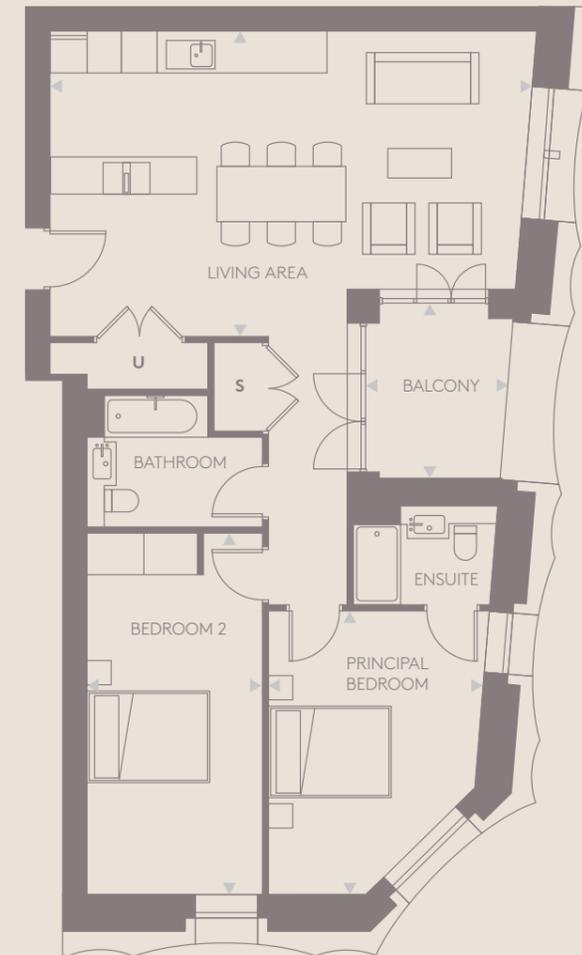
APARTMENT 1.09 / 2.09 / 3.09

LIVING AREA	3.7M x 9.2M	12'1" x 30'2"
BEDROOM	3.1M x 4.0M	10'2" x 13'1"
BALCONY	2.6M x 1.8M	8'5" x 5'9"
TOTAL AREA	53 SQ M	570 SQ FT



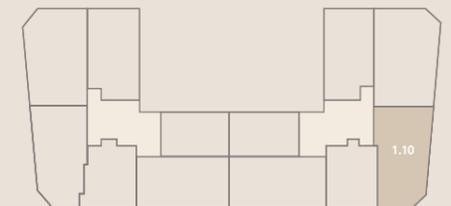
S-STORE / U-UTILITIES

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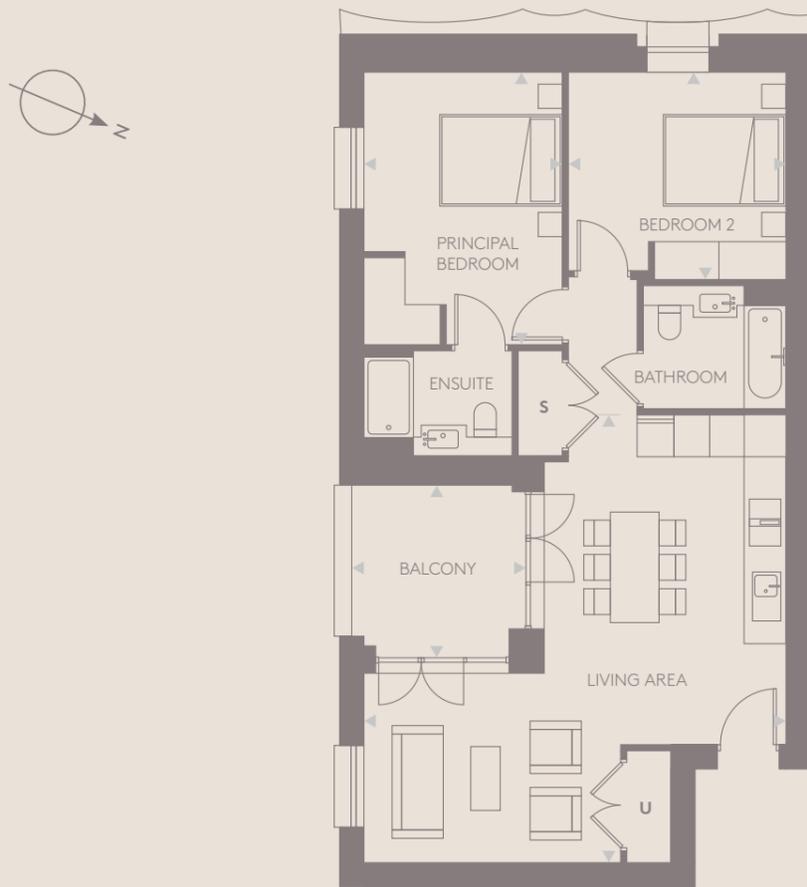
APARTMENT 1.10 / 2.10 / 3.10

LIVING AREA	7.9M x 4.9M	25'9" x 16'0"
PRINCIPAL BEDROOM	3.6M x 4.6M	11'8" x 15'0"
BEDROOM 2	2.8M x 5.9M	9'2" x 19'4"
BALCONY	2.4M x 2.5M	7'9" x 8'2"
TOTAL AREA	88 SQ M	947 SQ FT



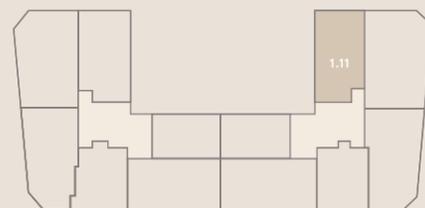
S-STORE / U-UTILITIES

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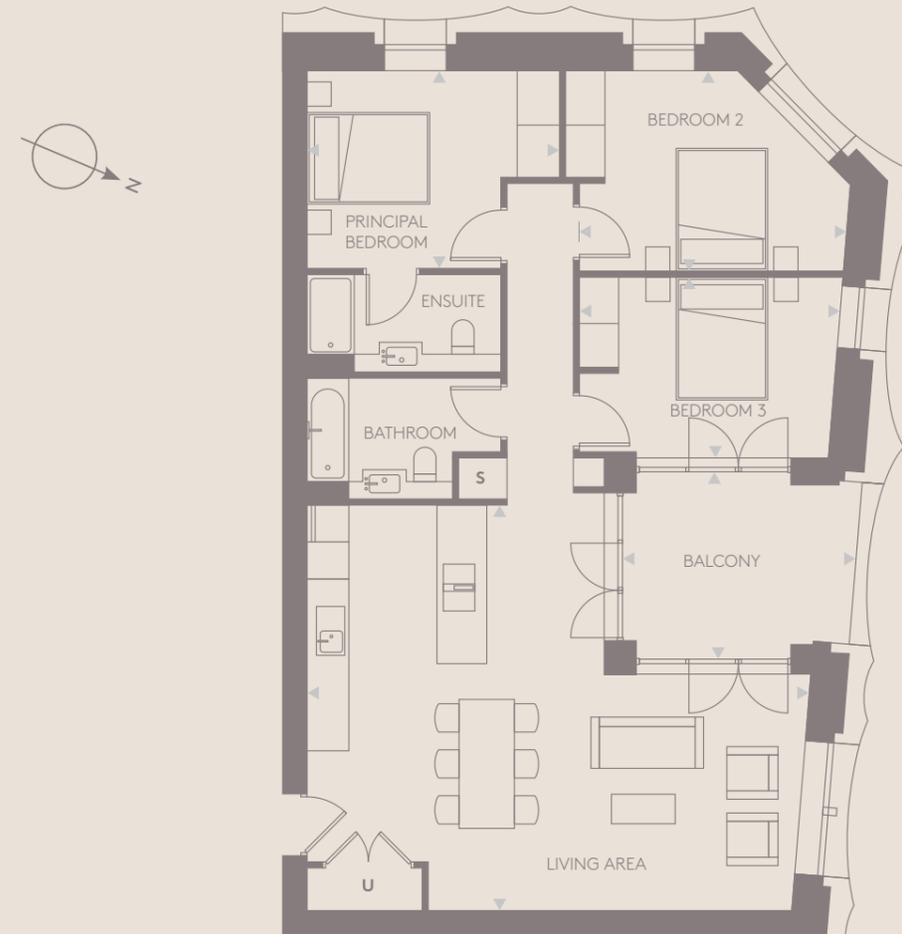
APARTMENT 1.11 / 2.11 / 3.11

LIVING AREA	6.9M x 7.4M	22'7" x 24'3"
PRINCIPAL BEDROOM	3.2M x 4.5M	10'5" x 14'8"
BEDROOM 2	3.5M x 3.4M	11'5" x 11'2"
BALCONY	2.7M x 2.4M	8'9" x 7'9"
TOTAL AREA	76 SQ M	818 SQ FT



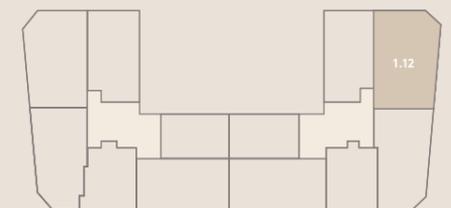
S-STORE / U-UTILITIES

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APARTMENT 1.12 / 2.12 / 3.12

LIVING AREA	8.2M x 6.6M	26'10" x 21'7"
PRINCIPAL BEDROOM	4.1M x 3.2M	13'5" x 10'5"
BEDROOM 2	4.4M x 3.3M	14'5" x 10'8"
BEDROOM 3	4.3M x 2.9M	14'1" x 9'6"
BALCONY	3.4M x 2.5M	11'2" x 8'2"
TOTAL AREA	103 SQ M	1,109 SQ FT



S-STORE / U-UTILITIES

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STALBRIDGE STREET

BELL STREET

SHROTON STREET



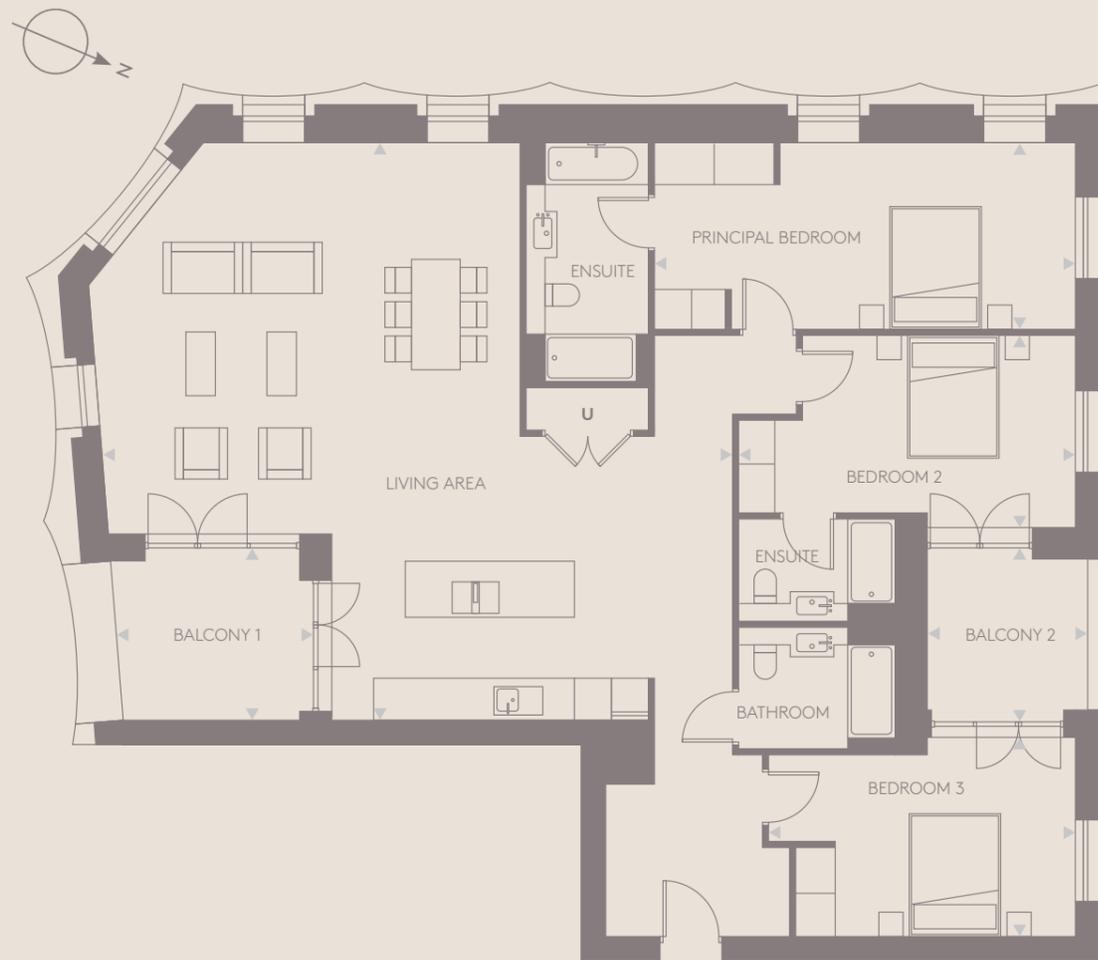
ENTRANCE BELOW

ENTRANCE BELOW

COSWAY STREET

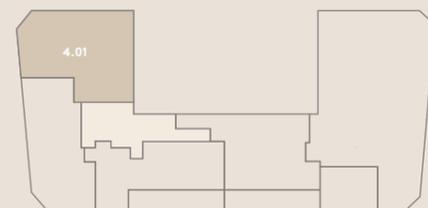
FOURTH FLOOR

There are just four apartments on the uppermost floor offering 2 or 3 bedrooms. Outside space of balconies or terraces provide expansive rooftop views.



APARTMENT 4.01

LIVING AREA	10.2M x 9.5M	33'5" x 31'2"
PRINCIPAL BEDROOM	6.9M x 3.0M	22'6" x 9'8"
BEDROOM 2	5.5M x 3.1M	18'0" x 10'2"
BEDROOM 3	5.1M x 3.3M	16'7" x 10'2"
BALCONY 1	3.4M x 2.6M	11'2" x 8'5"
BALCONY 2	2.7M x 2.4M	8'9" x 7'9"
TOTAL AREA	155 SQ M	1,668 SQ FT



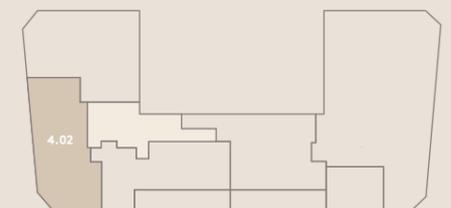
S-STORE / U-UTILITIES

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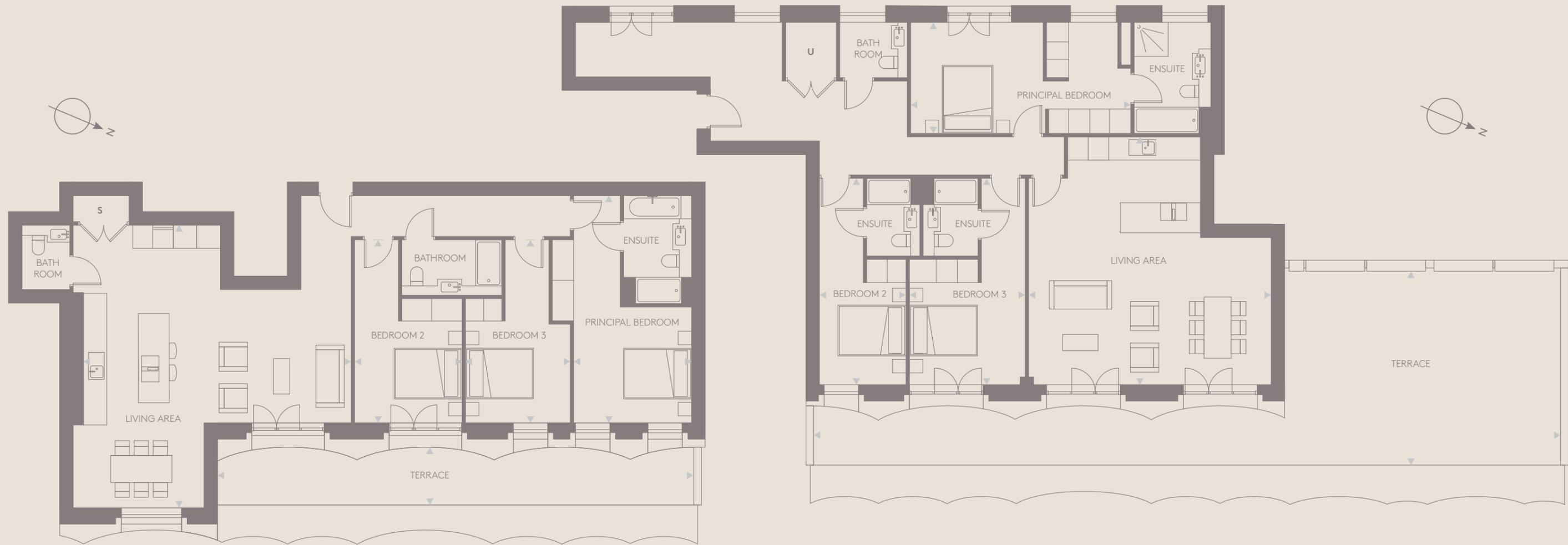
APARTMENT 4.02

LIVING AREA	9.4M x 6.0M	30'8" x 19'7"
PRINCIPAL BEDROOM	7.2M x 4.3M	23'7" x 14'1"
BEDROOM 2	4.2M x 4.0M	13'8" x 13'2"
BEDROOM 3	3.1M x 3.9M	10'2" x 12'8"
BALCONY 1	2.4M x 2.6M	7'9" x 8'5"
BALCONY 2	2.6M x 1.7M	8'5" x 5'6"
TOTAL AREA	133 SQ M	1,432 SQ FT



S-STORE / U-UTILITIES

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APARTMENT 4.03

LIVING AREA	8.1M x 8.4M	26'6" x 27'6"
PRINCIPAL BEDROOM	3.4M x 6.7M	11'2" x 21'10"
BEDROOM 2	3.2M x 5.5M	10'5" x 18'0"
BEDROOM 3	3.1M x 5.5M	10'2" x 18'0"
TERRACE	14.0M x 2.0M	45'9" x 6'7"
TOTAL AREA	128 SQ M	1,378 SQ FT



S-STORE / U-UTILITIES

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APARTMENT 4.04

LIVING AREA	7.1M x 7.3M	23'2" x 23'9"
PRINCIPAL BEDROOM	6.4M x 3.2M	10'4" x 20'9"
BEDROOM 2	2.7M x 6.0M	8'8" x 19'6"
BEDROOM 3	3.3M x 6.0M	10'8" x 19'6"
TERRACE	21.8M x 5.6M	71'5" x 18'3"
TOTAL AREA	149 SQ M	1,604 SQ FT



S-STORE / U-UTILITIES

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INVESTING IN YOUR NEIGHBOURHOOD

Westminster City Council has embarked on the most ambitious house-building programme in a generation, delivering contemporary, high-quality homes for all.

From modern apartments for first-time buyers to larger properties for families looking for more space, the council's portfolio will include new homes of all tenures – in central London locations.

As well as providing much-needed new homes across Westminster, the portfolio will generate income to be reinvested; it will fund brand new social and affordable homes, state-of-the-art community facilities and the rejuvenation of existing neighbourhoods. By leading its own developments, the Council will prioritise local businesses and suppliers, repurpose under-utilised space and provide training and employment opportunities for students and apprentices.

Westminster City Council is investing around one billion pounds over the next five years into their regeneration and development programme. This is an investment in Westminster's communities and will deliver thousands of new affordable homes, as well as creating local jobs and providing beautiful spaces for the community to enjoy.



City of Westminster

INVESTING IN **YOUR NEIGHBOURHOOD**



THE MASEFIELD

Situated on a quiet residential road in the heart of Maida Vale, The Masefield is

a collection of 31 charming and stylish 1, 2 and 3 bedroom apartments and duplexes that sit happily alongside the beautiful period properties this area is famous for.

The sale of homes at The Masefield will fund the adjoining Beachcroft Care Home, a state of the art facility that includes 84 residences, shared living space and a sensory garden.

This investment will provide more opportunities for people who wish to live and remain in Westminster and, in turn, unlock the funding needed to enable the provision of an outstanding service to residents.



CARRICK YARD

Carrick Yard is a residential scheme that is championing local community and mixed tenure neighbourhoods to become a catalyst for the exciting regeneration of Church Street.

It's 109 contemporary homes have been designed to both contrast with and complement the architectural character of the area.

Funds generated by sales at Carrick Yard will directly fund the delivery of 62 affordable homes as part of the same scheme as well as contributing to a whole range of initiatives bringing positive change to the neighbourhood from the first phase of the green spine through to new sports facilities, community hubs and upgrades to the surrounding neighbourhood.

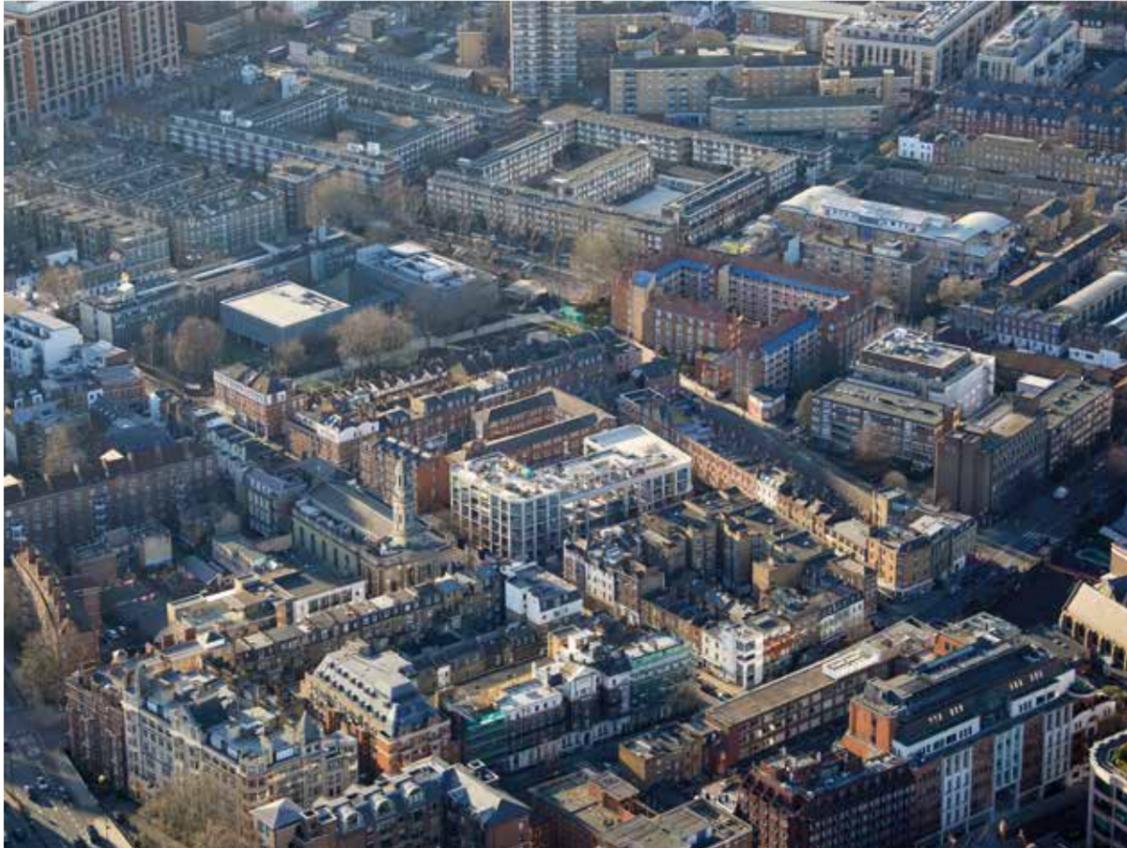


VENICE COURT

A modern take on the Victorian mansion block, Venice Court is a collection of 60 homes ranging from studios to 3 bedroom apartments set around a secluded residents' garden.

Built on the site of a former underground car park, this mixed tenure development brings much needed homes to this vibrant and well connected part of central London.

The proceeds from residential sales and the commercial space at Venice Court have helped to fund the development's 19 affordable apartments.



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