



**THE LUMIN**  
CHIMES PENTHOUSES

The  
*Lumin*

Lustrous city living.

Situated in the heart of Westminster, designed by award-winning Mae Architects, the Westminster Collection is an exclusive suite of penthouses at Chimes offering a refined London lifestyle.

The Lumin penthouse has been designed by acclaimed interior design practice, Chapter 9. Inspired by the views towards the Palace of Westminster and the legendary Jewel Tower, the gold hues and jewel tones resonate throughout the apartment, blending opulence with contemporary styling.



#### LIVING ROOM

The light filled living space has built in joinery and modern yet luxurious tones throughout with rich textured furnishings.

The timber flooring in European Oak is laid in a herringbone format to give a high quality finish.

With floor to ceiling glass doors that open directly on to a private terrace with views towards the Palace of Westminster, this is the perfect spot to enjoy the highlights of London from the comfort of your home.

#### BATHROOMS

The bathrooms combine modern design with spacious luxury. The ensuite to bedroom 1 features a large, sumptuous bath, whilst the ensuite to bedroom 2 features a walk-in glass shower enclosure.

Both bathrooms have a Caesarstone worktop, Porcelain floor tiles and cabinet storage, providing a contemporary aesthetic while a fixed shower head and under-floor heating, offer practical, everyday opulence.

#### KITCHEN

The bespoke fully-fitted kitchen has Davos Oak cabinets and Quartz worktops. Integrated appliances by Miele, include a ceramic induction hob, oven and microwave, dishwasher and fridge-freezer. A built in wine cabinet can be found under the kitchen counter.

Floor to ceiling glass doors open directly on to the private terrace for an exceptional dining experience.

#### BEDROOMS

The three bedrooms in The Lumin penthouse are light filled yet cosy, providing a comfortable haven in the heart of Westminster.

Bedrooms 1 and 2 benefit from a large ensuite each, and custom made inbuilt wardrobes with bedroom 1 having an additional dressing area with further wardrobes.

Bedroom 3 can be used as a large study or spare room.



# SPECIFICATIONS

## KITCHEN

- Custom designed fully fitted kitchen with cabinets made from Davos Oak with matt painted frontals and softclose doors
- Babel frontals with Calacatta Gold Quartz work surfaces and splashbacks
- Bristan 3-in-1 rapid boiling hot water mixer tap with stainless steel sink
- Ceramic electric/induction hob with onset controls and stainless steel slimline cooker hood by Miele



- Built in stainless steel oven with moisture plus
- Fully integrated stainless steel warming drawers by Miele
- Full height integrated fridge/freezer by Miele
- Fully integrated multifunction dishwasher by Miele
- Built in under-counter wine cabinet
- Space saving pull out suspended recycling bins

## BATHROOM

- Full height porcelain tiles to shower and bath, walls finished in Mineral
- Caesarstone bathroom worktops and splashbacks in Statuario Nuvo finish
- Porcelain floor tiles in Absolute Mineral finish
- Mirrored cabinet with glass shelving and shaver socket
- Recessed LED round downlights
- Kaldewei bath anti-slip with Ionic panel hinged bath screen – Hansgrohe shower over bath
- Thermostatic wall mounted chrome bath/shower control
- Hansgrohe chrome shower with hand shower
- Duravit Starck semi recessed basin
- Duravit Starck soft close dual flush WC
- Polished chrome Vogueladder style, thermostatically controlled heated towel rail to bathrooms/shower rooms
- Extract ventilation



## INTERIOR FINISHES

- Timber Fendi European Oak flooring with UV oiled finish in herringbone pattern in kitchen, living areas and hallways
- Fitted wool blend Westend Velvet carpet in Mushroom in bedrooms
- Built-in wardrobe to bedroom 1 and 2
- Double glazed windows
- Matt router double square interior doors
- Polished chrome door handles throughout apartments

## UTILITIES

- Free standing front loading washer/dryer by Miele

## ELECTRICALS

- Recessed LED round downlights throughout apartments
- Automatic lighting to utility and storage cupboards
- 5 amp lighting circuit to reception room and bedrooms
- Television (Freeview terrestrial, Sky, Freesat, FM points) to principal reception rooms and bedroom
- Telephone and data points to principal reception room and bedroom
- Brushed chrome power sockets and light switches



## HEATING / COOLING

- Heating and hot water from a communal system with metered water / electric supply to all apartments
- Underfloor heating throughout apartments with thermostats in each room
- Air conditioning to all apartments



## SECURITY

- IP Room Unit with secure video entry system and ability to raise alarm calls
- 24-hour concierge service and monitored CCTV
- All apartments provided with mains supply smoke detectors and fitted with Rapidrop RD208 residential sprinkler with white cover plates – cold water boosted supply
- Multi-point locking, door restrictor and spy hole to apartment entrance doors

## CAR PARKING

- Secure underground parking

## PEACE OF MIND

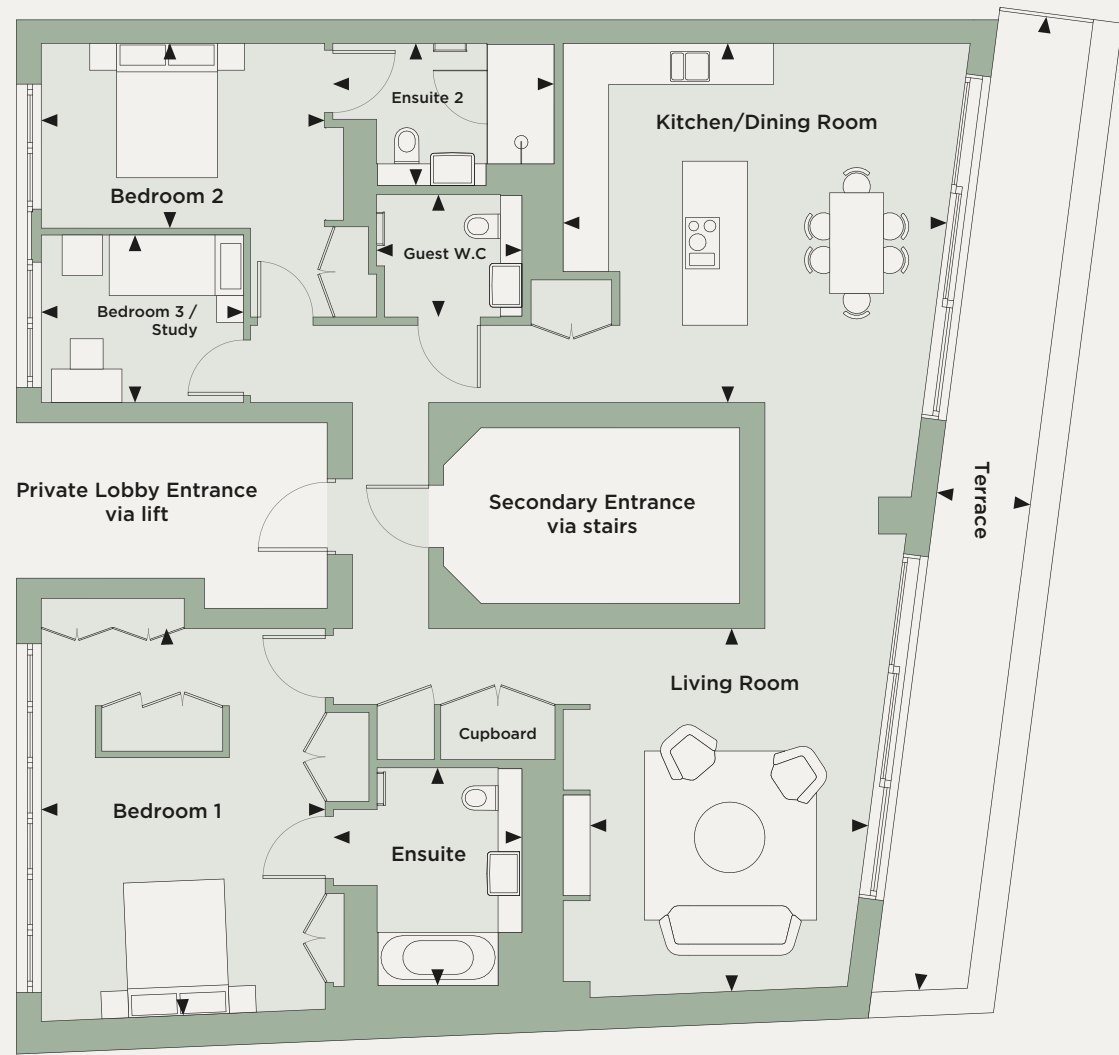
- 999 year lease
- All apartments benefit from a 10-year Premier Guarantee build warranty

## AMENITIES

- Stretch studio with barre and equipment
- Gymnasium
- Screening room
- Changing rooms with shower facilities
- Communal lounge
- Guest Suite
- Conservatory
- Rooftop terrace
- Business Suite



# FLOOR PLAN



## DIMENSIONS

Living Room	17' 9" x 13' 7"	5410mm x 4140mm
Kitchen / Dining Room	17' 6" x 18' 9"	5334mm x 5715mm
Terrace	47' 11" x 4' 7"	1460mm x 1397mm
Bedroom 1	18' 11" x 13' 10"	5765mm x 4216mm
Ensuite 1	10' 7" x 9' 2"	3225mm x 2794mm
Bedroom 2	9' x 13' 10"	2743mm x 4216mm
Ensuite 2	6' 11" x 10' 10"	2108mm x 3302mm
Bedroom 3	8' 2" x 9' 11"	2489mm x 3022mm
Guest W.C	6' x 7' 1"	1828mm x 2159mm
<b>Total Area</b>	<b>1680 sq ft</b>	<b>156 sq m</b>

## KEY DETAILS

- Local authority: City of Westminster
- Tenure: 999 years
- Building insurance: Premier Guarantee

# 3

bedrooms with 2 en-suites. Bespoke design details and refined finishes create calm and contemporary spaces which cocoon you from the buzz of the city.

# 57

ft leafy private terrace with views towards the Palace of Westminster and The Jewel Tower.

# 9

minutes walk to the River Thames. Enjoy walking or running along this iconic stretch of river near Parliament.

# 4

tube stations within easy walking distance. Westminster, St. James's Park, Pimlico and Victoria stations.

# 18

minutes to Mayfair in a black cab. Home to over a dozen Michelin star restaurants, and in close proximity to the world famous shopping destinations of Selfridges and Bond Street.

# 10

minutes walk to St. James's Park. The most royal of London's Royal Parks. Shaped by generations of monarchs and bordered by three royal palaces.



# AMENITIES

## ROOF TERRACE

The roof terrace at Chimes is, quite literally, the pinnacle of this development. You'll catch your breath as you step out onto the terrace and take in the glorious views over iconic Westminster landmarks.

It is the perfect place to soak up the lively atmosphere of central London from a place of tranquillity, enjoying a glass of wine in the company of friends, or simply watching the world go by.

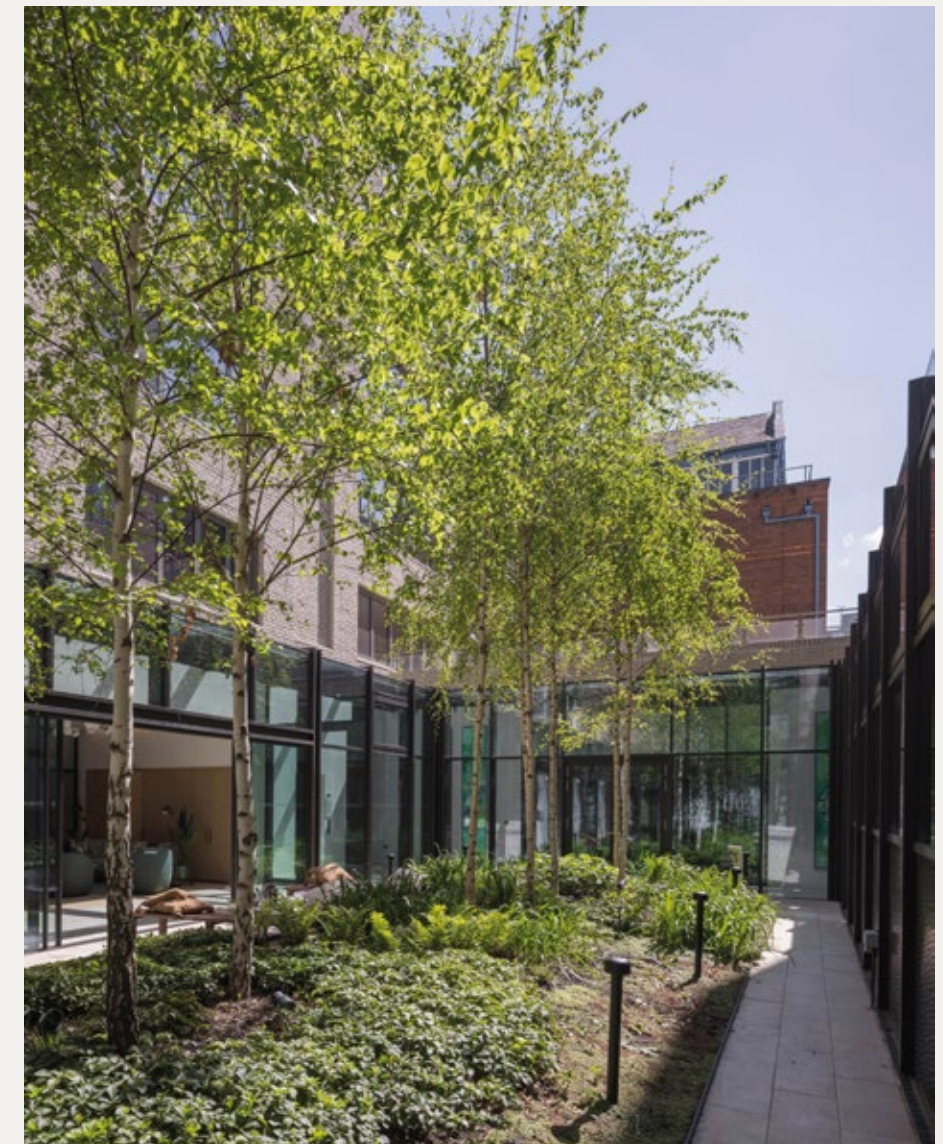


## GYM & STRETCH STUDIO

Located on the ground floor, the gym is fitted with hand weights, workout machines and full height mirrors. In the stretch studio you'll find a barre bar, pilates and yoga equipment so you can challenge your body in different ways, helping you to achieve optimal fitness and wellbeing.

## COURTYARD

At the centre of Chimes is the courtyard, grounding the development around a calming green space with trees, foliage and fragrant planting. The courtyard is a serene and inviting haven to relax and unwind in when you need to recharge.



## SCREENING ROOM

Take your movie nights to the next level, where the cosy eight-seater screening room is bookable day or night. With high quality built in surround sound, satellite TV, plush comfortable chairs and dim lighting to add glamour.



## AMENITIES



### RESIDENTS LOUNGE

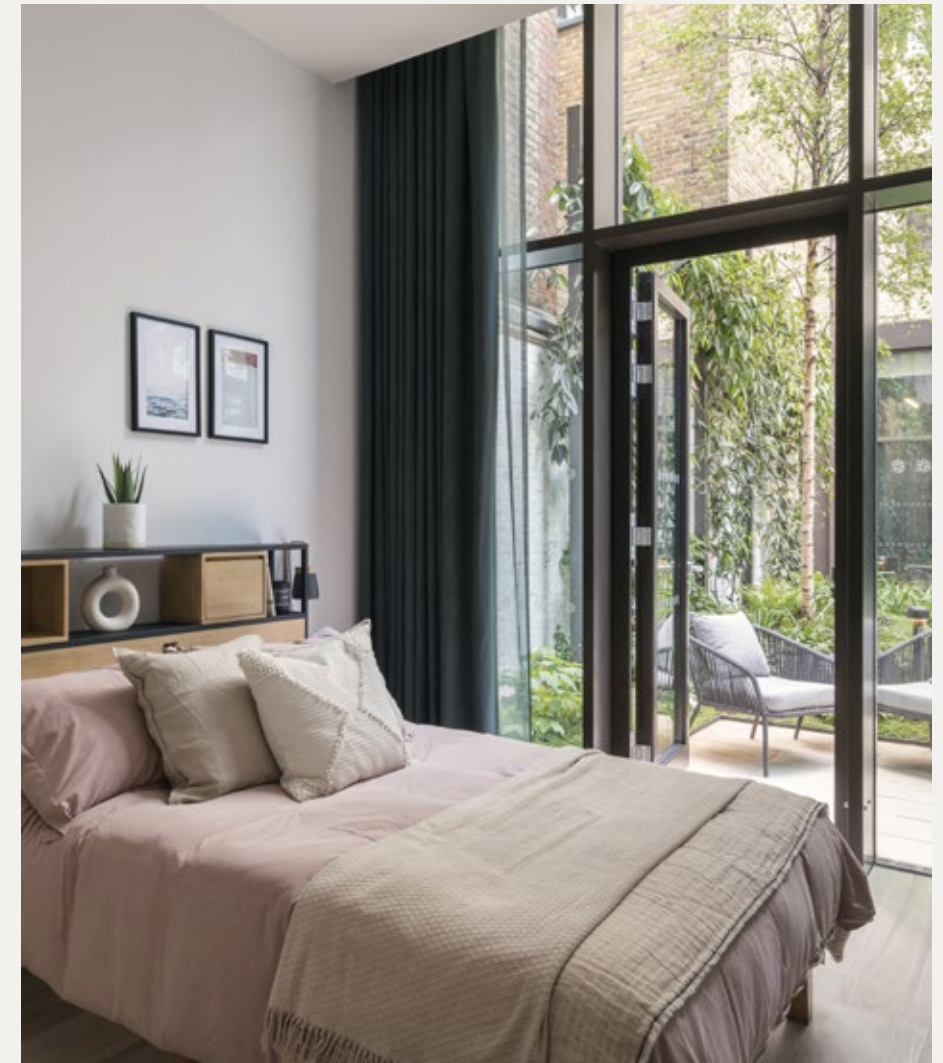
The open-plan lounge is the ideal place to start the day with a coffee, or enjoy a glass of wine in the evening. The elegant glass conservatory doors open out onto the courtyard, offering beautifully framed views of the greenery.

Homeowners will also have access to a small kitchenette, where you can entertain friends and family outside of your apartment.

### CONCIERGE

On entering Chimes you will find yourself in the reception area, with a concierge desk that is staffed 24 hours a day.

The reception area, leads on to the communal lounge for you and your guests. From here, one of the four fast lifts will take you up to your home.



### GUEST SUITE

Your visiting friends or family may wish to stay overnight. Speak to the concierge if you'd like to book the suite. The guest suite comprises comfortable sleeping arrangements and an en-suite.



### BUSINESS SUITE

Kitted out with the latest superfast broadband connection and private desk space, the Business Suite will enable homeowners to work or study from home, in style.

**CONTACT**

---

[chimes@pegasushomes.co.uk](mailto:chimes@pegasushomes.co.uk)

0207 980 8700

99-105 Horseferry Road,  
London SW1P 2DX

**CHIMES**  
WESTMINSTER