





WELCOME TO THREE KINGS MAYFAIR

Eight beautiful, bespoke homes representing the pinnacle of contemporary luxury at one of London's finest addresses.







STYLISH LIVING

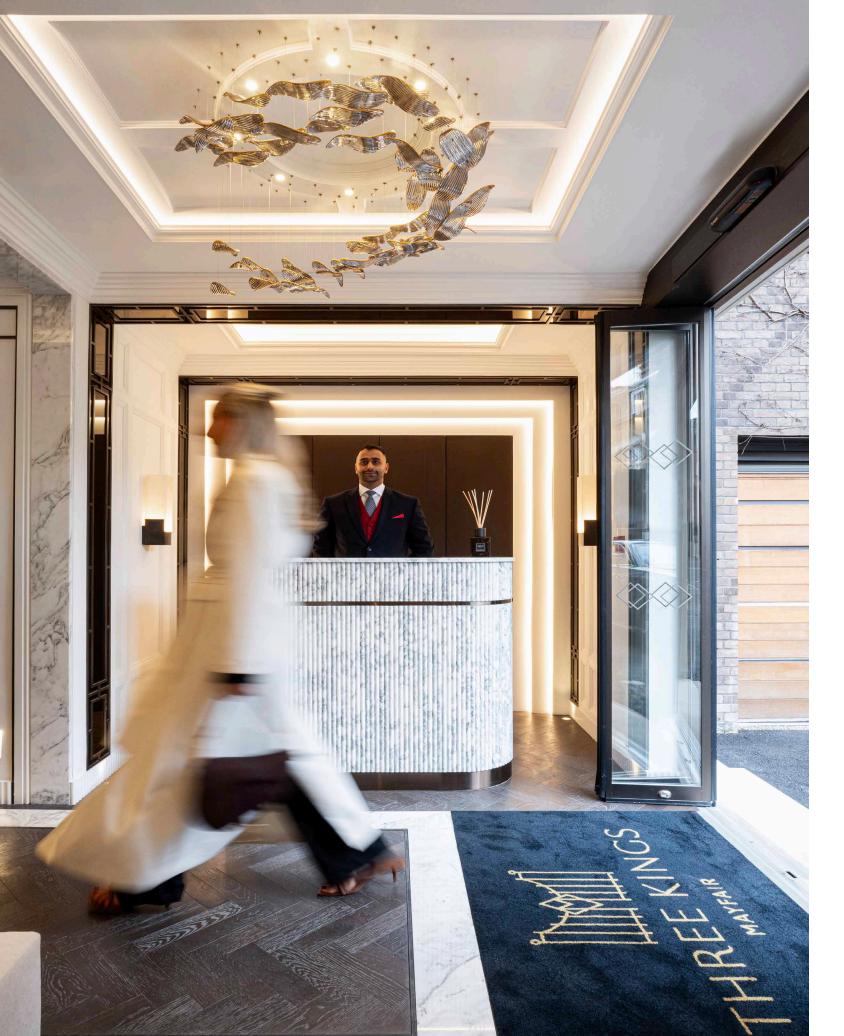
Honouring the historic elegance of its surroundings, the development creates a truly exceptional, unique living experience.

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It's very rare to find such an exclusive new-build residential development in the heart of Mayfair. Its gated location is unparalleled, and we are thrilled to be part of this building's design journey and delivery.

1.61 London

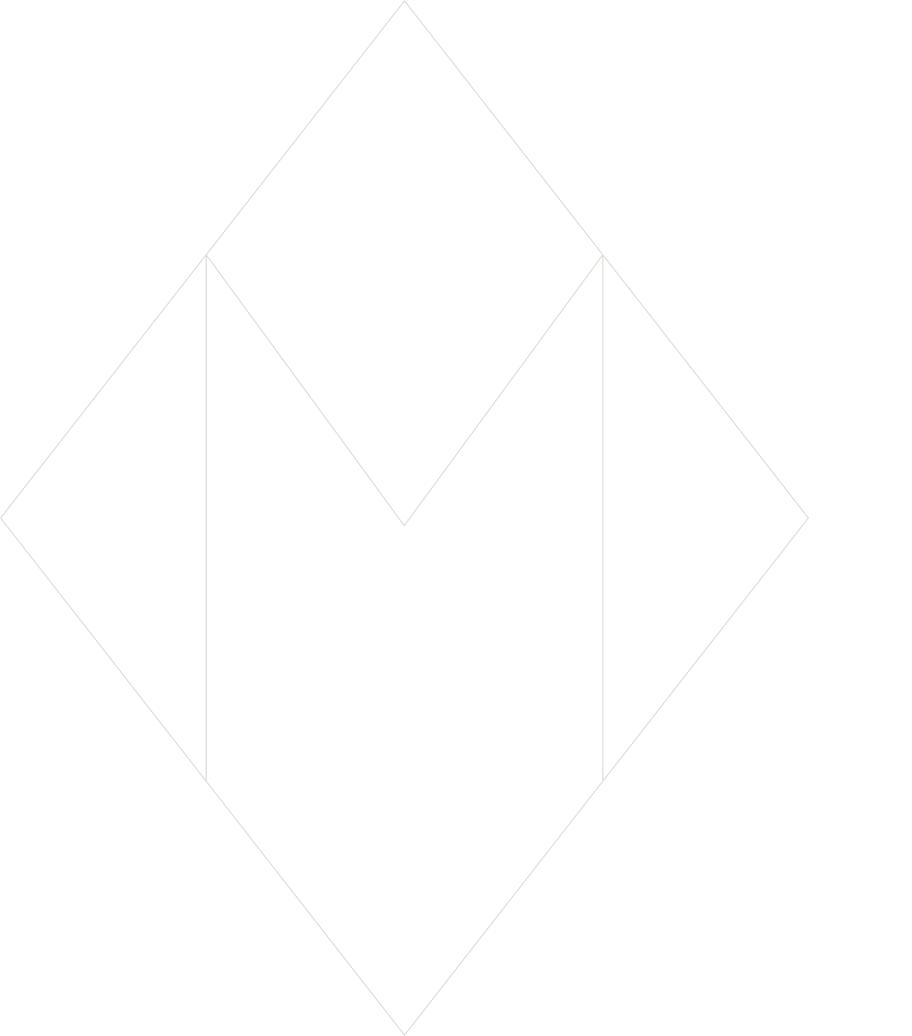




WARM WELCOME

The magnificent lobby is a marker of what to expect from Three Kings Mayfair: refined opulence and sophisticated grandeur.







CONTEMPORARY MEETS CLASSIC

Three Kings Mayfair is brought to life with free-flowing contemporary living spaces, elevated by elegant classic detailing and ornate flourishes.

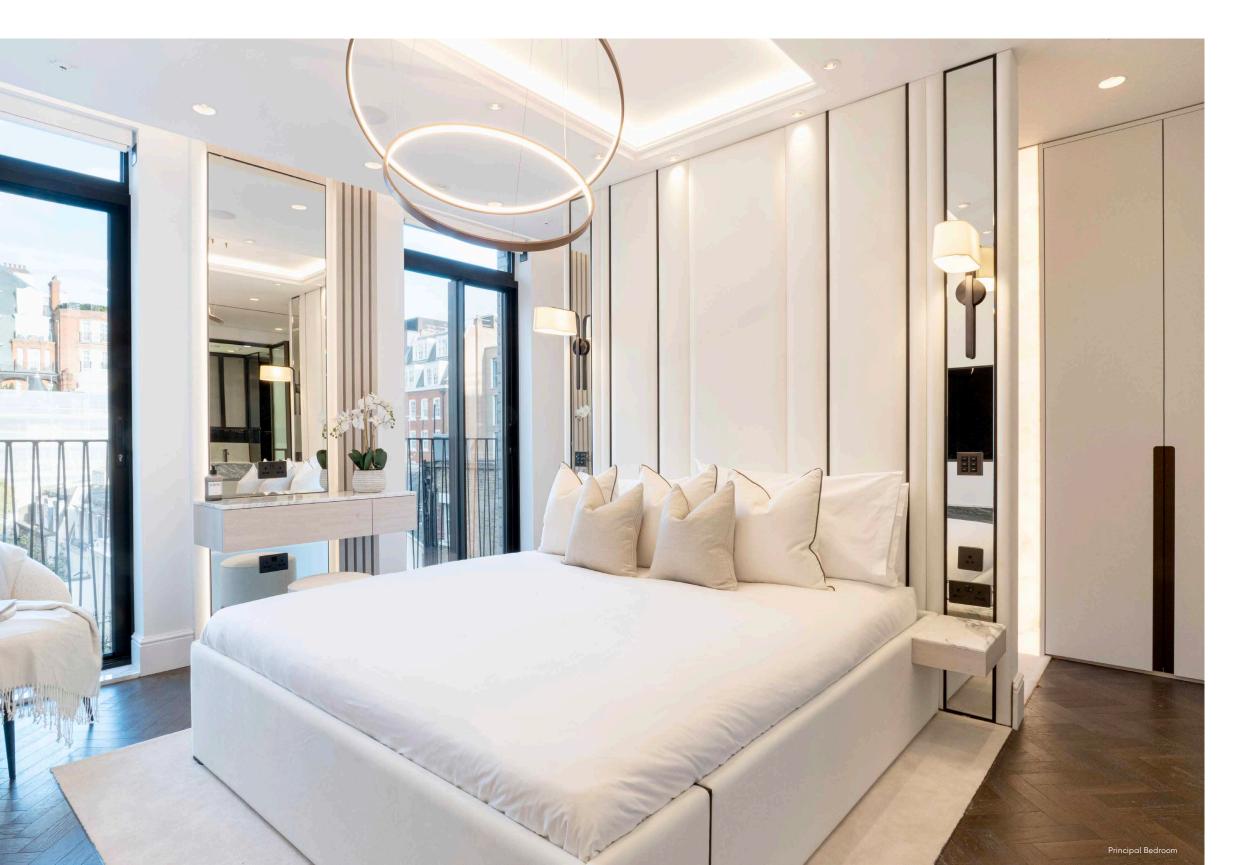




BEAUTIFULLY BALANCED LIVING SPACES Colour schemes are light and fresh, exuding a timeless charm. Textures and lighting are expertly applied to show contrast and depth, and a subtle flavour of colour and personality is introduced with light patterning, creating

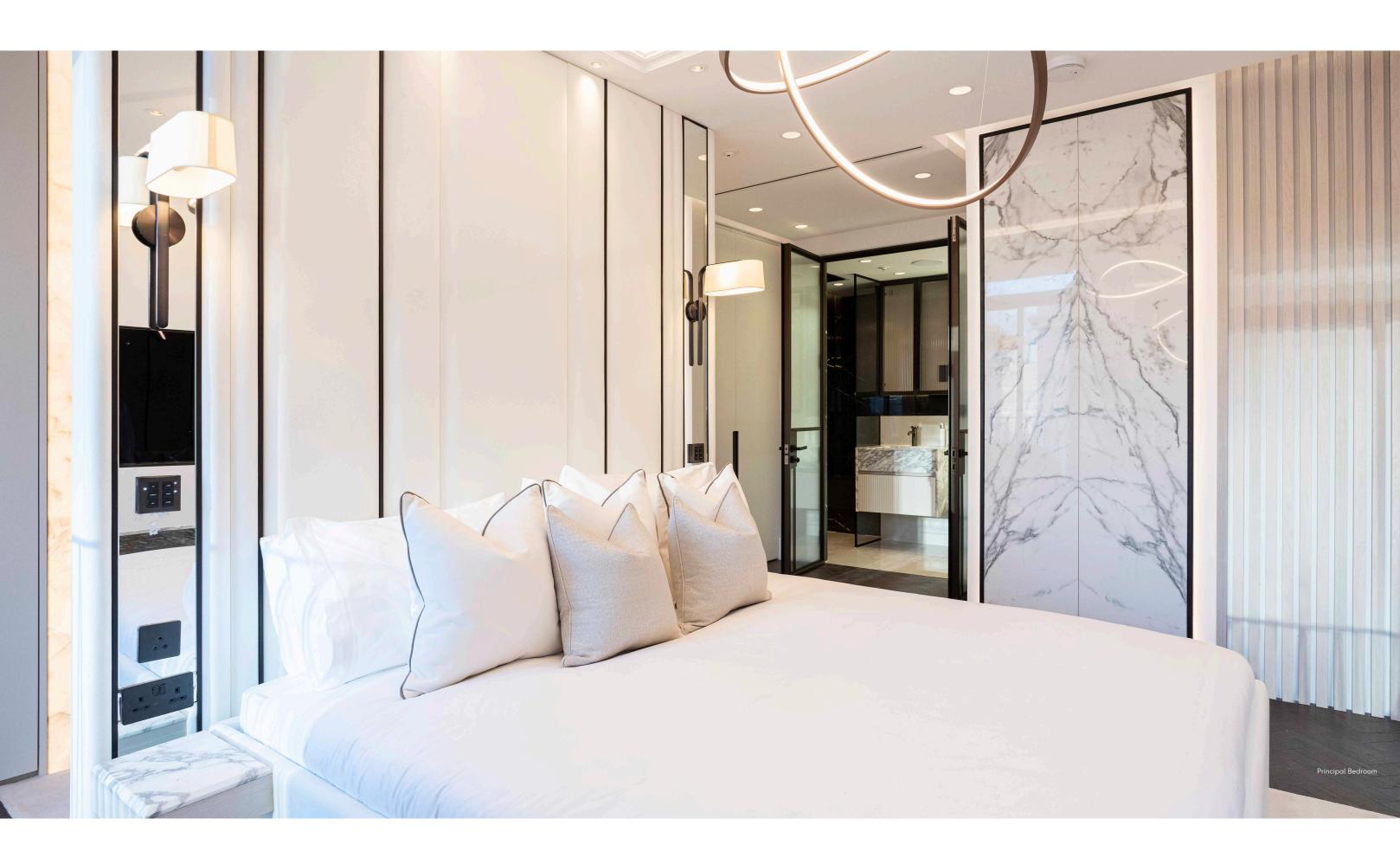
a unified aesthetic that flows through every room.
Apartments feature Crestron Home Automation for mood lighting and shading, automated comfort cooling and heating, and full speaker and AV integration.





A HALLMARK OF SOPHISTICATION

Bedrooms feature luxury soft carpeting set into wood borders.
Bespoke fitted wardrobes are complemented by designer ironmongery.





PRIVATE OUTDOOR SPACE

Each elegant apartment has a secluded terrace, where a green wall brings a breath of fresh air to this beautiful entertaining space.

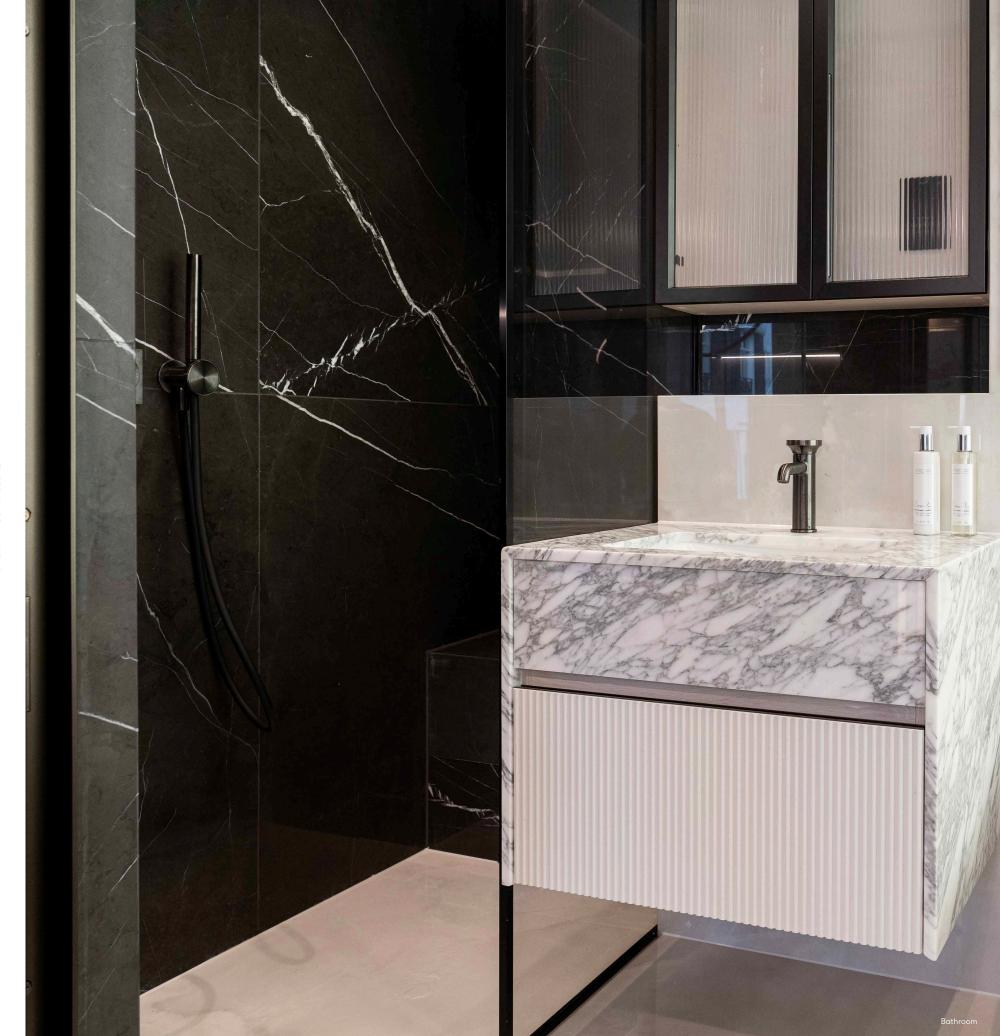




KITCHEN

Kitchens are equipped with Gaggenau appliances, renowned for craftsmanship and performance. Bespoke cabinetry offers an elegant, contemporary and unique style.





BATHROOM

Bathrooms feature premium Toto and Villeroy & Boch sanitaryware, Italian designer Gessi tapware and stone-tiled floors and walls.



PENTHOUSE BEDROOM

Elegant detailing defines the penthouses. Walk-in wardrobes feature back-lit ceilings and walls, complemented by sleek glass doors. Cantilevered dressing tables set on fluted marble provide a luxurious, highly functional dressing space.

SPECIFICATION

ENTRANCE LOBBY & COMMUNAL AREAS

- 1.61 London interior designed main entrance lobby with bespoke concierge desk
- Stone floors with inset herringbone timber
- Walls clad in detailed panelling with metal-framed antique mirror wraps
- Passenger lift with bespoke interiors

ARCHITECTURAL FEATURES

- 2.65m ceiling soffit heights
- Bioethanol fireplaces in reception room areas
- Ceiling coffers with feature lighting
- Perimeter ceiling detail lighting to incorporate hidden window dressing tracks
- Full-height doors with contemporary designer ironmongery
- Elevations clad in bespoke panelling with metal & shadow gap details

KITCHENS

- Individually designed layouts tailored to each apartment
- Gaggenau appliances
- Bespoke kitchen cabinetry
- Stone worktops & splashbacks
- Feature lighting to worktops & island
- Unique island with breakfast bar, dining & flanking stone cladding
- Instant hot & filtered water taps
- Wine storage
- Separate utility area with washer/dryer

BEDROOMS

- Bespoke wardrobes with LED lighting in all bedrooms
- Integrated or freestanding dressing table in Bedroom 1

BATHROOMS

- Italian designer Gessi tapware
- Toto and Villeroy & Boch sanitaryware
- Stone-topped bespoke vanities & built-in baths
- Sleek stone trays with stone-clad linear drainage in showers
- Multi-feature showerheads in all showers including rainfall function
- Smart thermostatic controls to all showers

FLOOR FINISHES

- Marble stone & herringbone wood flooring with metal inlay to all main living areas
- Luxury soft inset carpet flooring with metal inlay set into wood borders to all bedrooms

AV & TECH

- Crestron Home Automation
- Smart lighting & temperature control with remote access function
- Smart integrated speakers
- CAT 6 cabling for fibre internet
- Facilities for motorised window treatments

PENTHOUSES

- Additional appliances in Kitchen
- Full-height back-lit integrated feature bar
- Full-height wine fridge
- Bioethanol firepits on terrace
- Wardrobe area includes wrapped lighting details to walls & ceilings in Bedroom 1
- Cantilevered dressing tables set on stepped marble in Bedroom 1
- Feature bioethanol fireplace clad in marble to Bedroom 1
- Penthouse principal bathroom: multi-feature chromotherapy LED-lit shower heads including rainfall, mist & waterfall functions

PARKING

- Two underground secure parking spaces for residents with car turning circle by separate negotiation
- Additional parking may be available by separate negotiation
- Residents' parking permits available
- EV chargers
- Secure cycle storage
- Separate pedestrian & vehicle access

GENERAL SECURITY & ACCESS

- The only gated street in Mayfair, situated within the Grosvenor Estate
- Secure access throughout
- CCTV coverage in communal areas
- Central security control centre with 24/7 monitoring
- Security rated front entrance doors with multi-point locking
- Audio-video entry phone systems
- Direct call to concierge from residence
- Intruder alarm cabling system in each residence capable of integrating with external security provider

HOSPITALITY & LIFESTYLE

- Full concierge & portered service
- 12-month membership to local 5* spa & gym, with extension by separate agreement
- Additional secure storage unit in basement for each apartment
- Reservations, tickets & transportation services
- Pre-arrival residence readiness & stocking

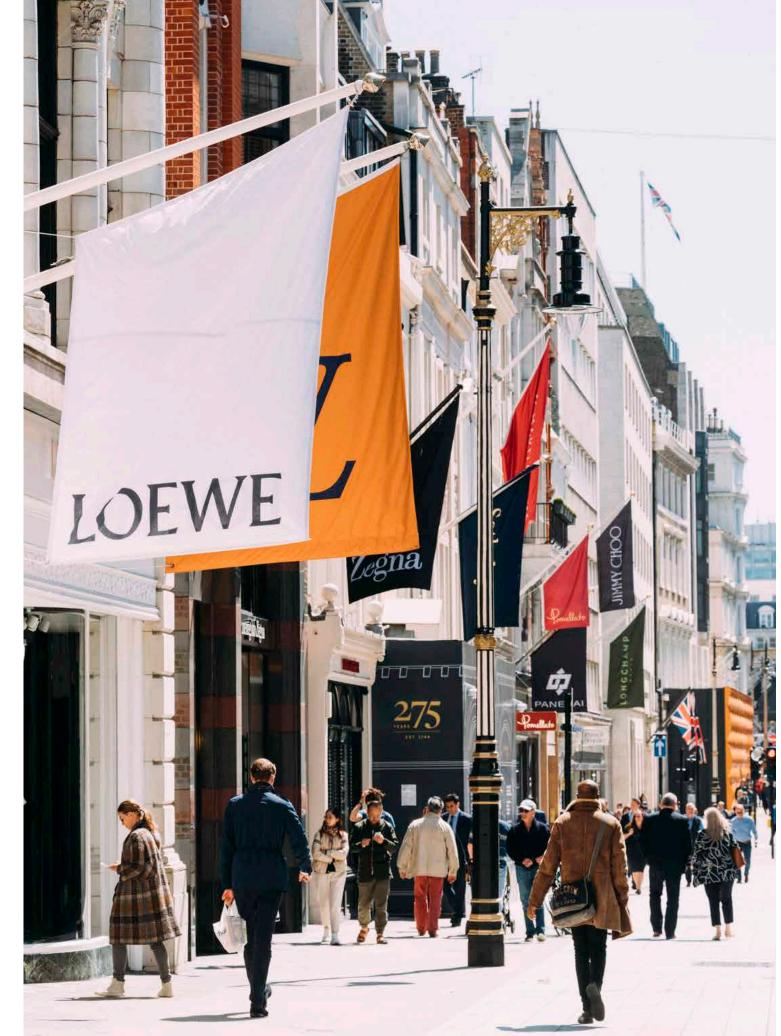
PEACE OF MIND

- Share of freehold
- Building warranty guarantee; 10 years major defects warranty with A-rated insurance









THE MOST DESIRED LOCATION

Mayfair boasts a rich history and vibrant atmosphere, at the heart of one of the most exciting cities in the world. On every street an internationally acclaimed restaurant, bar or boutique. Around every corner, a name that speaks of the heritage, celebrity and glamour of this coveted postcode.



MAYFAIR



RESTAURANTS

- Sexy Fish
- ORA
- 6 Hakkasan
- 4 Kai
- 6 Umu
- Scott's
- Corrigan's
- 34 Mayfair 9 Jean-Georges
- Koyn
- sketch
- @ Gymkhana
- Novikov
- 4 Alain Ducasse
- (B) HIDE
- Bacchanalia

BARS

- Claridge's Bar
- 2 The Connaught Bar
- 3 Harry's Bar
- 4 Mr Fogg's Residence
- 5 The Luggage Room
- 6 Hush
- 10° Sky Bar
- 8 The Terrace Bar
- The May Fair Bar

ENTERTAINMENT

- Immersive Ldn
- 2 Curzon Cinema
- May Fair Theatre

HOTELS

- Claridge's
- 2 The Connaught
- The Dorchester
- Four Seasons
- **6** The Ritz
- The Beaumont
- Brown's Hotel

ART GALLERIES & AUCTION HOUSES

- Phillips
- 2 Halcyon Gallery
- 3 Hauser & Wirth
- Sotheby's London
- 5 JD Malat Gallery
- 6 Gagosian Stephen Ongpin
- Michael Werner
- Royal Academy of Arts
- Bonhams

SHOPPING

- Balmain
- Ohristian Louboutin
- Opening Ochanel
- 6 Louis Vuitton
- Balenciaga
- Smythson
- 6 Jimmy Choo
- Fenwick
- Browns
- Selfridges
- Fortnum & Mason

PRIVATE MEMBERS' CLUBS

- Annabel's
- 2 The Arts Club
- 6 5 Hertford Street
- The Twenty Two
- Maison Estelle
- 6 AllBright Mayfair Members' Club
- Mark's Club
- Nikita
- Our University Women's Club
- The Savile Club

LA CRÈME DE LA CRÈME

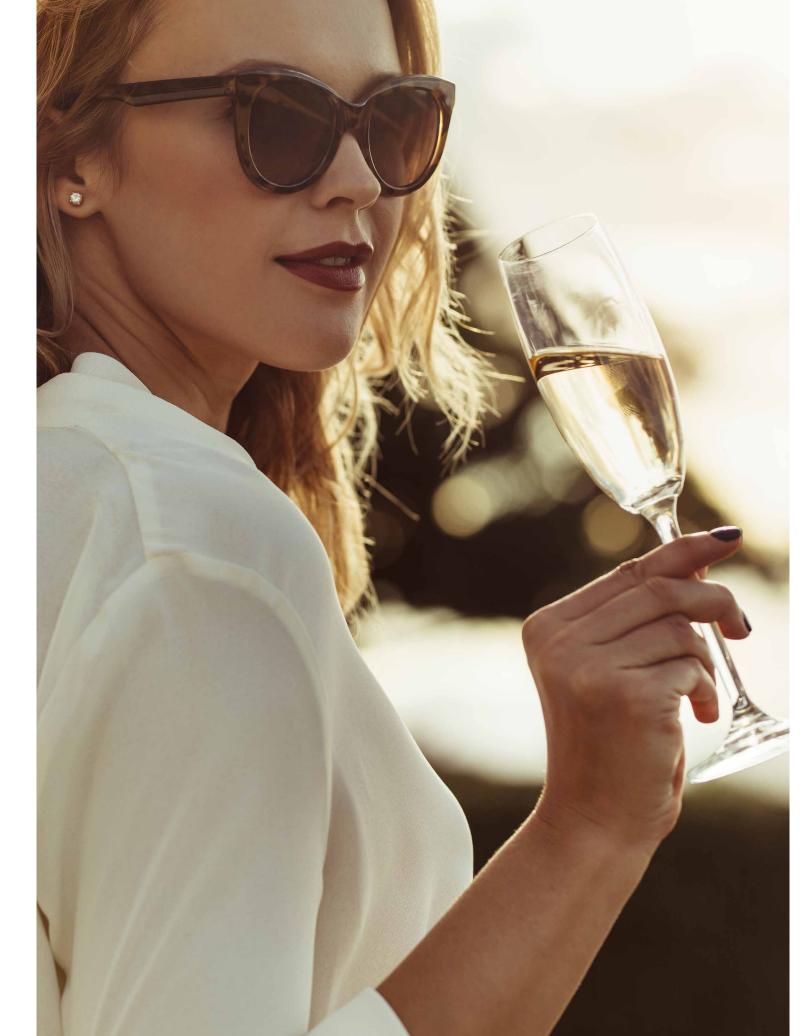
The area hosts some of the world's best restaurants including Alain Ducasse, Gymkhana and the lavishly colourful sketch.
Cool and laid-back vibes are to be found at Scott's, Annabel's, Mount Street Restaurant, Sexy Fish and HIDE. For a 5* dining experience, head to The Ritz, The Connaught, The Dorchester or Claridge's for afternoon tea.











A WEALTH OF LEISURE PURSUITS

The area is home to a wonderful selection of art galleries, collections, and auction houses – over 130 galleries are to be discovered in Mayfair and St. James's alone.

The Royal Academy of Arts,

home to some of the capital's most exciting exhibitions and emerging and established artists, and the contemporary **Halcyon Gallery**, featuring exhibitions on the likes of Andy Warhol, are just a short stroll away.









Film aficionados can take in a picture at the iconic independent cinema Curzon Mayfair, or one of several multiplex cinemas within a short distance. The bright lights of the West End offer discerning fans of the arts a variety of theatre options, including The Lyceum, Drury Lane, Lyric and Apollo, showing the latest musicals, plays and comedies.



The streets are paved with golden shopping opportunities, with flagship stores Chanel, Louis Vuitton, Hermès and Dior and department stores Selfridges, Fenwick's and Fortnum & Mason.

Bond Street and the ornate 19th century Burlington Arcade house some of the city's most beautiful independent boutiques, and Savile Row craftsmen still produce ultra-high quality tailoring nearby.

For the more avant-garde: **Dover Street Market**, Japanese designer Rei Kawakubo's high concept and fun fashion space, displaying an exciting range of luxury clothes and accessories.

NURTURE BODY AND SOUL

Experience deluxe pampering at Aman Spa at The Connaught or Claridge's Spa. For fitness fans, state-of-the-art exercise clubs include Third Space and Virgin Active. Ultimate Performance Personal Trainers offer a tailored programme, or for something a bit different, hi-tech boxing, yoga and fitness training can be found at BuddhaBox, amongst many other wellness and lifestyle options.











Mayfair is home to some of London's best-loved parks and green spaces. **Grosvenor Square** and **Berkeley Square** offer space to sit in quiet contemplation or enjoy a good book.

Green Park and Hyde Park
between them offer almost
400 acres of winding pathways
and open areas, with plenty
of activities on offer, from
horse riding to rowing, swimming
in the lido for an open-air
experience, and dedicated sports
areas including tennis courts. For
a sunny day jaunt or picnic, there
are traditional deckchairs for hire
in Green Park.





LOWER GROUND

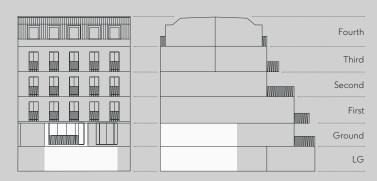


APARTMENT 1

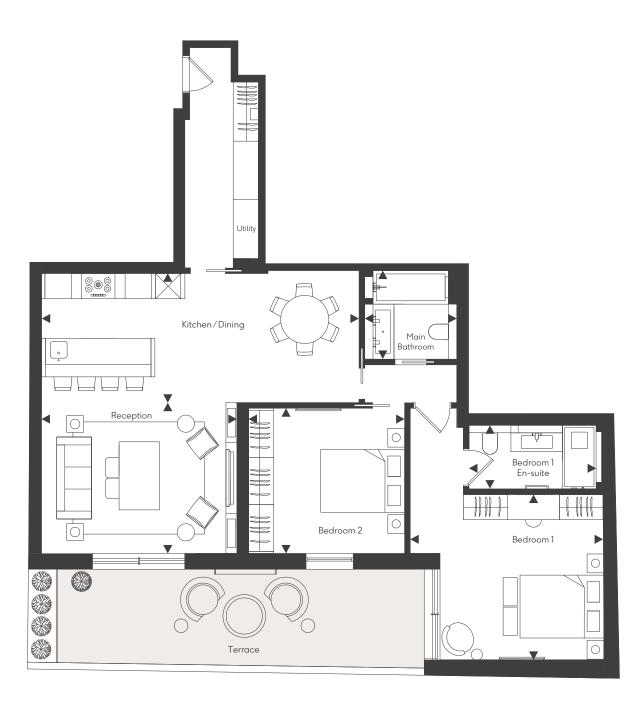
GROUND & LOWER GROUND FLOORS

	FT	М
Reception	25'9" x 14'7"	7.90 x 4.49m
Kitchen/Dining	17'0'' x 22'5''	5.19 x 6.88m
Bedroom 1	11'2'' x 12'5''	3.42 x 3.84m
En-suite	5'6'' x 6'7''	1.72 x 2.05m
Dressing Room	6'1'' x 5'0''	1.85 x 1.52m
WC	5'5" x 4'5"	1.70 x 1.40m

TOTAL: 1,045ft² 97.1m² TERRACE: 98ft² 9.1m²





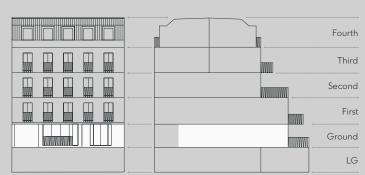


APARTMENT 2

GROUND FLOOR

FT	M
15'3" x 11'8"	4.66 x 3.60m
24'8'' x 10'0''	7.57 x 3.07m
13'1'' x 13'1''	3.98 x 4.00m
10'4'' x 4'9''	3.18 x 1.52m
12'2'' x 11'4''	3.72 x 3.46m
7'1'' x 6'9''	2.19 x 2.11m
	15'3" x 11'8" 24'8" x 10'0" 13'1" x 13'1" 10'4" x 4'9" 12'2" x 11'4"

TOTAL: TERRACE: 1,040ft² 96.6m² 211ft² 19.6 m²



HRFF KIN

THREE KINGS

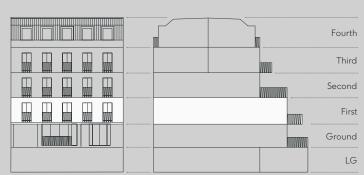
Bedroom 2 Bedroom 3 Kitchen/Dining Reception

APARTMENT 3

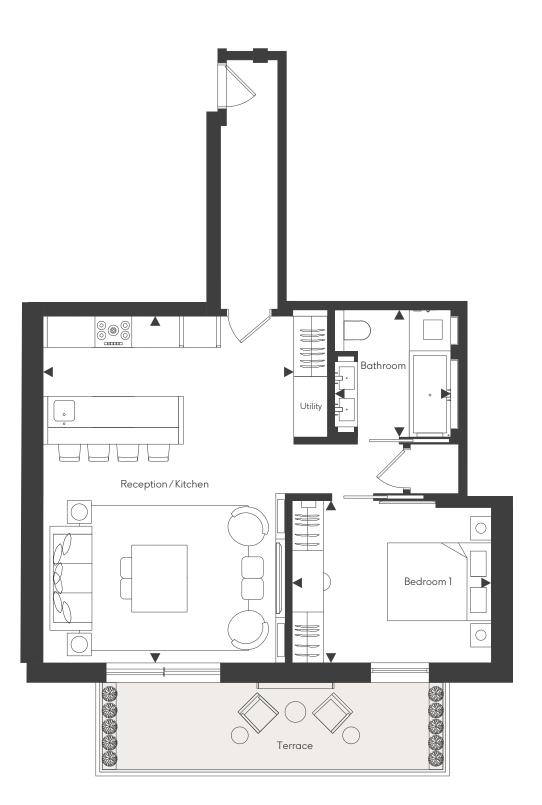
FIRST FLOOR

FT	M
17'0'' x 12'3''	5.21 x 3.75m
29'6'' x 10'8''	9.00 x 3.31m
9'6'' x 14'0''	2.93 x 4.29m
5'4'' x 10'4''	1.65 x 3.17m
15'4'' x 10'5''	4.70 x 3.23m
5'4'' x 6'4''	1.66 x 1.96m
11'9'' x 10'6''	3.62 x 3.19m
9'7'' x 4'0''	2.97 x 1.24m
	17'0" x 12'3" 29'6" x 10'8" 9'6" x 14'0" 5'4" x 10'4" 15'4" x 10'5" 5'4" x 6'4" 11'9" x 10'6"

TOTAL: TERRACE: 1,230ft² 114.3 m² 140ft² 13.0 m²







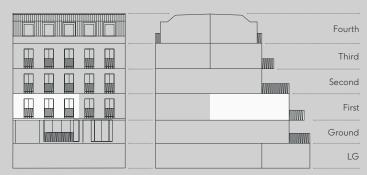
APARTMENT 4

FIRST FLOOR

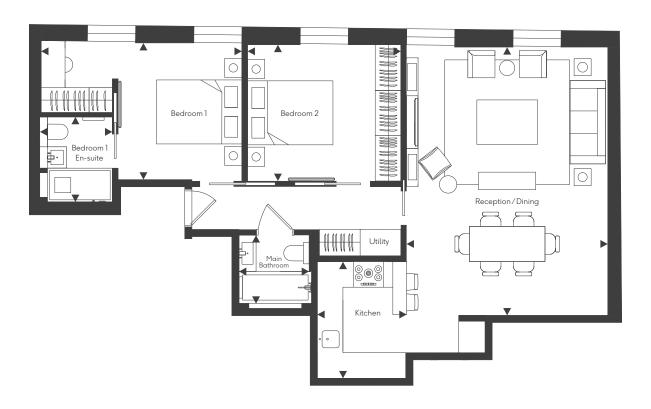
	FT	M
Reception/Kitchen	15'10'' x 21'8''	4.83 x 6.67m
Bedroom 1	12'5" x 10'3"	3.83 x 3.12m
Bathroom	7'8'' x 8'0''	2.38 x 2.45m

 TOTAL:
 666ft²
 61.9 m²

 TERRACE:
 116ft²
 10.8 m²





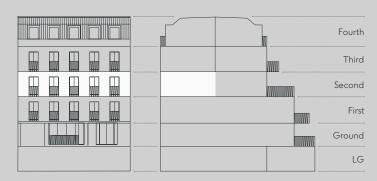


APARTMENT 5

SECOND FLOOR

	FT	M
Reception/Dining	15'4'' x 20'6''	4.71 x 6.29m
Kitchen	6'8'' x 8'9''	2.09 x 2.73m
Bedroom 1	15'4'' x 10'5''	4.70 x 3.23m
Bedroom 1 En-suite	5'7'' x 6'3''	1.70 x 1.99m
Bedroom 2	11'7'' x 10'4''	3.59 x 3.19m
Main Bathroom	5'5" x 5'6"	1.70 x 1.71m

TOTAL: 822ft² 76.4m²





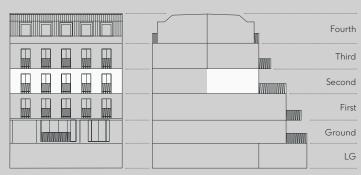
APARTMENT 6

SECOND FLOOR

FT	M
15'3'' x 10'6''	4.66 x 3.21m
9'5" x 24'4"	2.87 x 7.41m
9'2'' x 16'1''	2.82 x 4.91m
4'5" x 9'1"	1.34 x 2.76m
9'3'' x 12'6''	2.84 x 3.87m
5'5" x 6'2"	1.70 x 1.91m
	15'3" x 10'6" 9'5" x 24'4" 9'2" x 16'1" 4'5" x 9'1" 9'3" x 12'6"

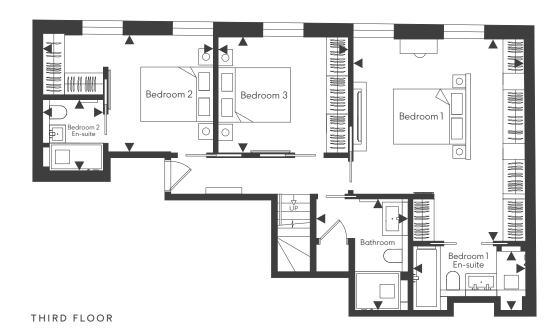
 TOTAL:
 1048ft²
 97.4m²

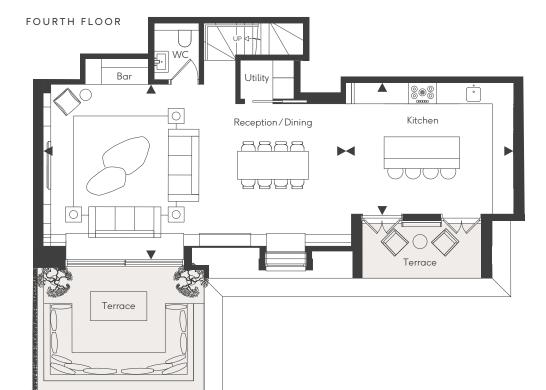
 TERRACE:
 244ft²
 22.7m²





MAYFAIR



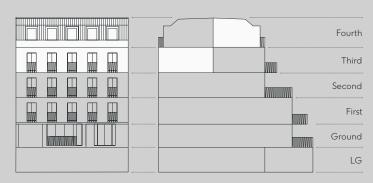


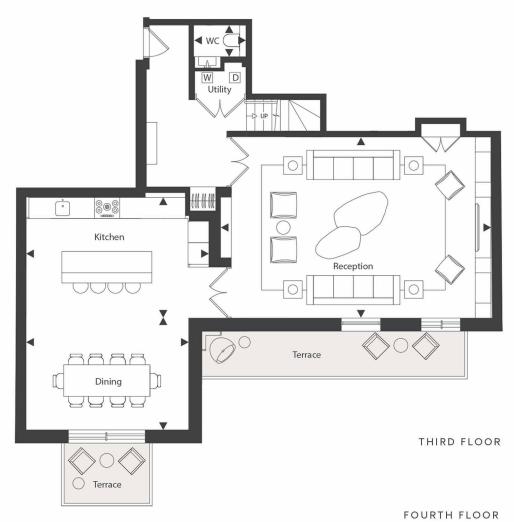
APARTMENT 7

THIRD & FOURTH FLOORS

	FT	M
Reception/Dining	28'8'' x 16'1''	8.74 x 4.91m
Kitchen	15'1'' x 12'2''	4.60 x 3.72m
Bedroom 1	15'4'' x 18'3''	4.71 x 5.57m
Bedroom 1 En-suite	10'2" x 5'8"	3.12 x 1.77m
Bedroom 2	15'4'' x 10'5''	4.70 x 3.23m
Bedroom 2 En-suite	5'4'' x 6'4''	1.67 x 1.96m
Bedroom 3	11'7'' x 10'4''	3.59 x 3.19m
Main Bathroom	8'4'' x 10'0''	2.53 x 3.07m
WC	5'2'' x 4'1''	1.60 x 1.27m

TOTAL: 1,509ft² 140.2 m² TERRACE: 243ft² 22.6m²





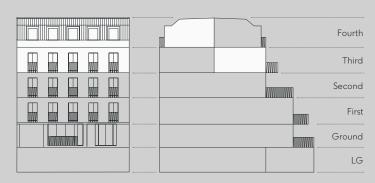
Bedroom 1 Bedroom 2 Dressing Room Bedroom 2 Bedroom 2 Bedroom 2 En-suite En-suite Dressing Room

APARTMENT 8

THIRD & FOURTH FLOORS

	FT	М
Reception	25'5'' x 17'0''	7.79 x 5.19m
Dining	15'3" x 10'5"	4.69 x 3.21m
Kitchen	17'2'' x 11'5''	5.25 x 3.47m
Bedroom 1	13'4'' x 15'6''	4.07 x 4.73m
Bedroom 1 En-suite	9'7'' x 7'9''	2.98 x 2.36m
Dressing Room	9'7'' x 11'2''	2.98 x 3.40m
Bedroom 2	9'1'' x 14'2''	2.78 x 4.33m
Bedroom 2 En-suite	5'0'' x 8'9''	1.55 x 2.74m
Bedroom 3	12'2" x 11'1"	3.72 x 3.38m
Main Bathroom	6'0'' x 5'0''	1.84 x 1.55m
WC	4'9'' x 2'9''	1.50 x 0.90m

TOTAL: 1,784ft² 165.7m² TERRACE: 156ft² 14.5m²









1.61 LONDON

Inspired by over half a century of family expertise within the real estate industry, brothers Alexander and Michael Christou founded 1.61 London in 2010. Based in Mayfair, London, the brand is dedicated to delivering truly exceptional luxurious homes with the highest levels of design, craftsmanship and service – offering a tailormade and unique one-stop shop interior design service for clients from around the world. 1.61 London is also a superprime developer with an expanding portfolio of newly built residential addresses across the prime enclaves of London and the surrounding suburbs.



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Our JV partnership with Urbanwise and Valpre Capital brings a wealth of construction and financial gravitas, making this a formidable and exciting partnership moving forward. As our flagship development, Three Kings Mayfair is a perfect canvas to incorporate our unique, modern design aesthetic that is synonymous with our brand. We believe Three Kings Mayfair sets a new benchmark in luxury living, a truly one-of-a-kind concept for the local area.

1.61 London











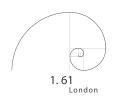


Previous schemes by 1.61 London and Urbanwise

URBANWISE

Urbanwise is an extremely experienced development manager formed in 2008 to JV with institutional investors in the development of residential and mixed-use developments. In recent years, Urbanwise has delivered over 250 residential units in a joint venture with Savills Investment Management, and also the prestigious 199 unit mixed-use Brigade Court Development in a joint venture with Goldman Sachs.

A DEVELOPMENT BY



AGENTS









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August 2023

