



THE TRITON BUILDING

THE CITY PENTHOUSE



The word Penthouse brings to mind far reaching central London views, generous outside space and the feeling of a calm serenity from the restless energy of the streets below. Ideas of privacy, luxury and convenience.

The City Penthouse evokes all of these emotions. It holds a prominent position across the top three floors of a unique twenty-six storey structure, its large scale woven pattern defining the building's facade, conceived as a piece of sculptural art by Stephen Marshall Architects.

The apartment's interior offers the perfect juxtaposition to the aluminium and glass exterior of the building. The sun moves around the building throughout the course of the day,

illuminating the skyline during the morning, and then in the afternoon and early evening, bathing the apartment in an almost ethereal warm glow.

A high speed passenger lift moves residents directly from the underground car park to the 24th floor, where an oversized limed English oak front door does little to convey what lies beyond. The penthouse opens to reveal a generous hallway, where a pair of custom designed, bespoke finished metal doors frame the far reaching views of the London skyline, through a panorama of floor to ceiling windows.



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The twenty-fourth floor of the apartment is dedicated entirely to an expanse of entertaining space. The seamless flow between the rooms is punctuated by access to two large terraces, with views over central London and beyond.





The twenty-fifth floor is home to two separate skyrooms. Two glass walls and a panelled glass ceiling give both of these rooms a feeling of the outside brought in, further enhanced by their own private terraces. Each skyroom is accessed via its own dedicated staircase, allowing for maximum privacy.

The twenty-third floor is reserved for bedroom accommodation, creating quiet private spaces to retreat to. The principal bedroom occupies a third of the floor space, with its own dressing room and terrace. All of the other bedrooms have en-suite bathrooms, and bedroom two also has its own private terrace.









The Triton Building forms part of the Sir Terry Farrell master plan of Regent's Place, a mixed use scheme bordering Regent's Park to the west, Kings Cross to the east and both Marylebone and Fitzrovia to the south. All four of these London neighbourhoods are within a mile of the Penthouse, and between them every conceivable desire is catered for.

The King's Cross regeneration is one of London's greatest success stories. With Thomas Hetherwick designed Coal Drops Yard as its centrepiece, it's a wonderfully eclectic mix of independent stores, outposts of well known London restaurants such as Dishoom and Barrafinna as well as being home to the world renowned design and art college, Central Saint Martins.

Marylebone and Fitzrovia provide more established, historic neighbourhoods with their mixture of Michelin Star restaurants (there

are close to 30 within a two mile radius of the Penthouse), luxury retail and two of London's most sought after boutique hotels, the Chiltern Firehouse and the Charlotte Street Hotel.

Regent's Park is one of London's eight Royal parks, with nearly 400 acres of open space, including ZSL London Zoo and the Open Air Theatre.

The City Penthouse is possibly London's best connected Penthouse. Between Kings Cross, Euston and Marylebone overground stations, all of the UK's cities are within reach. Great Portland Street and Baker Street underground stations provide quick access to London and St Pancras International brings Paris, Brussels and Amsterdam within a two to four hour reach.

REGENT'S PARK

- 1 ZSL London Zoo
- 2 Open air theatre
- 3 The British Library

KINGS CROSS

- 4 St Pancras International
- 5 Coal Drops Yard
- 6 Central Saint Martins

MARYLEBONE

- 7 Royal Academy of Music
- 8 Marylebone High Street
- 9 Chiltern Street / Chiltern Firehouse
- 10 Selfridges
- 11 Waitrose & Partners
- 12 Daunt Books

FITZROVIA

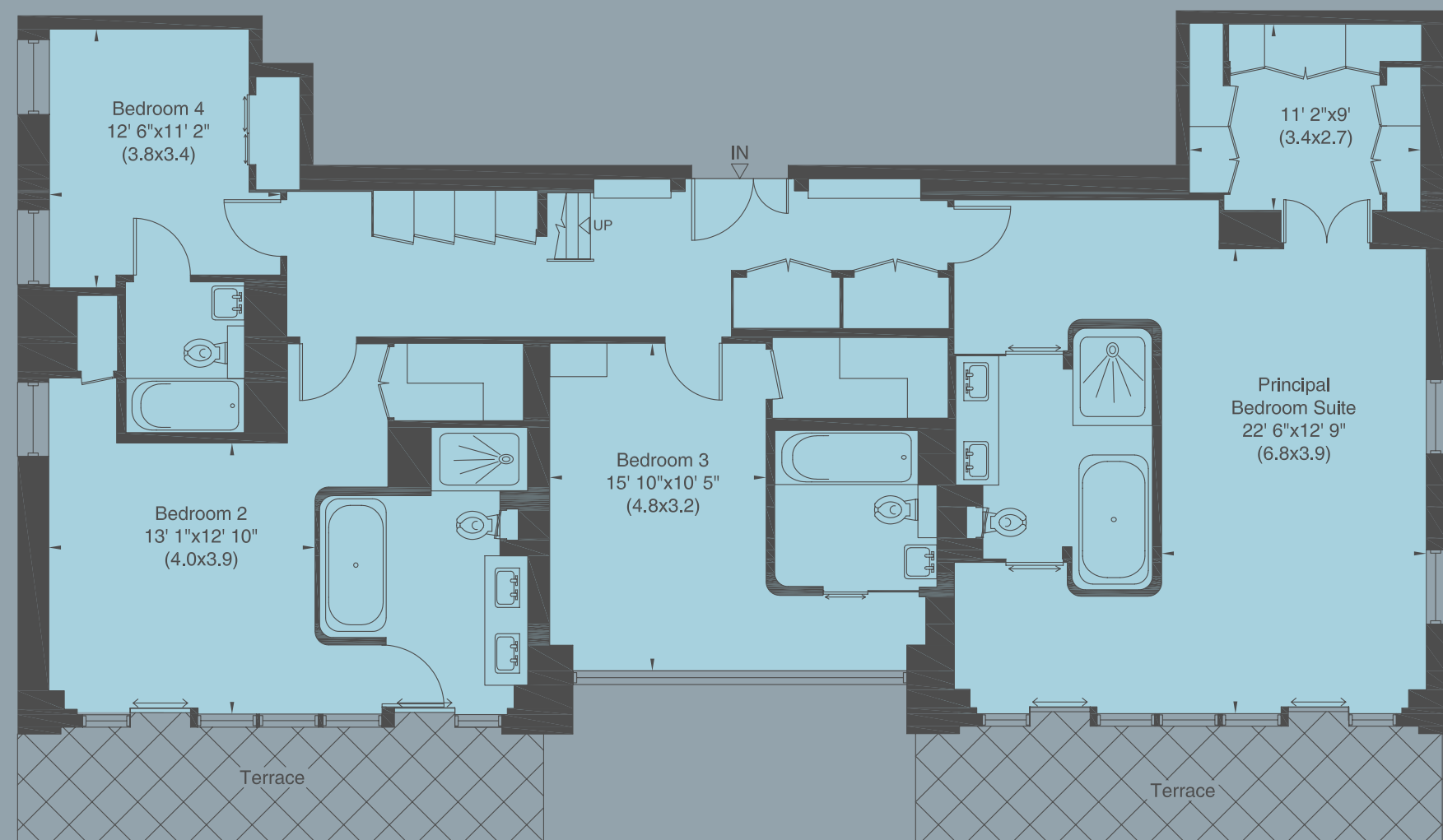
- 13 Charlotte Street Hotel
- 14 UCL
- 15 The British Museum

MICHELIN STAR RESTAURANTS

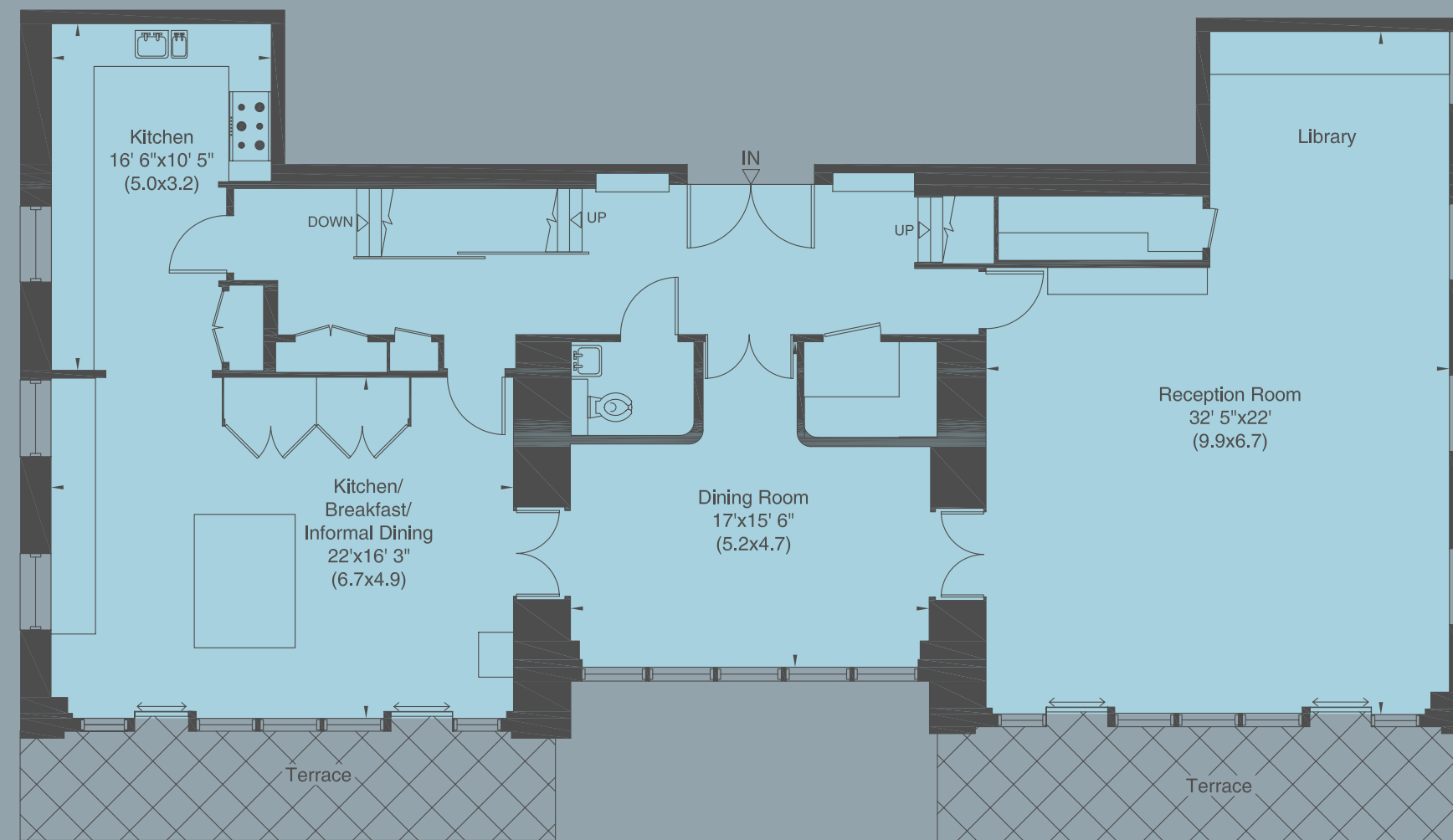
- 1 Trishna
- 2 Locanda Locatelli
- 3 Portland Restaurant
- 4 Kitchen Table
- 5 Pied à Terre
- 6 The Ninth
- 7 Hakkasan Hanway Place
- 8 Akoko
- 9 Chishuru
- 10 Kol



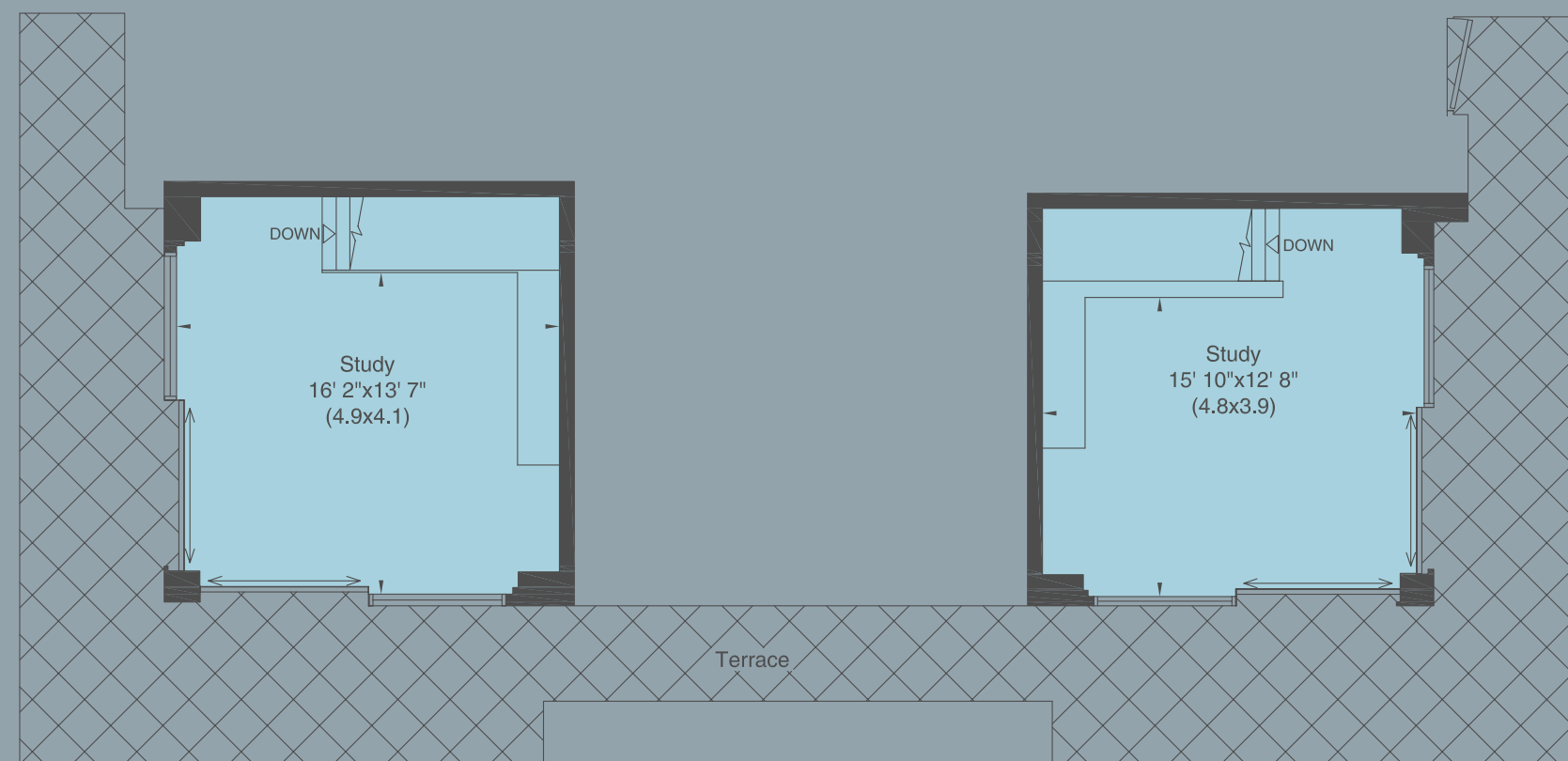
23rd Floor



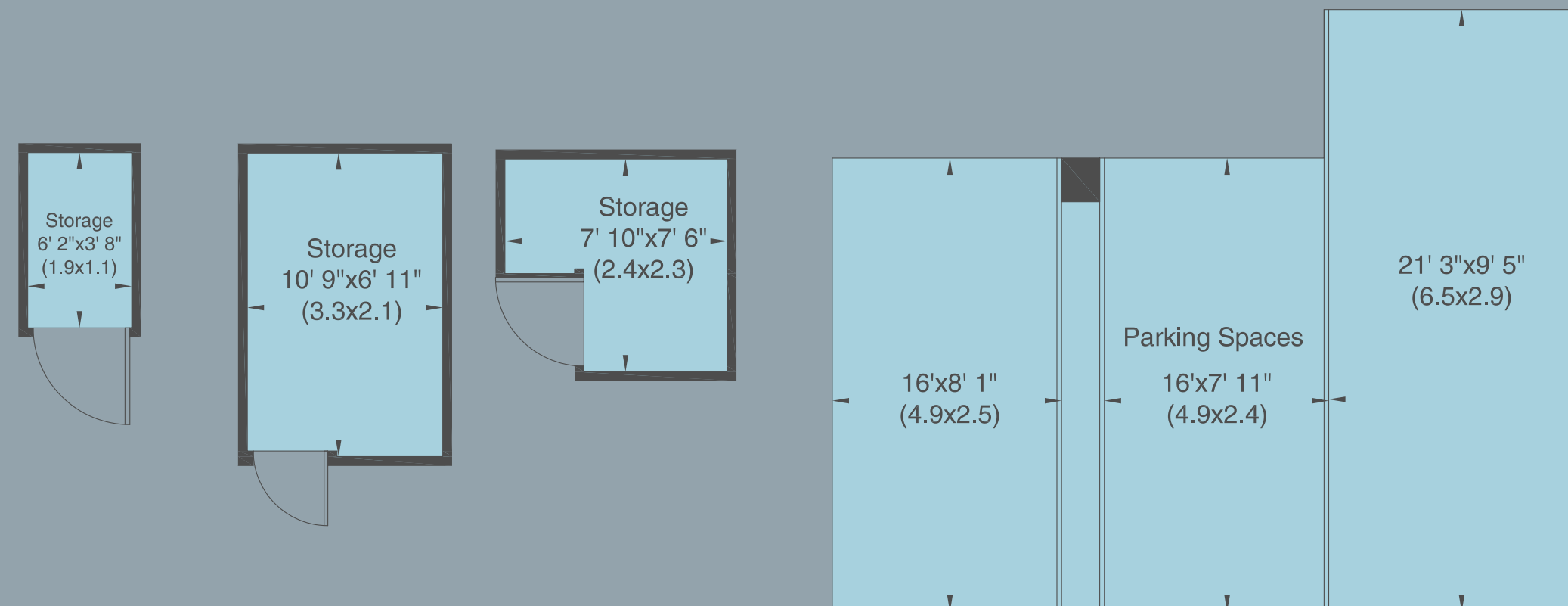
24th Floor



25th Floor



Basement



Approximate Gross
Internal Area
384 sq m / 4137 sq ft

Storage
14 sq m / 145 sq ft

Terrace Area
113 sq m / 1218 sq ft

SPECIFICATION

- Underfloor heating
- Comfort cooling
- Pre-wiring for whole house automation including sound system, automated blinds and curtains
- Smart Lutron lighting system
- Door entryphone system
- UV protection glass in sky rooms

AMENITIES

- Five private terraces extending to over 1,200 square feet
- 24 hour concierge service with monitored CCTV
- Secure underground parking for 3 cars
- 3 basement storage rooms

ACCOMMODATION

- Principal bedroom suite with dressing room, private terrace and full bathroom
- Bedroom 2 with walk in wardrobe, private terrace and full en-suite bathroom
- Bedroom 3 with walk in wardrobe and en-suite bathroom
- Bedroom 4 with en-suite bathroom
- Principal reception room with library area
- Formal dining room
- Fully fitted kitchen with bespoke cabinetry, solid marble countertops and Gaggenau appliances
- Breakfast room including informal dining
- Two “Skyroom” Studies
- Guest cloakroom
- Guest WC

TERMS

- Asking Price - £6,950,000
- Tenure - Leasehold, approximately 990 years remaining
- Service Charge - Approximately £50,000 per annum

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SIMON DEEN

Real Estate



Tel: **020 3005 3206** | Email: **INFO@SIMONDEEN.COM**

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