



No 1 GROSVENOR SQUARE

LODHA



THE OVAL RESIDENCE

-

3 BEDROOMS



WELCOME HOME

Located in the heart of Mayfair, No.1 Grosvenor Square is home to some of the world's most influential entrepreneurs, businesspeople and their families. Opening in 2020, this extraordinary private residence is serviced by Saint Amand, Lodha UK's in-house hospitality brand.

The team is formed of 30 professionals, hand-picked from the world's leading hotels and private members' clubs. Their mission is to create a truly exceptional, personal and discreet level of service for all residents, that will genuinely improve their quality of life.

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The Oval Residence at No.1 Grosvenor Square is a 4,405 sq ft private residence with two landscaped outdoor terraces. Floor to ceiling windows fill the open plan living area with natural light, while a separate bespoke marble kitchen also opens onto the outdoor space.

The principal bedroom suite features an en-suite bathroom and two walk-in wardrobes, while two further bedrooms are available for guests or family. A deep purple media room completes this unique private residence.

The elegant yet vibrant interiors are defined by a mix of rich textures, bespoke joinery and statement artwork, creating a timeless yet contemporary family home.



Dining room | Terrace | Kitchen | Principal Bedroom | Principal Bathroom



Living room | Terrace | Dining room

THE OVAL RESIDENCE

3 BEDROOMS

Internal Area 409 sq m / 4,405 sq ft

External Area 53.5 sq m / 576 sq ft

Drawing room 7.24 m x 7.84 m / 23'9" x 25'9"

Dining room 4.39 m x 5.46 m / 14'5" x 17'11"

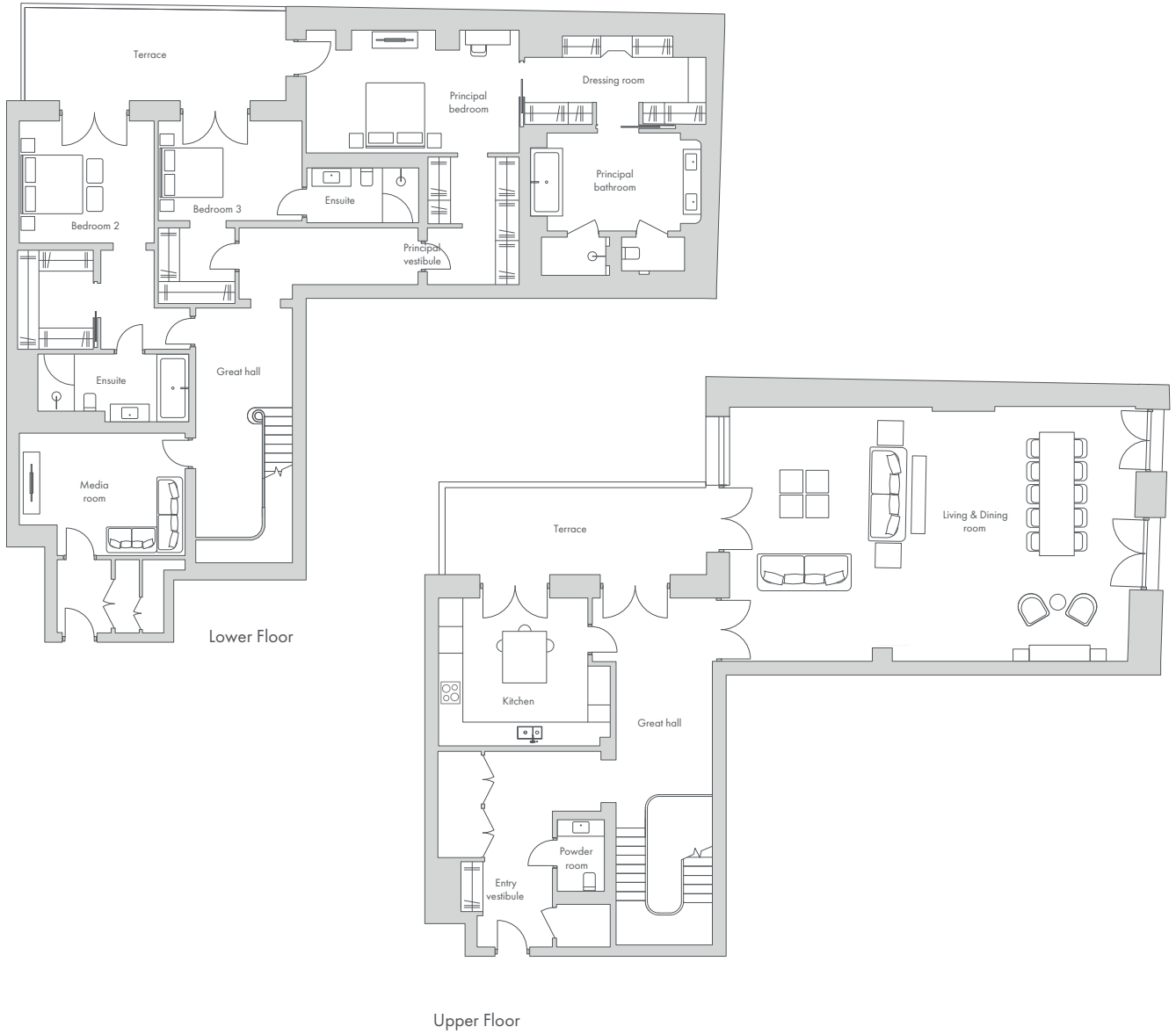
Kitchen 4.57 m x 4.54 m / 14'12" x 14'11"

Principal bedroom 6.53 m x 3.77 m / 21'5" x 12'4"

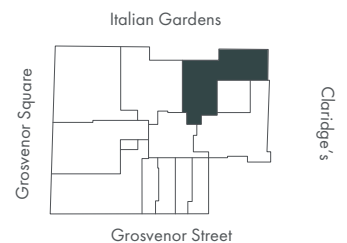
Bedroom 2 4.18 m x 3.77 m / 13'9" x 12'4"

Bedroom 3 4.40 m x 3.05 m / 14'5" x 10'

Media room 3.96 m x 4.22 m / 12'12" x 13'10"



Not to Scale



Grosvenor Street

SPECIFICATION

ENTRANCE LOBBIES

- Main entrance lobby off Grosvenor Street with feature floor and walls and bespoke concierge desk
- Historic Oval Room entrance from Grosvenor Square

LIFESTYLE AMENITIES

- Private library with meeting rooms
- Lounge bar with card table
- Private cinema and performance venue
- Health club
- 25-metre heated swimming pool
- Hot vitality pool, cool plunge pool and 'experience' showers
- Fully equipped gym with private training room
- Steam, sauna and mist showers
- Female-only steam and sauna
- Private spa and treatment rooms
- Changing rooms

HOSPITALITY SERVICES

Residents will benefit from a full range of lifestyle services and amenities including:

- 24/7 concierge
- 24-hour manned entry
- Key drop-off and pick-up
- Reservations, tickets and transportation
- Catering arrangements
- Floral arrangements
- Personal shopping
- Mail handling, receiving and forwarding
- Emergency medical assistance
- Chauffeured house car
- Pre-arrival residence readiness and stocking
- Housekeeping
- Dry cleaning
- Vacant unit inspections
- Domestic staff hiring
- Maintenance and upkeep of your residence

SECURITY

- Secure off-street vehicle drop-off
- Biometric access control beyond entrance lobbies
- CCTV coverage in key common areas and elevators
- Controlled vehicle entry
- Intruder detection to key common areas
- Central security control room with 24/7 monitoring by trained personnel
- Security rated front doors
- Video entry phone systems
- Standalone intruder alarm system in each residence capable of integrating with external security provider
- Separate staff entrance with screening facilities

LIFTS

- Private elevators to Grosvenor Square facing units with secure, biometric access control
- Bespoke interior private lifts in all duplexes facing the square
- Two passenger lifts with bespoke interiors
- Separate service lift for staff and goods

PARKING

- Secure parking for each residence
- Valet parking service
- Secure cycle storage

PEACE OF MIND

- 900+ years lease
- All residences benefit from a 10-year NHBC or equivalent warranty

OTHER

- World-class gourmet restaurant on-site
- Dedicated storage units available by arrangement
- Staff rooms available by arrangement

SPECIFICATION

INTERIOR FINISHES AND CEILING HEIGHTS

- 3.0m ceiling heights in principal residence rooms and up to 4.2m in duplexes
- High-quality contemporary solid core entrance doors with hardwood finish, fitted with security ironmongery
- Solid wood finished door frames
- Bespoke hand-crafted joinery using highquality hardwood/ hardwood veneers
- Separate walk-in wardrobes in master suite (selected residences)
- European bespoke fitted wardrobes including shelves, hanging rails, drawers and integrated lighting in all bedrooms

KITCHENS/UTILITY ROOMS

- Bespoke specialist kitchens by Smallbone/ Rosanna/Obumex*
- Natural stone worktop and splashback
- Island counters for selected residences
- Under-mounted double sink with waste disposal
- Instant hot water and chilled filter-water tap
- Integrated Subzero Wolf appliances or similar
Oven/steam oven Combi-microwave
Warming drawer
Five-ring integrated gas hob
Dishwasher
Fridge freezer
Wine cooler
- Washing machine, tumble dryer: Miele or similar

BATHROOMS

- 4/5 fixture en-suite master bathrooms with separate powder rooms in all units
- High-quality natural stone flooring
- Stone wall cladding to master en-suite
- Bespoke vanity unit with natural stone top
- Bespoke cabinetry with integrated shelving and mirrored surfaces with de-mister
- High-quality designer sanitaryware
- High-quality brassware
- Walk-in shower cubicle with overhead shower

- Bath with stone surround shower and hand shower set, with concealed thermostatic mixer
- Automated WC washlet to master bathroom
- Heated towel rails
- Shaver sockets
- Pre-wiring for master bathroom TV

FLOOR FINISHES

- Superior acoustic and thermal insulation
- Natural stone floor to entrance foyer and lift lobby, great hall, kitchen and bathroom
- High-quality engineered timber flooring in reception, dining room, study, bedroom and dressing room and townhouse great hall
- Ceramic tiling to floors in utility and other back-of-house rooms (where applicable)

HEATING AND COOLING

- Underfloor heating throughout principal rooms
- Comfort heating/cooling to all rooms and bedrooms
- Temperature control system zoned for each room

ELECTRICAL FITTINGS

- Premium best-in-class lighting control system
- Flexible pre-wiring for motorised window treatments
- Home automation systems by Crestron/Lutron or equivalent
- High quality IT/data infrastructure utilising Cat. 6a data cabling as a minimum
- Full consideration given to IP PBX, discrete wireless internet and complete convergence of audio visual and IT infrastructure design for maximum purchaser flexibility
- Mechanical systems designed to integrate with all major home automation platforms
- Superfast fibre broadband connection
- Lighting design based on DALI technology or equivalent

Not all specifications and features available to Suites

* Or equivalent as may be determined by Project Architect or Interior Designer



THE HEALTH CLUB & SPA

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The 10,000 sq. ft. wellbeing zone includes:

Fully equipped gym

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Dedicated yoga and ballet studio

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25-metre swimming pool

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Hot vitality pool, cool plunge pool and experience showers

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Mixed and female-only sauna and steam rooms

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Separate male and female changing rooms

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Two private spa and treatment rooms