

THE RESIDENCES AT

THE WESTIN
LONDON CITY

In the beating heart
of Central London...

Nine impeccable
residences

THE RESIDENCES AT
THE WESTIN
LONDON CITY





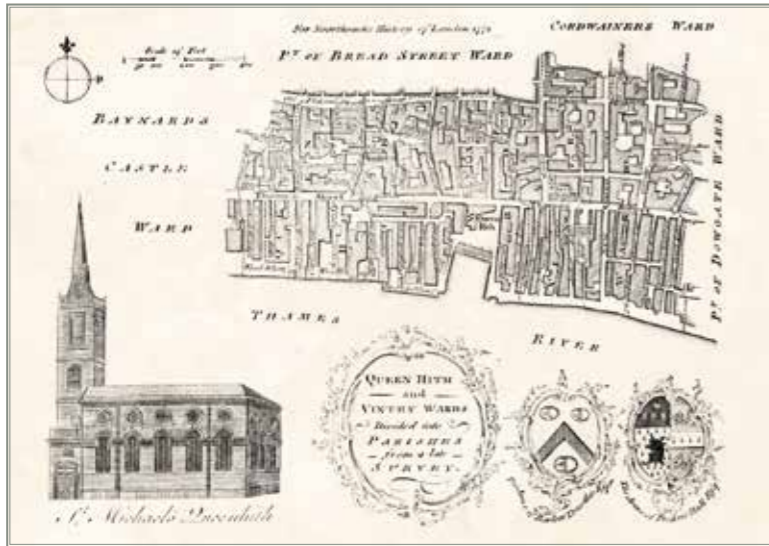
The Westin Residences CGI

Own a piece of London's history – a protected view of The Thames

London's historic heart - St Paul's, The Monument, Shakespeare's Globe - these iconic buildings represent the capital's rich history. Joining these landmarks are The Residences at The Westin by Marriott: just nine three-bedroom contemporary residences, set within today's global financial centre of The City of London.

These residences, each named after famous London squares, will offer residents the personal service of a boutique development, alongside the extensive luxury amenities of a five-star hotel.

Located on the protected site of Queenhithe Dock, dating back to the 9th Century, these apartments will always have an uninterrupted view of London's oldest thoroughfare – The River Thames.



1778 Queenhithe Dock masterplan

An historic dock, reinvented

The Residences are located in the historic heart of London, the streets from which this global city has grown over the centuries.

The site itself dates back to the 9th Century, established by King Alfred the Great as a dock then renamed Queenhithe in the 12th Century through its association with Queen Matilda, wife of Henry I.



St Paul's Cathedral



Classic views from a contemporary location

Landmarks which define London surround these contemporary homes: the iconic dome of Wren's St Paul's Cathedral is moments to the north and the timber frame of Shakespeare's Globe is directly across the river to the south.

The River Thames has always been the life force of London's evolution into a centre of trade and culture. With a home on the water's edge, residents will always enjoy a protected view over the water – arguably London's greatest landmark of all.

View from Queenhithe Dock

Discover elevated living in a thriving cosmopolitan capital



Lloyds of London

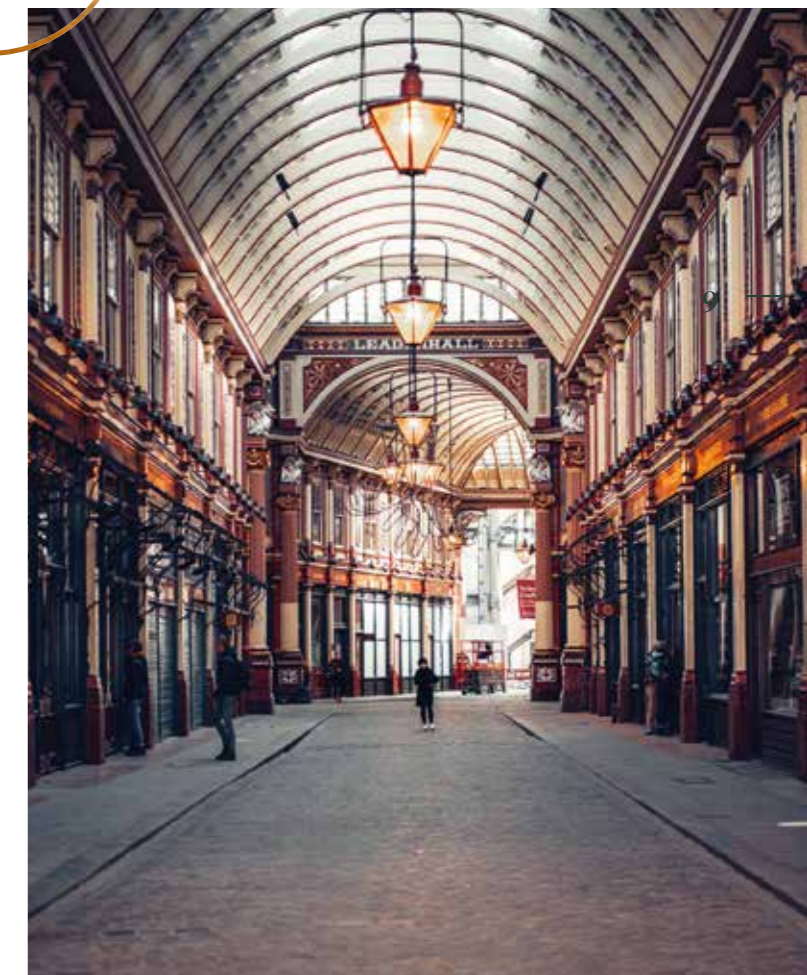
WR

London, ready to explore

Today, The City of London is one of the world's financial powerhouses: from The Residences, The Bank of England is just a ten-minute walk.

The Westin Residences' truly central Thameside location provides its residents with an opportunity to experience the city's sights and sounds from their doorstep.

Five stations are accessible within 15 minutes on foot, immediate gateways to the rest of London's business and culture. These include Monument, London Bridge and Cannon Street stations, all of which run mainline services in addition to Tube routes. Parking is also available for those who prefer to travel by car.



Leadenhall Market



THE RESIDENCES AT
THE WESTIN
LONDON CITY

15 MINUTES WALK

10 MINUTES WALK

Map not to scale. Journey times are approximate.



A place to sample the culinary delights of a truly global city...

Dine at The Westin's excellent restaurant or explore Central London's many exceptional restaurants, which all pair gastronomic invention with beautiful settings for the most discerning of patrons. This is dining of the highest calibre, with Michelin starred restaurants just moments away.

International cuisine from the world's finest chefs is the capital's standard, The Ned alone

offers ten restaurants which span the globe, from Britain to Italy, North America to Asia.

Cocktails and nightlife are available too in the City or for that special occasion. Experience remarkable Chinese inspired aperitifs and dining at Hutong, level 33 of The Shard, only minutes away over London Bridge and take in breath-taking views of the city.



City Social

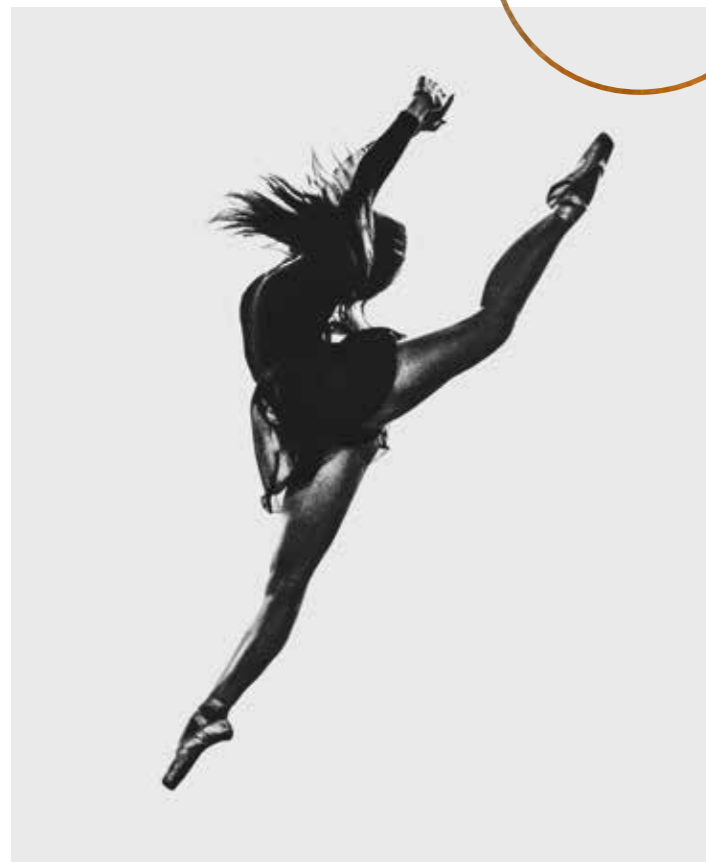
London's many exceptional restaurants pair gastronomic invention with beautiful settings.



Or enjoy the wonders of world-class entertainment and art...



LOW RES



Hertford House, Marylebone

History and ceremony meets pop art and performance – enjoy a location brimming with cultural riches and thoughtfully curated exhibitions showcasing worldly artistic flair.

Acclaimed actors and artists gravitate to London's West End, ensuring it remains a cultural powerhouse with eclectic productions and plays designed to engross and astound. Somerset House, St Paul's and countless museums provide an incredibly culturally rich neighbourhood and across the river the iconic Tate Modern and Shakespeare's Globe theatre inhabit the renowned South Bank.

Choose bright stage lights or hushed gallery spaces and be truly immersed without straying far from home.



Mayfair shopping



Cartier, Old Bond Street

WR

And indulge in the finest retail therapy

From independent boutiques to international brands, Central London has it all.

The renowned Royal Exchange, just 10 minutes' walk away, offers a diverse mix of retailers to indulge in from Hermès to Tiffany, Montblanc to Boodles. Lively Leadenhall Market provides British greats Barbour and Hobbs or Parisian scent specialists Diptyque on its cobbled market streets that date back to the 14th century.

Exclusive Mayfair shopping or the lights of Regent Street are also only a short journey away.



Regent Street



Harrods, Knightsbridge

From independent boutiques to international brands, Central London has it all

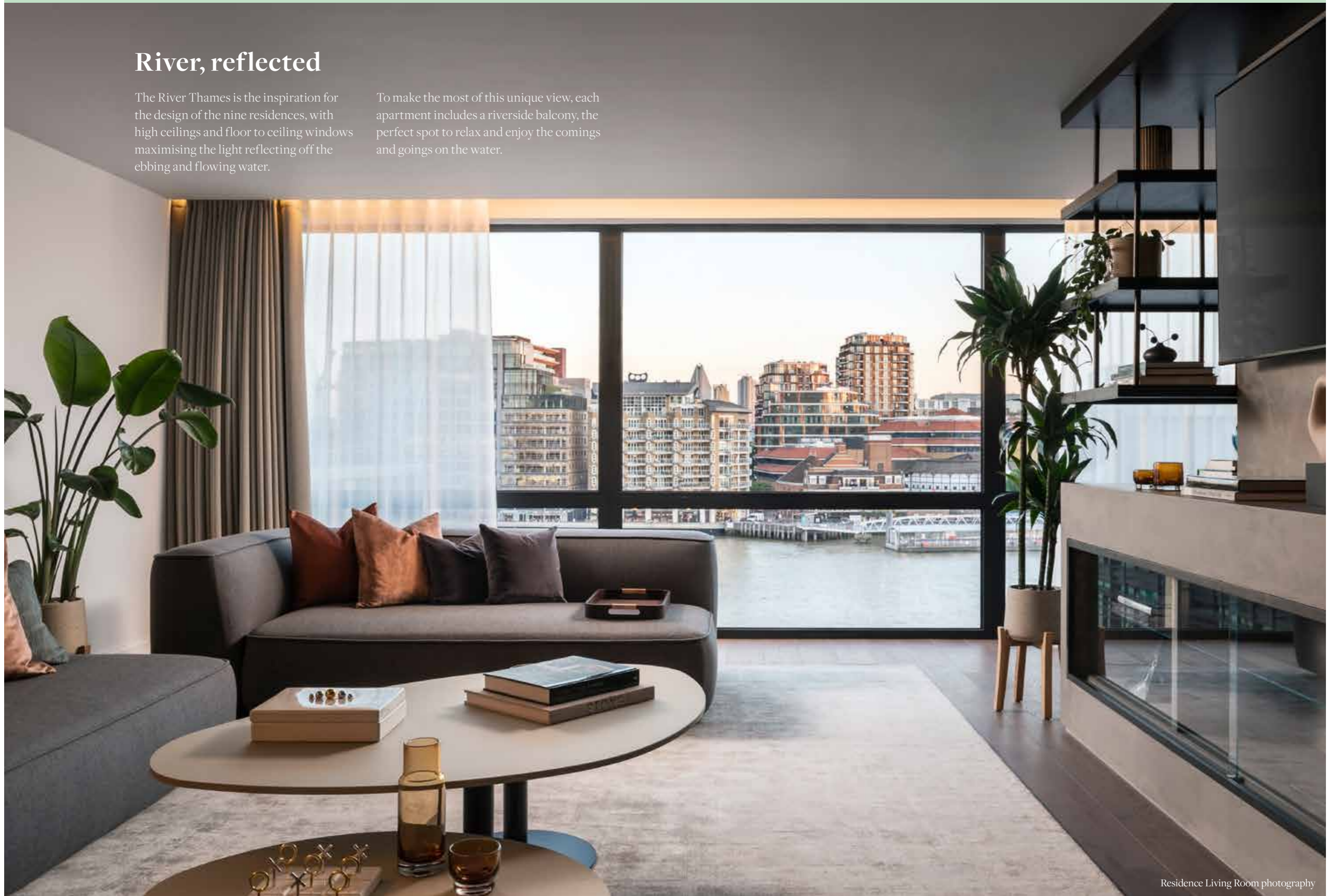
THE RESIDENCES AT

THE WESTIN
LONDON CITY

River, reflected

The River Thames is the inspiration for the design of the nine residences, with high ceilings and floor to ceiling windows maximising the light reflecting off the ebbing and flowing water.

To make the most of this unique view, each apartment includes a riverside balcony, the perfect spot to relax and enjoy the comings and goings on the water.







Nine impeccable residences

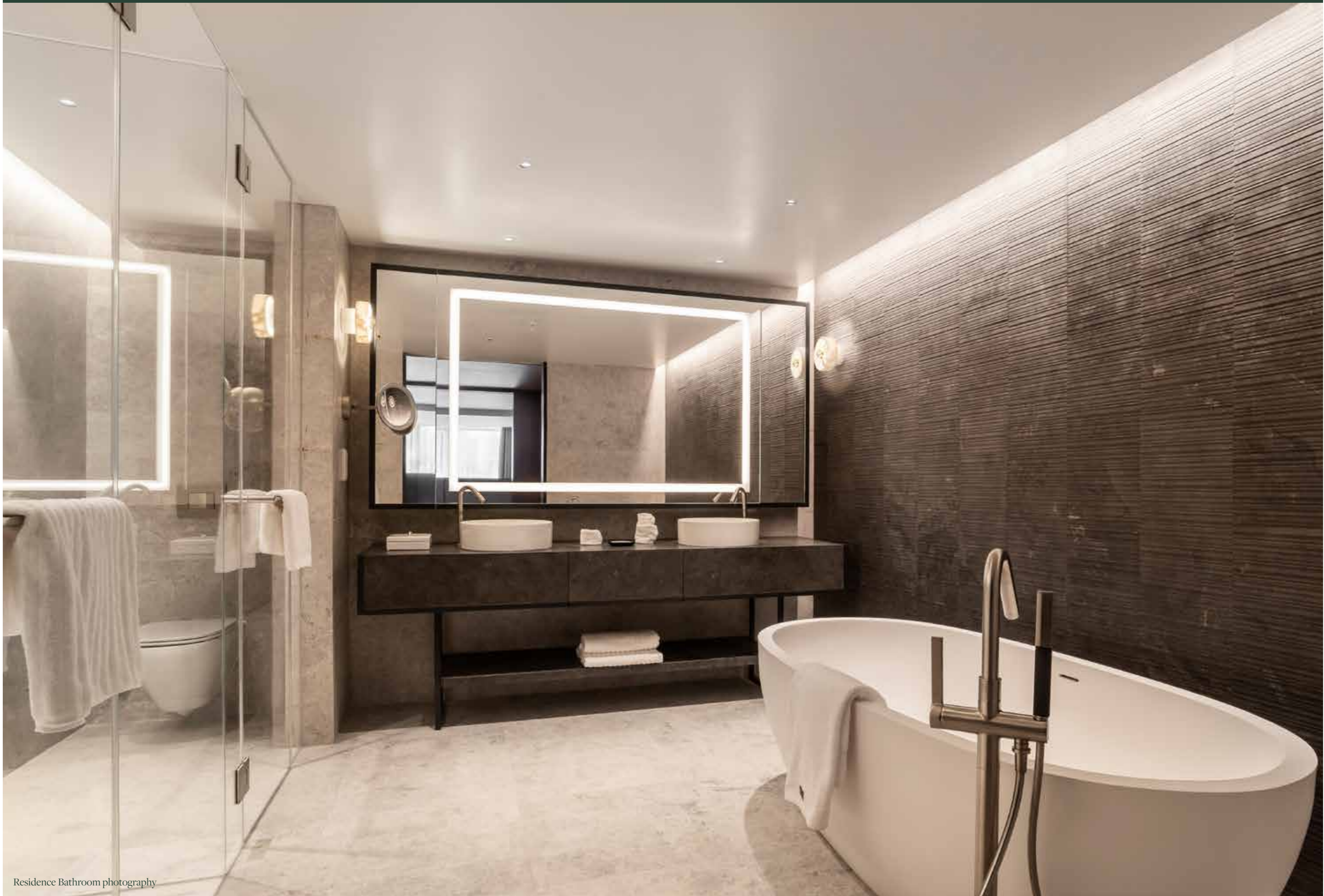
Welcome to a new way of living. Discover spaces that combine refined design with effortless comfort and the finest materials to create a timeless home.

Each of 'The Residences' interiors reflect the natural textures of the riverbed, with bespoke dark oak carpentry lifted by the light pouring into the spacious rooms. Kitchens are bespoke Italian design, with high-quality Gaggenau white goods and Quooker taps.



Residence Living Room photography







Hotel facilities and five-star service

Hotel amenities, at home

Known for luxury wellness destinations, The Westin brand has a loyal following of discerning international customers, who return year after year to relax and recharge at their collection of hotels and resorts.

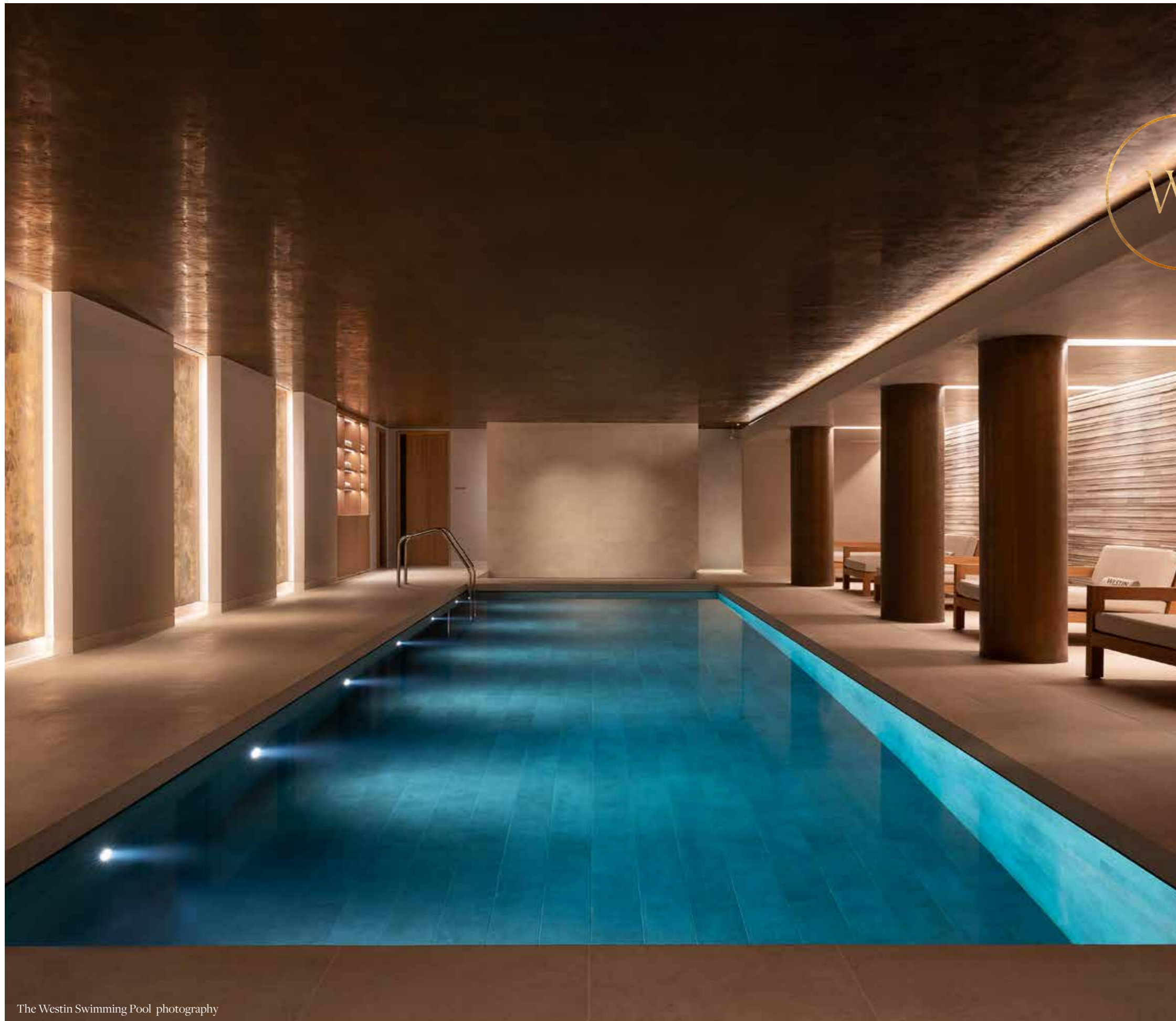
Now, for the first time, this experience is available in London, for buyers who don't just want a luxury wellness experience on holiday, but at home.



Residence Principle Bedroom photography







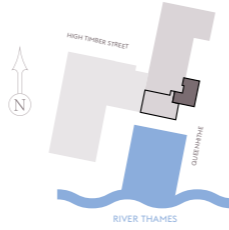
The Westin Swimming Pool photography

Five-star service day and night

While separate from the hotel, ensuring privacy, the nine apartments will have direct and private access through to the hotel's facilities. These include over 3,500 sq ft of spa and wellness facilities, incorporating a swimming pool, exercise studios, TRX workout space and therapy rooms in addition to The Signature Restaurant and The Riverside Bar.

Despite the boutique nature of The Residences, peace of mind and ease of living is ensured through a full concierge and valet service provided by the hotel. Residents will benefit from the convenience and attention one expects from a five-star hotel, combined with all the comforts of home.

LOCATED ON FLOOR TWO OF SEVEN



ONE OF NINE

THE CADOGAN

CORE SPECIFICATION

- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.45 metres

Kitchen / Diner	6.30 m x 4.70 m	20'8" x 15'5"
Living Room	4.13 m x 5.44 m	13'7" x 17'10"
Bedroom 1	7.42 m x 3.72 m	24'1" x 12'2"
Bedroom 2	2.87 m x 5.11 m	9'5" x 16'9"
Bedroom 3	4.24 m x 4.7 m	13'11" x 15'5"
Total Area	164.4 sq m	1,770 sq ft

FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

TWO OF NINE

THE COLVILLE

CORE SPECIFICATION

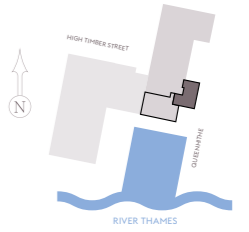
- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.85 metres

Kitchen / Diner	6.30 m x 4.70 m	20'8" x 15'5"
Living Room	4.13 m x 5.44 m	13'7" x 17'10"
Bedroom 1	7.42 m x 3.72 m	24'1" x 12'2"
Bedroom 2	2.87 m x 5.11 m	9'5" x 16'9"
Bedroom 3	4.24 m x 4.7 m	13'11" x 15'5"
Total Area	164.4 sq m	1,770 sq ft

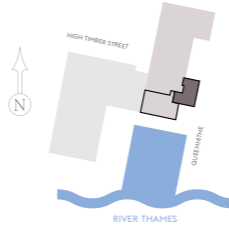
FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

LOCATED ON FLOOR THREE OF SEVEN



LOCATED ON FLOOR FOUR OF SEVEN



THREE OF NINE

THE EDWARDS

CORE SPECIFICATION

- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.65 metres

Kitchen / Diner	6.30 m x 4.70 m	20'8" x 15'5"
Living Room	4.13 m x 5.44 m	13'7" x 17'10"
Bedroom 1	7.42 m x 3.72 m	24'1" x 12'2"
Bedroom 2	2.87 m x 5.11 m	9'5" x 16'9"
Bedroom 3	4.24 m x 4.7 m	13'11" x 15'5"
Total Area	164.4 sq m	1,770 sq ft

FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

FOUR OF NINE

THE HANOVER

CORE SPECIFICATION

- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.35 metres

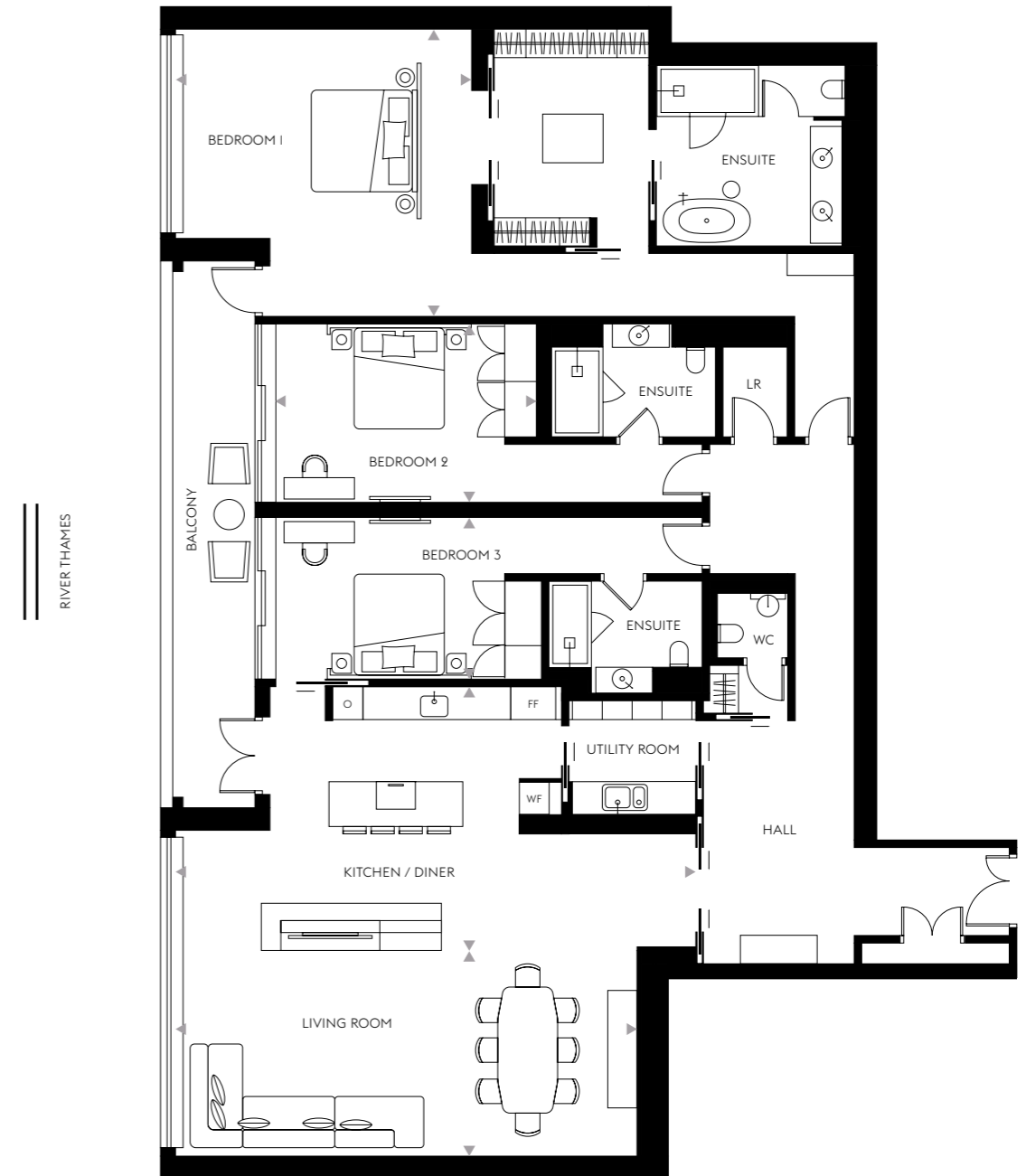
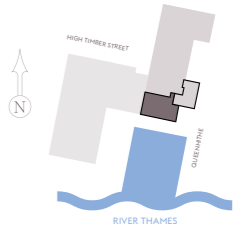
Kitchen / Diner	5.27 m x 10.30 m	17'3" x 33'8"
Living Room	4.00 m x 9.15 m	13'1" x 30'1"
Bedroom 1	5.87 m x 5.70 m	19'3" x 18'7"
Bedroom 2	5.50 m x 3.57 m	18'0" x 11'7"
Bedroom 3	5.40 m x 3.23 m	17'7" x 10'6"
Total Area	268.8 sq m	2,893 sq ft

FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

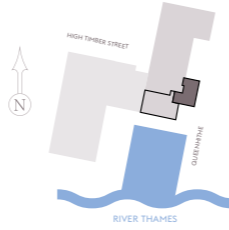
FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

LOCATED ON FLOOR FIVE OF SEVEN



LOCATED ON FLOOR FIVE OF SEVEN



FIVE OF NINE

THE WELLINGTON

CORE SPECIFICATION

- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.35 metres

Kitchen / Diner	6.30 m x 4.70 m	20'8" x 15'5"
Living Room	4.13 m x 5.44 m	13'7" x 17'10"
Bedroom 1	7.42 m x 3.72 m	24'1" x 12'2"
Bedroom 2	2.87 m x 5.11 m	9'5" x 16'9"
Bedroom 3	4.24 m x 4.7 m	13'11" x 15'5"
Total Area	164.4 sq m	1,770 sq ft

FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

SIX OF NINE

THE FITZROY

CORE SPECIFICATION

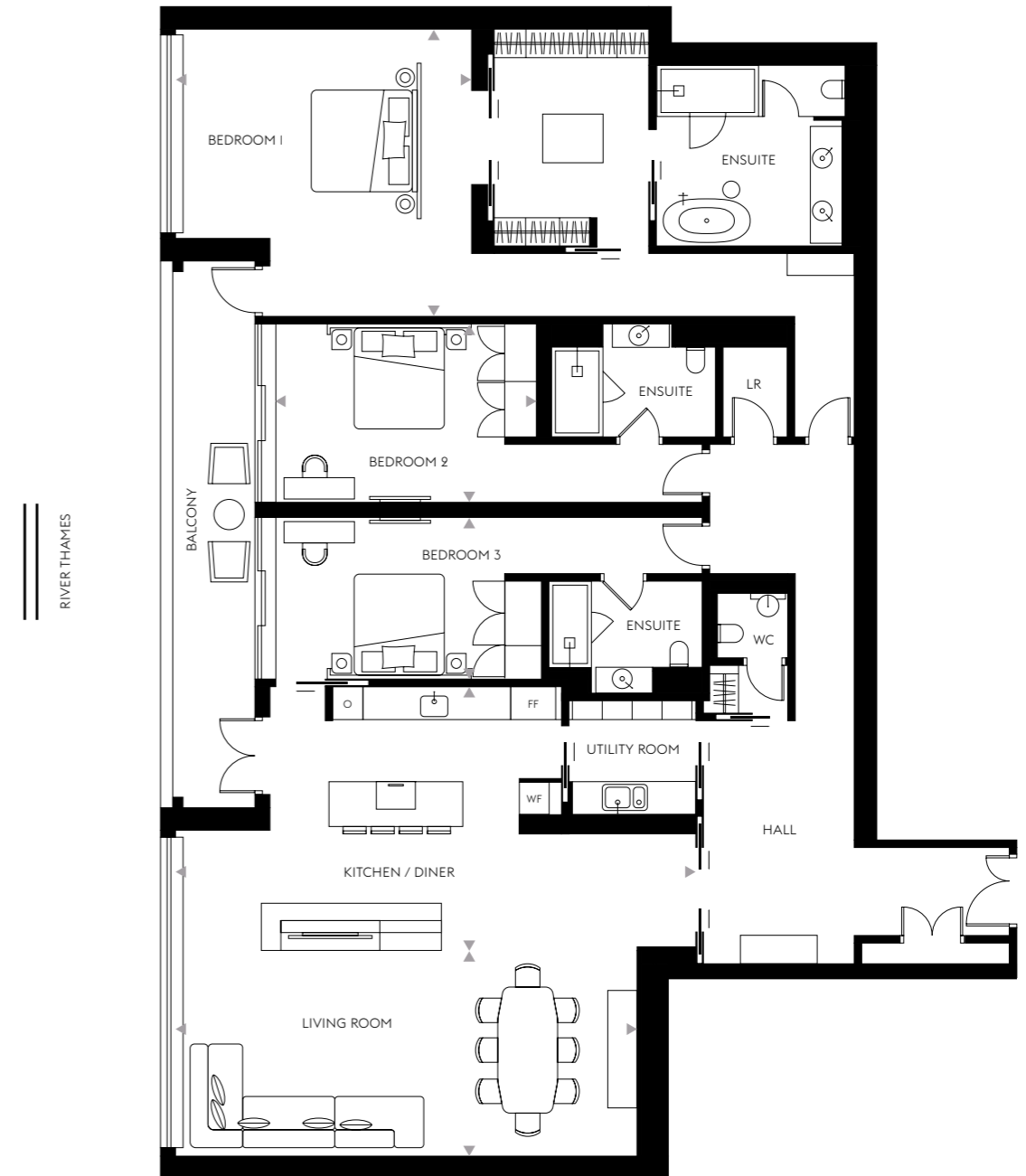
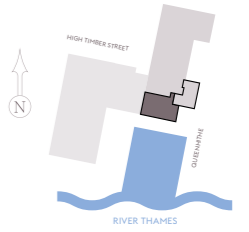
- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.35 metres

Kitchen / Diner	5.27 m x 10.30 m	17'3" x 33'8"
Living Room	4.00 m x 9.15 m	13'1" x 30'1"
Bedroom 1	5.87 m x 5.70 m	19'3" x 18'7"
Bedroom 2	5.50 m x 3.57 m	18'0" x 11'7"
Bedroom 3	5.40 m x 3.23 m	17'7" x 10'6"
Total Area	268.8 sq m	2,893 sq ft

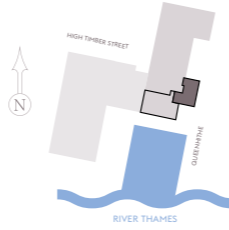
FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

LOCATED ON FLOOR SIX OF SEVEN



LOCATED ON FLOOR SIX OF SEVEN



SEVEN OF NINE

THE GROSVENOR

CORE SPECIFICATION

- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.35 metres

Kitchen / Diner	6.30 m x 4.70 m	20'8" x 15'5"
Living Room	4.13 m x 5.44 m	13'7" x 17'10"
Bedroom 1	7.42 m x 3.72 m	24'1" x 12'2"
Bedroom 2	2.87 m x 5.11 m	9'5" x 16'9"
Bedroom 3	4.24 m x 4.7 m	13'11" x 15'5"
Total Area	164.4 sq m	1,770 sq ft

FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

EIGHT OF NINE

THE WESTCROFT

CORE SPECIFICATION

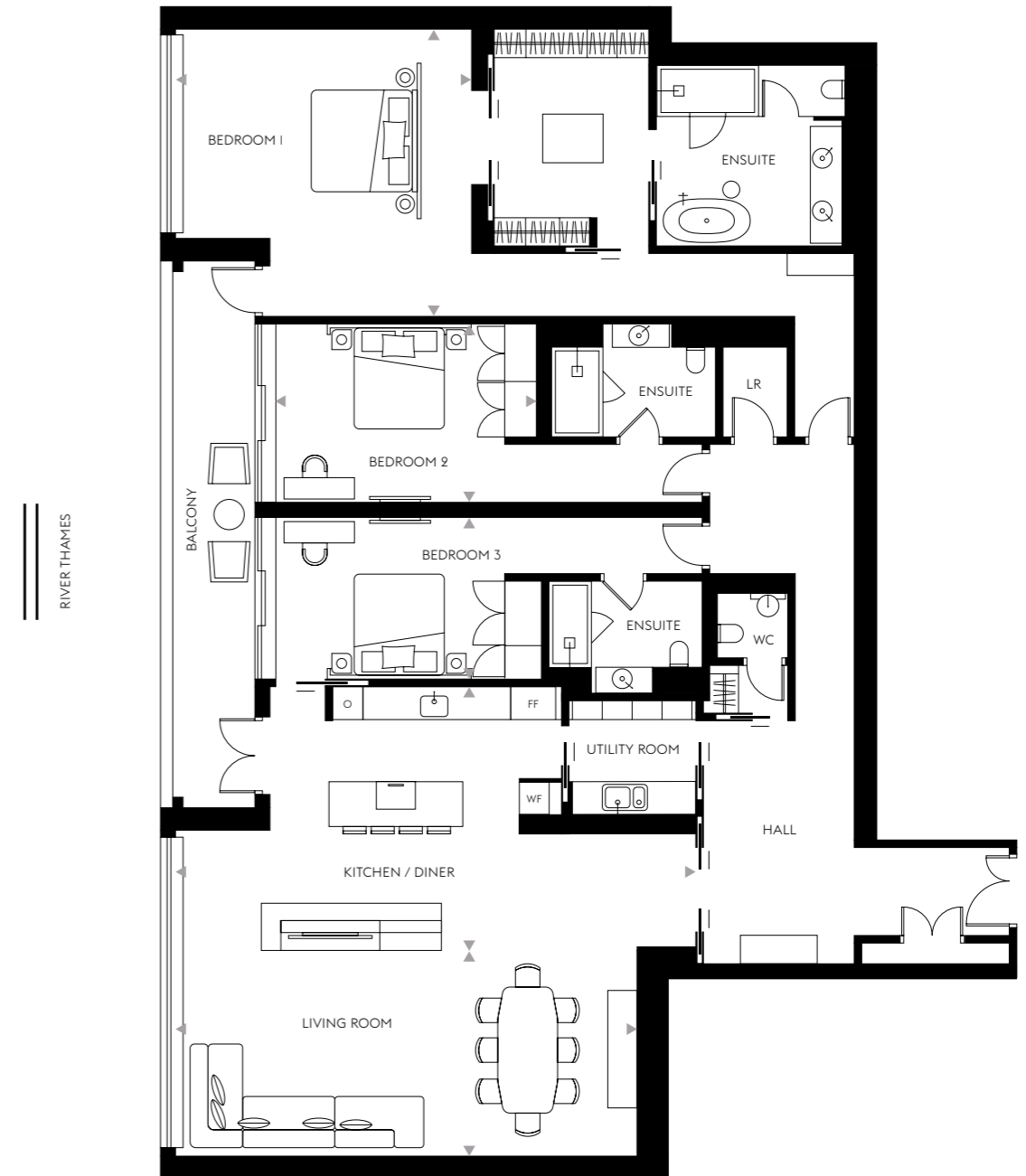
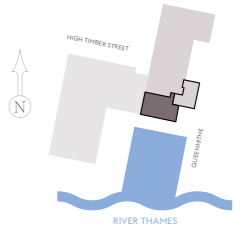
- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.35 metres

Kitchen / Diner	5.27 m x 10.30 m	17'3" x 33'8"
Living Room	4.00 m x 9.15 m	13'1" x 30'1"
Bedroom 1	5.87 m x 5.70 m	19'3" x 18'7"
Bedroom 2	5.50 m x 3.57 m	18'0" x 11'7"
Bedroom 3	5.40 m x 3.23 m	17'7" x 10'6"
Total Area	268.8 sq m	2,893 sq ft

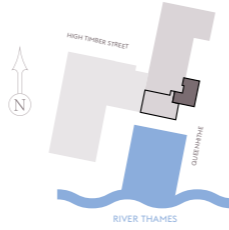
FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

LOCATED ON FLOOR SEVEN OF SEVEN



LOCATED ON FLOOR SEVEN OF SEVEN



NINE OF NINE

THE BERKELEY

CORE SPECIFICATION

- Comprising three bedrooms and three bathrooms
- Private riverside balcony with direct river views towards the Tate Modern and the Globe theatre
- Designer bespoke Italian kitchen with Gaggenau white goods
- Direct secured access to the five star Westin Hotel including pool, treatment rooms, restaurants and bars
- Floor to ceiling height of 2.35 metres

Kitchen / Diner	6.30 m x 4.70 m	20'8" x 15'5"
Living Room	4.13 m x 5.44 m	13'7" x 17'10"
Bedroom 1	7.42 m x 3.72 m	24'1" x 12'2"
Bedroom 2	2.87 m x 5.11 m	9'5" x 16'9"
Bedroom 3	4.24 m x 4.7 m	13'11" x 15'5"
Total Area	164.4 sq m	1,770 sq ft

FF Fridge Freezer | WF Wine Freezer | O Oven | S Store | LR Laundry Room

Floor plans and layouts are representative and measurements approximate based on the information provided by the architects, these may differ from the finished article.

Specification

KITCHEN

- Tailor-made Italian dark oak wood veneered kitchen with push to open door and draws
- Dark oak wood veneered specific to designer's requirement
- Caesarstone 20mm Turbine Grey worktop
- Gaggenau appliances from the 400 series handleless in anthracite finish to oven, micro combi, fridge/freezer, dishwasher, and induction hob with down draft extraction
- Blanco stainless steel sink
- Quooker all-in-one tap includes hot & cold, sparkling and chilled water

PRINCIPLE BEDROOM

- Light oak engineered timber floor
- Grey emperador marble floor and walls to bathroom. Textured raw pietra d'avola limestone feature wall
- Kohler brushed nickel tapware, sanitary and accessories. Kaldewei built in marble bath
- Custom pietra d'avola limestone double vanities with illuminated mirrors
- Freestanding apaiser stone bath tubs. Stone resin shower trays
- White painted walls and skirting
- Slatted dark oak timber wall panelling
- Walk in wardrobes in dark oak timber

BEDROOMS TWO & THREE

- Light oak engineered timber floor.
- Carrara marble floor and walls to bathroom. Textured raw Carrara marble feature walls
- Kohler brushed nickel tapware, sanitary and accessories. Kaldewei built-in marble bath. Stone resin shower trays
- Custom Carrara marble and lacquered bathroom vanities with illuminated mirrors
- White painted walls and skirting
- Slatted dark oak timber wall panelling
- Dark oak timber wardrobes with brass trims

ENTRANCE LOBBY

- Light oak engineered timber floor
- Slatted dark oak timber wall panelling with contrast teal lacquered coats cupboard
- Carrara marble floor and walls to guest bathroom
- Kohler brushed nickel tapware, sanitary and accessories
- Custom carrara marble bathroom vanity or washstand where appropriate

GENERAL FINISHES

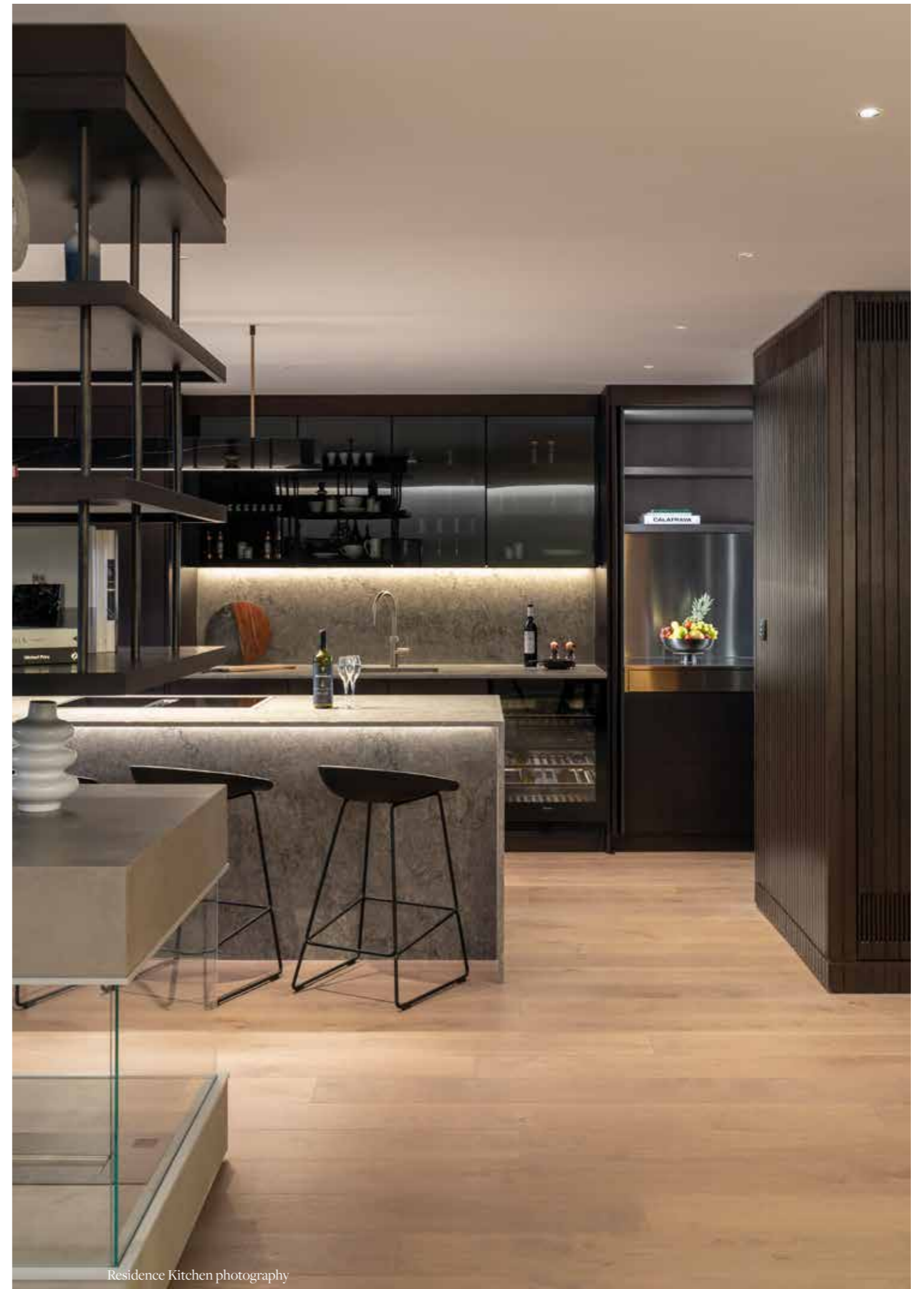
- Leather headboards fitted to all bedrooms
- Recessed downlighters throughout. Ambient lighting to joinery vanities and ceiling, where appropriate
- Dark oak timber doors with custom matt dark bronze ironmongery
- Television and data points to kitchen living and all bedrooms
- Comfort cooling/ heating to reception and bedrooms
- Underfloor heating to all guest bathrooms
- Laundry room pre-plumbed for washing machine & dryer
- Porcelain tiled balcony access from living and principle bedrooms. (Bedroom two & three select apartments)

LOBBY

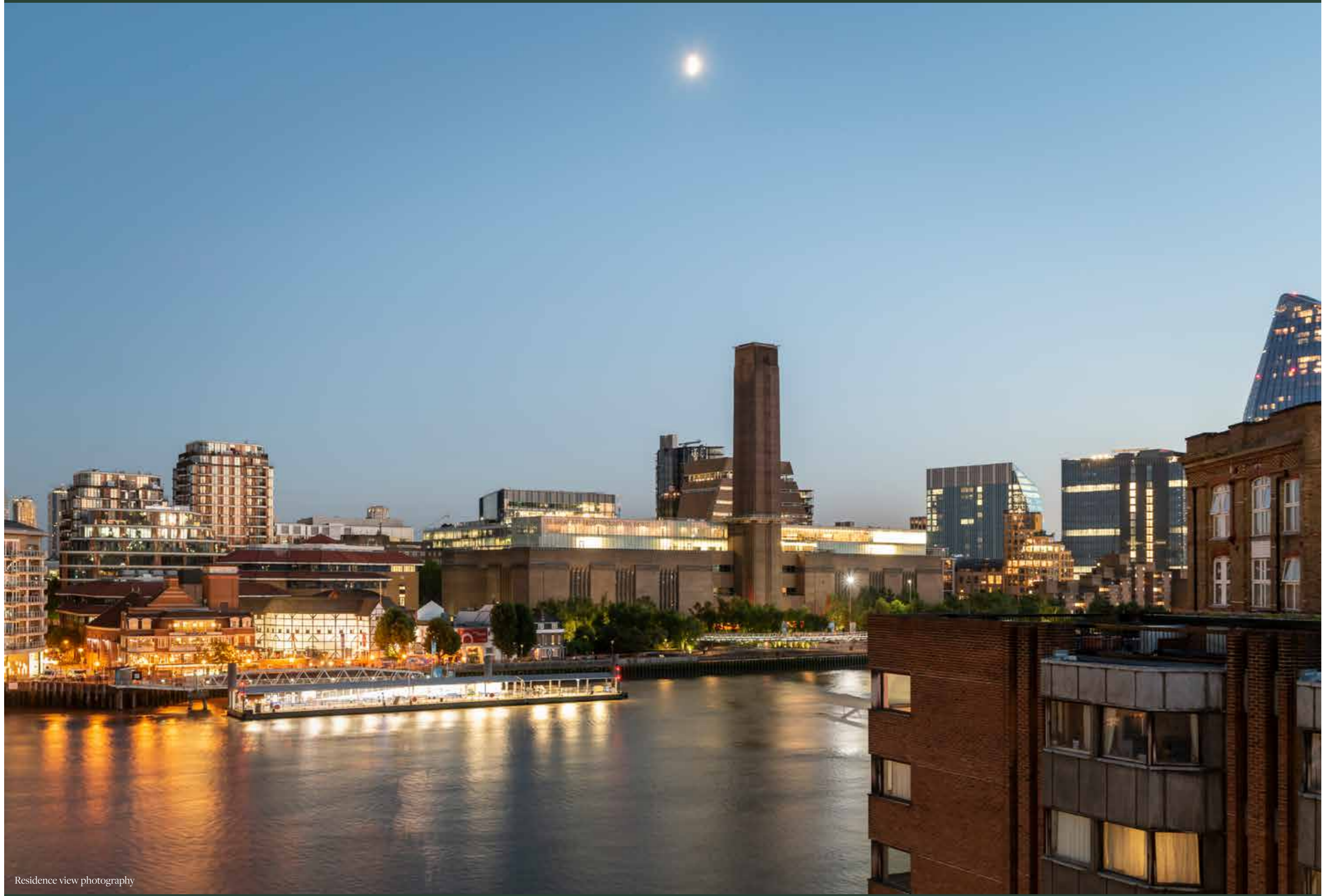
- Wallcovering to walls
- Wall to wall carpets
- White limestone staircase
- 1no. satin gold and mirrored Kone guest lift

COMMUNAL ENTRANCE LOBBY

- White limestone floor
- Feature wallcovering
- Feature slatted dark oak timber wall panelling with brass inlays
- 1no. satin gold and mirrored Kone guest lift
- White limestone staircase
- Underground car parking and cycle storage facility
- 7 days a week concierge service via connecting hotel entrance lobby
- Comfortable waiting area for guests



Residence Kitchen photography



Residence view photography



The Westin Hotel Bar and Lounge photography



Developer

- 4C Hotel Group, a global organisation. They manage and develop properties, largely hotels, in key business districts and leisure hot spots across the UK, Middle East, Africa and Canada.
- Formed in 2010 and building on the foundations of a family property business that stretches back to the 1990s – they own and manage a varied portfolio of hotels across the globe with the UK being our largest.
- 4C Hotel Group shares an aligned vision to become an international market-leading property operator and developer. The latest phase of their expansion is in an exciting phase with the Westin London City Hotel and Canopy by Hilton Hotel, due to open in 2021 and 2022 respectively.
- The company is family owned and controlled by the Nathoo family who are taking a direct and positive involvement within this project.



Sales team

T: +44 (0)20 77185202

E: Citybrokerteam@knightfrank.com

The Residences at The Westin London City are not owned, developed or sold by International Hotel Licensing Company S.à.r.l., Marriott International, Inc. or their affiliates (together, “The Marriott Companies”). Ocean House Development Ltd. uses the Westin trademarks and trade names under a license from International Hotel Licensing Company S.à.r.l. The Marriott Companies have not confirmed the accuracy of any of the statements or representations within this document. The material herein is intended as a guide only and all information is believed to be correct at the time of going to print but should not be relied upon as fact, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed £1000.00. Furnishings and wall covering do not necessary form part of the internal specification. Please note that all images (photographs or computer generated) are for illustrative purposes only and some may include upgrades at additional cost. All images and design layouts are subject to copyright and must not be reproduced without authorisation.

THE RESIDENCES AT

THE WESTIN
LONDON CITY

THERESIDENCESCITYOFLONDON.COM