



THE BROADLEY

MARYLEBONE

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MARYLEBONE'S NEXT GREAT STORY

Welcome to The Broadley, an elegant new address rooted in the character of one of London's most storied neighbourhoods. Set in Marylebone, this rare Zone 1 opportunity sits where prestigious St John's Wood, Maida Vale, and Regent's Park meet.

Steeped in Marylebone's architectural legacy, the development features grand red-brick façades and statement arches — modern interpretations of the area's Georgian and Victorian elegance. Inside, 215 studio, one, two and three-bedroom residences blend heritage detail with contemporary living: herringbone floors, antique-style lighting, and refined finishes throughout.

Residents enjoy exclusive access to Clubhouse, including a dedicated 24-hour concierge, co-working space with outdoor terrace, private screening room, gym powered by Peloton, plus tranquil courtyard gardens with landscape design informed by research from Royal Botanic Gardens, Kew.

The Broadley brings together tradition and transformation — a distinctive address in one of London's most established neighbourhoods that continues to evolve.

REGENT'S PARK: LONDON'S GREEN LEGACY

Just moments from The Broadley, Regent's Park spans nearly 400 acres — one of London's grandest and most cherished green spaces. Once a royal hunting ground for Henry VIII, it was reimagined by the Prince Regent and architect John Nash into a symbol of cultivated elegance.

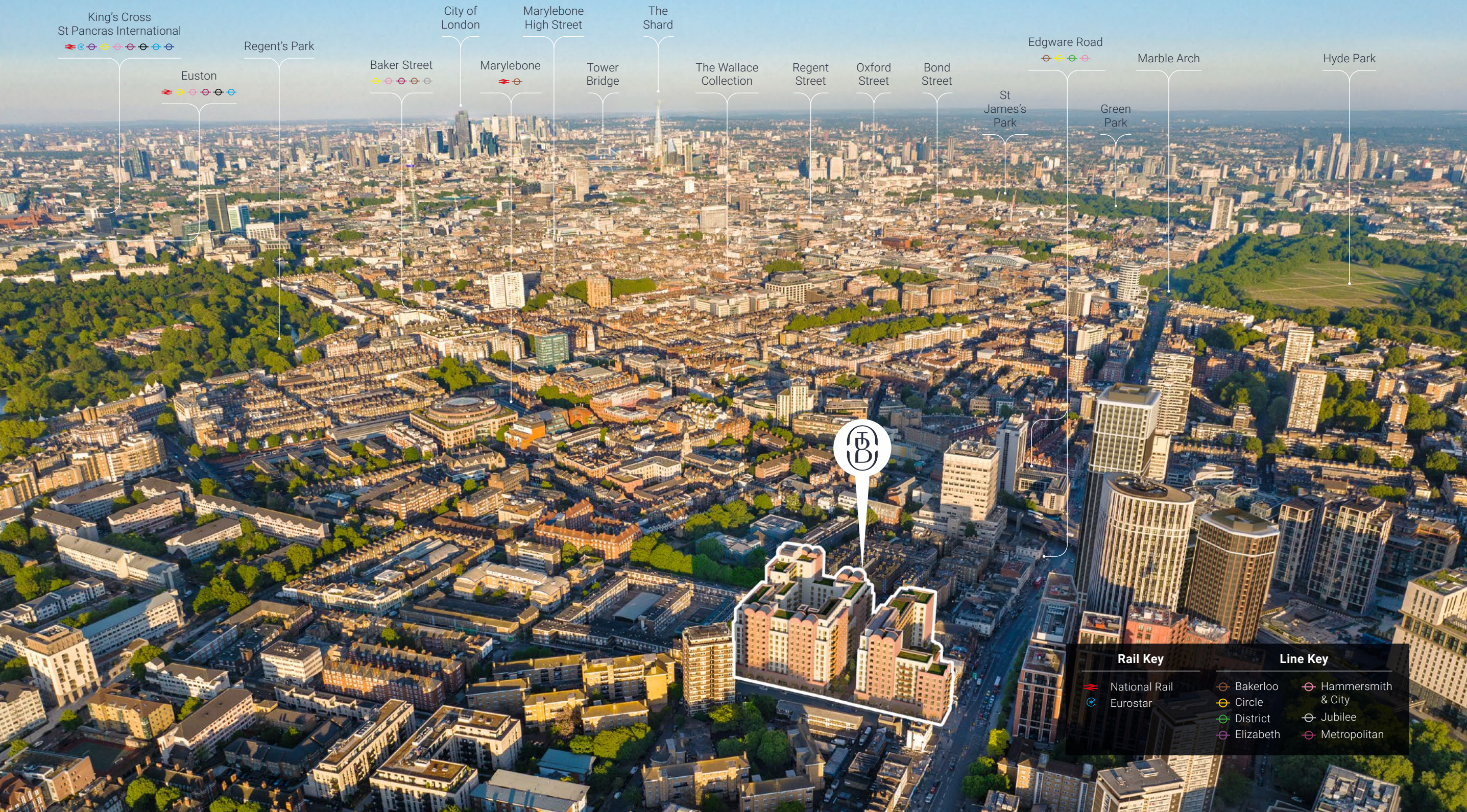
Today, it's a green sanctuary at the heart of the city. Wander through Queen Mary's Gardens with over 12,000 roses, explore hidden paths, or unwind by the ornamental lake and formal lawns. From open-air theatre to rowing and morning walks, Regent's Park offers rare tranquillity in Central London — shaped by history, made for modern life.



LIVE AT THE CENTRE OF IT ALL

At The Broadley, London is at your feet. Whether your weekdays are spent in the ambition of the financial district or studying at one of London's great institutions, swift connections to Liverpool Street, Canary Wharf, and King's Cross ensure you're always close to where business happens.

On weekends, enjoy a wander through one of the many local galleries or a day spent shopping on Oxford Street, Bond Street, and Regent Street. As the city shifts into evening, indulge in dinner at one of London's celebrated restaurants. At The Broadley, you're always in rhythm with the city.



Rail Key

National Rail
Eurostar

Line Key

Bakerloo
Circle
District
Elizabeth
Hammersmith & City
Jubilee
Metropolitan

LONDON STARTS HERE

CULTURE

- 1 Daunt Books
- 2 Frameless
- 3 Lisson Gallery
- 4 Little Venice
- 5 Speaker's Corner
- 6 The Cockpit Theatre
- 7 The Sherlock Holmes Museum
- 8 The Wallace Collection

FOOD AND DRINK

- 9 Alfies Rooftop Kitchen
- 10 Café Laville
- 11 Carlotta
- 12 Church Street Food Market
- 13 Clarette
- 14 Hayat Paddington
- 15 The Ivy Café Marylebone
- 16 Winter Garden Restaurant at The Landmark Hotel

RETAIL

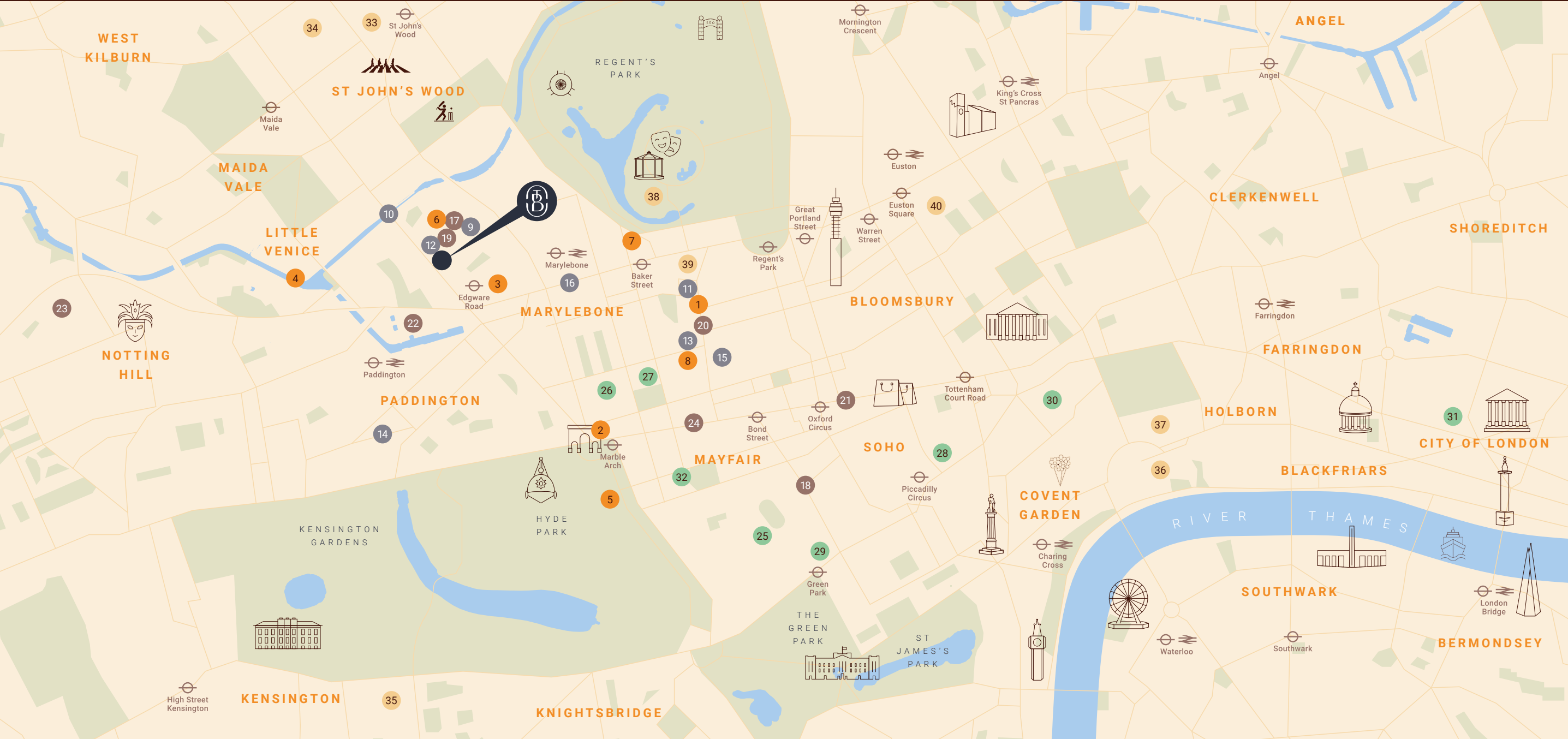
- 17 Alfies Antique Market
- 18 Bond Street
- 19 Joel & Son Fabrics
- 20 Marylebone High Street
- 21 Oxford Street
- 22 Paddington Basin
- 23 Portobello Market
- 24 Selfridges

MEMBERS' CLUBS

- 25 Annabel's
- 26 Home Grown
- 27 Home House
- 28 Soho House
- 29 The Arts Club
- 30 The Conduit
- 31 Ned's Club
- 32 The Twenty Two

EDUCATION

- 33 American School in London
- 34 Arnold House School
- 35 Imperial College London
- 36 King's College London
- 37 London School of Economics
- 38 Regent's University London
- 39 St Marylebone CE School
- 40 University College London



VILLAGES INFLUENCED BY VISIONARY ESTATES

The Broadley is uniquely positioned at the centre of London's most desirable neighbourhoods. This location places you within walking distance of:

- 1 **Little Venice**
Tree-lined canals frame boutique restaurants and private galleries.
- 2 **Maida Vale**
Grand red-brick mansions and leafy communal gardens offer village charm near the water.
- 3 **St John's Wood**
Abbey Road Studios and Lord's Cricket Ground — where icons and elegance quietly coexist.
- 4 **Marylebone**
A village atmosphere with historic architecture and independent boutiques.
- 5 **Mayfair**
Luxury shops, Georgian townhouses, private clubs, and world-class restaurants.
- 6 **Edgware Road and Paddington**
Vibrant culture, waterside coffee shops and dining, and unmatched transport links.

Historically shaped by The Portman and Howard de Walden Estates, these districts have evolved from aristocratic landholdings into globally recognised addresses of prestige, lifestyle, and connectivity.



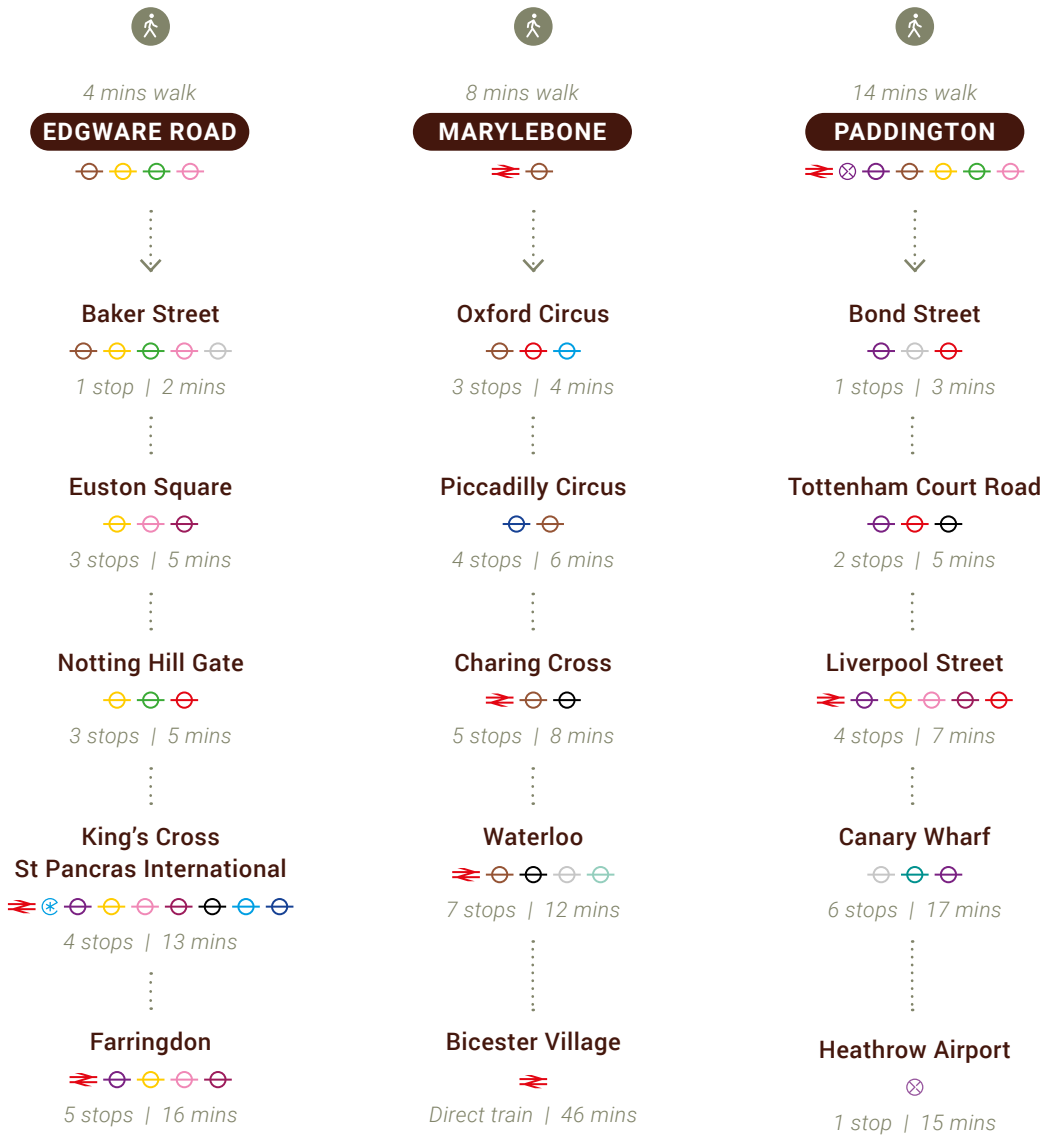
SEAMLESSLY CONNECTED



The Broadley offers a rare balance: calm, village-like streets in Zone 1 with effortless access to the rest of London. Just moments from Edgware Road, Marylebone, and Paddington stations, it keeps you connected to the city's key business, cultural, and transport hubs — while always offering a quiet, welcoming place to return to.



Three Zone 1 stations on your doorstep



Rail Key			Line Key		
	National Rail		Bakerloo		District
	Eurostar		Central		DLR
	Heathrow Express		Circle		Elizabeth
			Hammersmith & City		Jubilee
			Metropolitan		

Journey times are approximate only and do not include walking distances. Sources: tfl.gov.uk and Google Maps



Marble Arch



Marylebone

A DISTRICT ON THE RISE

The Broadley offers a rare opportunity to own in Prime Central London and sits at the heart of Westminster's £1.3bn Church Street regeneration zone, where dedicated investment in new homes, retail, green spaces and public amenities is reshaping the local landscape.

Planned enhancements include a new public library housed within the arches of The Broadley, as well as a sports hall, community hub, and revitalised market and commercial spaces — all designed to promote sustainability and wellbeing.

Edgware Road to Marble Arch is also being reimagined with more walkable streets, improved storefronts and vibrant public spaces. For those who understand potential, this is a rare opportunity to be part of a Prime Central London location experiencing substantial, thoughtful growth. It's a statement of London's future that doesn't come around very often.



Marylebone



19.2%

PREDICTED INCREASE IN PCL
FROM 2025-2029 IN CAPITAL VALUES

20.5%

PREDICTED INCREASE IN PCL
FROM 2025-2029 IN RENTAL GROWTH

Source: Knight Frank

With a 70% reduction in new homes entering the Prime Central London (PCL) development pipeline over the past decade, The Broadley represents a rare opportunity in an increasingly undersupplied market.

AT THE FOREFRONT OF MEDICAL INNOVATION

Harley Street is globally renowned for its world-class private healthcare and remains a hub for medical innovation. Just minutes from The Broadley, it offers access to elite specialists and cutting-edge treatments.

Academic partnerships with institutions like UCL and Cambridge drive advancements in digital diagnostics and mental health care, ensuring Harley Street continues to lead in both clinical excellence and research.



Harley Street



University College London

LONDON BUSINESS SCHOOL

Offering postgraduate business education, including one of the world's best MBA programmes.

🚶 17 mins / 🚲 8 mins / 🚶 17 mins

ROYAL ACADEMY OF MUSIC

Founded in 1882, it's one of the oldest and most prestigious music schools in the UK.

🚶 21 mins / 🚲 8 mins / 🚶 16 mins

IMPERIAL COLLEGE LONDON

A world-leading university for science, technology, engineering, medicine and business (STEMB).

🚲 13 mins / 🚶 27 mins

UNIVERSITY COLLEGE LONDON (left)

Consistently ranked as one of the top ten universities in the world, UCL offers more than 400 undergraduate degrees.

🚲 16 mins / 14 mins public transport

UNIVERSITY OF WESTMINSTER

Known for its innovative course structure and cutting-edge facilities.

🚲 18 mins / 🚶 13 mins

CONNECTED TO LONDON'S GREATEST MINDS

From The Broadley, four of the world's top 50 universities are on your doorstep — including Imperial College London, UCL, and London Business School. These globally respected institutions draw students, academics, and professionals from around the world, all within easy reach of home.

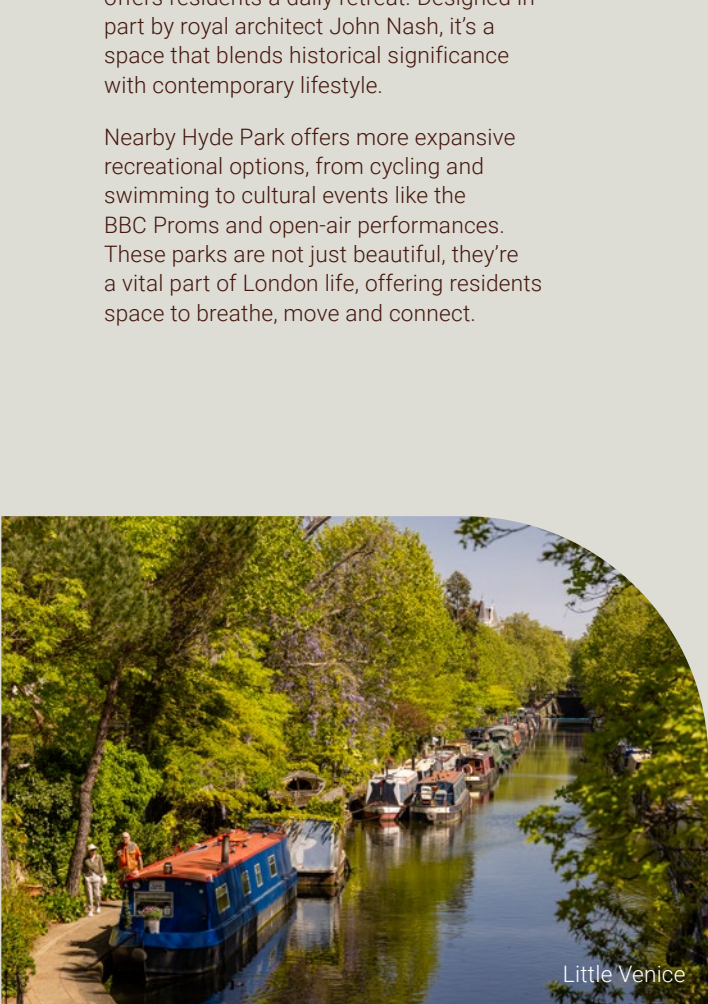




Hyde Park



Regent's Park



Little Venice

NATURE AT THE HEART OF THE CITY

The Broadley offers effortless access to some of London's most celebrated green spaces. Regent's Park — with its tranquil lake, expansive lawns and curated rose gardens — offers residents a daily retreat. Designed in part by royal architect John Nash, it's a space that blends historical significance with contemporary lifestyle.

Nearby Hyde Park offers more expansive recreational options, from cycling and swimming to cultural events like the BBC Proms and open-air performances. These parks are not just beautiful, they're a vital part of London life, offering residents space to breathe, move and connect.

REGENT'S PARK
Once home to the Royal Botanic Society, the gardens in Regent's Park were known for their Victorian flower shows and plant exhibitions. Today, they offer a quiet escape with formal rose beds, hidden pathways, a peaceful ornamental lake — and close proximity to London Zoo.

13 mins / 6 mins / 10 mins

LITTLE VENICE
Little Venice is a peaceful canal-side neighbourhood between Edgware Road and the Westway, known for its houseboats, waterside cafés and leafy paths. Enjoy a quiet walk along the Regent's Canal, passing elegant Georgian mansions, or take a boat tour with the London Waterbus Company.

18 mins / 4 mins / 6 mins

WHERE CULTURE AND CRAFT CONVERGE

The Broadley's cultural offering is quietly world-class. Spend the morning browsing curated exhibitions at The Wallace Collection, step into the architectural elegance of St Marylebone Parish Church, or discover rare finds at Alfies Antique Market. Close to home, Marylebone High Street brings a vibrant mix of independent boutiques, bookshops, and cafés — perfect for a relaxed afternoon.

A short journey connects you to Oxford Street and Bond Street, delivering London's most iconic shopping experiences. From heritage brands like Selfridges to global fashion houses on Bond Street and the bespoke tailors of Savile Row, this is where craft, style and luxury meet.

Whether you favour contemporary culture or classical refinement, iconic galleries and museums — The British Museum, V&A and The National Gallery — The Broadley places you at the centre of it all.



The Wallace Collection, Marylebone



Selfridges, Oxford Street

SELFRIDGES

One of London's most iconic department stores, Selfridges combines heritage with cutting-edge fashion, beauty, and lifestyle. Located on Oxford Street, it's a one-stop destination for luxury brands, curated dining, and seasonal cultural events.

🚶 26 mins / 🚲 10 mins / 🚗 11 mins

ALFIES ANTIQUE MARKET

Tucked away on Church Street, Alfies Antique Market is a long-standing destination for collectors and design enthusiasts. Its stalls span everything from vintage furniture to rare decorative pieces, offering a unique alternative to high street shopping.

🚶 5 mins / 🚲 2 mins / 🚗 7 mins



Cartier, New Bond Street



Alfies Antique Market, Church Street

Fischer's, Marylebone



The Summerhouse, Maida Vale

FLAVOURS WITH A SENSE OF PLACE

From The Broadley, London's most celebrated dining destinations are within easy reach. Marylebone's culinary scene reflects its character – sophisticated, cosmopolitan, and quietly confident. From the Mediterranean elegance of Ottolenghi to heritage staples like The Seashell of Lisson Grove, the welcoming atmosphere of Fischer's, or the traditional craft of Ginger Pig butchery, every taste is catered for.

In Mayfair, enjoy classic seafood at Scott's or a bespoke tasting menu at the three-Michelin-starred Connaught Hotel, paired with cocktails from its iconic bar. Shift gears in Soho at Bob Bob Ricard, or the intimate Perseverance bar. For waterside dining, head to Maida Vale where The Summerhouse offers relaxed elegance by the canal.

The Connaught Hotel, Mayfair



Ottolenghi, Marylebone



OTTOLENGHI

A celebration of bold, sun-soaked flavours, Ottolenghi brings Mediterranean vibrancy to Marylebone. The deli-style space brims with colour – jewel-toned salads, pistachio-dusted pastries, and rustic sharing plates. It's refined yet relaxed, offering a fresh take on everyday dining that's as nourishing as it is elegant.

🚶 28 mins / 🚲 9 mins / 🚗 10 mins

THE CONNAUGHT

A beacon of timeless sophistication in Mayfair, The Connaught blends heritage charm with modern flair. Indulge in the three-Michelin-starred dining of Hélène Darroze, where French cuisine meets seasonal British produce. At the Connaught Bar, cocktails are artfully mixed amidst a backdrop of serene grandeur.

🚶 34 mins / 🚲 12 mins / 🚗 11 mins



WELCOME
TO THE
BROADLEY



ARCHITECTURE ROOTED IN CHARACTER

These beautiful buildings are at home amongst Marylebone's Georgian and Victorian classics. London design not replicated, but reimagined.

Articulated red-brick façades, grand arches, and barrel-vaulted ceilings bring rhythm and scale to the buildings. Finely detailed masonry and crafted metalwork nod to a tradition of urban elegance.

These homes feel both current yet enduring. This is a distinctive architectural identity. One that stands apart in a sea of sameness.



YOUR SANCTUARY BEHIND THE ARCHES

At The Broadley, a sense of calm sits quietly behind the scenes. A series of landscaped courtyards offer a natural retreat - lush, secluded spaces designed to feel like an extension of home. The biodiversity of these gardens is enriched through research supported by Royal Botanic Gardens, Kew, creating a place to pause, reflect, and breathe, just moments from the city beyond.

Royal Botanic Gardens
Kew



PRIVATE. CONSIDERED. COMPLETE.

More than just a home, this is a retreat in the heart of Prime Central London. Residents enjoy exclusive access to Clubhouse — an elegantly designed space for wellness, focus, and connection.

Alongside a gym powered by Peloton and a Peloton suite, the residents' lounge offers two distinct zones: quieter booths for focused work, and a coffee bar with open space designed for relaxed meetings and casual collaboration.

Step into the private screening room for a film night, host friends in style, or find a quiet corner for your morning coffee. This is a lifestyle shaped for balance.



CLUBHOUSE

PELOTON

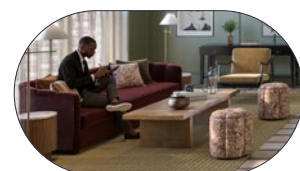
GROUND FLOOR

Concierge



MEZZANINE

Gym powered
by Peloton



Residents' seating area

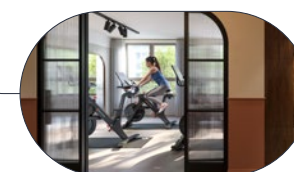
Working booths in
residents' lounge



Coffee bar in
residents' lounge



Peloton suite



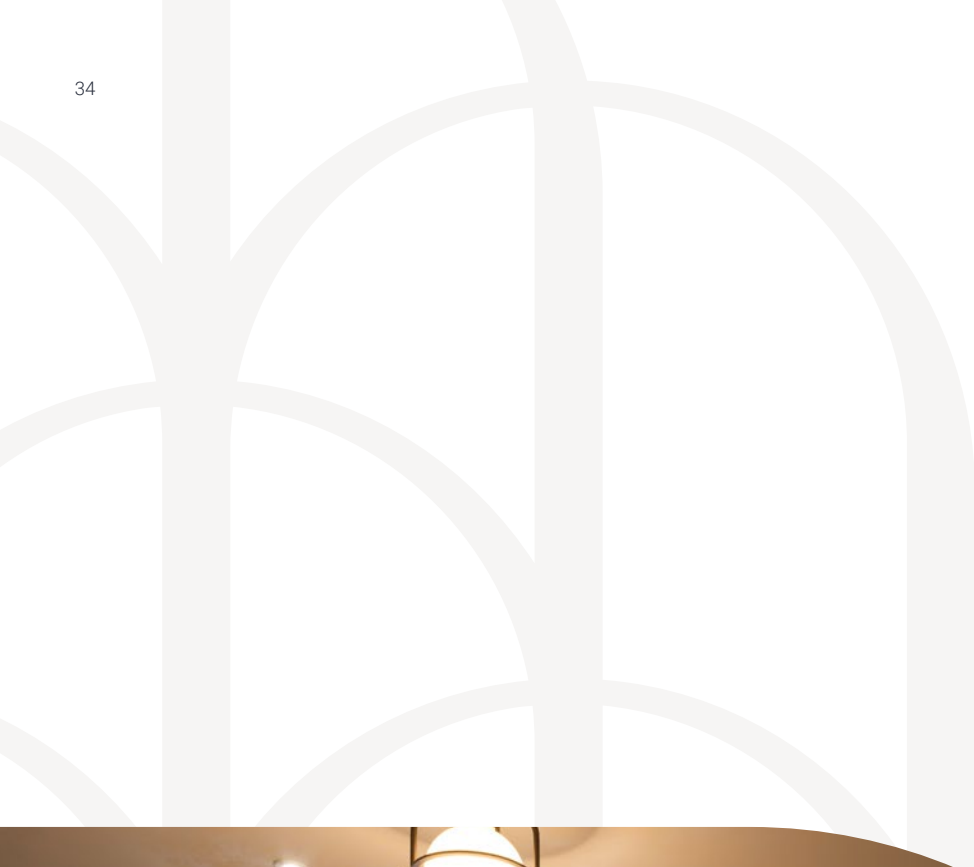
Screening room





EFFORTLESS SERVICE, 24/7

Soaring ceilings and natural light give the entrance its quiet sense of grandeur — an arrival that feels both striking and welcoming. At its heart, a dedicated concierge team is on hand day and night. From handling deliveries to sharing local recommendations or helping plan an evening in, service here is seamless — thoughtful touches that make everyday life run effortlessly.



PERFORMANCE & WELLBEING

At The Broadley, performance meets precision in an elegantly designed fitness space, powered by Peloton. Feel the energy build as you challenge yourself on the bike, refine your balance on the yoga mat, or sculpt your body in the Peloton suite — each workout tailored to you.

PELOTON

Where ideas flow as effortlessly as the coffee, The Broadley's residents' lounge offers a setting designed for focus and connection. Bright, elegant, and refined, it brings together communal tables for collaboration and private booths for deep concentration — ensuring the perfect space whether you're sparking ideas or settling into your workflow.

PRODUCTIVITY THRIVES



A PRIVATE CINEMA EXPERIENCE

Step into the screening room, where plush velvet seating and art deco sconces set the scene for storytelling escapism. Inspired by vintage cinema charm, this intimate space transforms the viewing into an experience — whether it's a film night with friends or a match day celebration.



DESIGN WITH PURPOSE

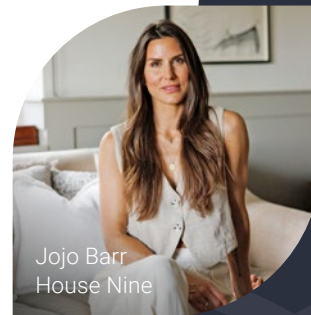


A COLLABORATION OF DISTINCTION

At The Broadley, design starts from the inside out. Mount Anvil partners with interior designers from the worlds of high-end homes and hospitality to bring forward-thinking ideas into today's residences — well ahead of the curve. Our in-house team then takes those boutique, bespoke concepts and thoughtfully scales them for modern apartment living. The result is a home that feels crafted, considered, and unmistakably personal.



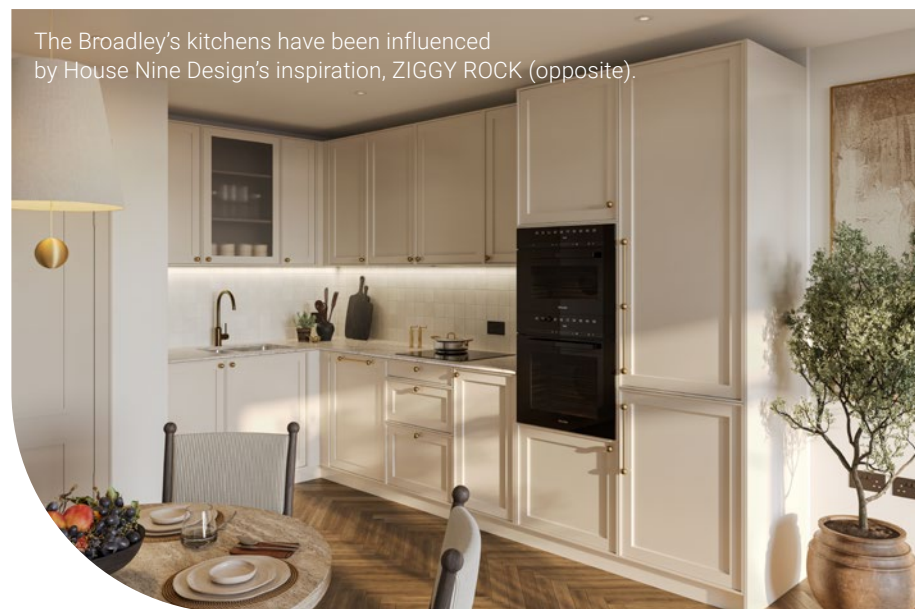
Liliana Mourenza
Mount Anvil



Jojo Barr
House Nine

MOUNT ANVIL
better London living

HOUSE NINE
design, architecture + management



The Broadley's kitchens have been influenced by House Nine Design's inspiration, ZIGGY ROCK (opposite).



ZIGGY ROCK by House Nine Design

“The Broadley fuses British heritage with global influences to create a timeless, culturally rich living environment. Every design choice — from materials to layout — was made to honour tradition while embracing elegance. We prioritised sustainability through recycled materials and energy-efficient elements. Our goal was to craft a home that feels both rooted and refined. The result exceeded expectations, delivering a distinctive, enduring lifestyle experience.”

— Liliana Mourenza, Mount Anvil

House Nine Design is an interior design studio dedicated to creating timeless, authentic, and liveable spaces. By blending classic elements with modern sensibilities, integrating antiques with contemporary pieces, and drawing inspiration from nature, House Nine crafts environments that are both comfortable and refined. With a focus on thoughtful design and meticulous attention to detail, the studio offers a comprehensive range of services from initial concept to final execution. Committed to using the highest quality materials, House Nine is passionate about designing spaces that are not only beautiful but also enduring and functional.



A CALM, PRIVATE ESCAPE

Step onto your private balcony — a design feature in every home, and a rare sanctuary in London. Whether overlooking the peaceful podium gardens or the city beyond, it's a space to both unwind and entertain.

CRAFTED TO FEEL LIKE HOME

From the moment you enter, herringbone wood flooring brings warmth and craftsmanship underfoot. Floor-to-ceiling windows flood the space with natural light, enhancing a calm, refined palette. Classic Victorian ogee skirting boards frame the room with quiet elegance and timeless detail.





Timeless and contemporary shaker-style cabinetry pairs effortlessly with a beautiful and durable quartz worktop. Brass handles add warmth and refinement, while high-quality Miele appliances elevate culinary moments.

Miele

FUNCTIONAL
BEAUTY

TAILORED FOR REAL LIVING

Bedrooms are designed as quiet sanctuaries. Bespoke fitted wardrobes provide storage without compromise, and muted tones offer a sense of rest from the moment you step inside.



A MODERN CLASSIC

Bathrooms are designed as serene retreats, where classic chequered floor tiles add a touch of heritage, and brushed brass fittings bring warmth and refinement. Custom vanity units offer both elegance and utility, with every detail shaped for quiet luxury and lasting function.



WRITTEN IN THE DETAILS

APARTMENTS

Included in all kitchens:

- Cashmere matte lacquer doors to kitchen cabinets
- Single feature glass wall cabinet
- Polished quartz worktop, with bullnose edge
- Arched swan neck kitchen tap in antique finish
- Integrated fridge freezer
- Integrated dishwasher

Studio and 1 bedroom

- Single bowl stainless steel, undermounted sink
- Miele induction hob with 4 cooking zones – black
- Miele combination compact oven
- Integrated extractor
- Freestanding washer dryer

2 bedroom

- Bowl and half stainless steel, undermounted sink
- Miele induction hob with 4 cooking zones – black
- Miele single oven
- Miele microwave oven
- Integrated extractor
- Freestanding washer dryer

3 bedroom apartment and 2 and 3 bedroom duplexes

- Bowl and half stainless steel, undermounted sink
- Miele induction hob with 5 cooking zones – black
- Miele single oven
- Miele microwave oven
- Miele integrated extractor
- Freestanding washing machine
- Freestanding dryer
- Caple wine cooler

Bathrooms

Included in all bathrooms:

- Brushed brass, wall mounted, shower head and arm
- Brushed brass, wall mounted, handheld shower and rail
- Brushed brass, thermostatic shower controls
- White sanitaryware includes basin / WC bowl
- Matte black timber finish WC seat
- Brushed brass flush plate
- Towel rail

Studio shower room / ensuite shower room

- Integrated vanity with quartz top and sink
- Brushed brass, high-arched swan neck spout with deck mounted cross head mixer
- High-level storage unit with inbuilt framed mirror and feature lighting
- Glass shower screen with brushed brass edge trim
- White shower tray

Family bathroom

- Integrated vanity with quartz vanity top and sink
- Brushed brass, high-arched swan neck spout with deck mounted cross head mixer
- High-level storage unit with inbuilt framed mirror and feature lighting
- White bathtub with timber bath panel
- Brushed brass wall mounted taps to bathtub
- Bath screen with brushed brass edge trim

Enhanced ensuite

- Wall hung vanity with quartz top and double sinks
- Brushed brass trim curve mirror
- Brushed brass high-arched swan neck spout with deck mounted taps
- Hinged glass shower door with brushed brass edge trim
- High-level storage cupboard above WC pan
- White shower tray

Paint finishes

- Painted walls throughout
- Matte white ceiling

Kitchen tiles

- Option 1 – Glazed white ceramic tiled splashback
- Option 2 - Glazed green ceramic tiled splashback

Bathroom tiles

- Off white bathroom wall tiles to all bathrooms
- Cream bathroom tiled splashback to family bathroom, ensuite bathroom and studio shower room
- Feature bathroom tiles to underside arches and skirting detail in enhanced ensuite

Flooring

- Engineered wood flooring in a herringbone pattern to living/ kitchen/dining room and studio bedrooms
- Engineered wood flooring in a plank pattern to utility and storage rooms
- Carpet to all bedrooms, except studios
- Porcelain floor tiles with chequered detail to all bathrooms and ensuites

Bedrooms (except studio)

- Carpet floor finish to bedroom

Joinery

- Painted skirting
- Flat profile square edged architraves
- Painted internal doors & architraves
- Antique brass ironmongery
- Wardrobes with white framed doors with rail and full carcass to studio and primary bedrooms with LED light
- Wardrobes with rail only to second bedrooms

Electrical fittings

- Matte bronze screwless sockets & switches
- TV points provided to living space and main bedroom
- Shaver sockets to bathrooms and ensuites
- Energy efficient downlights throughout
- Strip lighting under kitchen wall cabinets
- Antique brass-fluted wall lights to family bathrooms and ensuite shower room

Balconies and terraces

- Aluminium decking

Heating / cooling

- Comfort cooling and heating in all rooms via air circulation (fan coil units)
- Whole house ventilation system via MVHR to all apartments

RESIDENTS' FACILITIES

Clubhouse

- 24-hour concierge
- Gym powered by Peloton
- Residents' lounge with self-serve bar and private booths
- Screening room
- Podium garden with play spaces
- Secure internal cycle storage with CCTV surveillance

Sustainable features

- Industry leading low carbon technology heating and cooling system to reduce apartment carbon emissions

- Mechanical ventilation with heat recovery to support energy efficiency
- High performance façade with triple glazed windows and doors
- Photovoltaic panels
- Biodiverse roofs
- Biodiversity features within landscaping enriched through research by Royal Botanic Gardens, Kew

Security & peace of mind

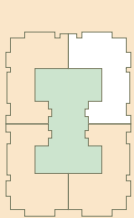
- Audio/Visual entry system
- Mains operated heat and smoke detectors fitted with battery back-up
- Domestic fire sprinkler system including all apartments and common areas
- Multi-point locking and spy hole to apartment entrance doors
- 24-hour monitored CCTV
- Access controlled bicycle storage, main entrance lobby and residents' facilities
- Lifts rated for Firefighting and Evacuation located within each entrance lobby serving all apartment entrance levels
- NHBC 10-year warranty

MANAGEMENT COMPANY

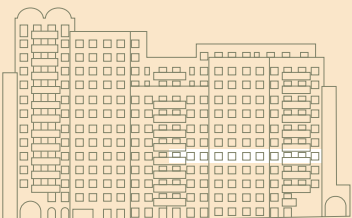
A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

FIND
YOUR
SPACE

FLOOR 3



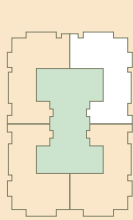
Masterplan



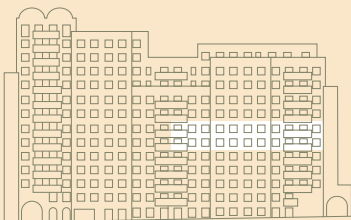
Penfold Street Elevation



FLOORS 4-5

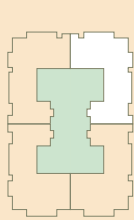


Masterplan

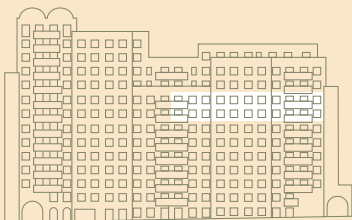


Penfold Street Elevation

FLOORS 6-7



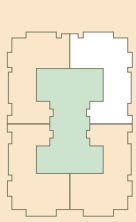
Masterplan



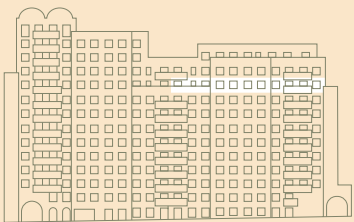
Penfold Street Elevation



FLOOR 8

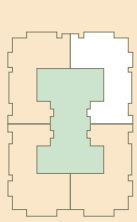


Masterplan

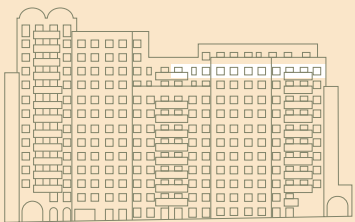


Penfold Street Elevation

FLOOR 9



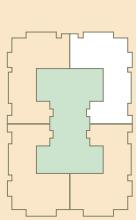
Masterplan



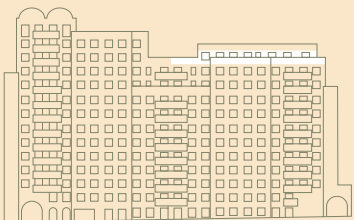
Penfold Street Elevation



FLOOR 10

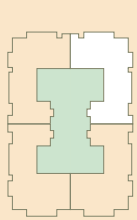


Masterplan

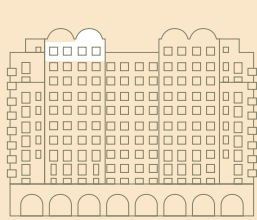


Penfold Street Elevation

FLOOR 11



Masterplan



Church Street Elevation

3 Bedroom Duplex
(Lower Floor)
A2.10.01
Page 83



Internal
Courtyard
Below

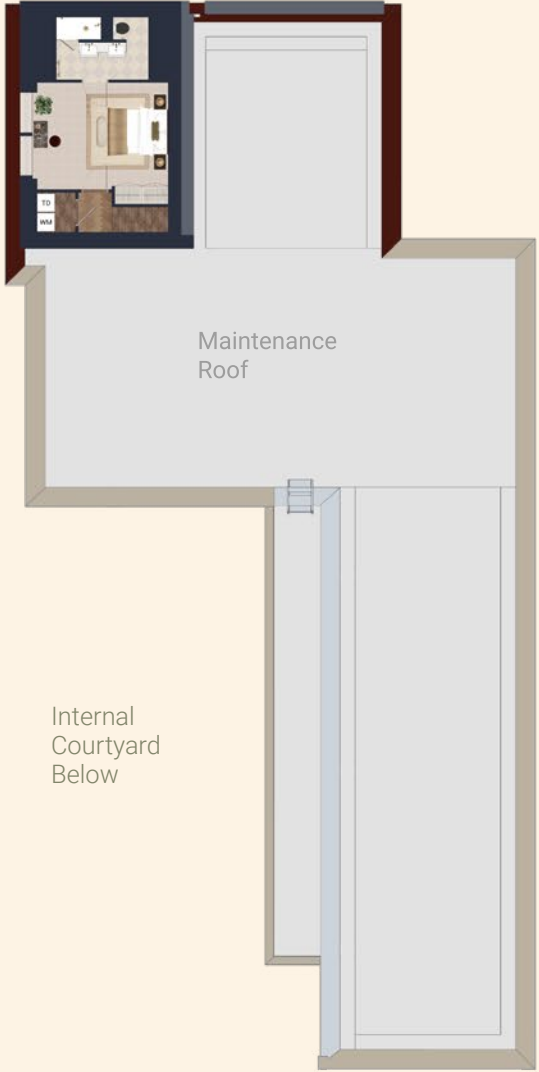
1 Bedroom
A2.10.02
Page 74

1 Bedroom
A2.10.03
Page 75

1 Bedroom
A2.10.04
Page 76

Adjacent Roof

3 Bedroom Duplex
(Upper Floor)
A2.10.01
Page 83

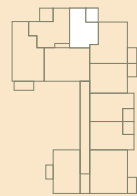


Maintenance
Roof

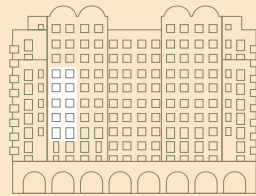
Internal
Courtyard
Below

STUDIO APARTMENT

Floors 3 – 7
A2.03.03 – A2.07.03



Locator

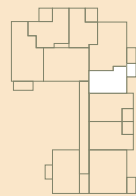


Church Street Elevation

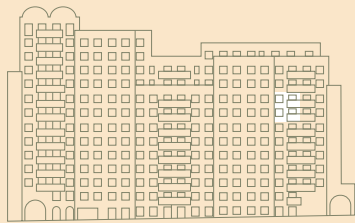
Total Area	48.0 sq m	516.0 sq ft
Total Internal Area	41.2 sq m	443.1 sq ft
Kitchen	2.52m x 2.63m	8' 3" x 8' 8"
Living / Dining	3.43m x 5.37m	11' 3" x 17' 8"
Bedroom	3.07m x 3.34m	10' 1" x 11' 0"
Total External Area	7.30 sq m	78.0 sq ft
Recessed Balcony	2.71m x 2.99m	8' 11" x 9' 10"

STUDIO APARTMENT

Floors 6 – 7
A2.06.05 & A2.07.05



Locator



Penfold Street Elevation

Total Area	47.2 sq m	508.0 sq ft
Total Internal Area	41.3 sq m	444.1 sq ft
Kitchen / Dining	3.17m x 2.73m	10' 5" x 9' 0"
Living	3.17m x 2.93m	10' 5" x 9' 8"
Bedroom	2.67m x 4.72m	8' 9" x 15' 6"
Total External Area	5.90 sq m	64.0 sq ft
Balcony	1.92m x 2.86m	6' 4 x 9' 5"



Juliette Balcony on floor 3 only



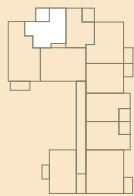
FF Fridge Freezer
WD Washer Dryer



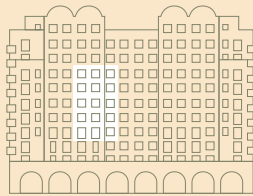
FF Fridge Freezer
WD Washer Dryer

ONE BEDROOM APARTMENT

Floors 3 – 7
A2.03.02 – A2.07.02



Locator

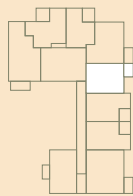


Church Street Elevation

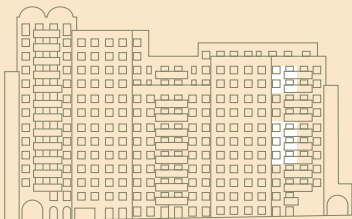
Total Area	57.3 sq m	617.0 sq ft
Total Internal Area	50 sq m	538.7 sq ft
Kitchen	3.79m x 2.61m	12' 5" x 8' 7"
Living / Dining	5.73m x 2.76m	18' 10" x 9' 1"
Bedroom	3.07m x 5.10m	10' 1" x 16' 9"
Total External Area	7.30 sq m	78.0 sq ft
Recessed Balcony	2.70m x 2.91m	8' 10" x 9' 7"

ONE BEDROOM APARTMENT

Floors 3 – 5 & 8 – 9
A2.03.05 – A2.05.05, A2.08.04 & A2.09.03



Locator



Penfold Street Elevation

Total Area	56.7 sq m	613.5 sq ft
Total Internal Area	51.1 sq m	549.9 sq ft
Kitchen	3.47m x 5.30m	11' 5" x 17' 5"
Living / Dining	4.52m x 3.23m	14' 10" x 10' 7"
Bedroom	3.64m x 2.91m	12' 0" x 9' 7"
Total External Area	5.90 sq m	63.5 sq ft
Balcony	1.90m x 2.94m	6' 3" x 9' 8"



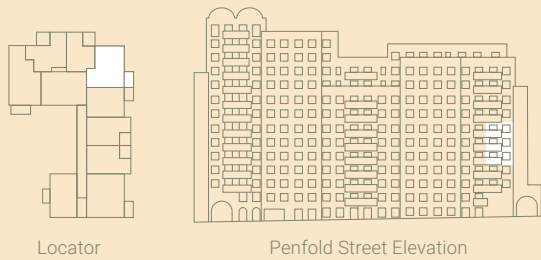
FF Fridge Freezer
WD Washer Dryer



FF Fridge Freezer
WD Washer Dryer

ONE BEDROOM APARTMENT

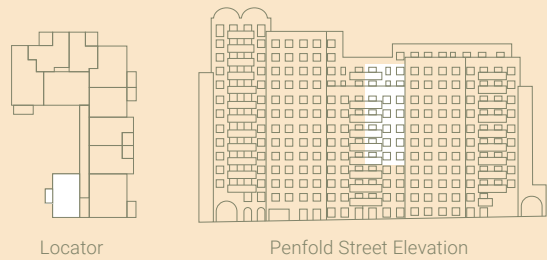
Floors 3 – 5
A2.03.04 – A2.05.04



Total Area	70.7 sq m	761.0 sq ft
Total Internal Area	63.5 sq m	683.5 sq ft
Kitchen	4.29m x 3.15m	14' 1" x 10' 4"
Living / Dining	3.64m x 5.45m	12' 0" x 17' 11"
Bedroom	5.94m x 3.50m	19' 6" x 11' 6"
Total External Area	7.20 sq m	77.0 sq ft
Balcony	1.90m x 3.61m	6' 3" x 11' 10"

ONE BEDROOM APARTMENT

Floors 3 – 9
A2.03.09 – A2.07.09, A2.08.08 & A2.09.07



Total Area	55.0 sq m	595.4 sq ft
Total Internal Area	50.3 sq m	541.8 sq ft
Kitchen / Living / Dining	4.27m x 5.93m	14' 0" x 19' 6"
Bedroom	5.34m x 3.17m	17' 6" x 10' 5"
Total External Area	5.0 sq m	54.0 sq ft
Balcony	1.52m x 3.24m	5' 0" x 10' 8"



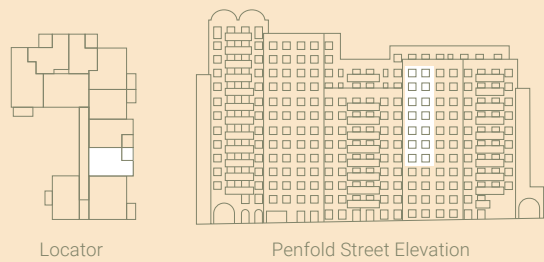
FF Fridge Freezer
WD Washer Dryer



FF Fridge Freezer
WD Washer Dryer

ONE BEDROOM APARTMENT

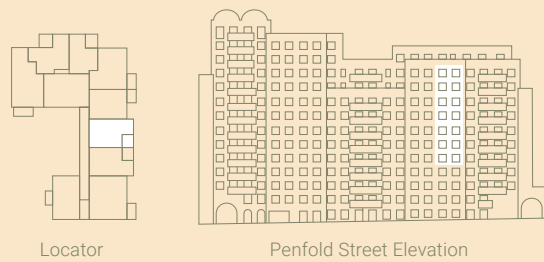
Floors 3 – 9
A2.03.07 – A2.07.07, A2.08.06 & A2.09.05



Total Area	56.6 sq m	608.0 sq ft
Total Internal Area	51.1 sq m	550.2 sq ft
Kitchen	2.76m x 3.75m	9' 1" x 12' 3"
Living / Dining	6.58m x 3.13m	21' 7" x 10' 3"
Bedroom	4.97m x 2.85m	16' 4" x 9' 4"
Total External Area	5.70 sq m	61.0 sq ft
Recessed Balcony	2.32m x 2.53m	7' 7" x 8' 3"

ONE BEDROOM APARTMENT

Floors 3 – 9
A2.03.06 – A2.07.06, A2.08.05 & A2.09.04



Total Area	56.6 sq m	611.4 sq ft
Total Internal Area	51.1 sq m	550.2 sq ft
Kitchen	2.76m x 3.75m	9' 1" x 12' 3"
Living / Dining	6.58m x 3.13m	21' 7" x 10' 3"
Bedroom	4.97m x 2.85m	16' 4" x 9' 4"
Total External Area	5.70 sq m	61.0 sq ft
Recessed Balcony	2.32m x 2.53m	7' 7" x 8' 3"



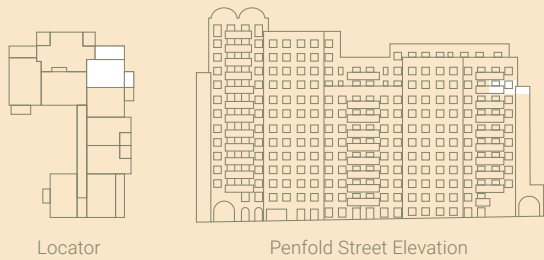
FF Fridge Freezer
WD Washer Dryer



FF Fridge Freezer
WD Washer Dryer

ONE BEDROOM APARTMENT

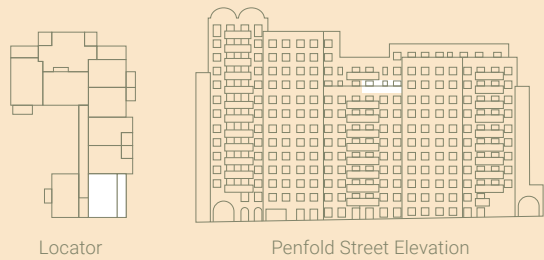
Floor 8
A2.08.03



Total Area	70.8 sq m	761.0 sq ft
Total Internal Area	50.6 sq m	544.4 sq ft
Kitchen	2.67m x 5.2m	8' 9" x 17' 1"
Living / Dining	5.22m x 3.09m	17' 2" x 10' 2"
Bedroom	3.54m x 2.94m	11' 8" x 9' 8"
Total External Area	20.20 sq m	217.0 sq ft
Terrace	5.79m x 2.20m	19' 0" x 7' 3"
Balcony	1.90m x 3.61m	6' 3" x 11' 10"

ONE BEDROOM APARTMENT

Floor 8
A2.08.07



Total Area	69.3 sq m	746.0 sq ft
Total Internal Area	57.3 sq m	617.2 sq ft
Kitchen / Living / Dining	6.15m x 5.26m	20' 2" x 17' 3"
Bedroom	3.67m x 3.95m	12' 1" x 13' 0"
Total External Area	12.0 sq m	129.0 sq ft
Terrace	1.81m x 9.16m	5' 11" x 30' 1"



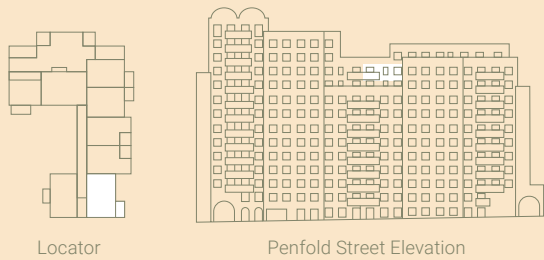
FF Fridge Freezer
WD Washer Dryer



FF Fridge Freezer
WD Washer Dryer

ONE BEDROOM APARTMENT

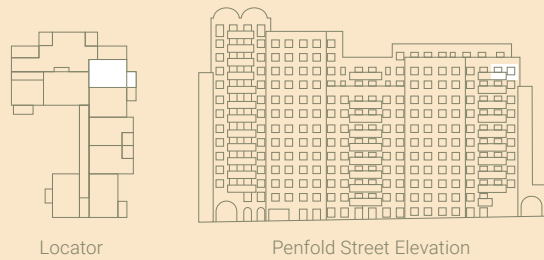
Floor 9
A2.09.06



Total Area	64.6 sq m	695.0 sq ft
Total Internal Area	57.3 sq m	617.2 sq ft
Kitchen / Living / Dining	6.15m x 5.26m	20' 2" x 17' 3"
Bedroom	3.67m x 3.95m	12' 1" x 13' 0"
Total External Area	7.30 sq m	78.0 sq ft
Balcony	1.91m x 3.74m	6' 3" x 12' 3"

ONE BEDROOM APARTMENT

Floor 9
A2.09.02



Total Area	57.3 sq m	616.0 sq ft
Total Internal Area	50 sq m	537.7 sq ft
Kitchen	2.67m x 4.86m	8' 9" x 15' 11"
Living / Dining	5.22m x 3.09m	17' 2" x 10' 2"
Bedroom	3.54m x 2.94m	11' 8" x 9' 8"
Total External Area	7.30 sq m	78.0 sq ft
Balcony	1.90m x 3.61m	6' 3" x 11' 10"



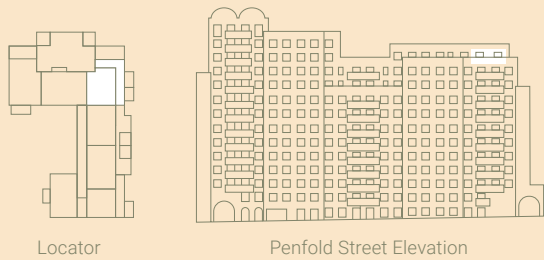
FF Fridge Freezer
WD Washer Dryer



FF Fridge Freezer
WD Washer Dryer

ONE BEDROOM APARTMENT

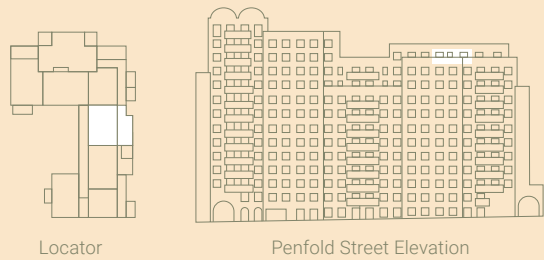
Floor 10
A2.10.02



Total Area	71.8 sq m	773.0 sq ft
Total Internal Area	49.7 sq m	535 sq ft
Kitchen / Living / Dining	6.15m x 4.84m	20' 2" x 15' 11"
Bedroom	3.95m x 3.39m	13' 0" x 11' 2"
Total External Area	22.10 sq m	238.0 sq ft
Terrace	1.26m x 14.73m	4' 1" x 48' 4"

ONE BEDROOM APARTMENT

Floors 10
A2.10.03



Total Area	74.7 sq m	804.1 sq ft
Total Internal Area	52.2 sq m	561.5 sq ft
Kitchen	2.19m x 2.89m	7' 2" x 9' 6"
Living / Dining	3.56m x 5.11m	11' 8" x 16' 9"
Bedroom	3.57m x 3.34m	11' 9" x 11' 0"
Total External Area	22.50 sq m	242.3 sq ft
Terrace	2.71m x 8.81m	8' 11" x 28' 11"



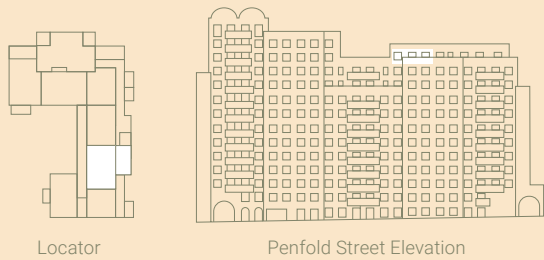
FF Fridge Freezer
WD Washer Dryer



FF Fridge Freezer
WD Washer Dryer

ONE BEDROOM APARTMENT

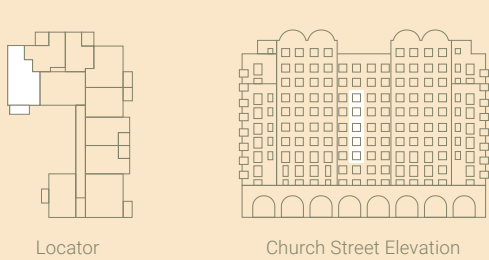
Floor 10
A2.10.04



Total Area	93.2 sq m	1003.2 sq ft
Total Internal Area	56.7 sq m	610.1 sq ft
Kitchen	2.20m x 2.89m	7' 3" x 9' 6"
Living / Dining	3.56m x 5.28m	11' 8" x 17' 4"
Bedroom	3.85m x 3.34m	12' 8" x 11' 0"
Total External Area	36.5 sq m	393 sq ft
Terrace 1	2.72m x 6.28m	8' 11" x 20' 7"
Terrace 2	5.67m x 3.00m	18' 7" x 9' 10"

TWO BEDROOM APARTMENT

Floors 3 – 7
A2.03.01 – A2.07.01



Total Area	82.6 sq m	889.0 sq ft
Total Internal Area	74.2 sq m	798.8 sq ft
Kitchen / Dining	3.55 x 3.65	11' 8" x 12' 0"
Living	3.60 x 3.51	11' 10" x 11' 6"
Bedroom 1	3.36 x 5.35	11' 0" x 17' 7"
Bedroom 2	3.27 x 3.38	10' 9" x 11' 1"
Total External Area	8.40 sq m	90.0 sq ft
Balcony	4.37 x 1.80	14' 4" x 5' 11"



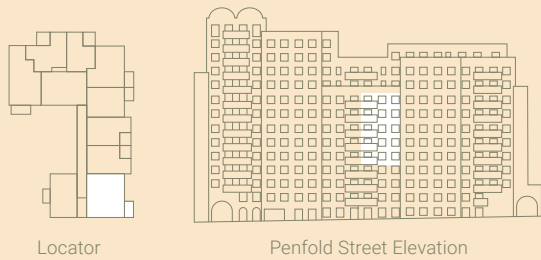
FF Fridge Freezer
WD Washer Dryer



FF Fridge Freezer
WD Washer Dryer

TWO BEDROOM APARTMENT

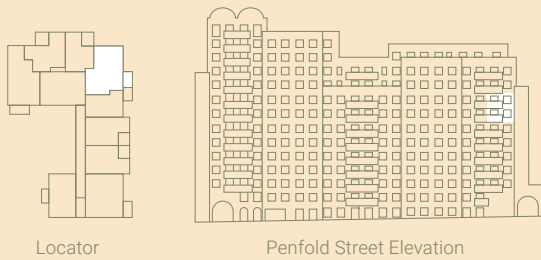
Floors 3 – 7
A2.03.08 – A2.07.08



Total Area	83.2 sq m	895.0 sq ft
Total Internal Area	76.1 sq m	818.8 sq ft
Kitchen / Living / Dining	7.94m x 3.38m	26' 1" x 11' 1"
Bedroom 1	4.82m x 3.01m	15' 10" x 9' 11"
Bedroom 2	3.93m x 2.75m	12' 11" x 9' 0"
Total External Area	7.10 sq m	76.0 sq ft
Balcony	1.90m x 3.73m	6' 3" x 12' 3"

TWO BEDROOM APARTMENT

Floors 6 – 7
A2.06.04 & A2.07.04



Total Area	80.7 sq m	869.00 sq ft
Total Internal Area	73.5 sq m	761.5 sq ft
Kitchen / Living / Dining	5.43m x 5.53m	17' 10" x 18' 2"
Bedroom 1	3.19m x 5.30m	10' 6" x 17' 5"
Bedroom 2	2.75m x 5.00m	9' 0" x 16' 5"
Total External Area	7.20 sq m	77.0 sq ft
Balcony	1.92m x 3.71m	6' 4" x 12' 2"

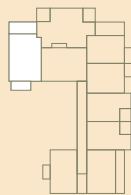


FF Fridge Freezer
WD Washer Dryer

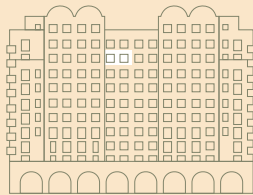


FF Fridge Freezer
WD Washer Dryer

TWO BEDROOM APARTMENT



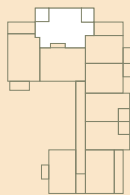
Locator



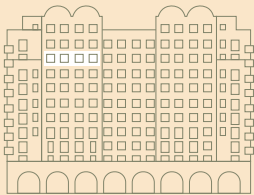
Church Street Elevation

Floor 8		
A2.08.01		
Total Area	94.6 sq m	1018.0 sq ft
Total Internal Area	73.7 sq m	792.9 sq ft
Kitchen / Dining	3.13m x 4.04m	10' 3" x 13' 3"
Living	3.91m x 4.45m	12' 10" x 14' 7"
Bedroom 1	3.47m x 4.16m	11' 5" x 13' 8"
Bedroom 2	3.32m x 3.26m	11' 2" x 10' 9"
Total External Area	20.90 sq m	225.0 sq ft
Terrace	6.11m x 1.94m	20' 1" x 6' 5"
Balcony	4.37m x 1.82m	14' 4" x 6' 0"

TWO BEDROOM APARTMENT



Locator



Church Street Elevation

Floor 8		
A2.08.02		
Total Area	92.3 sq m	994.0 sq ft
Total Internal Area	77.9 sq m	838.3 sq ft
Kitchen	2.82m x 2.63m	9' 3" x 8' 8"
Living / Dining	3.39m x 6.34m	11' 2" x 20' 10"
Bedroom 1	4.57m x 3.07m	15' 0" x 10' 1"
Bedroom 2	3.01m x 3.99m	9' 11" x 13' 1"
Total External Area	14.40 sq m	156.0 sq ft
Recessed Balcony 1	2.70m x 2.92m	8' 10" x 9' 7"
Recessed Balcony 2	2.70m x 2.92m	8' 10" x 9' 7"



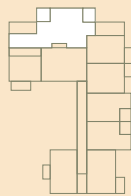
FF Fridge Freezer
WD Washer Dryer



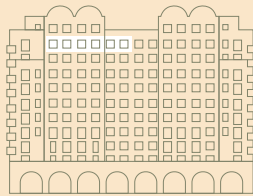
FF Fridge Freezer
WD Washer Dryer

TWO BEDROOM APARTMENT

Floor 9
A2.09.01



Locator



Church Street Elevation

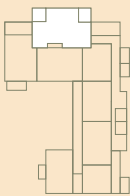
Total Area	114.9 sq m	1238.0 sq ft
Total Internal Area	100.5 sq m	1081.8 sq ft
Kitchen / Living / Dining	6.50m x 5.10m	21' 4" x 16' 9"
Bedroom 1	3.57m x 5.50m	11' 9" x 18' 1"
Bedroom 2	5.90m x 2.99m	19' 4" x 9' 10"
Total External Area	14.40 sq m	156.0 sq ft
Recessed Balcony 1	2.70m x 2.92m	8' 10" x 9' 7"
Recessed Balcony 2	2.70m x 2.92m	8' 10" x 9' 7"



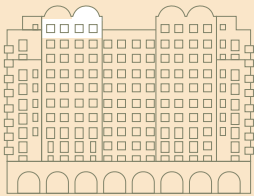
FF Fridge Freezer
WD Washer Dryer

THREE BEDROOM DUPLEX APARTMENT

Floors 10 – 11
A2.10.01



Locator



Church Street Elevation

Total Area	126.2 sq m	1359.0 sq ft
Total Internal Area	111.8 sq m	1203.1 sq ft
Kitchen / Living / Dining	6.53m x 6.14m	21' 5" x 20' 2"
Bedroom 1	4.81m x 3.59m	15' 10" x 11' 9"
Bedroom 2	3.35m x 3.72m	11' 0" x 12' 3"
Bedroom 3	2.79m x 4.90m	9' 2" x 16' 1"
Total External Area	14.40 sq m	156.0 sq ft
Recessed Balcony 1	2.70m x 2.92m	8' 10" x 9' 7"
Recessed Balcony 2	2.70m x 2.92m	8' 10" x 9' 7"



Lower Floor



Upper Floor

FF Fridge Freezer
TD Tumble Dryer
WM Washing Machine

HAMPSTEAD MANOR

Hampstead Manor, in London's favourite garden suburb, NW3, features 156 restored and converted homes set among historic Grade II listed buildings. Completed by Mount Anvil in 2019, it includes a public garden and wildlife habitats. Resident amenities include a private town car, spa facilities, and a leisure suite with pool, jacuzzi, sauna, steam room and experience showers.



PURSuing BETTER, DIFFERENTLY

LONDON SPECIALISTS

We've spent over 34 years focused on London, creating outstanding places where people can thrive. Focus means we can commit, we can do that bit extra, so we can spend more time designing, refining and delivering homes people love, in places they want to live.

CRAFTED NOT COOKIE-CUTTER

No two Mount Anvil developments are the same. Yes, you'll see Mount Anvil hallmarks such as clean, uncluttered elevations, vibrant public realm, and mechanical equipment hidden in the basement rather than on the roof. And, each of our developments are as individual as the communities that they're in.

POSITIVE PARTNERSHIPS

Our business is based on repeat partnerships, and we put person, place and planet first. By jointly working with our partners, we can amplify the positive impact of the places and homes we co-create, delivering a healthy, low carbon and prosperous future for London.

CUSTOMER FOCUS

At Mount Anvil, we're committed to making your home buying experience as effortless as possible. Your personal Customer Experience Manager will be there to answer anything and everything you ask about your new home. This focus on customer satisfaction is why 97% of our customers would recommend us to family and friends.

OUR TEAM

90% of our people are also shareholders in our business, so there's more pride poured into every project. And with our project directors having, on average, more than 25 years' industry experience each, your home is in safe, reassuring hands.

AWARD WINNING

The ultimate accolades for us are happy customers, who want to keep coming back to Mount Anvil. But we aren't averse to the industry celebrating us either. We have won awards for our design, culture, partnerships, health and safety, customer care and sustainability.

 **Mount Anvil,
better London living**

INVESTING IN YOUR NEIGHBOURHOOD

WESTMINSTER CITY COUNCIL

City of Westminster has embarked on the most ambitious house-building programme in a generation, delivering contemporary, high-quality homes for all.

From modern apartments for first-time buyers to larger properties for families looking for more space, the council's portfolio will include new homes of all tenures – in central London locations. As well as providing much-needed new homes across Westminster, the portfolio will generate income to be reinvested; it will fund brand new social and affordable homes, state-of-the-art community facilities and the rejuvenation of existing neighbourhoods.

By leading its own developments, the Council will prioritise local businesses and suppliers, repurpose under-utilised space and provide training and employment opportunities for students and apprentices. City of Westminster is investing around one billion pounds over the next five years into their regeneration and development programme. This is an investment in Westminster's communities and will deliver thousands of new affordable homes, as well as creating local jobs and providing beautiful spaces for the community to enjoy.



IN PARTNERSHIP: WESTMINSTER CITY COUNCIL AND MOUNT ANVIL

Westminster City Council's vision for Church Street is centred around community – creating a neighbourhood where people love to spend time. Picture greener public spaces that invite you to read a book or enjoy your coffee outside. Pedestrianised streets where children can play safely. A new cultural quarter supporting up-and-coming artists.

Mount Anvil is proud to contribute to this vision. As a key part of the regeneration, The Broadley will create new homes, a state-of-the-art public library under the arches, new play spaces and a community garden.



EBURY, SW1

Set in prime central London's SW1, this multi-phased regeneration project will deliver over 750 new apartments across nine residential buildings, arranged around four communal garden squares.

Phase 1, completed in December 2024, introduced two 16-storey towers, a central management hub and concierge service. Powered entirely by renewable energy – sourced from air, ground, and water source heat pumps – these energy-efficient homes are built for future living.

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TERMS & CONDITIONS

The information in this document is indicative and is intended to act as a guide only as to the finished product. The finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans may vary within a tolerance of 5% and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All furniture shown is indicative only, and all planting on balconies and terraces is shown for decorative purposes and does not form part of the specification. All kitchen layouts are indicative only and subject to change. Please note: to increase legibility, these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within the brochure.

The Broadley, The Watling, The Eliot and The Octavia are marketing names and do not form part of the approved postal addresses. Applicants are advised to contact Mount Anvil to ascertain the availability of any particular property. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Mount Anvil reserve the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided.

Mount Anvil reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting this. This means you'll be expected to accept any consequential change in outlook or amenity because of such changes. Computer generated images and photography are indicative only and subject to change. Ceiling and wall lighting shown in computer generated images, not included in the specification, are for decorative purposes only. Travel times are approximate and calculated via Google.





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