



PIANO STUDIOS
NW1



WHERE STYLE LIVES

WHERE STYLE LIVES

Just moments from Primrose Hill, where creative energy pulses and boundaries blur, Piano Studios is an uncompromising masterclass in industrial-inspired architecture and sophisticated high-end design.

Piano Studios is an exclusive collection of just 19 loft-style one, two, three and four-bedroom apartments and penthouses that capture London's world-renowned style and creative spirit.

BUILDING CHARACTER

Set within a fearlessly re-imagined Victorian-era building, Piano Studios fuses historic grandeur with modern artistry, where heritage architecture meets handcrafted design.

With bold intent, its imposing frontage stands testament to a golden age, a celebration of its past while holding a flame to an even more thrilling future.

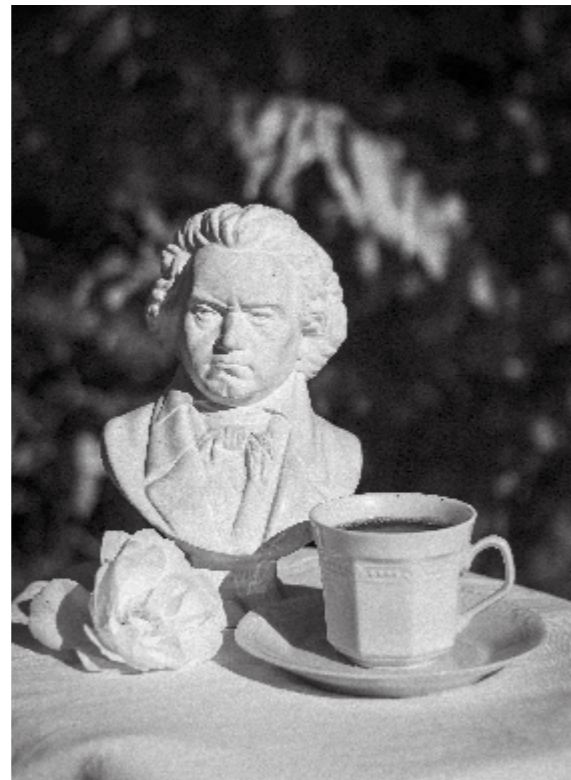
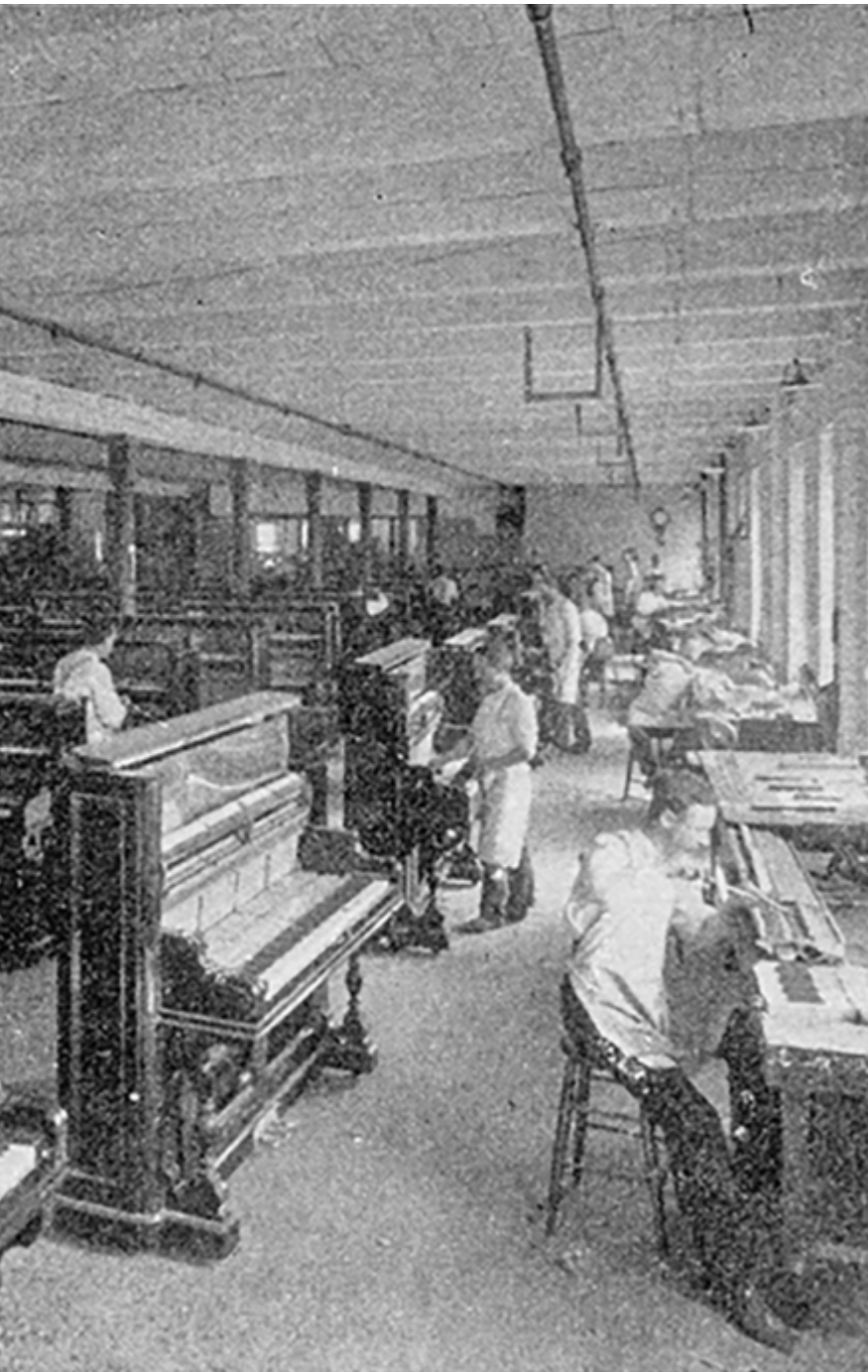


WHERE STYLE LIVES

Floor	Flets
0	1 - 2 (open)
1	3 - 7
2	8 - 12
3	14 - 18
4	19 - 20

For the statement-makers, the style innovators, the trendsetters and tastemakers. Step into a space where design takes centre stage. These impeccably crafted residences are made for those who live boldly and love to stand out. Indulge in opulence, revel in the exceptional details and transform the everyday into something truly extraordinary.

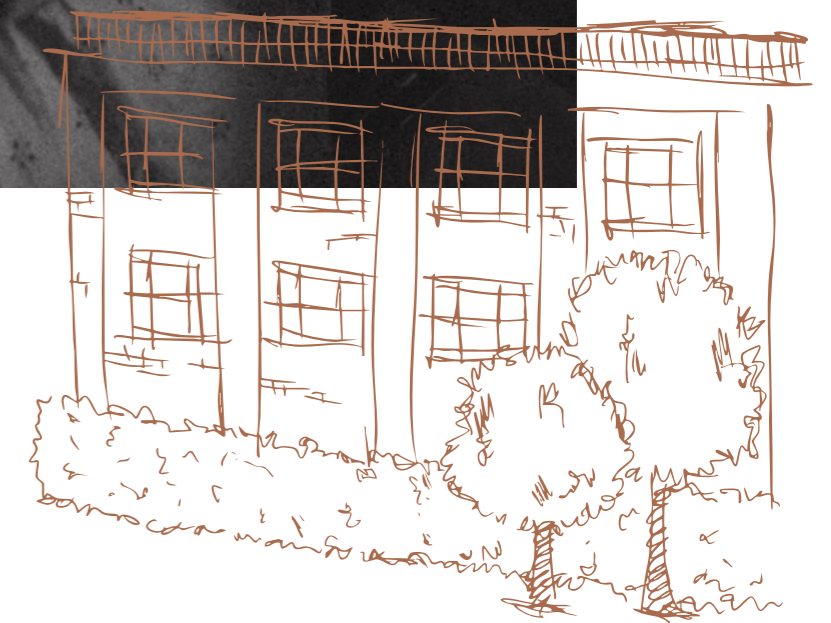
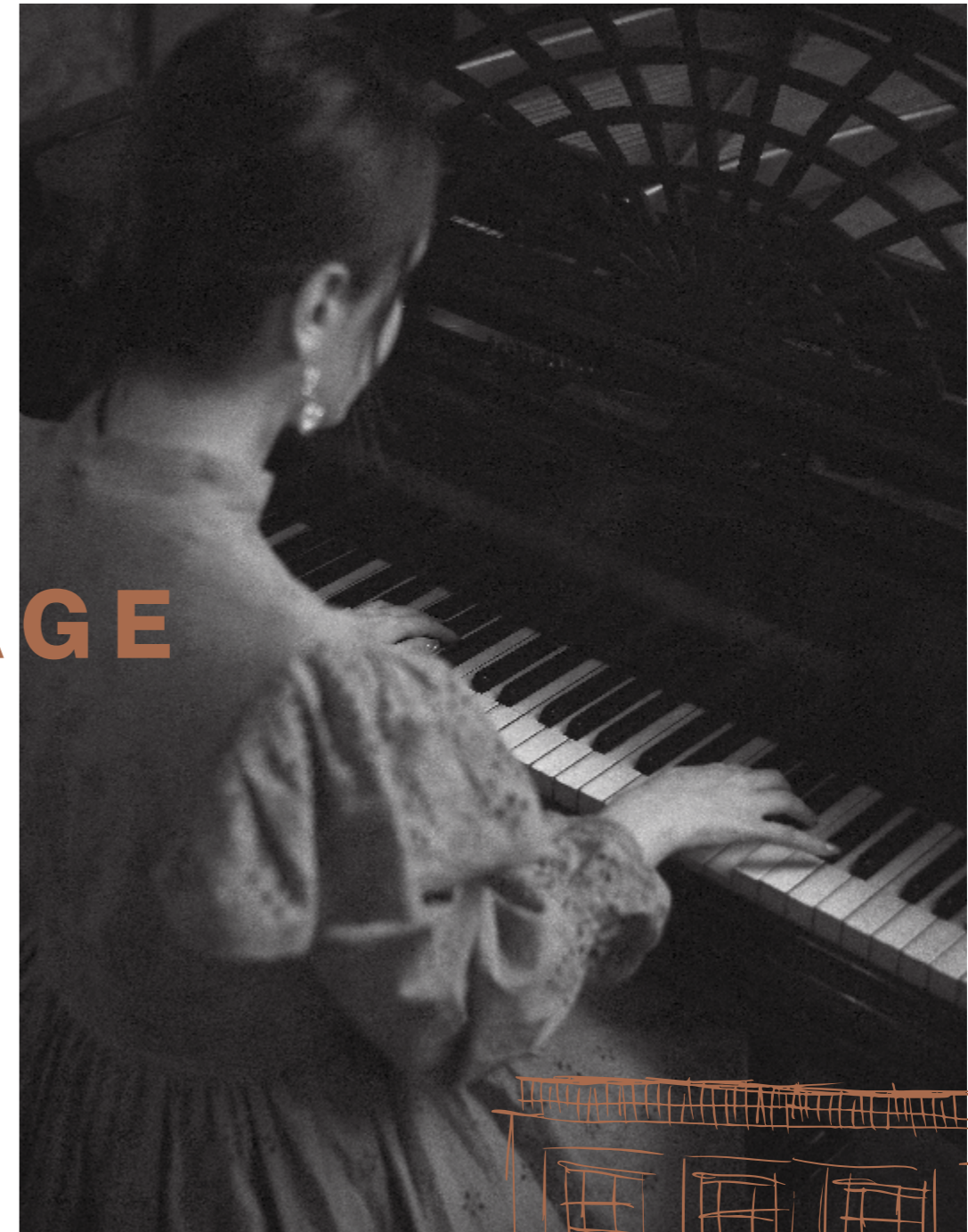




ARTISTIC HERITAGE

Built in 1867 by Chappell & Co – a revered name in musical craftsmanship and the renowned makers of the iconic Chappell piano - the building once served as the company's grand showroom.

Today, the legacy lives on, reimagined for a new era. A modern masterpiece infused with musical heritage, where rhythms of the past echo through every detail, resonating with those of creative spirit who seek timeless design and inspiring living.





TRULY NO PLACE LIKE IT

Fuelled by the raw, eclectic energy of Camden and grounded by the village-like calm of Primrose Hill, Piano Studios embodies London's iconic style and unmistakable spirit.





FOR THOSE WHO LEAD
AND NEVER FOLLOW



WHERE STYLE LIVES



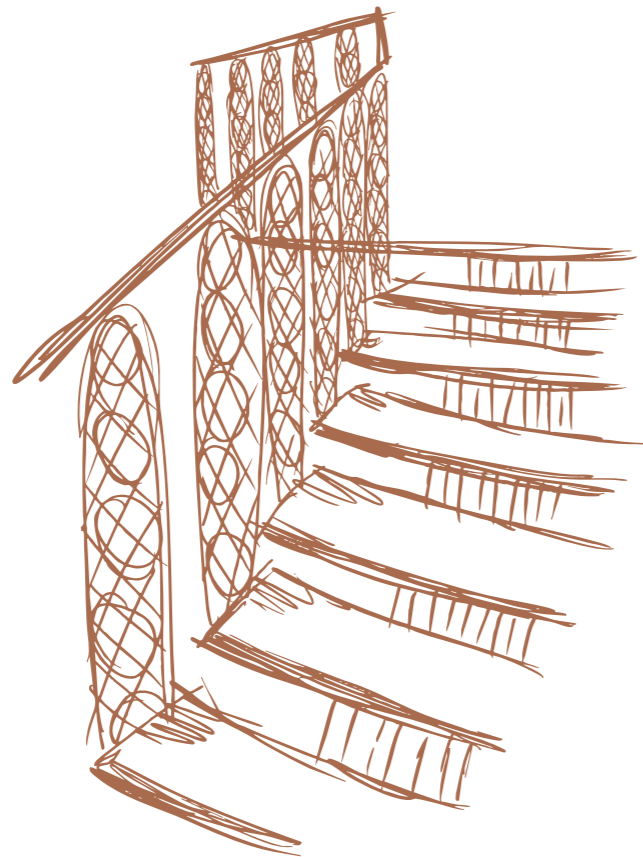
HANDCRAFTED WITH CARE

**ELEMENTS CREATED
AND PERFECTED ON SITE
EPITOMISE CRAFTSMANSHIP**

Handcrafted on site by the talented team, details such as custom doors, bespoke cabinetry, coving and wall panelling elevate each space.

AHEAD OF THE CURVE

A custom, laser-cut steel staircase takes centre stage. Sculptural yet purposeful, this is a bold opening statement where classic design is artfully re-imagined.



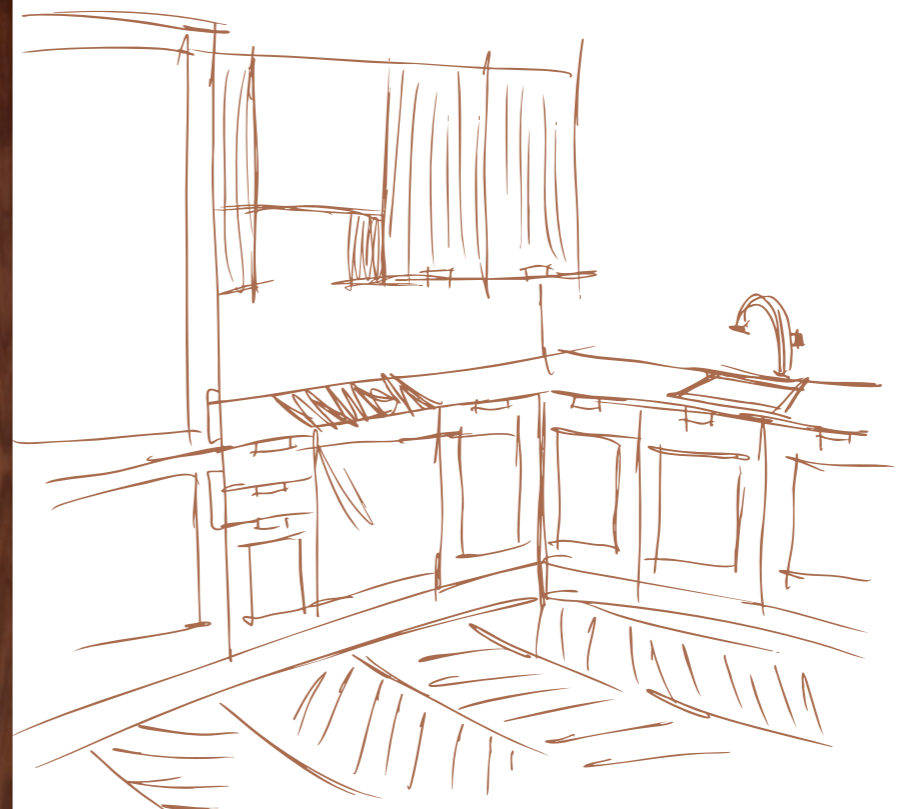
LIVING ROOMS

Exposed original pine beams give a sense of form and structure to this voluminous open-plan living space, while expansive glass windows and doors maximise natural light. From lazy Sunday mornings welcoming the sun to elegant dinner parties where the call for ambient lighting triumphs, push its incredibly wide-ranging character as the mood and occasion dictate.



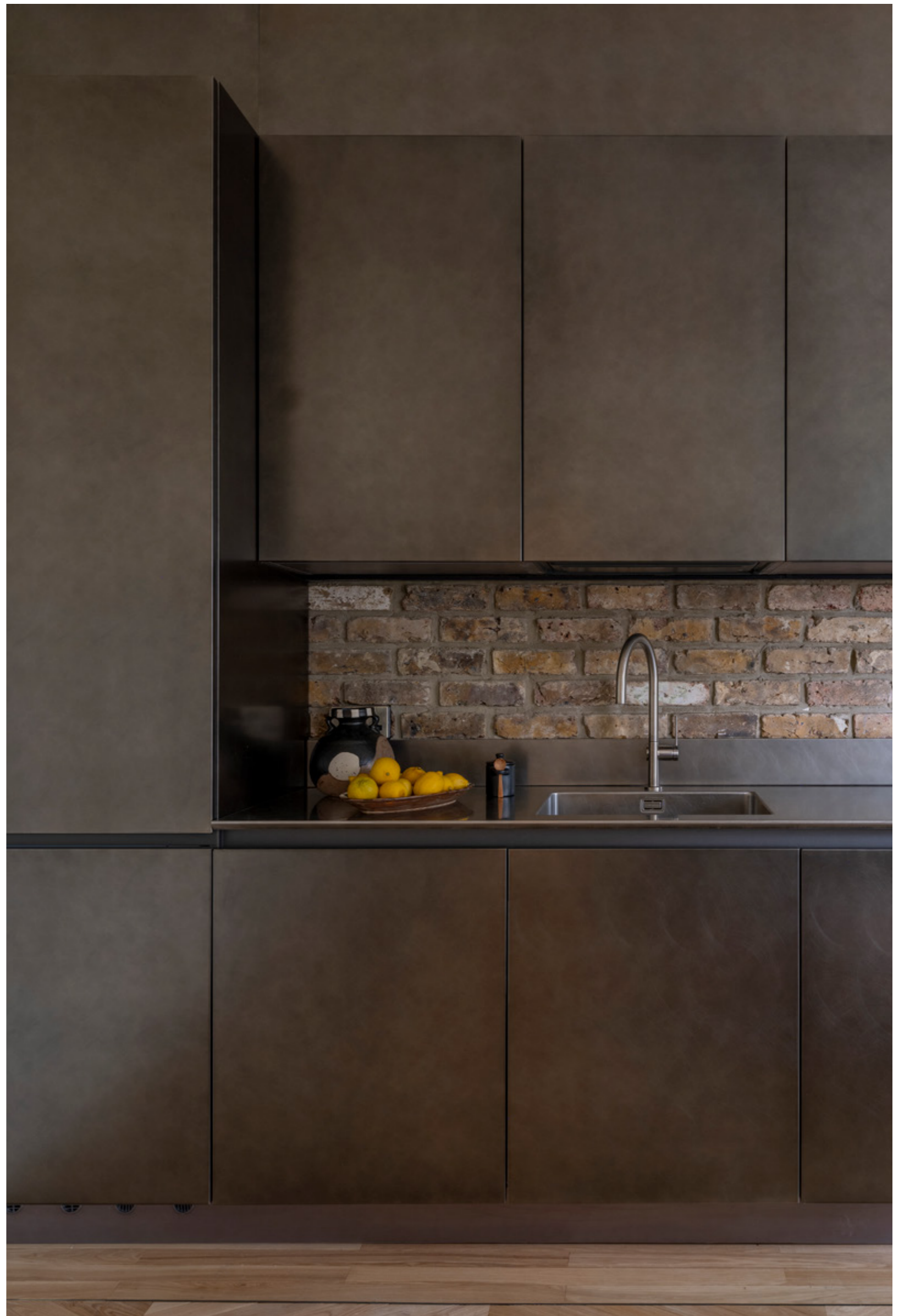


**FORM MEETS
FUNCTION**





From bespoke coving to staggered ceilings, artisan joinery runs throughout. Hand-built, Shaker-style kitchen cabinetry and wardrobes, and internal apartment doors, created and assembled on-site, ensure that every inch reflects a passion for craft.

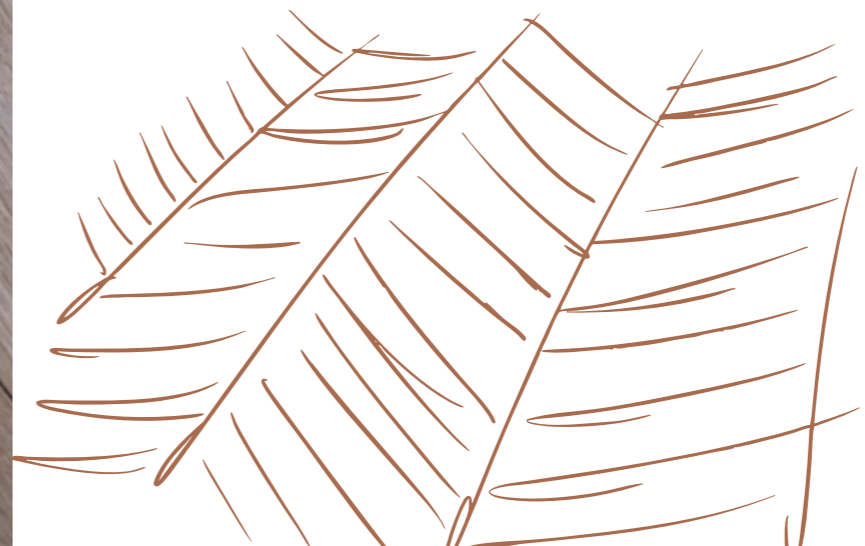


DESIGNED FOR LIFE

Premium by design and unapologetically bold in character, statement kitchens bring industrial edge with sleek metal cabinetry and worktops striking a sharp contrast against reclaimed oak flooring. Bosch integrated appliances and Quooker taps complete the space with every element built to perform and guaranteed to impress.



**CREATED BY NATURE,
FINISHED BY HAND**





Tongue and groove reclaimed oak flooring is laid in a striking chevron pattern – a timeless detail that adds movement, texture and craftsmanship to every space. The natural grain catches the light and, together with underfloor heating, offers a warm, refined and enduring tactility with every step.



A SENSE OF
PERFECTION



HAVEN OF TRANQUILITY

Custom oak-veneer, interior-lit Shaker-style wardrobes with built-in drawers provide sleek storage solutions while turning dressing into an art form. A discreet TV stand is seamlessly integrated within.





INSPIRED BY CALM, CRAFTED FOR DAILY RITUALS

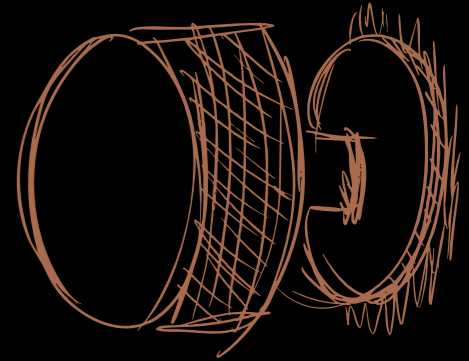
A TOUCH OF SELF-INDULGENCE

Bathrooms balance calm with subtle accents of colour ensuring everyday rituals are redefined. Sculptural fittings, baths and showers pair function with form. Floors are laid with Carrara White Honed Marble, while walls are adorned with a hexagon marble mosaic.

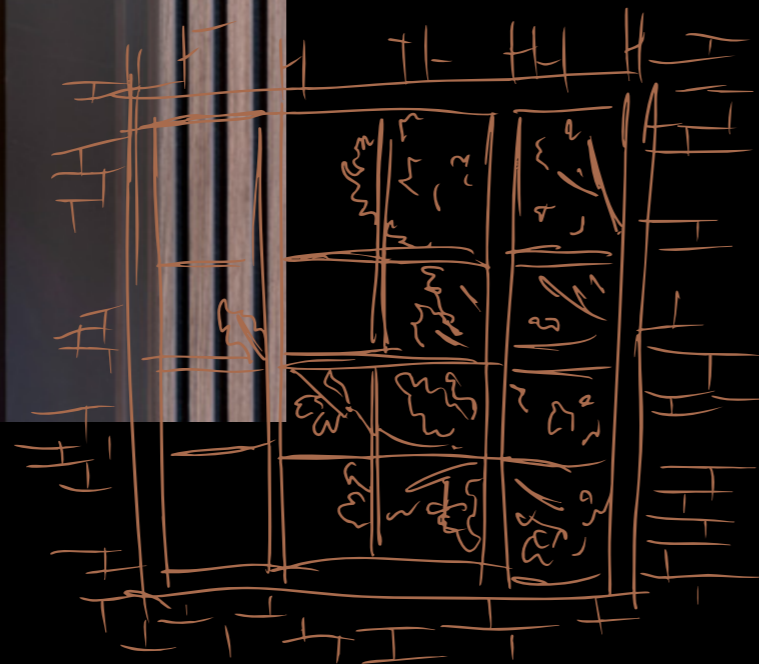




Defined by voluminous interiors with soaring ceilings and vast sash windows that frame the exciting city beyond, this magnificently re-purposed Victorian-era warehouse revels in retained red brickwork, exposed original timber beams and laser-cut metal detailing that create an imposing and inspiring backdrop. Think mid-century modern accents, imposing art or antique curios - the more ostentatious the better. The stage is set for the personal touch.



SIGNATURE STYLE



HELLO LONDON

Private balconies (to most apartments) blur the lines between indoors and out, your front row seat to the one of the worlds most magical cities. Whether relaxed mornings, or energy-filled evenings, slide the Schüco aluminium, triple-glazed windows to reveal the living, breathing capital beyond, and enjoy your world at your pace.





WELCOME TO THE NEIGHBOURHOOD

THE BEST OF BOTH WORLDS IN A TRULY ENVIABLE LOCATION

Tucked between the village charm of Primrose Hill and the creative energy of Camden, Piano Studios blends boutique living with effortless connection via Chalk Farm and Camden Town stations. Enjoy morning strolls on Primrose Hill and also quick links across the city,

THE REGENTS PARK

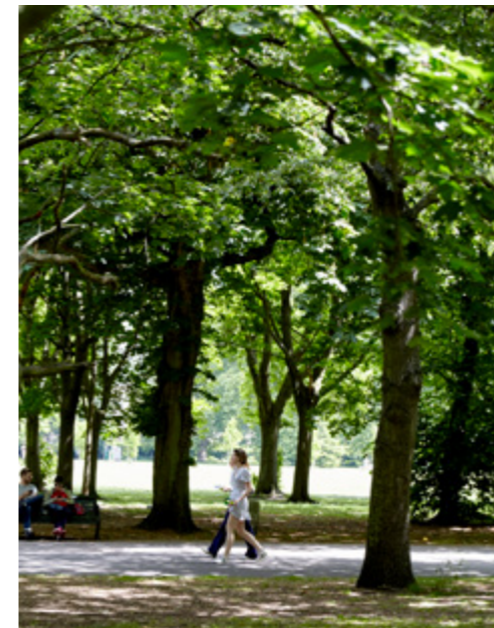
This 410-acre Royal Park features landscaped gardens, ornamental lake, and the world famous London Zoo, which combines captivating wildlife with cutting-edge conservation. Regent's Canal borders the Park's northern edge, linking to London's historic waterways.





PRIMROSE HILL

Part village, part icon, all style. Regent Park Road is famous for its pastel-toned townhouses, leafy, tree-lined streets and a lifestyle that's both effortlessly sophisticated yet refreshingly laid back. Lose track of time in chic boutiques, savour carefully crafted coffee or find sanctuary the pages of an independent bookstore.



HAMPSTEAD

With a relaxed-luxe vibe, Hampstead offers a peaceful retreat within the city. Brimming with historic charm, discover upscale restaurants, quaint cafés, independent bookstores and artisan bakeries. Not to mention the wild woodlands, meadows, swimming ponds and sweeping skyline views of Hampstead Heath.



BELSIZE PARK

Belsize Park enjoys a village-like vibe while boasting a rich artistic heritage, with elegant Victorian and Edwardian architecture, open green spaces and an impressive variety of cultural venues.



PRIMROSE HILL

GREENBERRY CAFÉ

An all-day dining spot in the heart of Primrose Hill brunch and a seasonally changing a la carte evening menu.

LEMONIA

For over 40 years, Lemonia has been the area's go to for Greek food. Celebrate the authentic flavours of the Mediterranean just a few minutes from home.

MANNA LONDON

One of London's leading vegan, plant and organic-based restaurants, and that includes the cocktails!

MICHAEL NADRA

Enjoy the finest British, European and Asian ingredients meticulously crafted, carefully balanced and perfectly presented.

ARVO

Featuring incredible Turkish and Mediterranean flavours, try the Mixed Mezze Plater, sweet Challah French Toast or Full Monty Breakfast.

OKA

Minutes from Camden Roundhouse, from sizzling grilled dishes to delicate sushi, OKA's Pan-Asian offering combines the best of traditional and contemporary cuisine.

THE LITTLE ONE COFFEE & ROASTERY

Called out by Time Out, a weekend walk through Primrose Hill cannot be considered without an artisan coffee and freshly baked muffin in hand.

PRIMROSE BAKERY

From cupcakes to cookies, tiered cakes to pies, free from additives, preservatives and colourings, indulge in the ultimate sweet treats guilt free.

IT'S BAGELS

Whether the rise or the size, the chew or the crunch, smothered in schmear, 'It's Bagels' have mastered the art of the New York bagel.

THE ENGINEER

A short stroll from Regent's Park, Camden Lock and The Roundhouse, this 'classic with a bohemian edge' watering hole has become the cornerstone of this leafy community.

THE LANSDOWNE

From Sunday Roast to hand-stretched pizza enjoy a wide selection of dishes inspired by both British and Mediterranean cuisines.



CAMDEN

MILDREDS CAMDEN

Plant-based food and drinks with pioneering flavours, a root-to-tip, no waste philosophy and a host of best-selling cookbooks.

KERB, CAMDEN MARKET

With an incredible mix of London's hottest independent street food and drinks traders, pop in for lunch or gather the troops for the ultimate foodie night out.

CAMDEN MARKET STABLES

This vast labyrinth of historic saddlers' workshops, tack rooms, horse hospital and stables now house an eclectic mix of restaurants, market stalls, food traders and more.

KING'S CROSS

DISHOOM

This Victorian railway transit shed witnessed trading between London and the rest of the world. What better place to pay homage to authentic Indian street food.

MARYLEBONE

THE MARYLEBONE

Party on with friends or family over a beer, house-infused spirit, creative cocktail, tasty pizza and delicious sides.

ST JOHN'S WOOD

THE IVY CAFÉ

The Ivy Café Marylebone brings relaxed sophistication dining to the ultra-chic Marylebone Lane. Its St John's Wood counterpart serves the same modern British classics indoor or out.

Pink Floyd

Red Hot Ch. U. Peppers

Goldie

The Rolling Stones

Elton John

Jimi Hendrix

Lady Gaga

Queens of the Stone Age

THE BEAT GOES ON

56

57

Jay-Z

Oasis

Fleetwood Mac

Groove Armada

Kendrick Lamar

Chase & Status

Blondie

Colvin Harris

The Roundhouse is right on your doorstep, one of the world's most iconic music venues on the planet – and home to some of the most legendary names in music history.

THE ROUNDHOUSE

A National Heritage Site and the cultural heartbeat of Camden. From live music to alternative theatre, rock legends Jim Morrison and Bob Dylan have left their spiritual mark on this iconic space.

THE CAMDEN ASSEMBLY

They've played host to emerging talents and global artists including Oasis, Amy Winehouse, Bloc Party, Kaiser Chiefs and Ed Sheeran. Grab some great food and drinks on site before the gig.

THE DUBLIN CASTLE

A traditional pub and grassroots venue, Amy Winehouse, Madness, Supergrass, Blur and Snow Patrol have given their blessing to this stalwart of the indie and rock music scene.



STAGES, SCREENS & LEGENDS

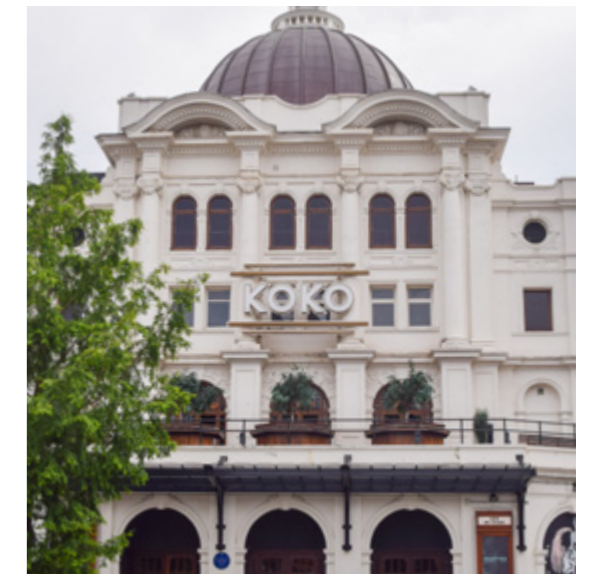


KOKO

Having played host to The Rolling Stones, Coldplay, Madonna, Calvin Harris and Ariana Grande, enjoy pre- or post-performance food and drink at the lively in-house cafe. Sign up to their private members' club, The House of Koko, for exclusive events and VIP access.

EVERYMAN, BELSIZE PARK

Recently refurbished but still featuring their sumptuous signature velvet sofas, sit back and experience the full 4K experience in luxurious surroundings.

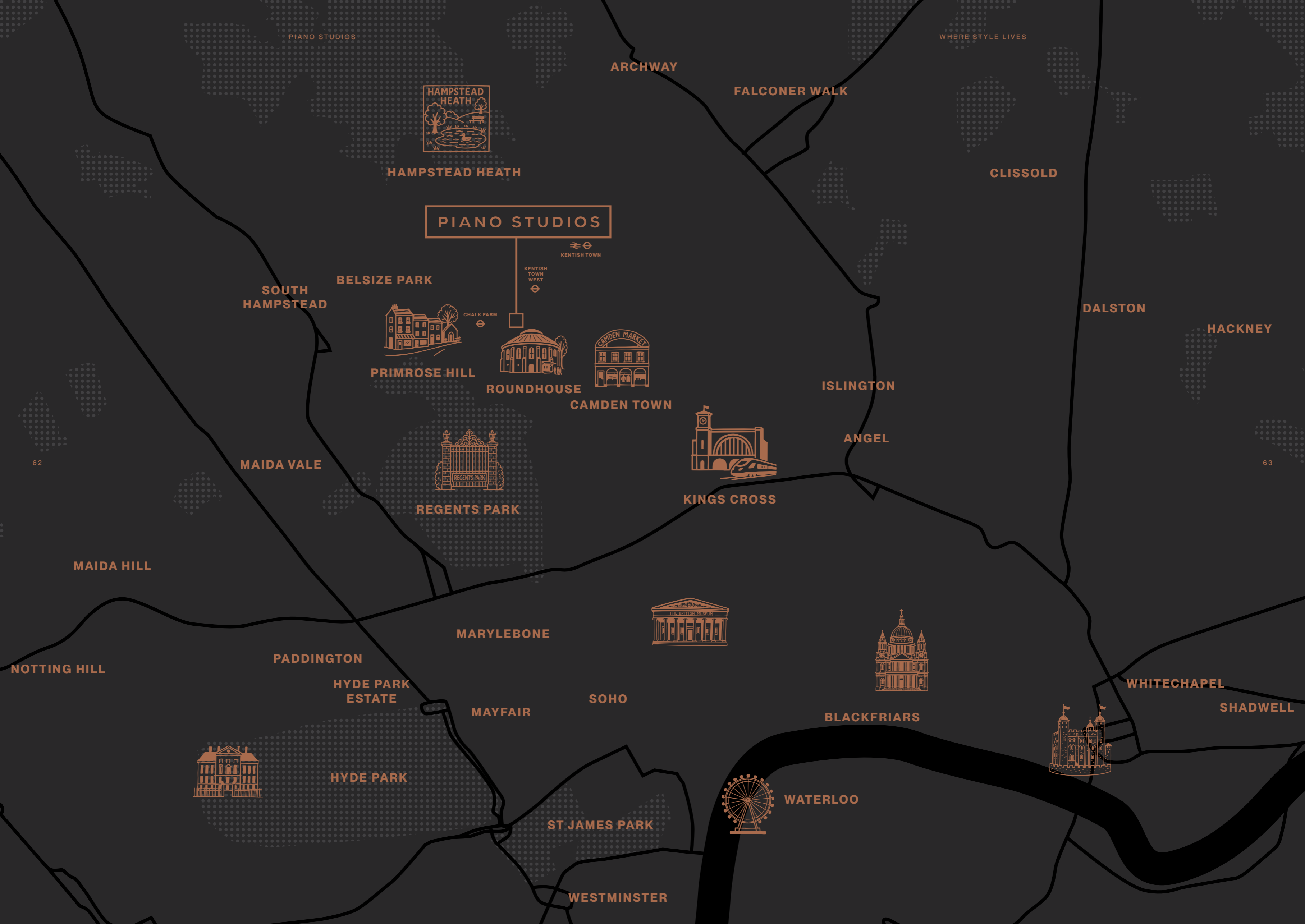




ACCESS ALL AREAS

**THE AREA IS BRILLIANTLY
SERVED BY PUBLIC
TRANSPORT, PROVIDING
EFFORTLESS ACCESS
THROUGHOUT THE
CAPITAL AND BEYOND**

Chalk Farm Underground and Kentish Town West Overground are both a short walk away, offering direct links to King's Cross, the West End, and London's key transport hubs.



PIANO STUDIOS

WHERE STYLE LIVES

ARCHWAY

FALCONER WALK



HAMPSTEAD HEATH

CLISSOLD

PIANO STUDIOS



KENTISH TOWN

KENTISH TOWN WEST

SOUTH HAMPSTEAD

BELSIZE PARK



CHALK FARM



PRIMROSE HILL

ROUNDHOUSE

CAMDEN TOWN

ISLINGTON

DALSTON

HACKNEY

ANGEL



KINGS CROSS

MAIDA VALE



REGENTS PARK

MAIDA HILL

MARYLEBONE



NOTTING HILL

PADDINGTON

HYDE PARK ESTATE

SOHO

WHITECHAPEL

SHADWELL

MAYFAIR

BLACKFRIARS



HYDE PARK



WATERLOO

ST JAMES PARK

WESTMINSTER

ACCESS ALL AREAS

Piano Studios offers seamless access to Greater London, with two key stations just moments from your door:

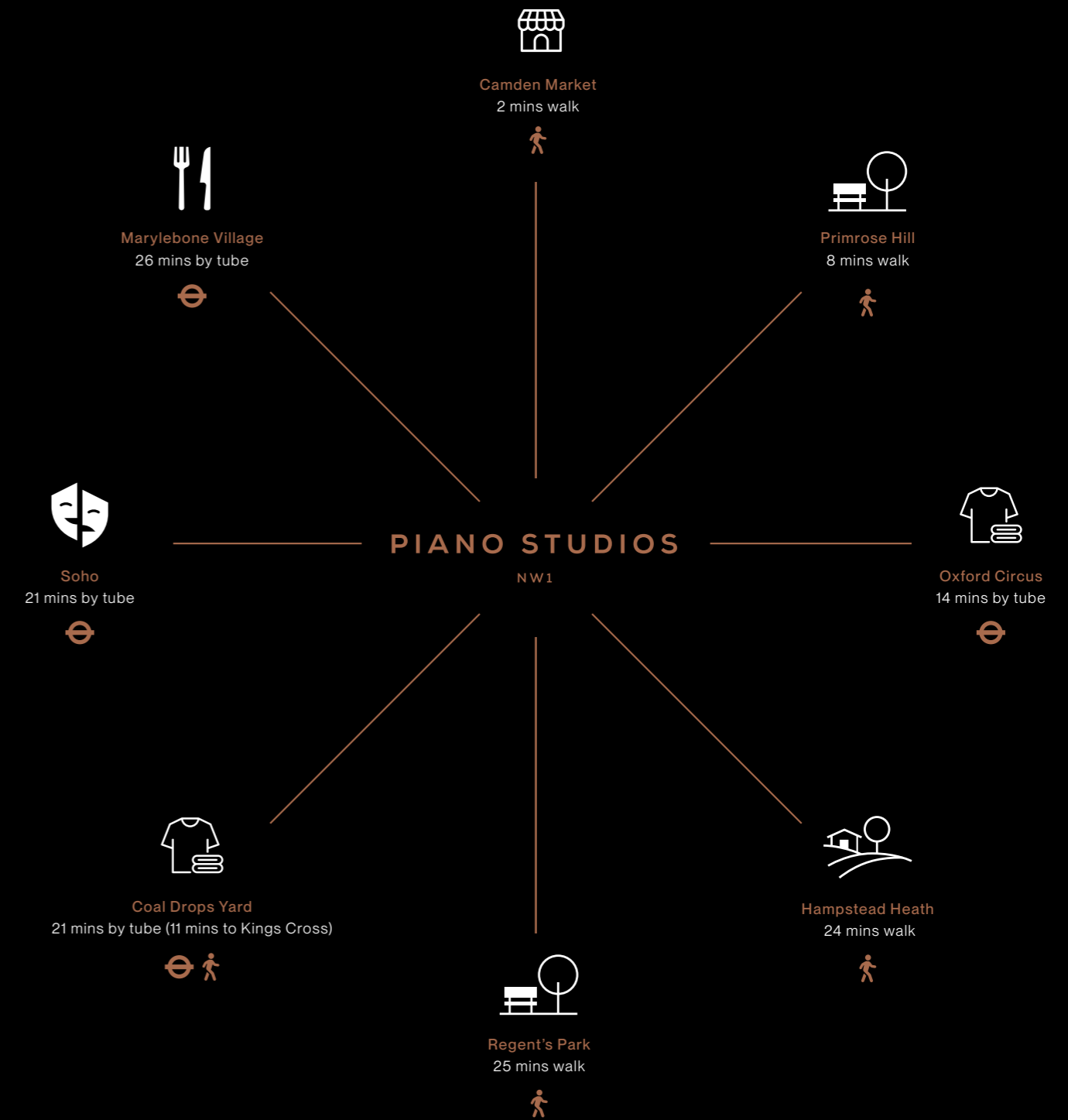
Chalk Farm Station (Northern Line)

Only a 3-minute walk (300m), offering swift connections to King's Cross, Tottenham Court Road, and the City.

Kentish Town West

(London Overground, Mildmay Line, Zone 2)

Just a 7-minute walk (600m), linking you directly to east and west London with ease.



Source: Travel times have been taken from google maps and are dependant on time of travel. Times by London overground and underground don't include transfer times.



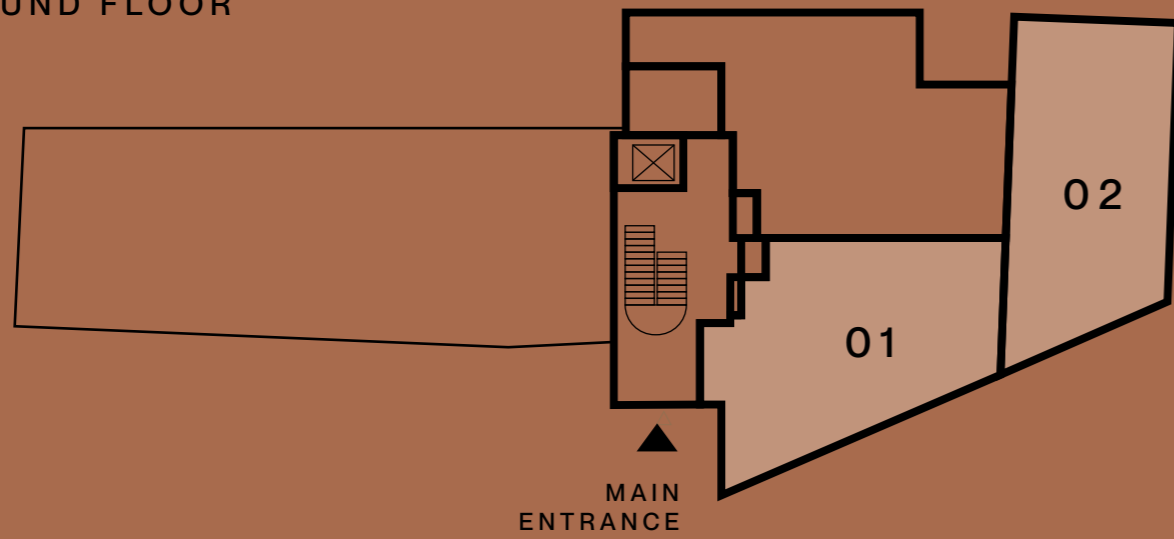
THE FLOORPLANS

**THOUGHTFULLY
DESIGNED, BEAUTIFULLY
PROPORTIONED, EACH
APARTMENT AT PIANO
STUDIOS IS CRAFTED
FOR MODERN LIVING**

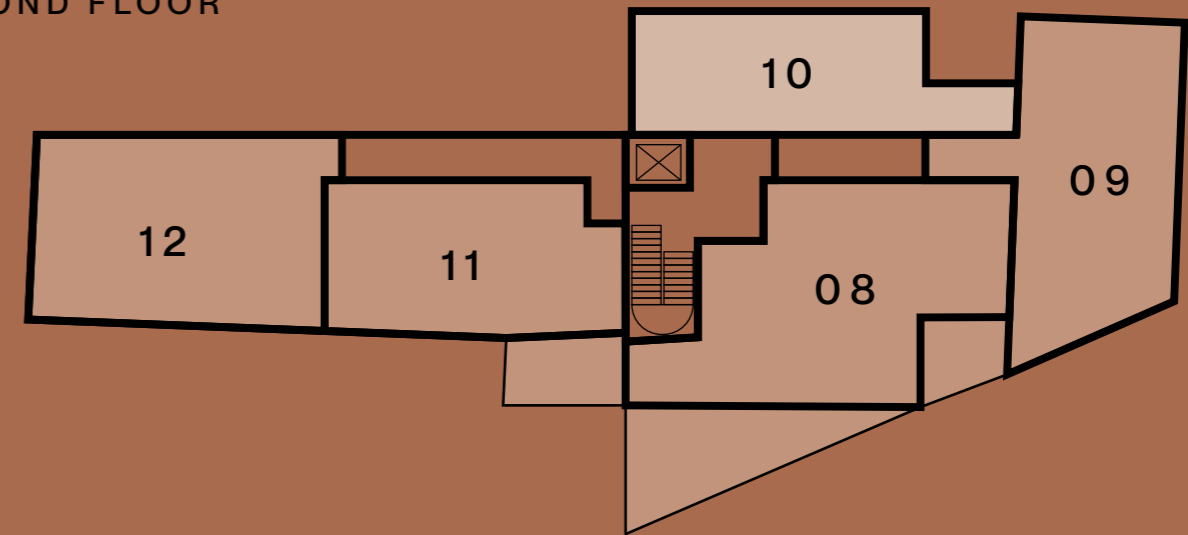
FLOORPLATES

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

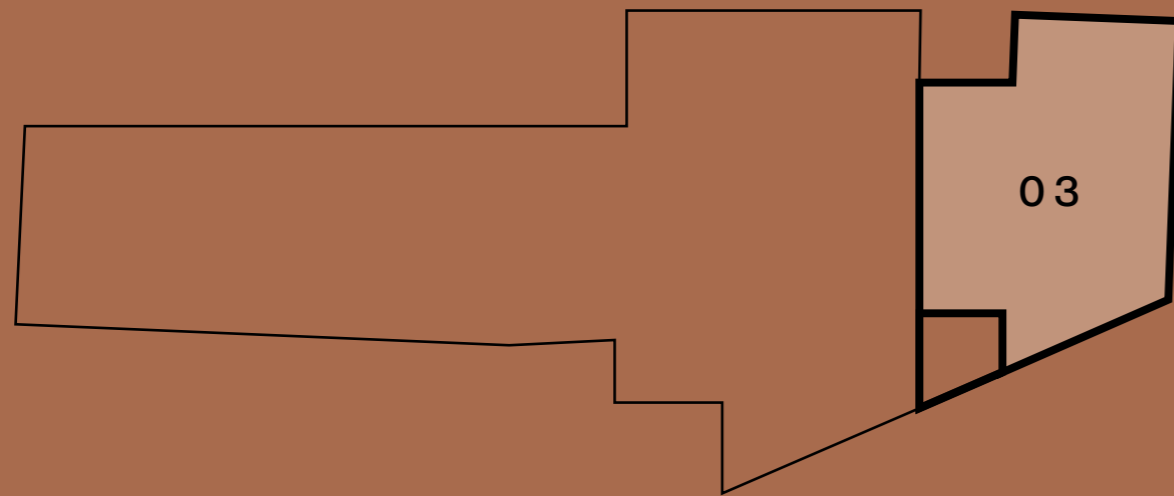
GROUND FLOOR



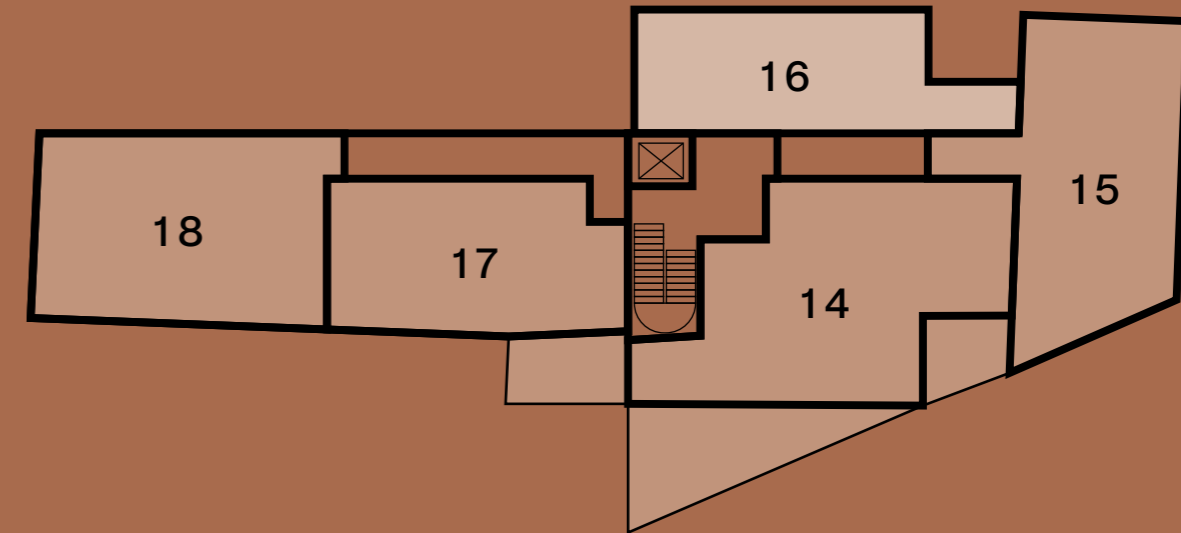
SECOND FLOOR



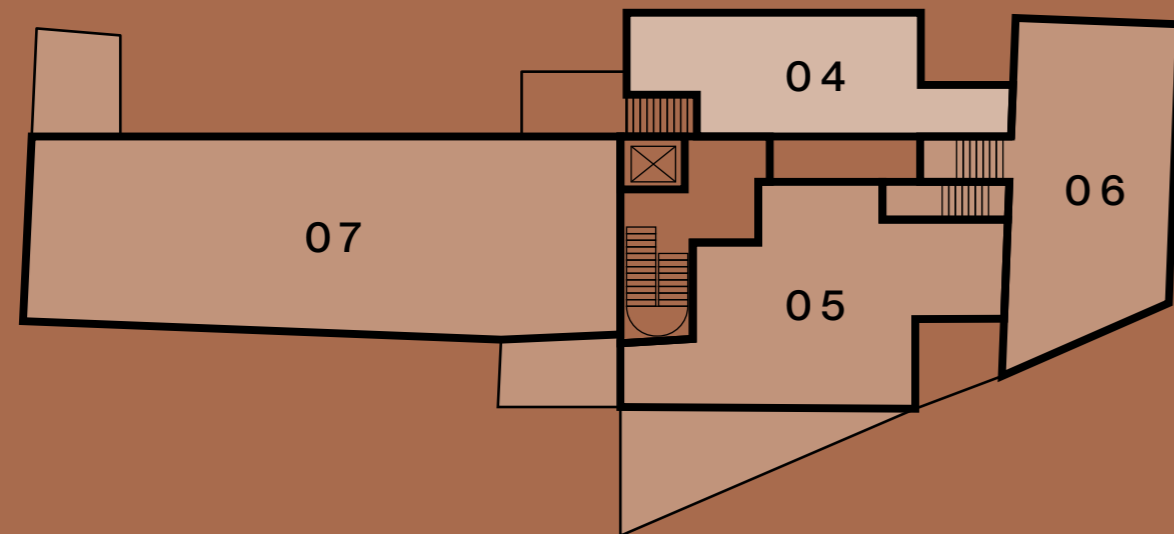
MEZZANINE



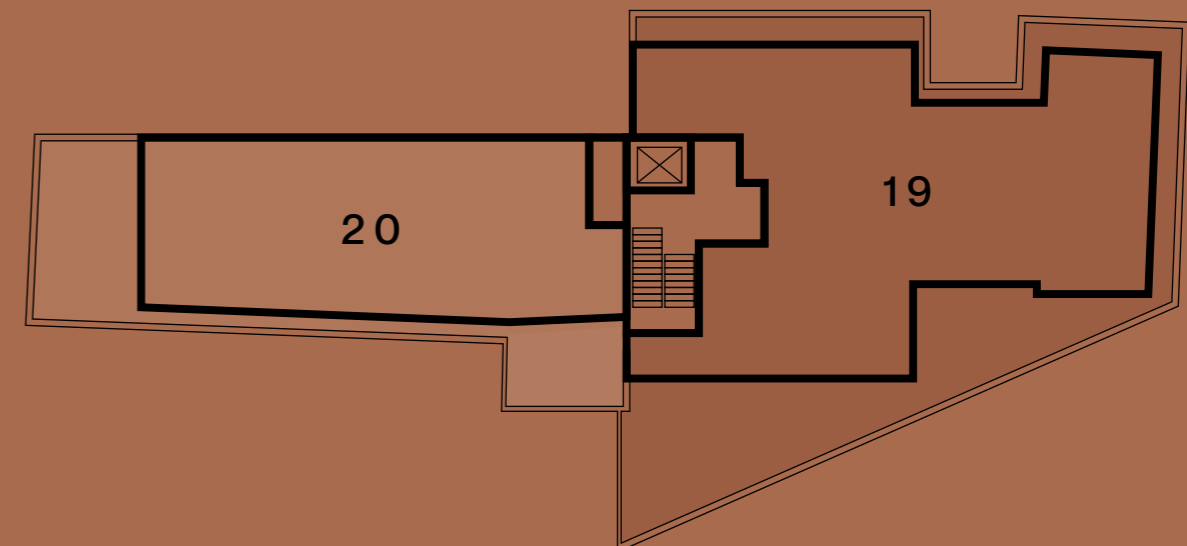
THIRD FLOOR



FIRST FLOOR



FOURTH FLOOR

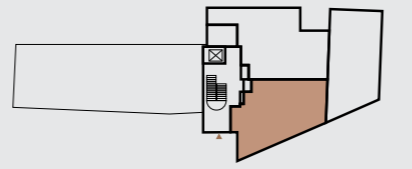


TWO BEDROOMS

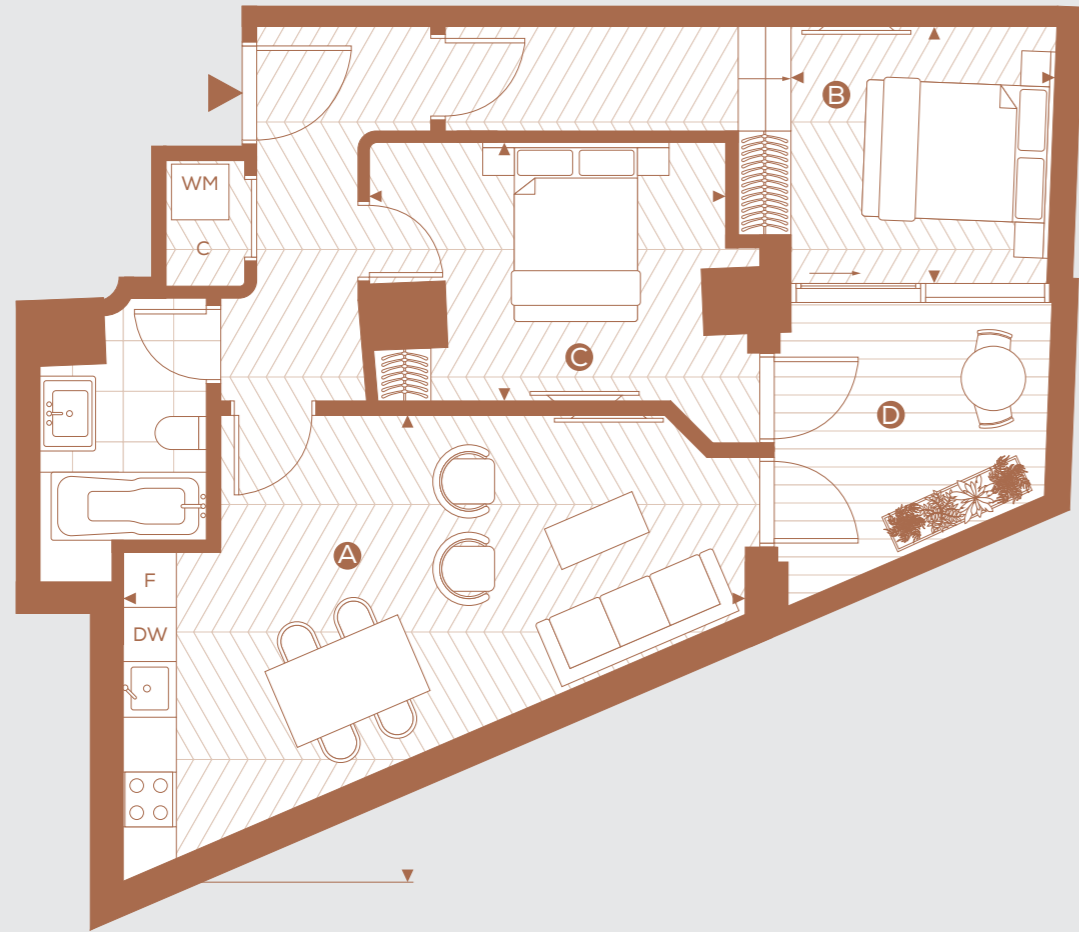
Apartment: 01

Floor: Ground
Total Area: 62.5 sq m 672 sq ft

GROUND FLOOR



70



DIMENSIONS

A KITCHEN / LIVING / DINING	6.79m x 5.10m	22' 3" x 16' 9"
B BEDROOM 1	2.86m x 2.81m	9' 5" x 9' 3"
C BEDROOM 2	3.89m x 2.82m	12' 9" x 9' 3"
D PATIO	8 sq m	86 sq ft

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only.

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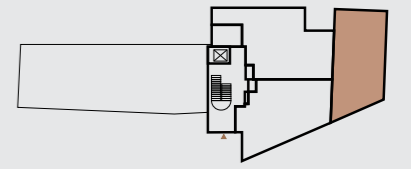
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TWO BEDROOMS

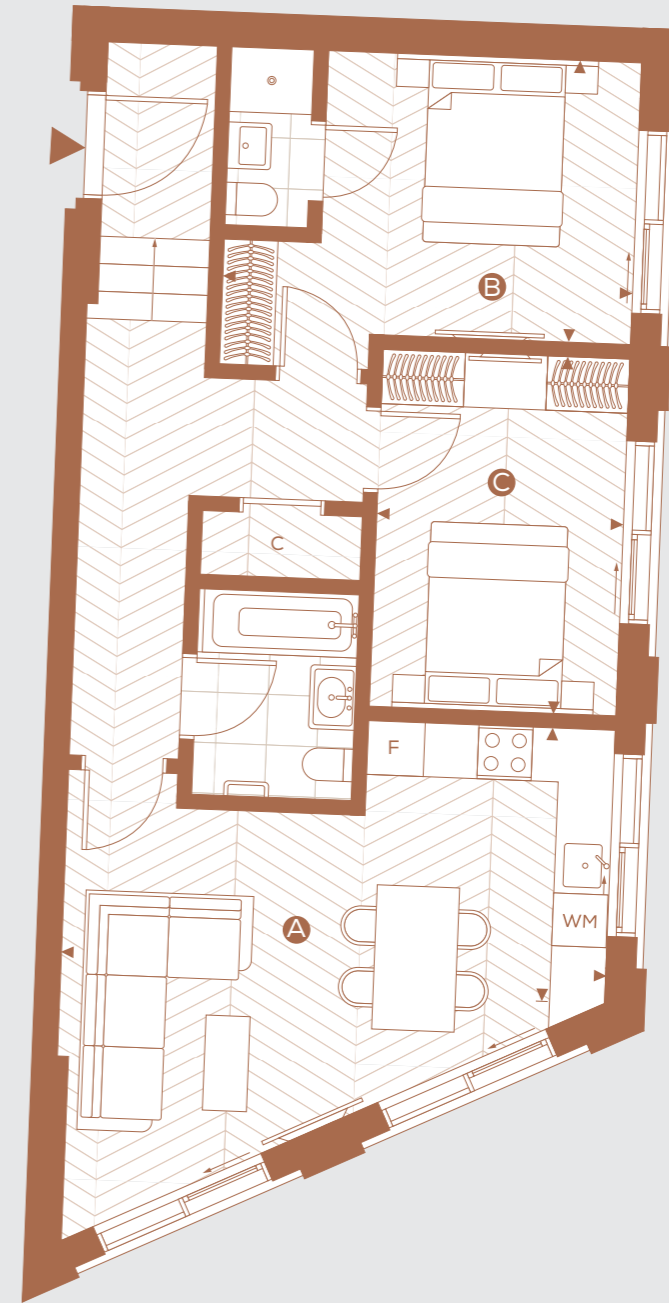
Apartment: 02

Floor: Ground
Total Area: 69.2 sq m 744 sq ft

GROUND FLOOR



71



DIMENSIONS

A KITCHEN / LIVING / DINING	5.93m x 2.99m	19' 5" x 9' 10"
B BEDROOM 1	4.49m x 3.06m	14' 9" x 10' 0"
C BEDROOM 2	2.69m x 3.92m	8' 10" x 12' 10"

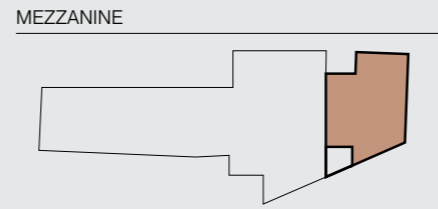
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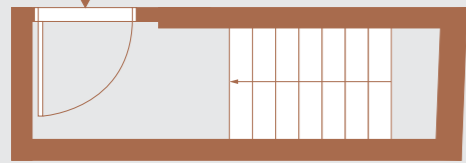
◀▶ MEASUREMENT POINTS C CUPBOARD F FRIDGE WM WASHING MACHINE W WARDROBE

TWO BEDROOMS

Apartment: 03
 Floor: Mezzanine
 Total Area: 99.2 sq m 1,067 sq ft



Entrance on first floor



72



DIMENSIONS

A	KITCHEN / LIVING / DINING	9.11m x 2.74m	29' 11" x 9' 0"
B	BEDROOM 1	5.86m x 3.82m	19' 3" x 12' 6"
C	BEDROOM 2	4.45m x 3.39m	14' 7" x 11' 1"

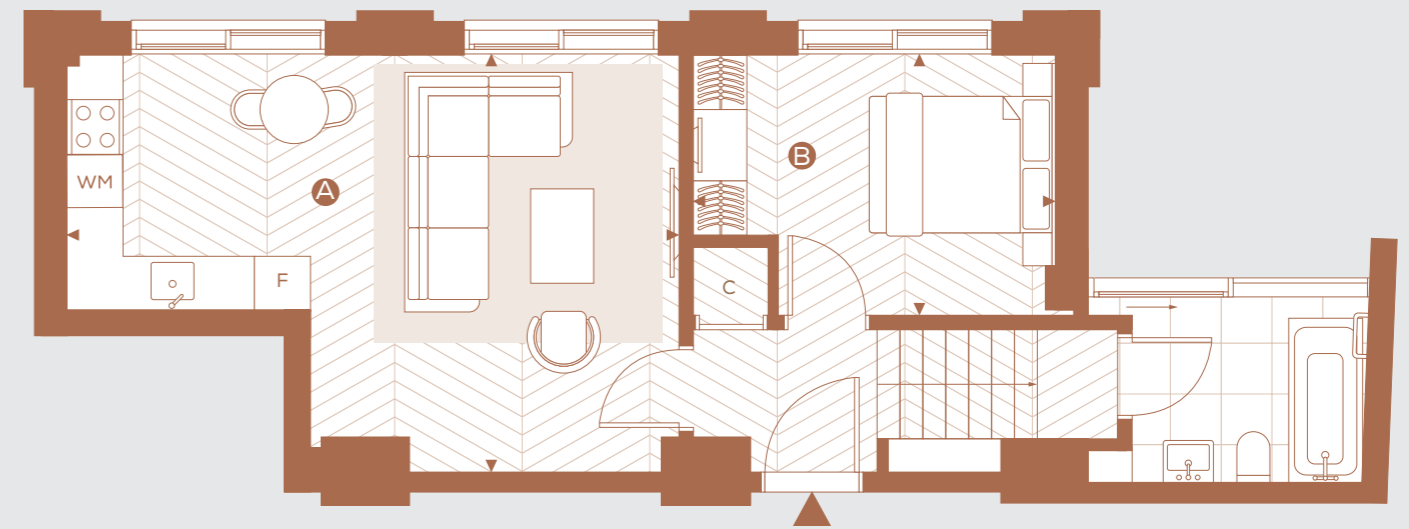
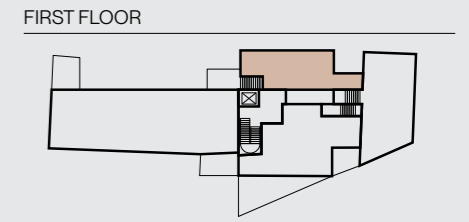
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ONE BEDROOM

Apartment: 04
 Floor: First
 Total Area: 50.4 sq m 542 sq ft



73

DIMENSIONS

A	KITCHEN / LIVING / DINING	6.71m x 4.55m	22' 0" x 14' 11"
B	BEDROOM	3.98m x 2.86m	13' 1" x 9' 5"

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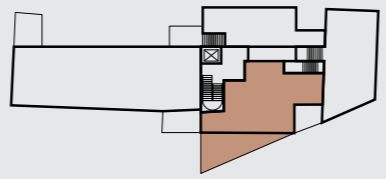
TWO BEDROOMS

Apartment: 05

Floor: First

Total Area: 78.6 sq m 846 sq ft

FIRST FLOOR



74

DIMENSIONS

A KITCHEN / LIVING / DINING	7.11m x 5.98m	23' 4" x 19' 7"
B BEDROOM 1	3.71m x 4.51m	12' 2" x 14' 10"
C BEDROOM 2	2.78m x 3.56m	9' 1" x 11' 8"
D TERRACE	28.1 sq m	302 sq ft

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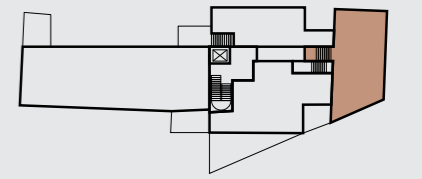
TWO BEDROOMS

Apartment: 06

Floor: First

Total Area: 72.9 sq m 784 sq ft

FIRST FLOOR



75

DIMENSIONS

A KITCHEN / LIVING / DINING	5.93m x 2.99m	19' 5" x 9' 10"
B BEDROOM 1	5.86m x 3.25m	19' 3" x 10' 8"
C BEDROOM 2	4.00m x 3.67m	13' 1" x 12' 0"

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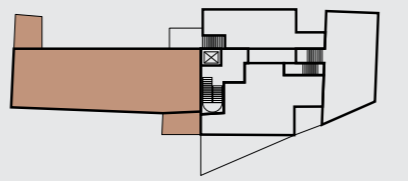
TWO BEDROOMS

Apartment: 07

Floor: First

Total Area: 148.3 sq m 1,596 sq ft

FIRST FLOOR



76

DIMENSIONS

A	KITCHEN / LIVING / DINING	12.60m x 6.25m	41' 4" x 20' 6"
B	STUDY	3.98m x 2.86m	13' 1" x 9' 5"
C	BEDROOM 1	5.31m x 2.77m	17' 5" x 9' 1"
D	BEDROOM 2	5.52m x 2.93m	18' 1" x 9' 7"
E	TERRACE	9.9 sq m	106 sq ft
F	TERRACE	12.9 sq m	138 sq ft

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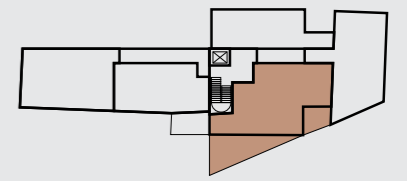
TWO BEDROOMS

Apartment: 08

Floor: Second

Total Area: 85.3 sq m 918 sq ft

SECOND FLOOR



77

DIMENSIONS

A	KITCHEN / LIVING / DINING	7.11m x 7.16m	23' 4" x 23' 6"
B	BEDROOM 1	3.71m x 5.06m	12' 2" x 16' 7"
C	BEDROOM 2	2.78m x 5.00m	9' 1" x 16' 5"
D	TERRACE	24.6 sq m	264 sq ft
E	TERRACE	7.9 sq m	85 sq ft

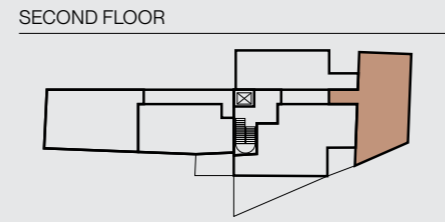
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KEY

◀▶ MEASUREMENT POINTS C CUPBOARD F FRIDGE WM WASHING MACHINE W WARDROBE

TWO BEDROOMS

Apartment: 09
 Floor: Second
 Total Area: 72.5 sq m 780 sq ft



78

DIMENSIONS

A	KITCHEN / LIVING / DINING	5.93m x 2.99m	19' 5" x 9' 10"
B	BEDROOM 1	5.86m x 3.25m	19' 3" x 10' 8"
C	BEDROOM 2	4.00m x 3.67m	13' 1" x 12' 0"

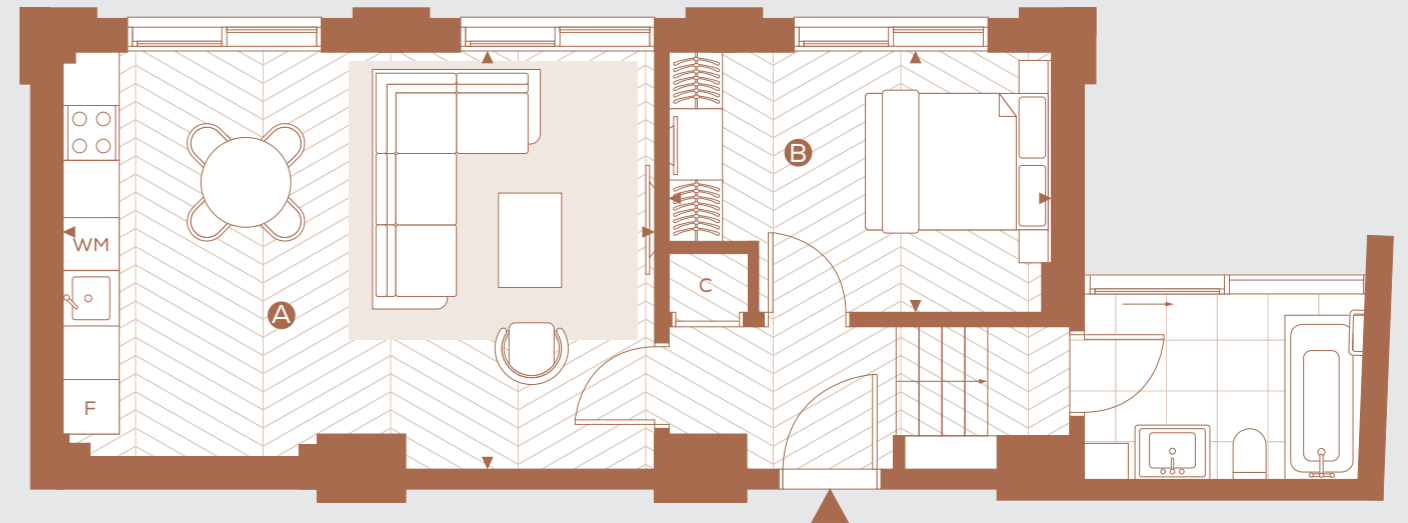
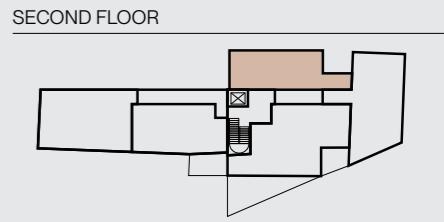
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KEY

◀▶ MEASUREMENT POINTS C CUPBOARD F FRIDGE WM WASHING MACHINE W WARDROBE

ONE BEDROOM

Apartment: 10
 Floor: Second
 Total Area: 57.7 sq m 588 sq ft



79

DIMENSIONS

A	KITCHEN / LIVING / DINING	6.47m x 4.55m	21' 3" x 14' 11"
B	BEDROOM	4.22m x 3.10m	13' 10" x 10' 2"

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KEY

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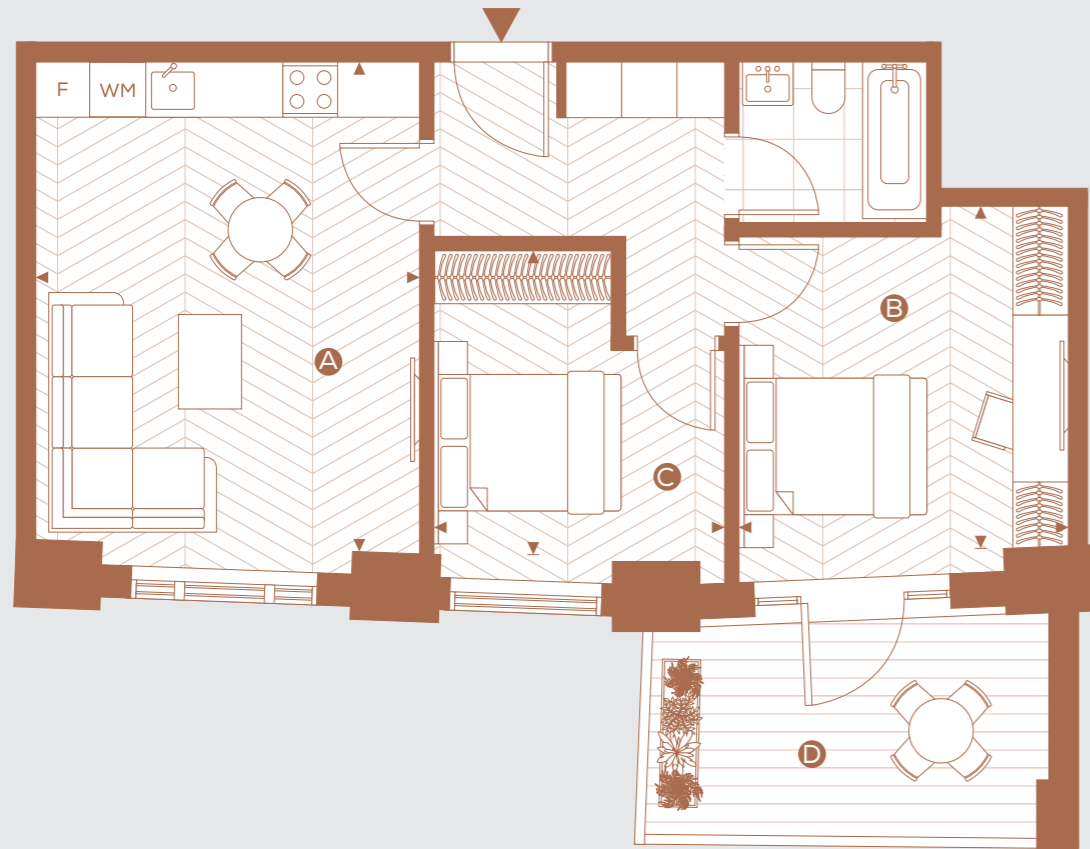
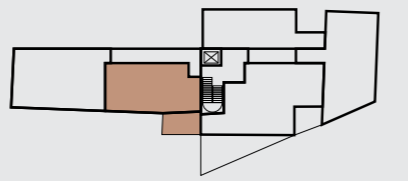
TWO BEDROOMS

Apartment: 11

Floor: Second

Total Area: 60.4 sq m 650 sq ft

SECOND FLOOR



80

DIMENSIONS

A KITCHEN / LIVING / DINING	4.20m x 5.37m	13' 9" x 17' 7"
B BEDROOM 1	3.58m x 3.71m	11' 9" x 12' 2"
C BEDROOM 2	3.19m x 3.33m	10' 6" x 10' 11"
D TERRACE	9.9 sq m	106 sq ft

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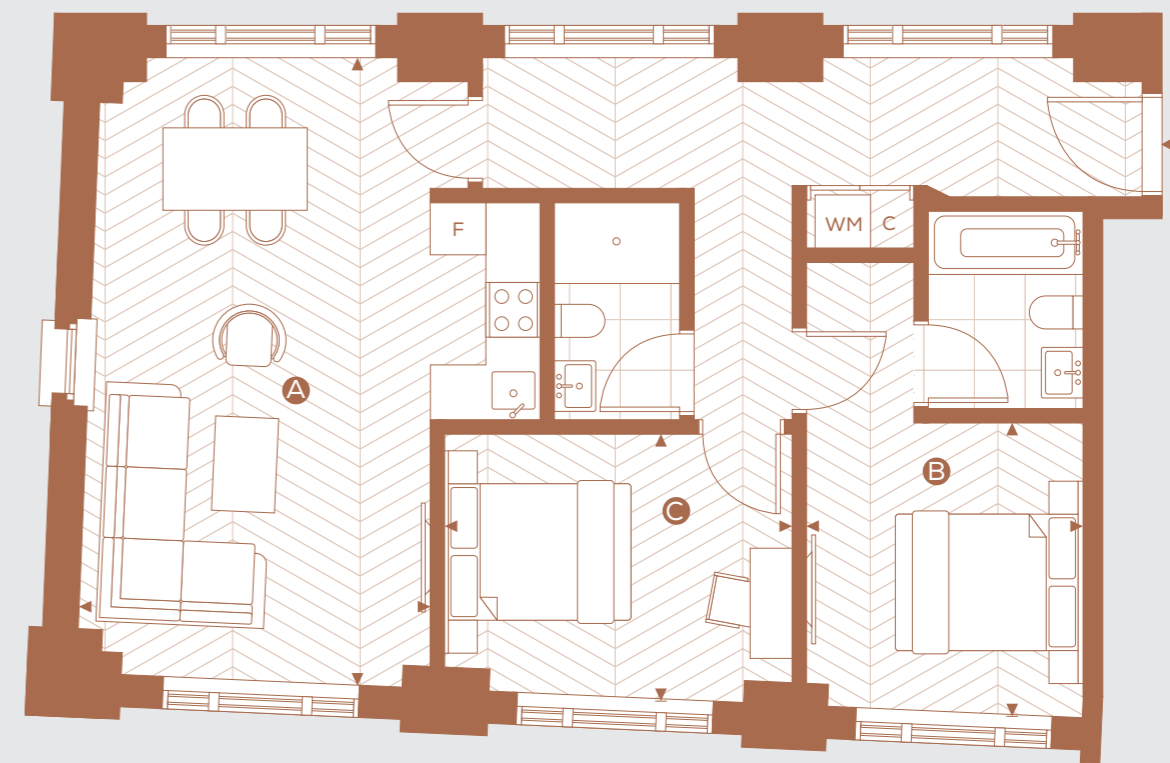
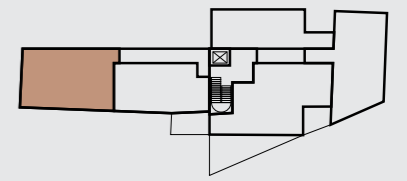
TWO BEDROOMS

Apartment: 12

Floor: Second

Total Area: 75.2 sq m 809 sq ft

SECOND FLOOR



81

DIMENSIONS

A KITCHEN / LIVING / DINING	3.84m x 6.85m	12' 7" x 22' 6"
B BEDROOM 1	3.02m x 3.23m	9' 11" x 10' 7"
C BEDROOM 2	3.80m x 2.73m	12' 6" x 8' 11"

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KEY

◀▶ MEASUREMENT POINTS C CUPBOARD F FRIDGE WM WASHING MACHINE W WARDROBE

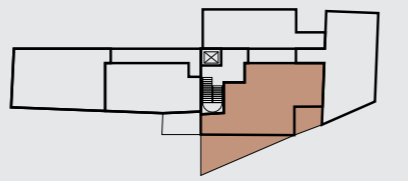
TWO BEDROOMS

Apartment: 14

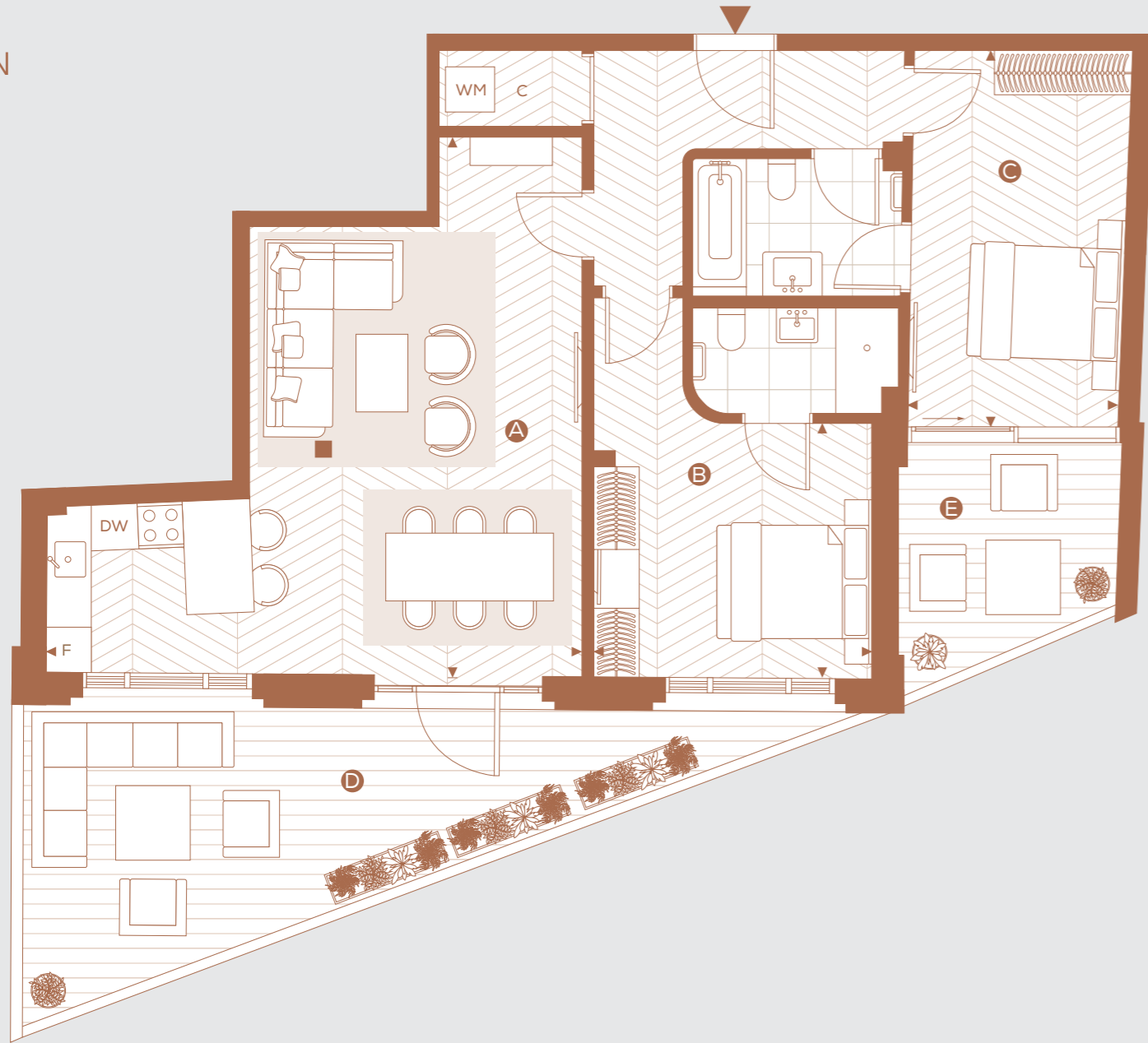
Floor: Third

Total Area: 85.5 sq m 920 sq ft

THIRD FLOOR



82



DIMENSIONS

A KITCHEN / LIVING / DINING	7.12m x 7.16m	23' 4" x 23' 6"
B BEDROOM 1	3.70m x 3.39m	12' 2" x 11' 1"
C BEDROOM 2	2.78m x 5.00m	9' 1" x 16' 5"
D TERRACE	24.6 sq m	264 sq ft
E TERRACE	7.9 sq m	85 sq ft

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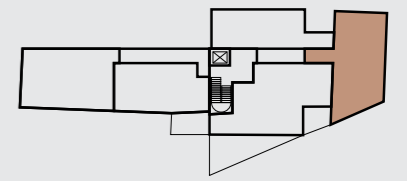
TWO BEDROOMS

Apartment: 15

Floor: Third

Total Area: 73.2 sq m 787 sq ft

THIRD FLOOR



83



DIMENSIONS

A KITCHEN / LIVING / DINING	5.93m x 2.99m	19' 5" x 9' 10"
B BEDROOM 1	5.86m x 3.25m	19' 3" x 10' 8"
C BEDROOM 2	4.00m x 3.67m	13' 1" x 12' 0"

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KEY

◀▶ MEASUREMENT POINTS C CUPBOARD F FRIDGE WM WASHING MACHINE W WARDROBE

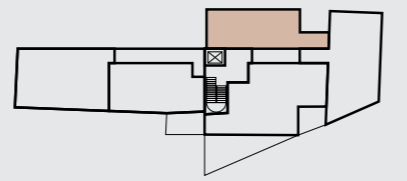
ONE BEDROOM

Apartment: 16

Floor: Third

Total Area: 55.9 sq m 601 sq ft

THIRD FLOOR



84

DIMENSIONS

A KITCHEN / LIVING / DINING	6.47m x 4.55m	21' 3" x 14' 11"
B BEDROOM	4.22m x 3.10m	13' 10" x 10' 2"

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◀▶ MEASUREMENT POINTS C CUPBOARD F FRIDGE WM WASHING MACHINE W WARDROBE

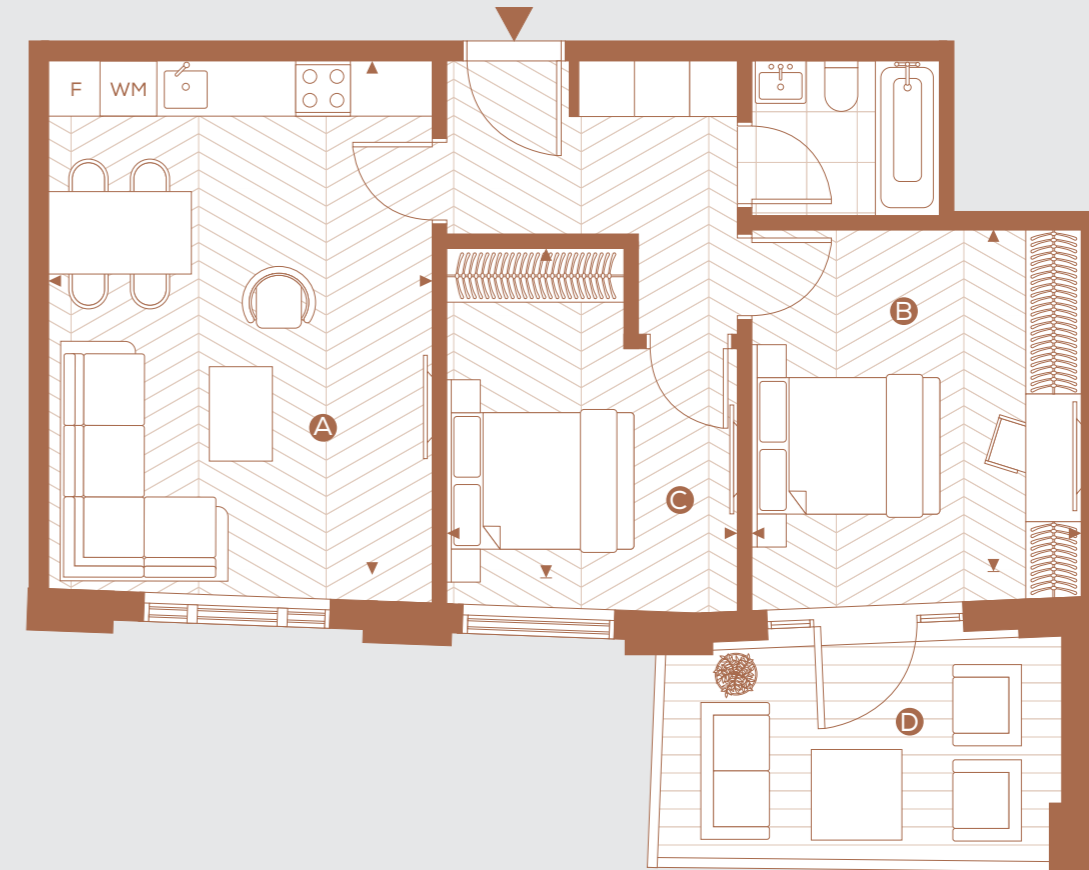
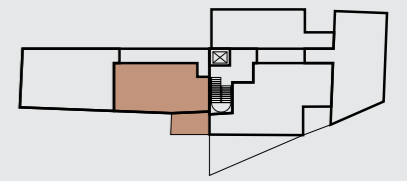
TWO BEDROOMS

Apartment: 17

Floor: Third

Total Area: 64.1 sq m 689 sq ft

THIRD FLOOR



85

DIMENSIONS

A KITCHEN / LIVING / DINING	4.20m x 5.94m	13' 9" x 19' 6"
B BEDROOM 1	3.58m x 4.16m	11' 9" x 13' 8"
C BEDROOM 2	3.19m x 3.89m	10' 6" x 12' 9"
D TERRACE	9.9 sq m	106 sq ft

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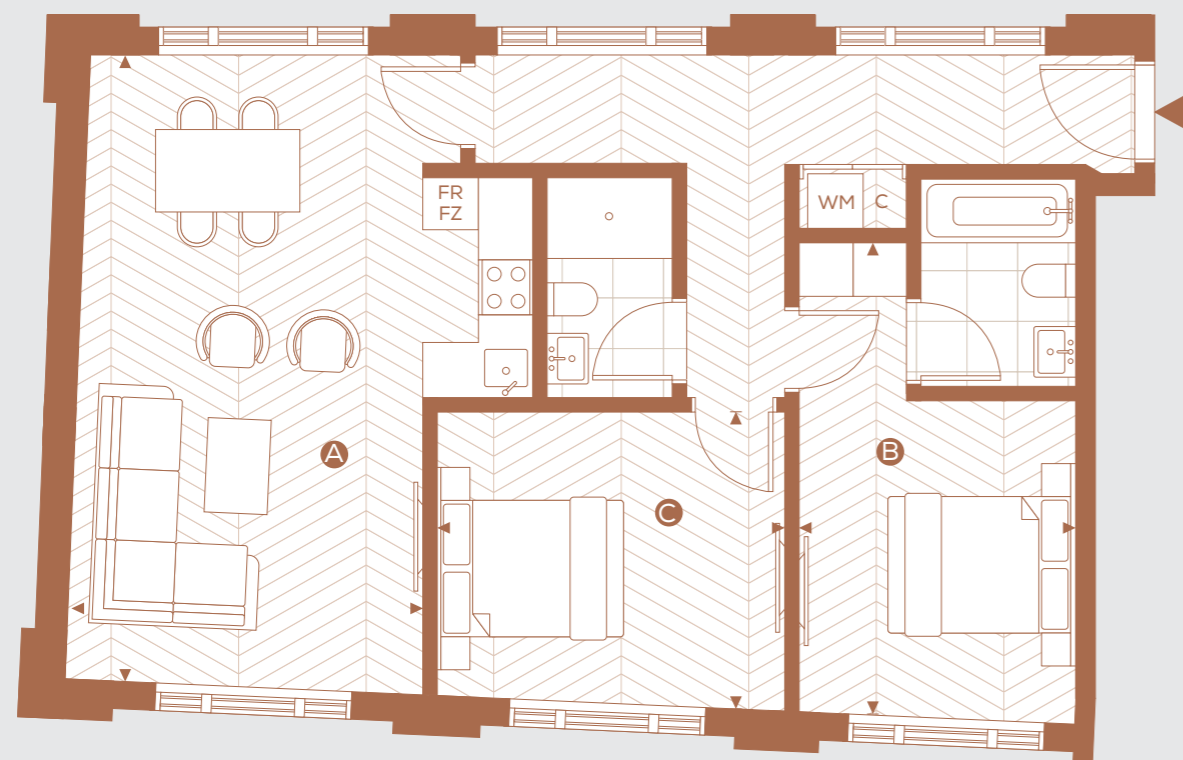
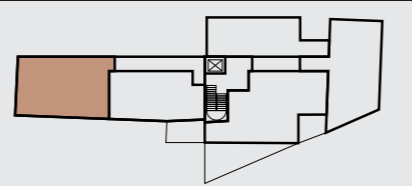
TWO BEDROOMS

Apartment: 18

Floor: Third

Total Area: 78.1 sq m 840 sq ft

THIRD FLOOR



86

DIMENSIONS

A	KITCHEN / LIVING / DINING	3.90m x 6.85m	12' 10" x 22' 6"
B	BEDROOM 1	3.02m x 5.15m	9' 11" x 16' 11"
C	BEDROOM 2	3.81m x 3.30m	12' 6" x 10' 10"

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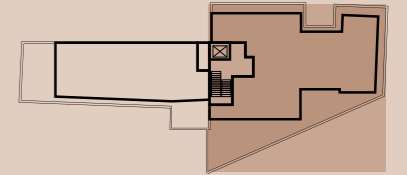


PENTHOUSE
FOUR BEDROOMS

Apartment: 19
Floor: Fourth
Total Area: 173.3 sq m 1,865 sq ft

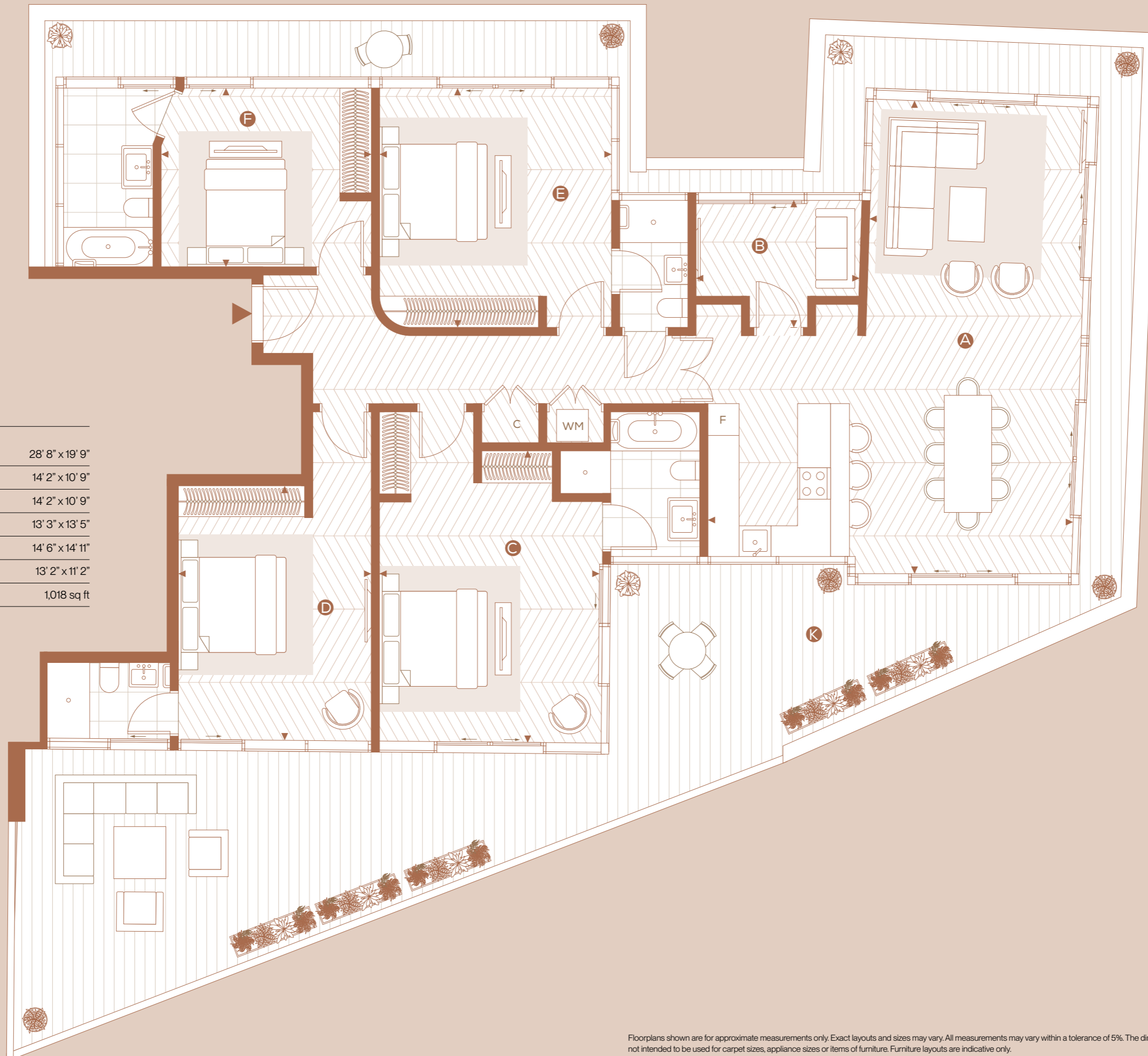


FOURTH FLOOR



DIMENSIONS

A	KITCHEN / LIVING / DINING	8.73m x 6.01m	28' 8" x 19' 9"
B	TV ROOM	4.33m x 3.28m	14' 2" x 10' 9"
C	BEDROOM 1	4.33m x 3.28m	14' 2" x 10' 9"
D	BEDROOM 2	4.05m x 4.08m	13' 3" x 13' 5"
E	BEDROOM 3	4.42m x 4.56m	14' 6" x 14' 11"
F	BEDROOM 4	4.01m x 3.41m	13' 2" x 11' 2"
K	TERRACE	94.6 sq m	1,018 sq ft



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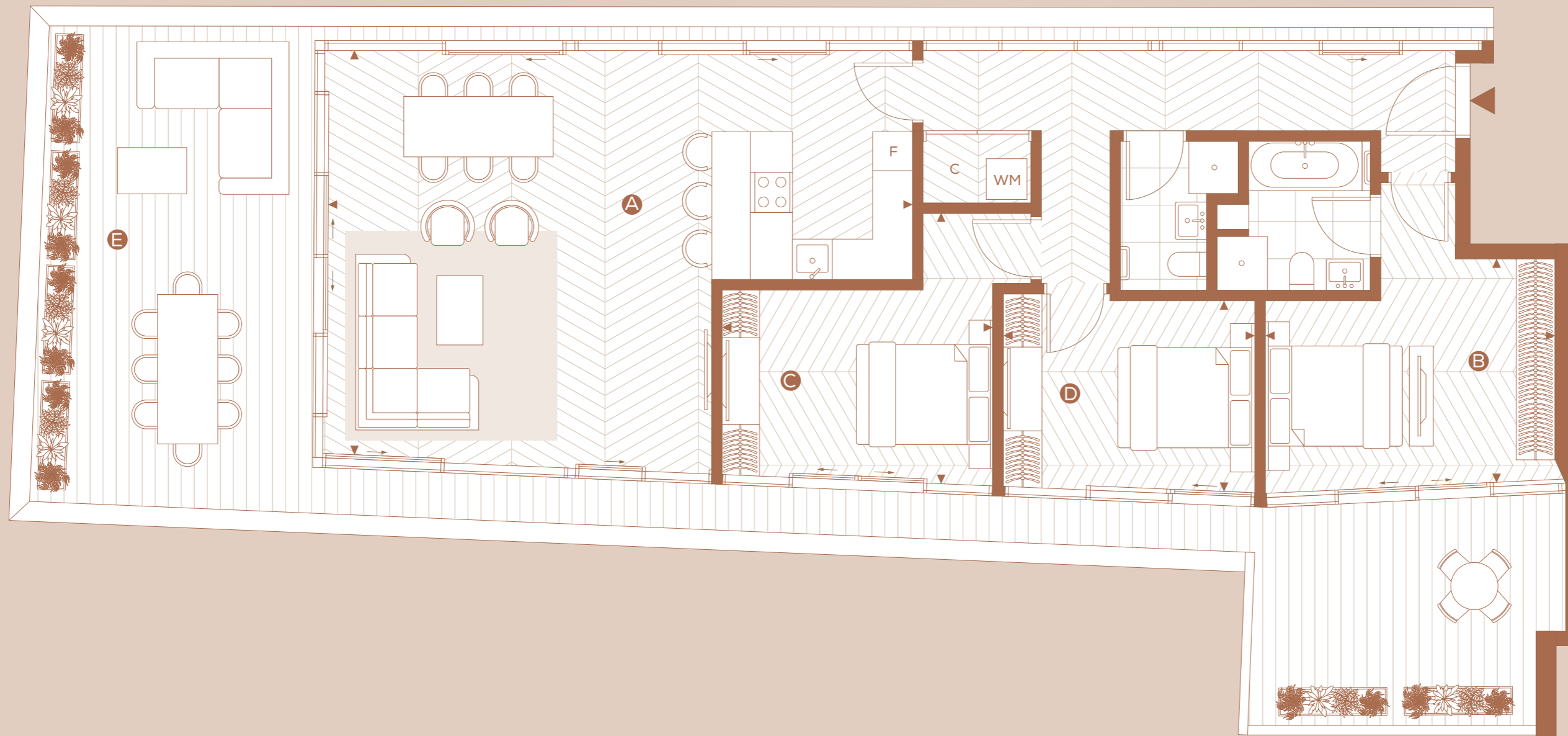
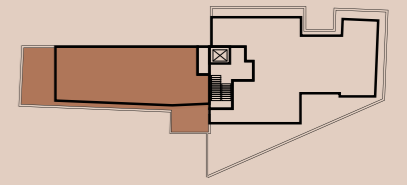
KEY

◀▶ MEASUREMENT POINTS C CUPBOARD F FRIDGE WM WASHING MACHINE W WARDROBE

PENTHOUSE
THREE BEDROOMS

Apartment: 20
Floor: Fourth
Total Area: 112.5 sq m 1,210 sq ft

FOURTH FLOOR



90

91

DIMENSIONS

A KITCHEN / LIVING / DINING	8.73m x 6.01m	28' 8" x 19' 9"
B BEDROOM 1	4.33m x 3.28m	14' 2" x 10' 9"
C BEDROOM 2	4.05m x 4.08m	13' 3" x 13' 5"
D BEDROOM 3	3.76m x 2.87m	12' 4" x 9' 5"
E TERRACE	57.6 sq m	620 sq ft

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KEY

◀▶ MEASUREMENT POINTS C CUPBOARD F FRIDGE WM WASHING MACHINE W WARDROBE

SPECIFICATION

HEATING

- Independent gas condensing boilers serving each flat for hot water and underfloor heating.
- Common areas have underfloor heating served by a Landlord condensing boiler located in common hallway on the Second Floor.
- Polypipe water underfloor heating throughout.
- Boilers: Navien Gas Condensing Model.
- Heating controls: Honeywell Home Timer.

VENTILATION

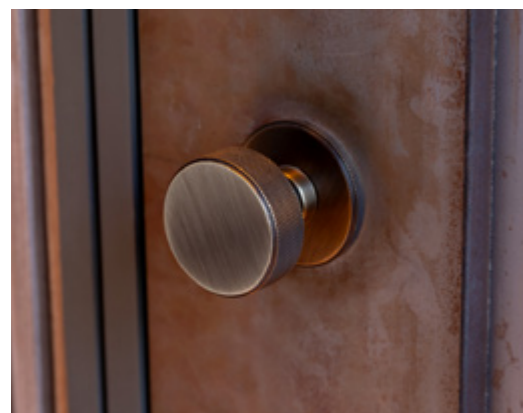
- Mechanical extract ventilation system: Vent-Axia Sentinel Multivent HX.

WALLS

- Skimmed plasterboard and 6mm Flame Retardant MDF.

FLOORING

- 15mm tongue and groove oak flooring laid in a Chevron pattern.



PAINT

- Leyland Trade Antique White matt emulsion (eggshell on bathroom walls).

BUILT-IN WARDROBES

- 18mm oak veneered.

DATA

- Openreach fibre (FTTP) to all flats.

DOORS

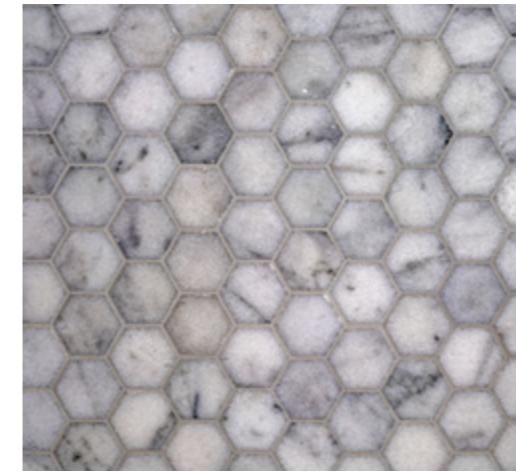
- Front doors: Shaker style custom doors all wrapped in mild steel.
- Door locks: AGB 5000PS.
- Door knobs/ handles: Burlington Westbourne AB Mortice Knob - Antique Brass/ Jedo Dual Range Lydia.
- Thumb turns: Burlington Westbourne – Antique Brass.
- Internal doors: Shaker style.

WINDOWS

- Sash windows: Belgravia spiral balance windows manufactured out of European unsorted redwood (softwood) with hardwood cills.
- Aluminum Sliding Windows.

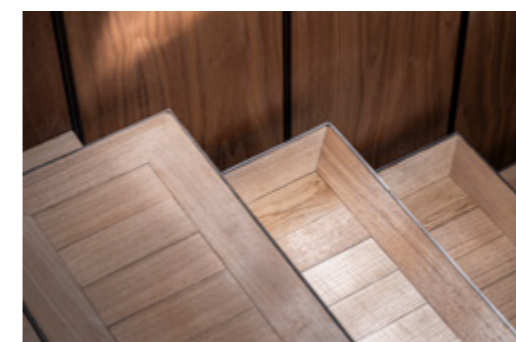
KITCHENS

- Flats 1, 3, 4, 5, 7, 8, 10, 11, 12, 14, 16, 17, 18: Ar-Tre Sistema Metal Piombo.
- Flat 2: Magnet Nordic Nature in Nordic Oak.
- Flat 9: Magnet Hardley in Eucalyptus Green, top cabinets Magnet Nordic Nature (Vitrine Wave).
- Flats 19 and 20: Scavolini, Diesel Social, finished in stainless steel Drip Metal.
- Flat 15: Howdens Hockley Textures Handleless Dark Stone.
- Hobs: Bosch Series 2, Induction Hob; Flats 7, 19 and 20: BORA PURE (induction glass ceramic cooktop with 4 cooking zones and a cooktop extractor).
- Extractors: Samsung Prezio Chimney Cooker Hood – Black, Faber Inka Smart.
- Ovens: Bosch Series 4 Built In Electric Single Oven, Black.
- Fridge/freezers: Bosch Series 2 Integrated 70/30 Fridge Freezer.
- Dishwashers: Bosch Series 2 Fully Integrated Dishwasher.
- Kitchen Taps: Quooker PRO3 Fusion Round in Brushed Chrome and Quooker Cold.
- Water Filter (Flats 7, 19 and 20 only). Grohe Kitchen Taps Eurosmart Cosmopolitan.
- Sink Mixer – Chrome (all flats excluding Flats 7, 19 and 20).
- Sinks: Barazza 50x40cm undermounted square bowl.



BATHROOMS

- Flooring: Carrara White Honed Marble.
- Walls: Carrara White Hexagon Marble Mosaic Tile.
- Shower screens: 10mm toughened glass, polished edges.
- WC: Duravit Starck 3 wall mounted, Duravit wall mounted Compact on Valsir full frame cistern.
- Bath tubs: Steel enamel, Kaldewei Puro with side overflow and Kaldewei Puro Duo.
- Basin: Duravit Universal Built-in undercounter basin, Duravit Vero Air.
- Basin taps: Crosswater Belgravia Lever Basin 3 Hole Set and Crosswater Lever Highneck.
- Basin Monobloc, chrome finish.
- Bath taps: Crosswater Belgravia Lever Bath Shower Mixer with Kit & Wall Unions, chrome finish.
- Shower Mixer: Crosswater Belgravia Thermostatic Shower Kit, chrome finish.
- WC douche: Crosswater Kai douche valve SH940C.



ELECTRICAL

- Heat alarms: Aico Ei3028 Heat and Carbon Monoxide Alarm, main powered 230V, rechargeable lithium back-up
- Smoke alarms: Aico Ei3016 Optical Smoke Alarm, main powered 230V, rechargeable lithium back-up.
- Switches: Rako RLM-07-AB (antique brass), Knightsbridge Screwless (Matt White).
- Sockets: The Chartreuse Collection (antique brass), Knightsbridge Screwless (Matt White).
- Downlights: Aurora.
- Strip lighting: All Led.
- Air-conditioning: Mitsubishi Heavy Industries 3.5kW ducted unit (only master bedrooms of Flats 19 and 20).



COMMON AREAS

- Lift: Kone Monospace 300 DX 8 person elevator.
- Top landing rooflight: National Domelight, Astroglaze double glazed aluminium framed glass rooflight.
- Lift lobby: GEZE Powerchain with Stroke window actuators mounted on softwood casement.

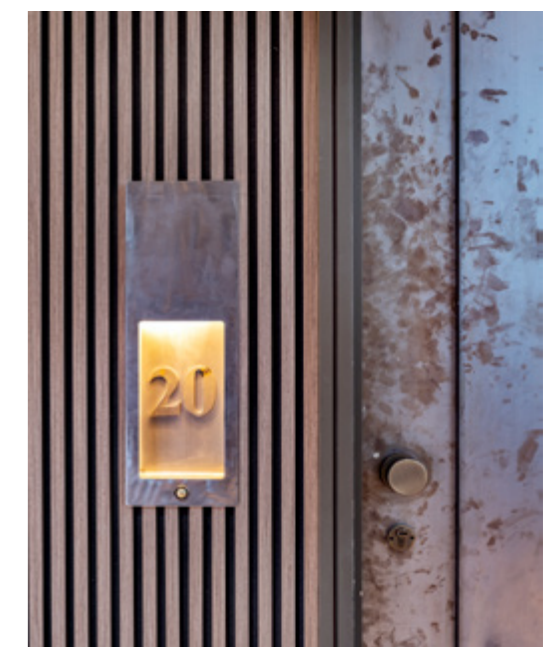
LIFT LOBBIES SMOKE VENTILATION SYSTEM

- Duty and standby fans: Flakt Woods with Inverter Speed Controller.
- Fans.
- Ventilation system.



BALCONIES

- Steel frames with load bearing columns and decking board.



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The smallprint

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Interior photography by Tony Murray.





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