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100
GEORGE ST

MARYLEBONE W1

MARYLE

GEORGIAN SOPHISTICATION MEETS MODERN MARYLEBONE

THE DEVELOPMENT

Taking a discrete yet prime position within a 200,000 ft² masterplan comprising of prime office, residential and retail space, all linked together by Loxton Walk, a beautiful pedestrianised garden courtyard.

APARTMENTS

A collection of 41 carefully composed 1,2,3 and 4 bedroom residences and penthouses from 574 sq ft to 3,130 sq ft arranged over 1st to 6th floors, some benefitting from outdoor terracing and dual-aspect.

LOCATION

Located in the heart of Marylebone, adjacent to Mayfair and moments from the Royal Parks, with excellent connectivity across the capital and beyond. The development affords enviable access to the energy and tranquility of London life.

JOINT VENTURE PARTNERS

Native Land
Derwent London
The Portman Estate

ARCHITECT

Hopkins Architects

COMPLETION

Q1 2025

LOCAL AUTHORITY

Westminster City Council

TENURE

The Freeholder is The Portman Estate.
150 year leases will be granted on legal completion with a right to extend for a further 90 years after 2 years of ownership.

AMENITIES

- Dedicated concierge service at reception and 24-hour on-site security
- Elegantly designed lobby, reception, and library at ground floor
- Private gym with changing room, treatment room and sauna directly accessible from lift
- Dedicated cycle storage with direct lift access from street
- Secure car lift to access the basement car park
- A number of car parking spaces available by separate negotiation
- A number of storage units within the car park area available by separate negotiation
- Separate resident's access to high-end retail courtyard to the north

BUILDING WARRANTY

Thomas Miller

ESTIMATED SERVICE CHARGE

Apartments - £13.93 per ft² pa
Car Parking - £2,626 per space pa
Storage - £100 per space pa

GROUND RENT PER ANNUM

Peppercorn

PAYMENT TERMS

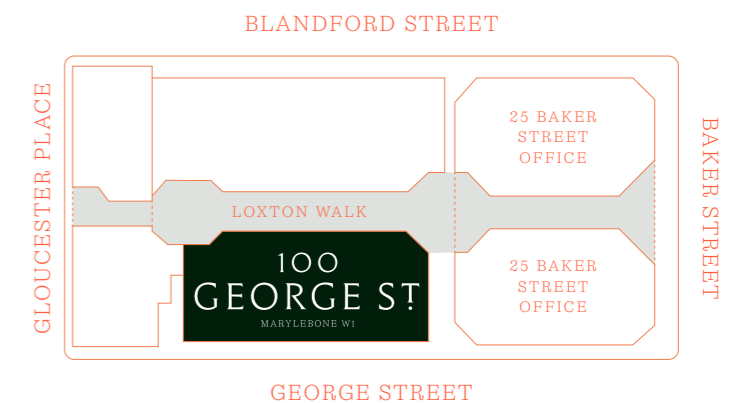
£10,000 Reservation Fee
15 working days to Exchange of Contracts at 10% of the agreed sales price.
A further 10% stage payment is due 6 months later.
Balance payable on completion.

DEVELOPERS SOLICITORS

Clyde & Co
3 London Square, Cross Lanes, Guildford, Surrey GU1 1UJ

DEVELOPMENT ADDRESS

100 George Street, Marylebone, London W1U 8NR





RESIDENCE SPECIFICATION

41 residences carefully composed by globally renowned developers Native Land in collaboration with Hopkins Architects.

EXTERNAL SPECIFICATION

- Handmade Yorkshire brick facings
- Reconstituted stone lintels and copings
- Dark bronze PPC aluminium window and door frames
- Dark bronze PPC aluminium balustrades and planters
- Limestone paving to terraces

WALLS, FLOORS, CEILINGS

- Party walls are double stud partitioned with high-strength Habito plasterboard
- Skim and painted finish to party walls and interior walls
- Bespoke painted timber skirting throughout
- Ceilings are set plasterboard on metal framework with skim and painted finish
- Floor to ceiling heights in reception rooms and bedrooms are generally 2.7m and in bathrooms, hallways and kitchens are 2.5m
- Premium grade timber floors to entrance, hallways, reception rooms, kitchens, and primary bedrooms
- Secondary bedrooms carpeted
- Natural stone walls and porcelain tile flooring to all bathrooms
- Floor boxes with matching floor finishes in reception rooms for all 3-4-bed residences and dual aspect 2-bed residences
- AV, telephone and hyper-fast broadband
- Network cable fitted throughout
- Power sockets with integrated USB/USBC outlets
- Video intercom interface located at residences entrance

JOINERY

- Dark veneered front doors with dark bronze ironmongery and trims
- Built-in wardrobes with light textured oak veneered doors and vanity counter with recessed dark bronze metal handles. Wardrobe interior carcass to be finished in linen melamine with polished stainless-steel clothes rail and hinges
- Electric bioethanol fireplaces with bespoke surrounds for selected residences

LIGHTING

- Low-voltage LED lighting throughout
- Recessed LED down-lights installed with additional feature lighting in joinery
- Cabling provisions for decorative pendant luminaires in living-dining areas
- 5 amp light switch controlling and 5 amp sockets for table-free standing luminaires

HEATING, COOLING AND VENTILATION

- Underfloor heating system in all principal rooms and bathrooms
- Active comfort cooling in all principal rooms
- High efficiency home ventilation system with background trickle and boost modes
- Operable windows for maximum natural ventilation

KITCHEN SPECIFICATION

- Bulthaup B3 kitchen units with natural timber veneer and feature lighting
- Grey Quartzite worktop and splash back for all kitchens and connecting utility rooms
- Kitchens include Miele (or similar) appliances:
 - Induction hob and concealed or surface mounted extractor
 - Oven
 - Combination microwave
 - Warming drawer (to larger apartments)
 - Fridge-freezer
 - Dishwasher
 - Wine fridge
 - Washing machine and Tumble Dryer or Washer Dryer
 - Franke sink
 - DornBracht or Quooker instant hot water tap
- Bulthaup B3 kitchen units with lacquered doors and composite worktops to separate utility rooms

BATHROOM SPECIFICATION

- Primary bathroom walls finished in Silver Travertine
- Guest bathroom walls finished with white marble
- Porcelain tiles to bathroom floors
- Brassware, fixtures and fittings in dark bronze finish
- Bathroom fittings by Duravit, DornBracht, Bette, Bard & Brazier and CP Hart (or similar)
- De-mister on all bathroom cabinets
- Half height Silver Travertine powder rooms in W201, W301, E201, E301 and E401

ADVANCED SPECIFICATION

The advanced specification outlined below will be found in the following residences: W101, E101, W401, W501, W502, E601, E501

- Aluminium and oak Bulthaup B3 cabinet finishes, silver travertine kitchen worktops, splash backs and islands
- DornBracht hot and cold water taps to the kitchen
- Sub Zero full height fridge, freezer and wine fridge
- Ocean Blue Travertine (or similar) walls and floors in the primary bathrooms
- Half height Silver Travertine powder rooms in E501, W502, W101 and E101



Important Notice:
Please note that all aspects of the design and specification for the development at 100 George Street are continuously reviewed and Derwent London George Street Limited reserve the right to make alterations to the design without notice.



ENQUIRIES

DESIGN DEVELOPMENT

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IMPORTANT NOTICE

Please note that design development of 100 George Street is ongoing and items of the specification will be liable to change without further notice. All images are indicative only. December 2024.

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 NATIVELANDLIFESTYLE

A DEVELOPMENT BY



IN PARTNERSHIP WITH



SALES REPRESENTATION



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