

100
GEORGE ST

MARYLEBONE W1

A DEVELOPMENT BY





BOND STREET
STATION

GROSVENOR SQUARE

MARYLEBONE
HIGH STREET

SELFRIDGES

MAYFAIR

PORTMAN
SQUARE

HYDE PARK

NOBU HOTEL

100
GEORGE ST
MARYLEBONE W1

25 BAKER ST. W1

VISION

GEORGIAN SOPHISTICATION MEETS MODERN MARYLEBONE

OVERVIEW

- A desirable address in the centre of Marylebone
- 41 elegant apartments with sophisticated social spaces
- Discrete, pedestrianised district adjacent to Mayfair
- 150 year Leases
- Excellent transport connections across London and beyond
- Conceived by a team of world-class developers, architects and interior designers

AMENITIES

- Five star hotel style concierge services and 24-hour security
- Exclusive amenities including residents lounge, library, and meeting room
- Fully equipped gym and luxury spa with treatment room and sauna
- Secure underground car and bicycle parking with charging stations
- A grand and welcoming arrival

RESIDENCES

- Meticulously crafted large open plan living spaces, beautifully equipped for contemporary living
- Many with terraces and Juliet balconies overlooking green rooftops and the garden courtyard
- Supporting sustainable, high quality living for residents and the wider community

A DEVELOPMENT BY



The striking façade on George Street combines elegant proportions with pleasing tactility in the form of handmade Yorkshire brick.

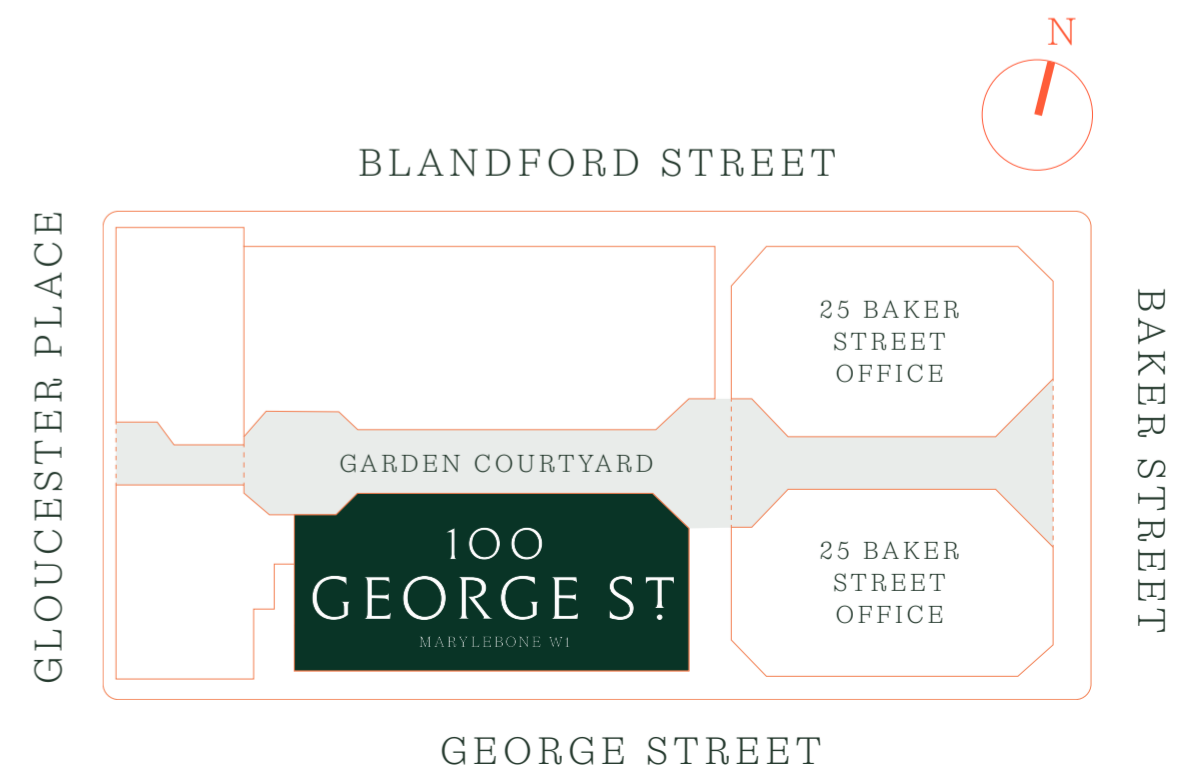


A new pedestrian district; it will be a vibrant oasis for shopping, dining and gathering.



MASTERPLAN

100 George Street is part of a wider masterplan that is creating a new destination for Marylebone. Comprising of 200,000 sq.ft of prime office, residential and retail space, all linked together by a beautiful pedestrianised garden courtyard, this is a community defined by exceptional taste and quality.

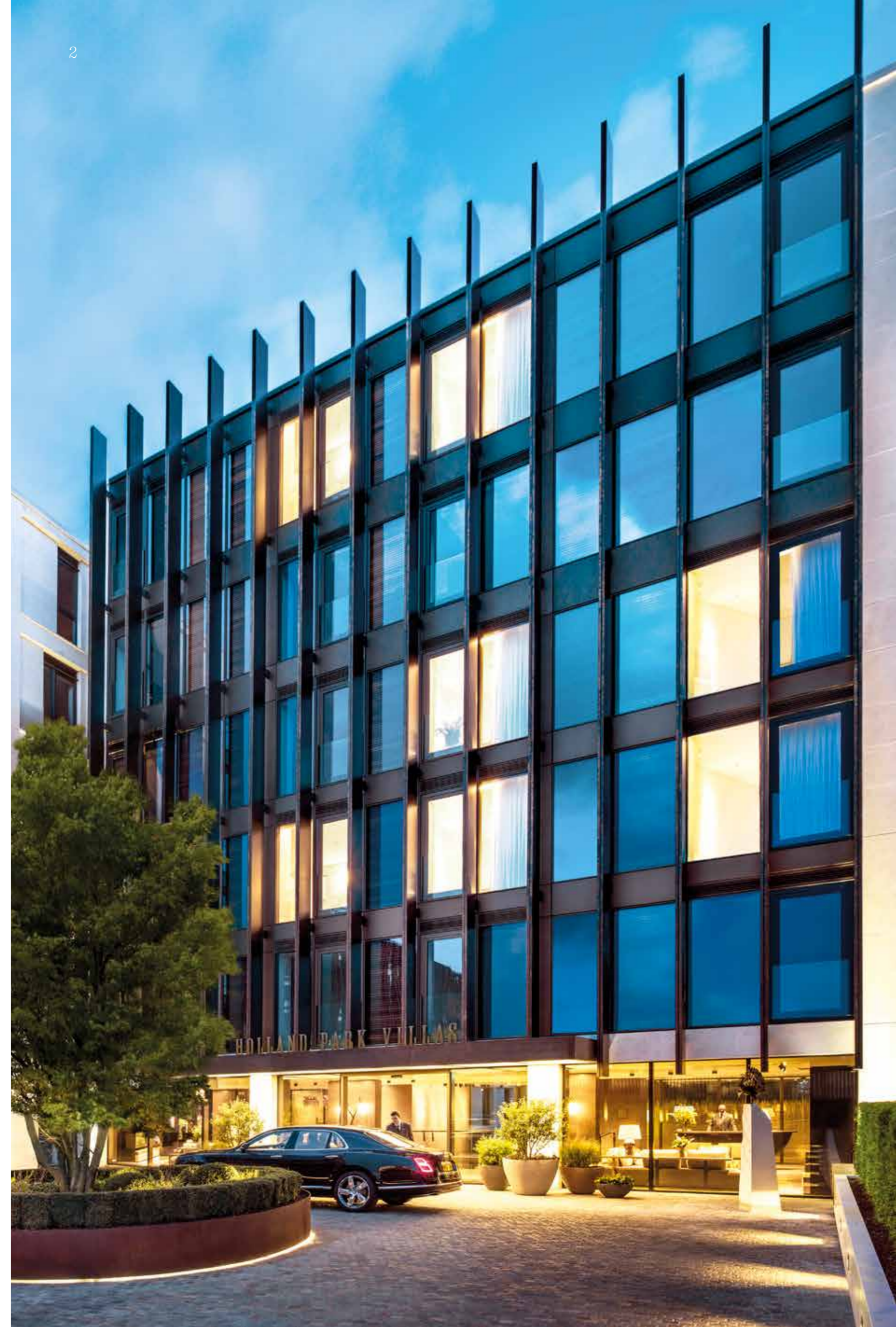


Native Land has delivered a portfolio of £4bn since 2003, bringing forward high-quality, versatile developments across London, from NEO Bankside to Burlington Gate, the illustrious Holland Park Villas and Cheyne Terrace.

With a cohesive, multi-disciplinary team, Native Land have the collective experience and expertise to deliver the best quality developments – from acquisition and planning through to development management and marketing.

Future projects, in addition to 100 George Street, include the redevelopment of South Kensington Tube station, the extensive redevelopment of Kilmuir House in Belgravia, and the 5.5 acre site at Bankside Yards.

- 1 NEO Bankside
- 2 Holland Park Villas



The Portman Estate is a forward-thinking property company with an enduring heritage and a commitment to promoting and protecting the long-term success of Marylebone and London's West End.

It works in ongoing collaboration with tenants, residents and the broader community to develop and improve their properties and surroundings, while ensuring that they retain and protect the unique history, architecture, and heritage of the local area.

The Portman Estate is proud to be the first estate to be awarded B Corp Certification; a reflection of the Estate's 500-year stewardship of Marylebone.



1



2

- 1 Summer In The Square, Portman Square Garden
- 2 The Featherstone Building

DERWENT LONDON

Derwent London is one of London's most innovative office specialist property regenerators and investors and is well known for its design-led philosophy and creative approach to development.

Its well-established team draws on the expertise of a wide range of designers including architects, landscape architects, art galleries and specialist stone, metal, and furniture suppliers. These skills and products come together to create finely crafted and detailed buildings that attract a range of tenants, including the creative industries.

HOPKINS ARCHITECTS

Hopkins is a leading and pioneering architectural practice established over 40 years ago. Their founding principles – clear and logical design thinking, an honest expression of materials and purpose, a respect for context, and the desire to do more with less – are perhaps even more relevant now than they were then. The practice’s consistent and rigorous approach has resulted in a portfolio of ground-breaking, beautiful, and functional buildings, no two of which are the same. Each project is a unique expression of its circumstances and a response to a particular set of challenges and constraints.

- 1 Hopkins House
- 2 The Peninsula, London





SUSTAINABILITY

Native Land work to ensure the future sustainability of all of their developments. They support sustainable, high-quality living for residents and the wider community.

QUALITY

Each residence will achieve a Home Quality Mark (HQM) 4* thanks to reduced environmental impact, lower running costs, improved local air quality and the positive overall impact on health and wellbeing.

ENERGY

Residents will benefit from sharing central heating and cooling systems with the wider masterplan, enhancing energy efficiency and freeing up the roof scape for terracing and planting. The site is all-electric with no fossil fuels burnt onsite.

BIODIVERSITY

There will be 1,600m² of green planting across the 100 George Street and the 25 Baker Street development, with bird boxes and biodiverse roofs supporting the resilience of insects, wildlife, and the climate.

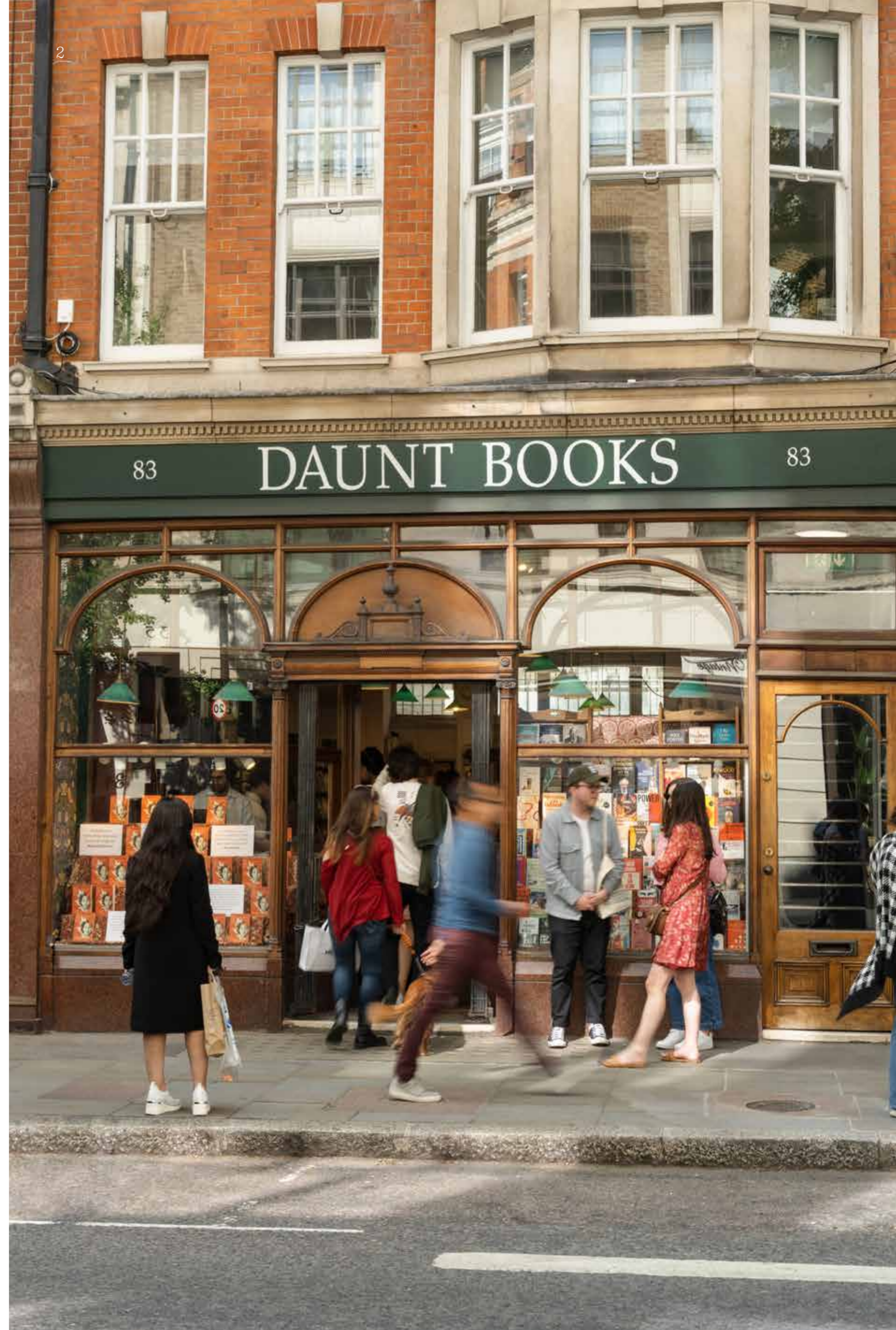
TRANSPORT

All parking bays are equipped with electric vehicle recharging stations, as well as secure bicycle parking spaces.

MARYLEBONE

Thanks to the endlessly eclectic mix of independent shops, famed establishments and world-class institutions dotted around its picturesque streets and squares, Marylebone's distinctive village character sets it apart from other prime central London neighbourhoods.

- 1 Chiltern Street, a vibrant patchwork of independent brands
- 2 Find the original Daunt Books on Marylebone High Street





Al Fresco dining at the famed Chiltern Firehouse



1



2 Monocle Café

LOCAL AREA

In the centre of Marylebone, adjacent to Mayfair and moments from the Royal Parks, this is a neighbourhood that benefits from enviable access to the energy and tranquility of London life. With excellent connectivity across the capital and beyond here residents can enjoy the best of local and global living.

- 1 Lina Stores
- 2 La Fromagerie



● POINTS OF INTEREST

- 1 Harley Street
- 2 Regents Park
- 3 Hyde Park
- 4 Portman Square
- 5 Manchester Square
- 6 Oxford Street
- 7 Chiltern Street
- 8 Marylebone High Street
- 9 St Christopher's Place
- 10 The Wallace Collection

● FITNESS & WELLNESS

- 11 Third Space
- 12 BXR
- 13 Kobox
- 14 Club 51
- 15 Virgin Active
- 16 The Aesthetic Surgeons
- 17 Smile Architect
- 18 The Harley Street General
- 19 Cosmetic Skin Clinic

● FOOD & BEVERAGE

- 20 Locanda Locatelli
- 21 KOL
- 22 Trishna
- 23 Orrery
- 24 Lurra
- 25 Chiltern Firehouse
- 26 Nobu
- 27 Lina Stores
- 28 St. John Marylebone
- 29 Dinings
- 30 Donostia
- 31 Ivy Café
- 32 Boxcar Butchers & Grill
- 33 Fischer's
- 34 Monocle Café
- 35 WatchHouse

● RETAIL

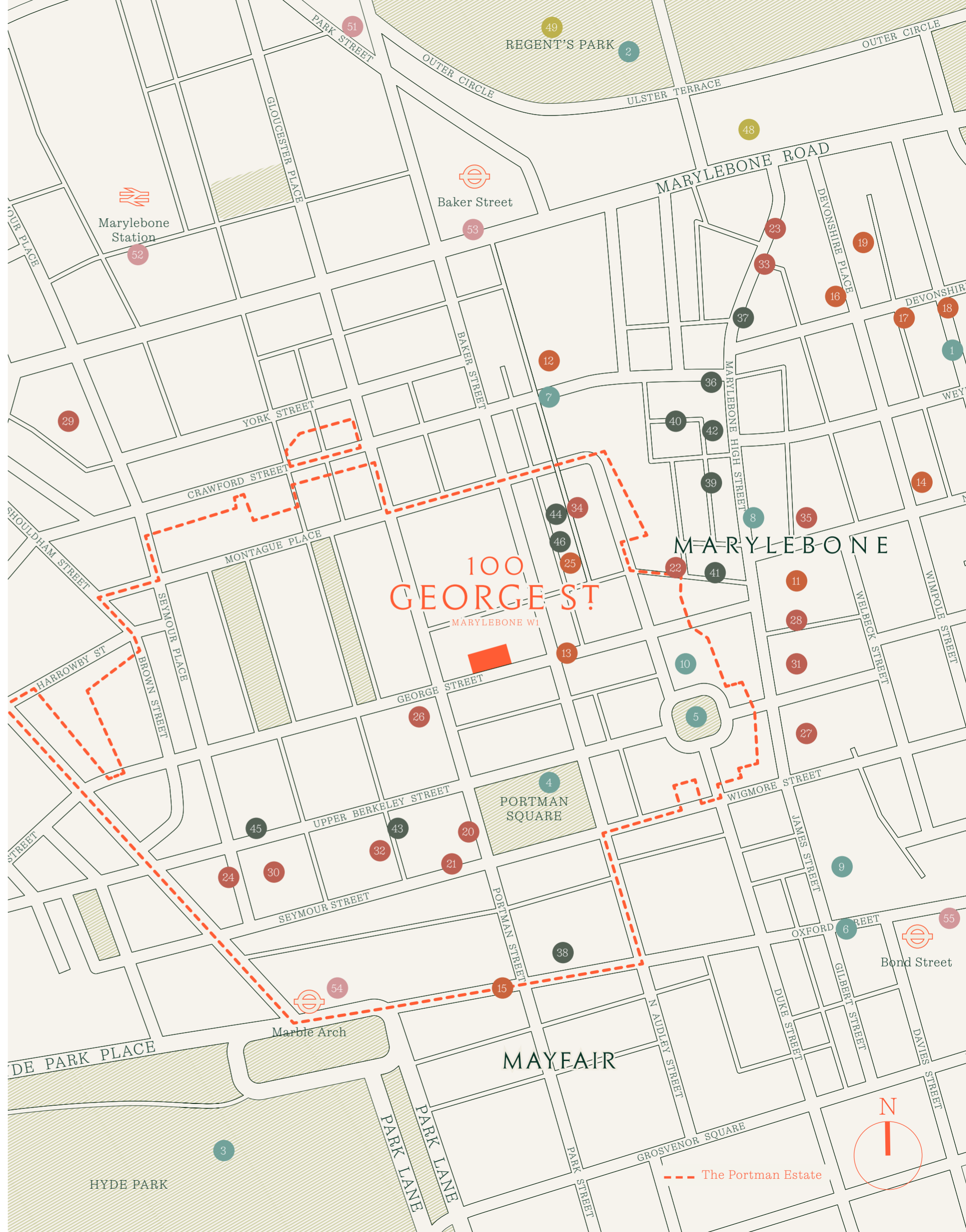
- 36 Daunt Books
- 37 The Conran Shop
- 38 Selfridges
- 39 Rococo Chocolates
- 40 The Ginger Pig
- 41 Daylesford Organic
- 42 Le Fromagerie
- 43 Suzannah
- 44 Grandirosa
- 45 Fratelli Greci
- 46 Sunspel

● EDUCATION

- 47 London Business School
- 48 Royal Academy of Music
- 49 Regents University

● TRANSPORT

- 50 London Paddington Station
- 51 Edgware Road
- 52 Marylebone Station
- 53 Baker Street
- 54 Marble Arch
- 55 Bond Street



AMENITIES

A SOPHISTICATED SUITE OF SPACES AND SERVICES

Life at 100 George Street will feel effortless and enriching thanks to the discrete concierge and dedicated management team ensuring 24-hour security, as well as a carefully considered suite of social spaces.



An elegant arrival for this unforgettable address.



ARRIVAL & RECEPTION

An impressive private entrance transports residents from the grandeur of George Street into a haven of refined elegance and modern comfort. Inside, the concierge team awaits your every need, while a resident library provides an inviting and warm space to pause and relax.

The sleekly sculptural reception desk echoes the stunning marble floor.





THE LIBRARY

The library, located on the ground floor, provides a communal space for quiet retreat. Warm interiors and lighting create the perfect ambiance for relaxation and reflection.

A curated selection of enlightening publications and generous soft seating in the library.



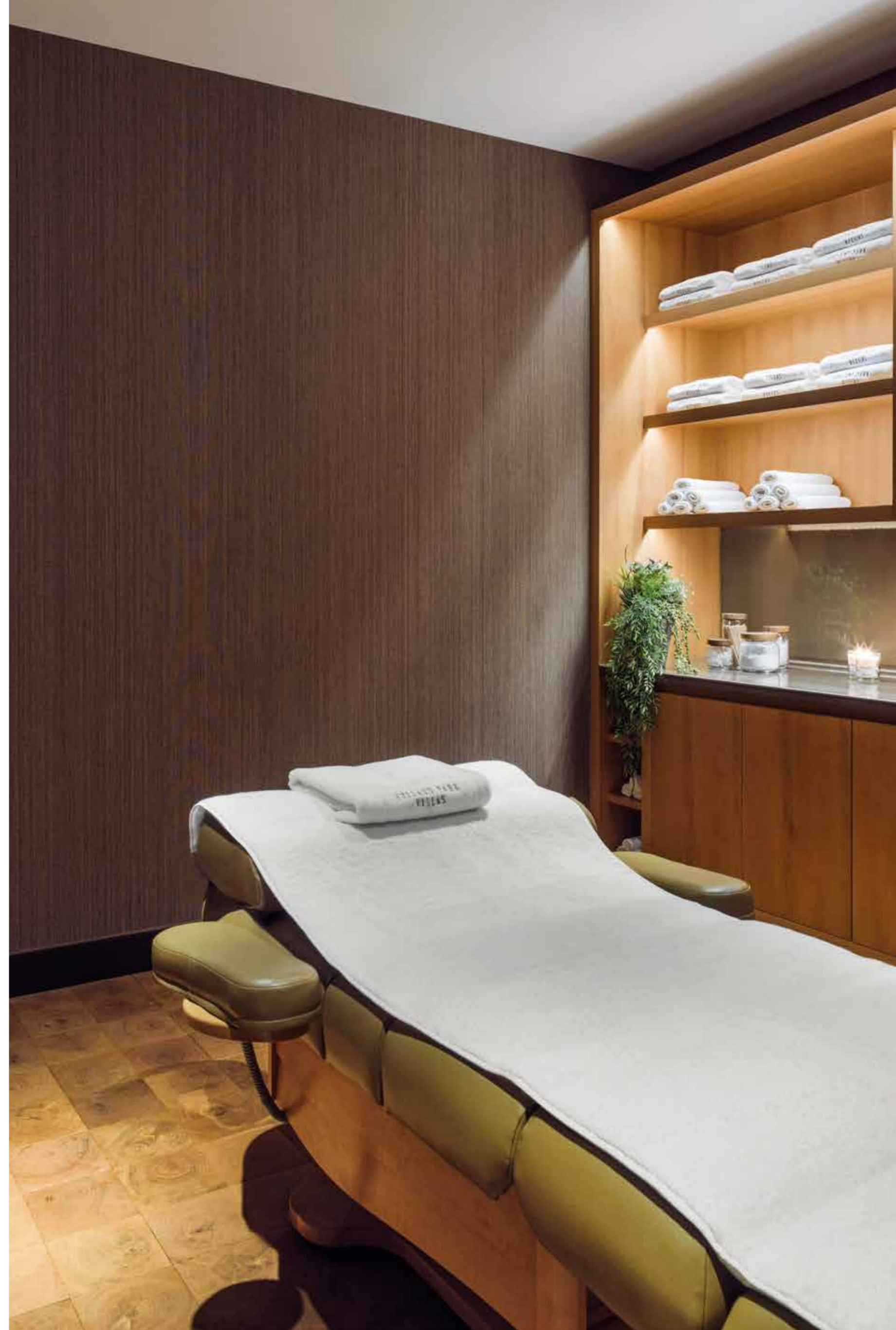


WELLNESS & FITNESS

The fitness studio combines state-of-the-art equipment and sophisticated design to create a well-balanced and engaging workout experience. Residents will also benefit from a spa with a private changing room, a treatment room and a sauna.



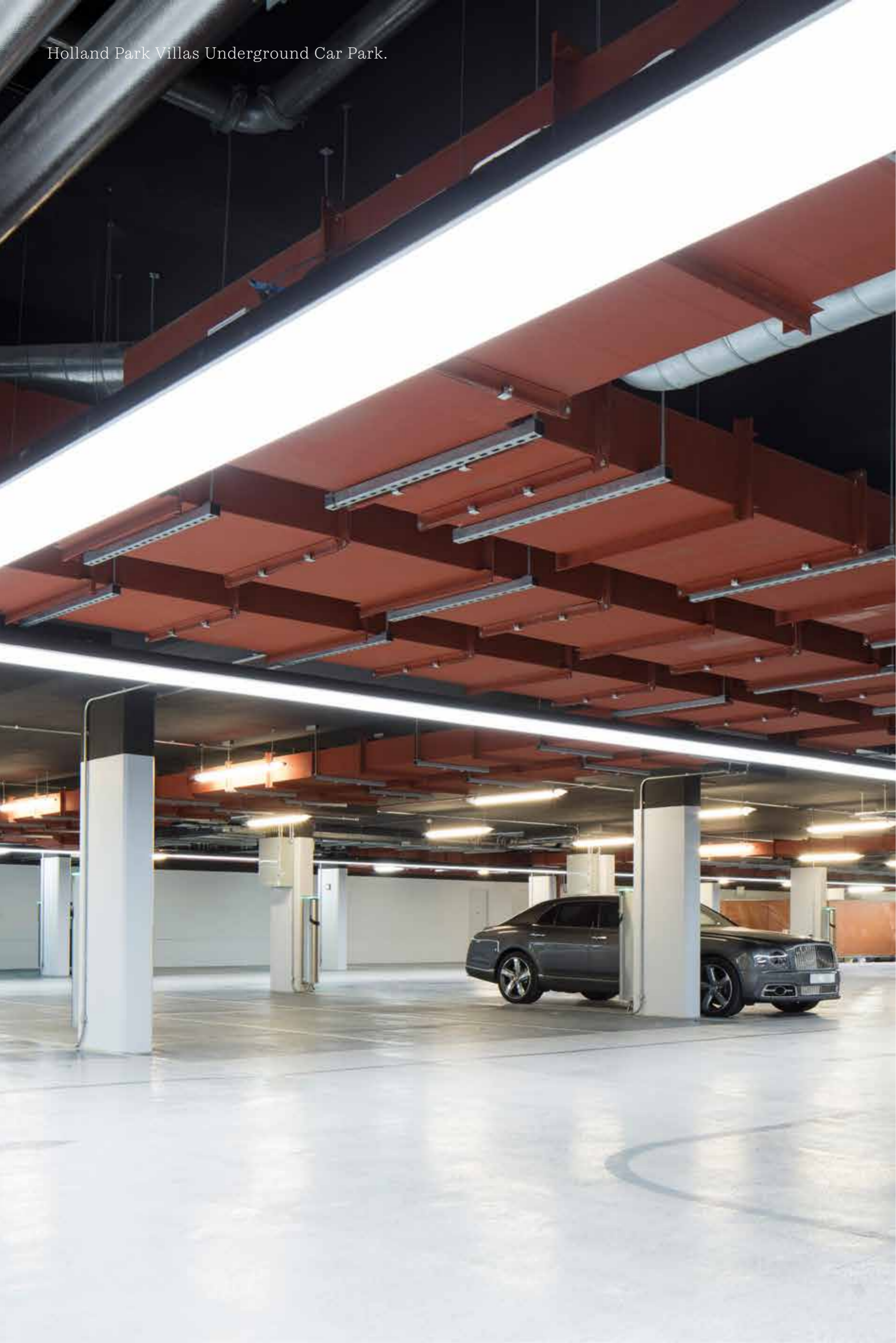
Holland Park Villas Treatment Room and Sauna





RESIDENTS LOUNGE AND MEETING ROOM

The residents lounge features a 98 inch ultra high definition screen with a state of the art surround sound system. There is also an adjacent meeting room, equipped with a 65 inch screen, teleconferencing and hyperoptic broadband, available for private meeting room or dining.



UNDERGROUND CAR PARKING

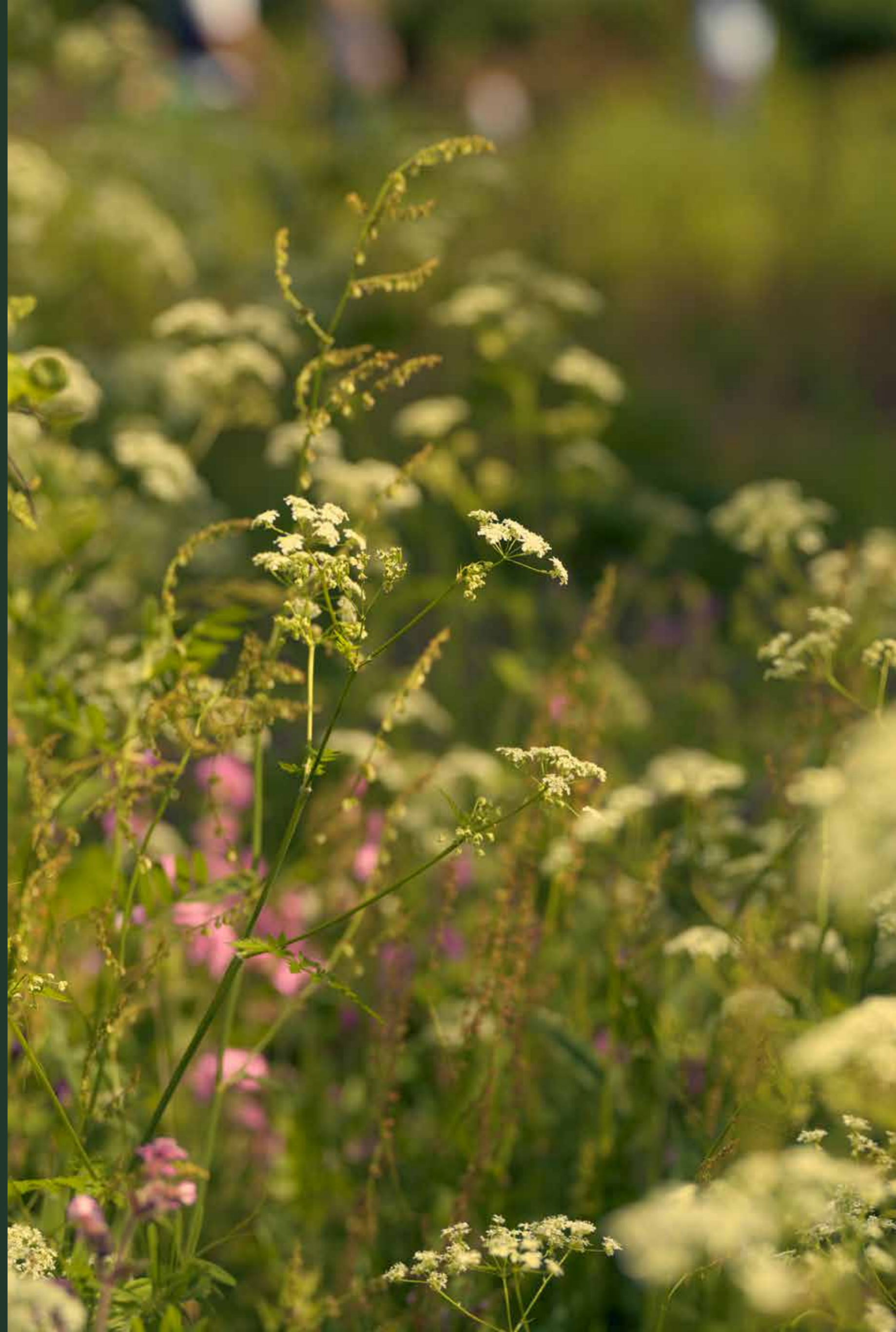
Secure, underground car parking and bicycle storage with electric charging and direct lift access to the sanctuary of the residences, a signature of all Native Land schemes.



RESIDENCES

CAREFULLY COMPOSED FOR COSMOPOLITAN LIVING

These generously proportioned homes combine classical Georgian features with modern materiality and comfort. Oak parquet flooring, elevated by Arabescato marble fireplace surrounds in some residences, and bronze detailing are set within a calm interior palette to create a sophisticated and elegant canvas for contemporary life.





RECEPTION ROOMS

The upper floor apartment reception room opens onto an expansive roof terrace with views across London's verdant cityscape.

An elegant reception room flows out to a private roof terrace in this first floor three bedroom residence.





KITCHENS

Bulthaup B3 kitchens, with sawn oak natural timber veneer and grey Quartzite worktops (silver travertine in advanced specification apartments), are beautifully equipped with Miele appliances (and Sub Zero in advanced specification apartments).



PRIMARY BEDROOMS

Light filled bedrooms, with wide oak flooring extending throughout the primary suites, provide a serene space to start and finish the day.



PRIMARY BATHROOMS

Spacious primary bathrooms with Silver Travertine walls, white porcelain floors and dark bronze finishes elevate the everyday.



PRIVATE TERRACES

Private terraces afford a selection of residences additional space to relax, entertain, or simply take in the view and connect to nature.



GENERAL
ARRANGEMENT



○ 1 BED RESIDENCES

- E202
- E205
- W202
- W205
- E302
- E305
- W302
- W305
- E402
- E405
- W404
- E503

○ 3 BED RESIDENCES

- E101
- E103
- W101
- W103
- W401
- E502
- W501
- W502
- E601

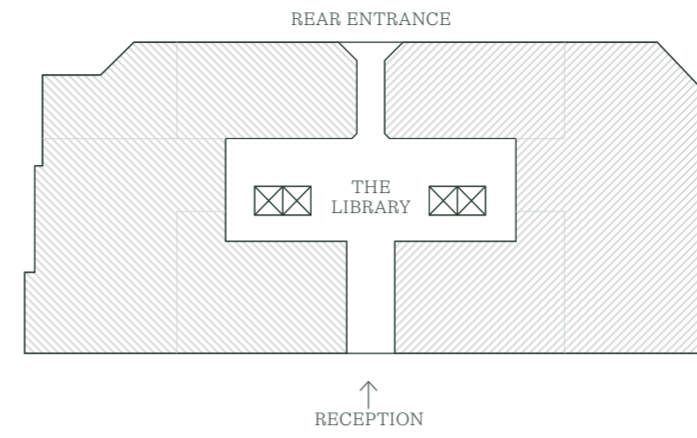
● 2 BED RESIDENCES

- E102
- W102
- E201
- E203
- E204
- W201
- W203
- W204
- E301
- E303
- E304
- W301
- W303
- W304
- E401
- E403
- E404
- W402
- W403

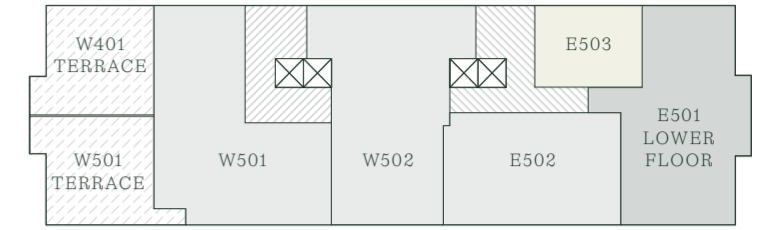
● 4 BED RESIDENCES

- E501

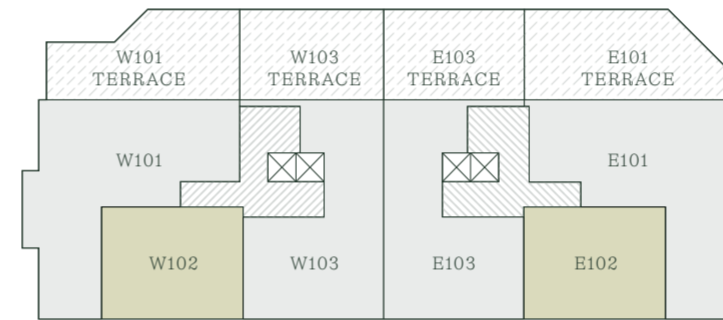
GROUND FLOOR



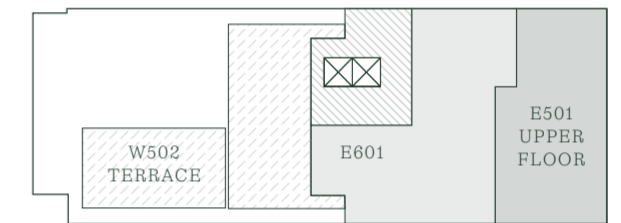
FIFTH FLOOR



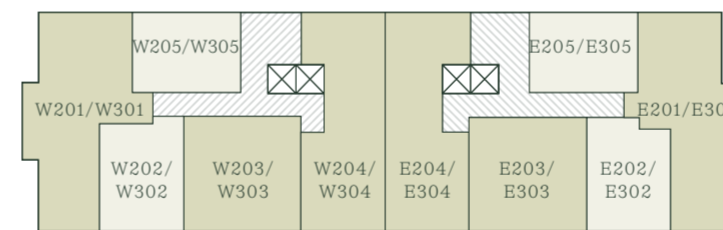
FIRST FLOOR



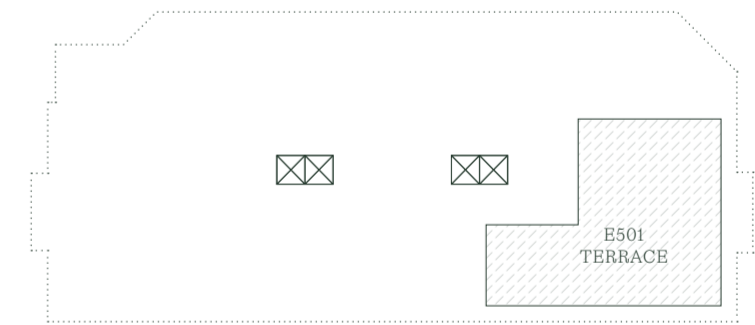
SIXTH FLOOR



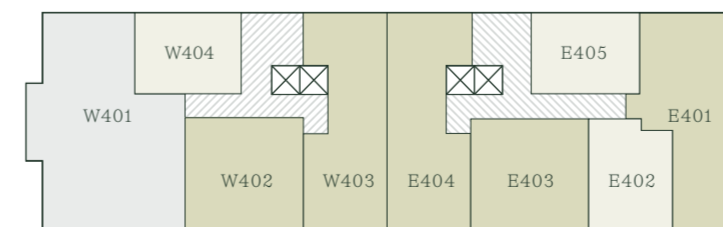
SECOND AND THIRD FLOORS



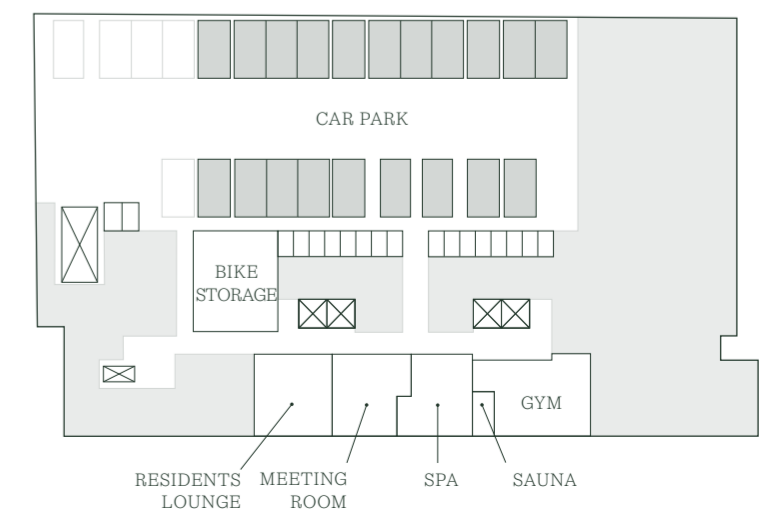
ROOFTOP



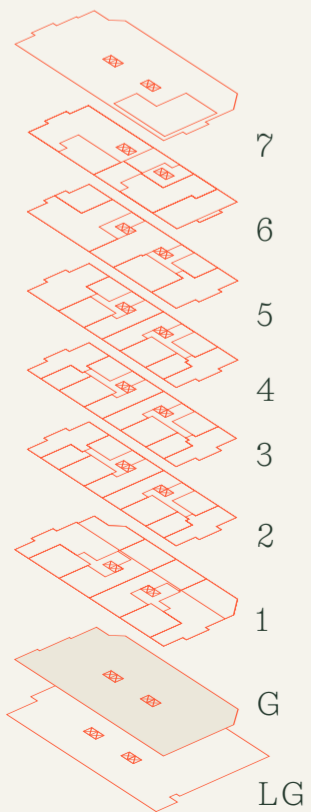
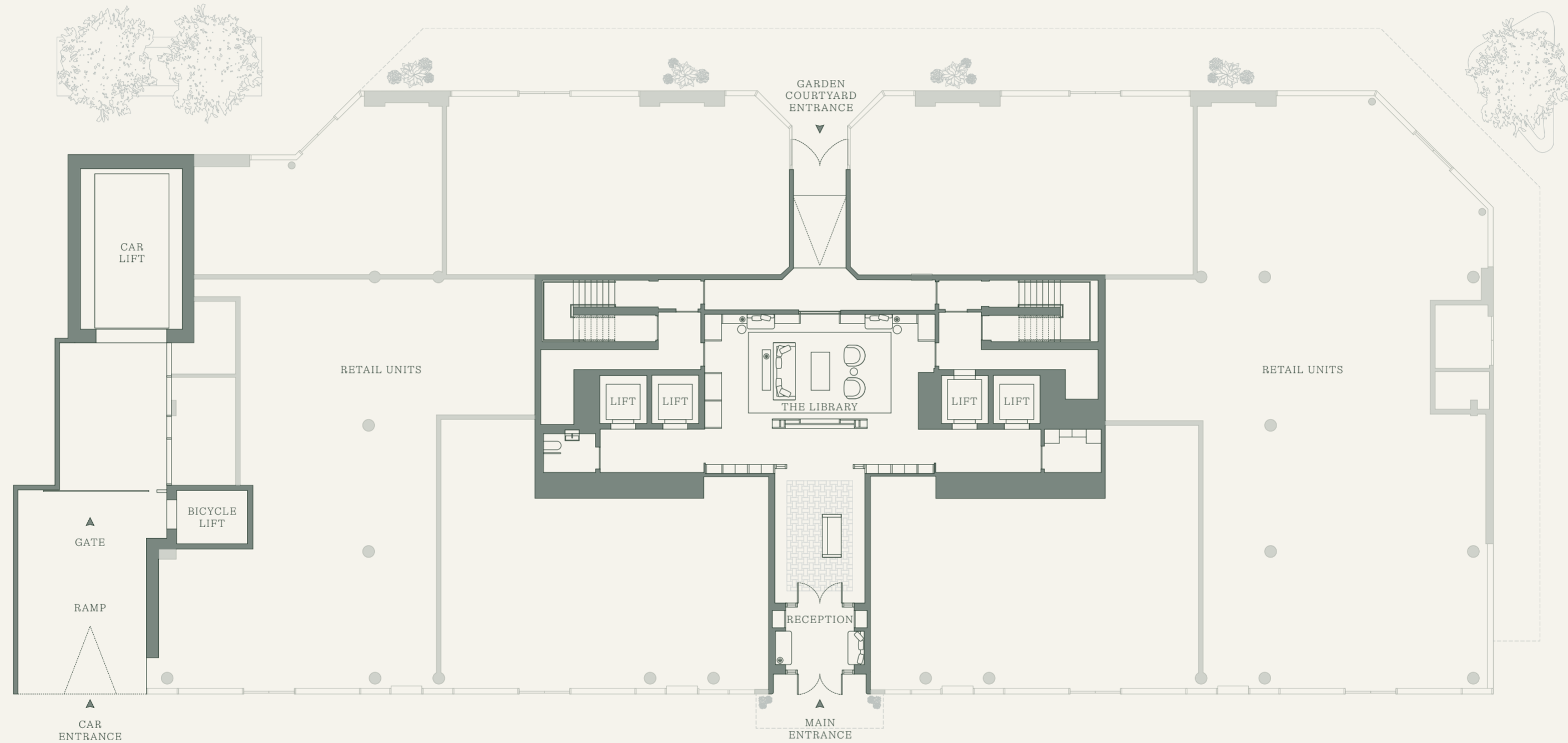
FOURTH FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



GEORGE STREET



FIRST FLOOR

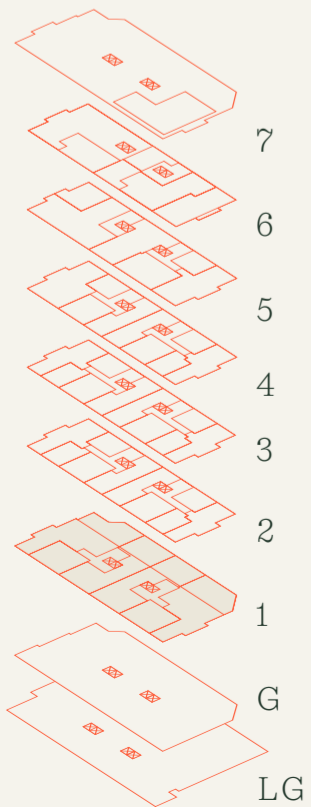
● 2 BED ● 3 BED



W102

E102

GEORGE STREET

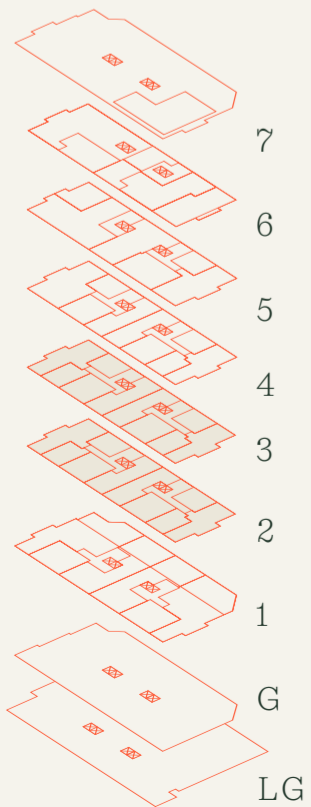
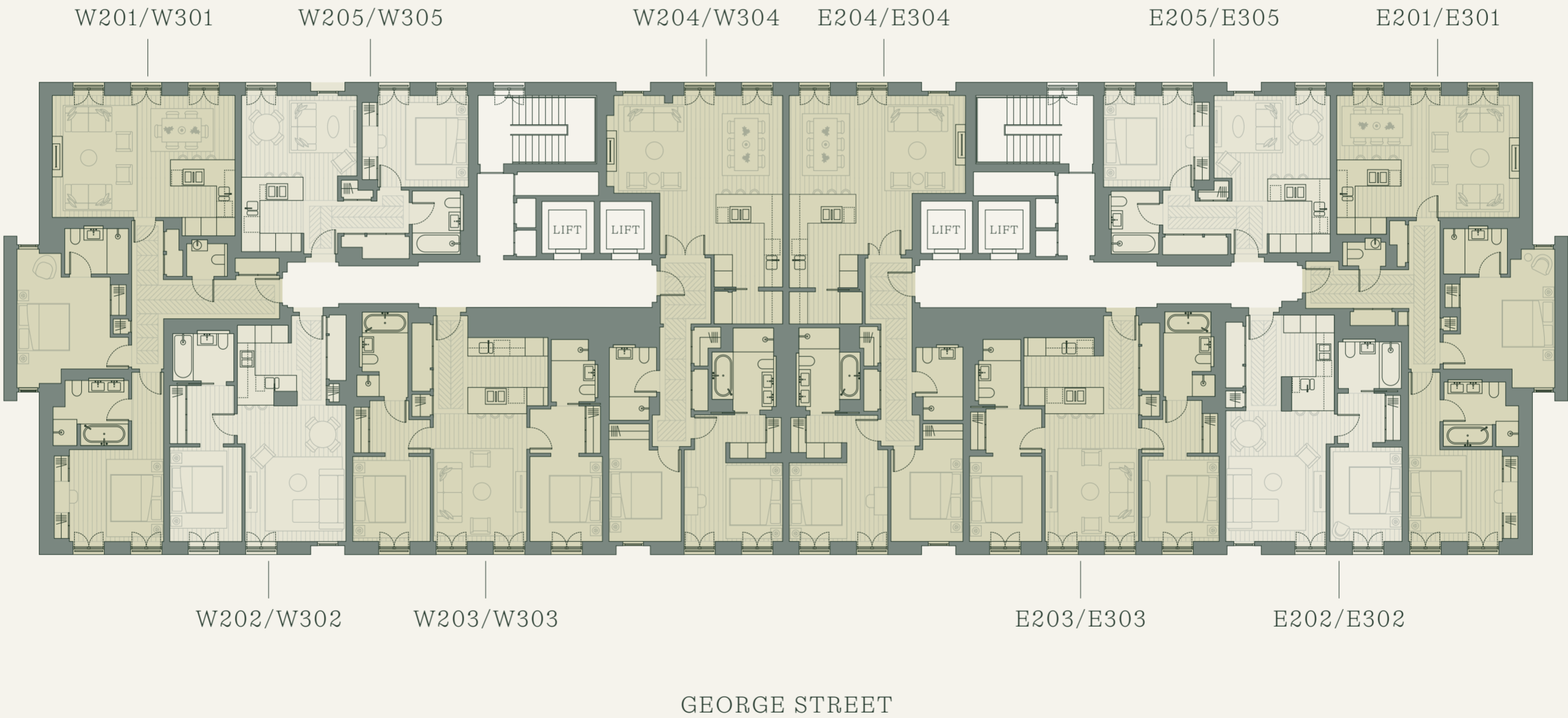


* Residence with advanced specification



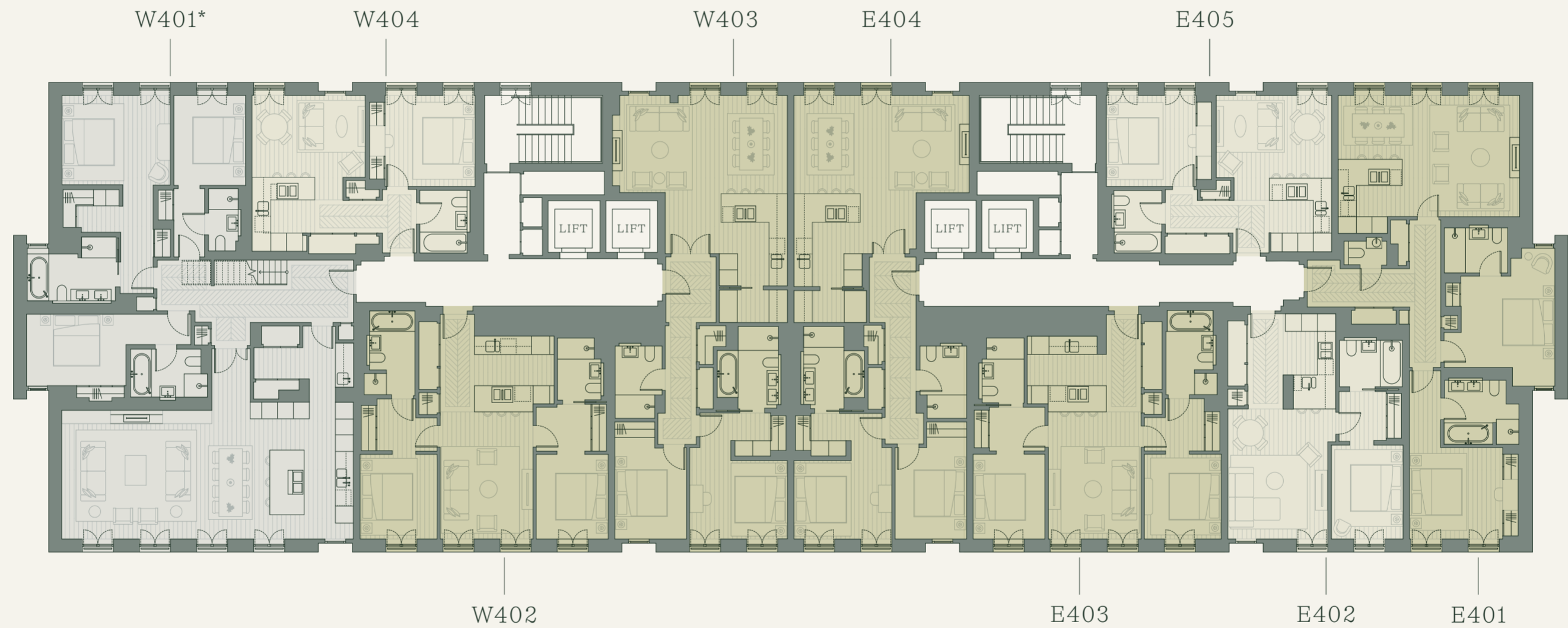
SECOND & THIRD FLOORS

○ 1 BED ● 2 BED

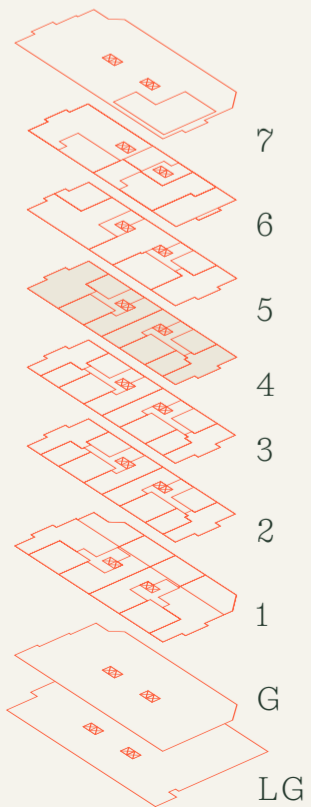


FOURTH FLOOR

○ 1 BED ● 2 BED ● 3 BED



GEORGE STREET

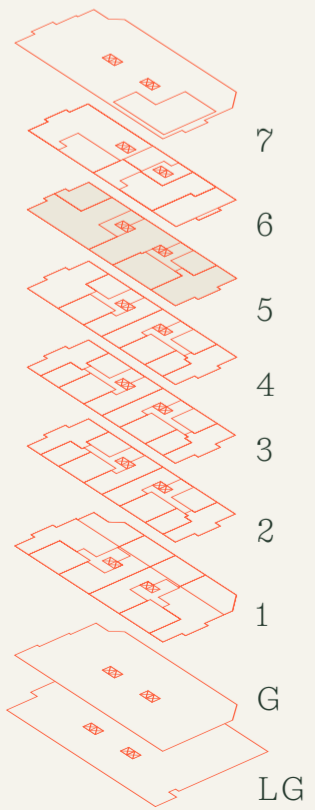
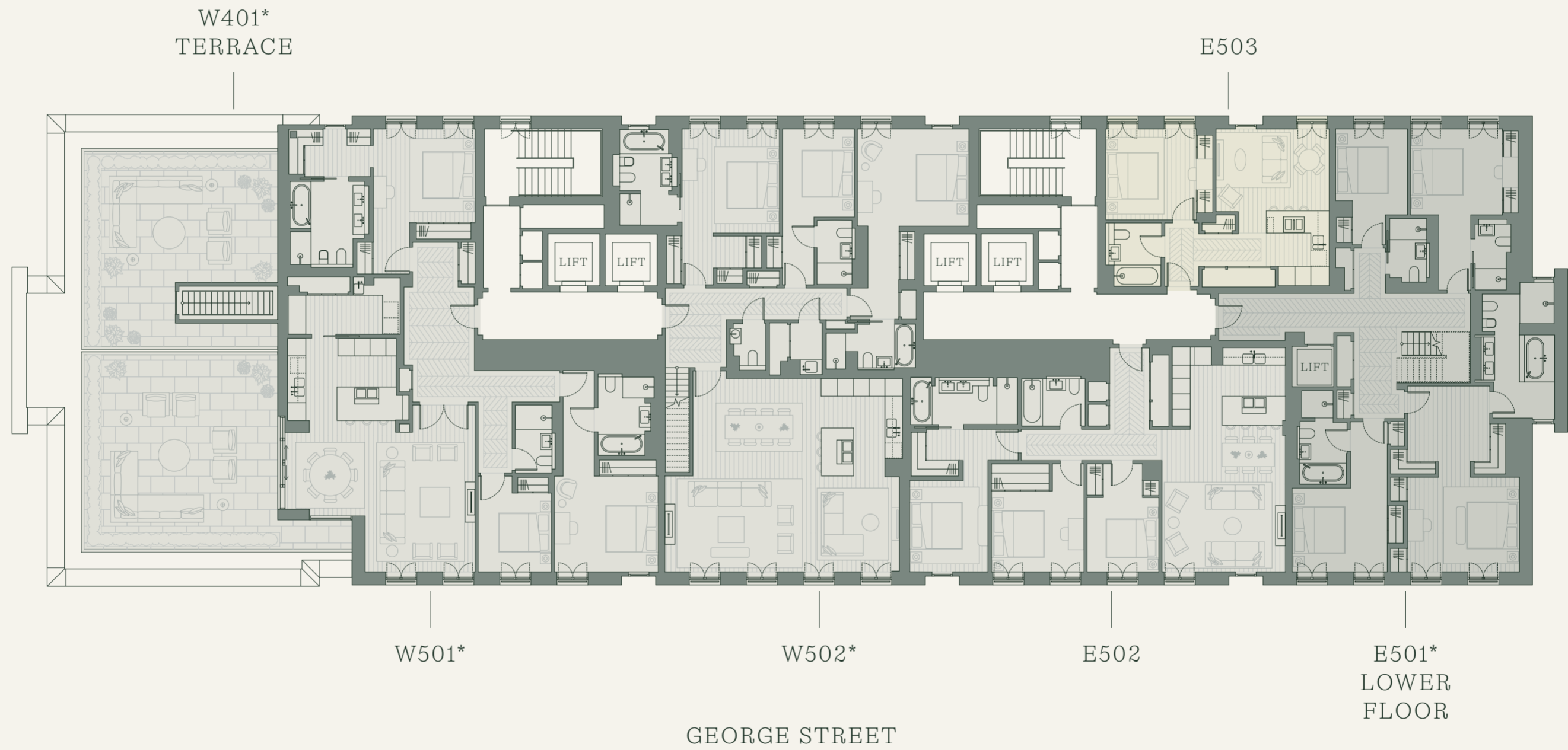


* Residence with advanced specification



FIFTH FLOOR

○ 1 BED ● 3 BED ● 4 BED

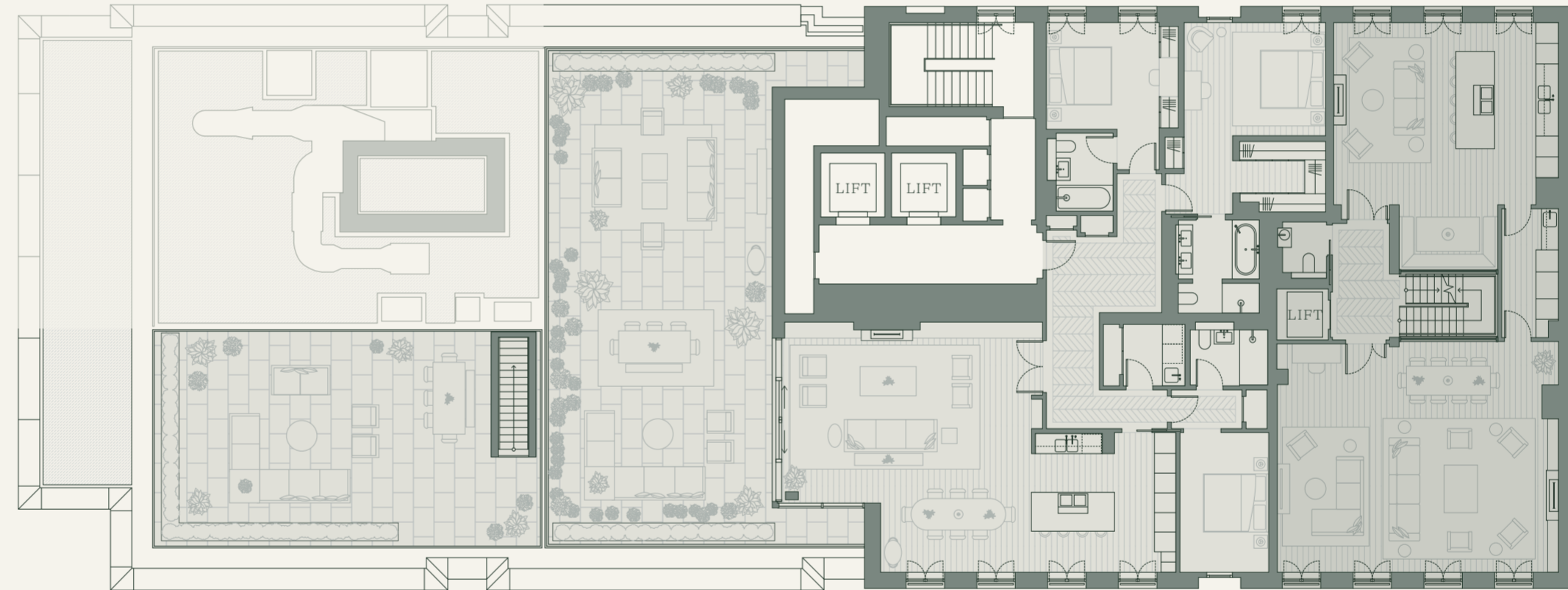


* Residence with advanced specification



SIXTH FLOOR

○ 3 BED ● 4 BED

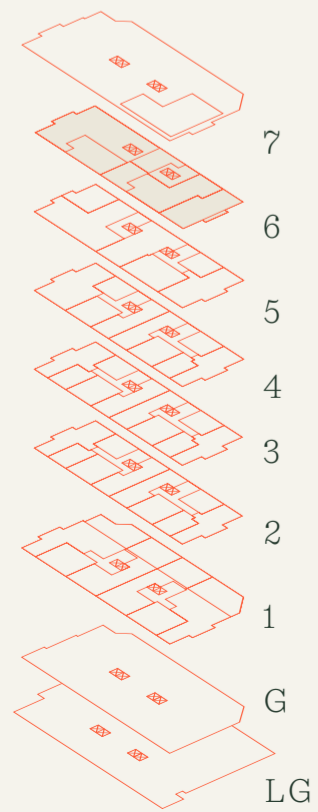


W502*
TERRACE

E601*

E501*
UPPER
FLOOR

GEORGE STREET

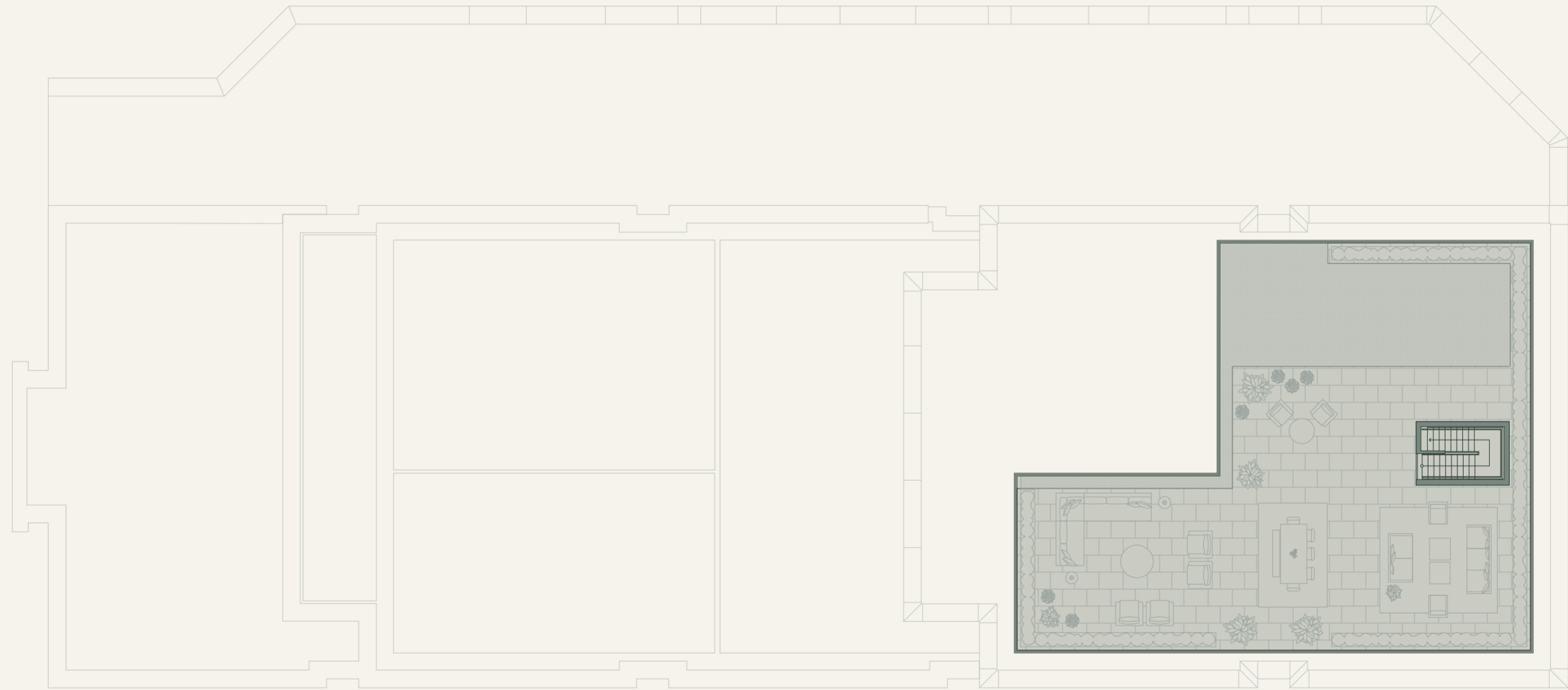


* Residence with advanced specification



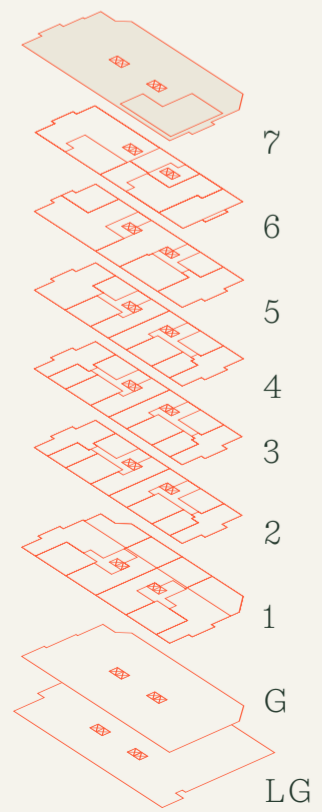
ROOFTOP

● 4 BED



E501*
TERRACE

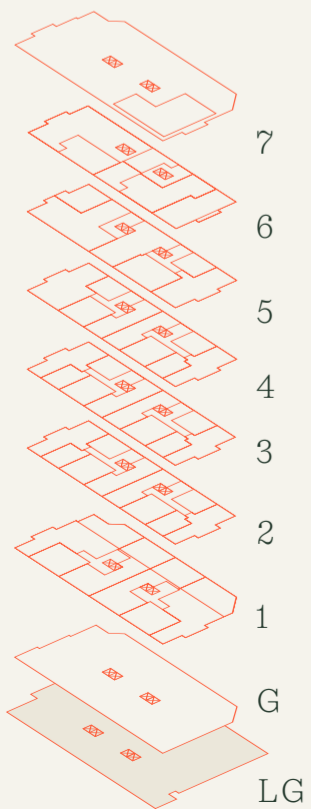
GEORGE STREET



* Residence with advanced specification



LOWER GROUND



GEORGE STREET



RESIDENCE SPECIFICATIONS

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

AMENITIES

- Dedicated concierge service at reception and 24-hour on-site security
- Elegantly designed lobby, reception, and library at ground floor
- Sophisticated suite of multi-purpose and meeting rooms for residents at lower 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

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

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DESIGN DEVELOPMENT

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DESIGN & ART DIRECTION

Noë & Associates

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A DEVELOPMENT BY



IN PARTNERSHIP WITH



SALES REPRESENTATION

100georgest.com

nativelylandlifestyle

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