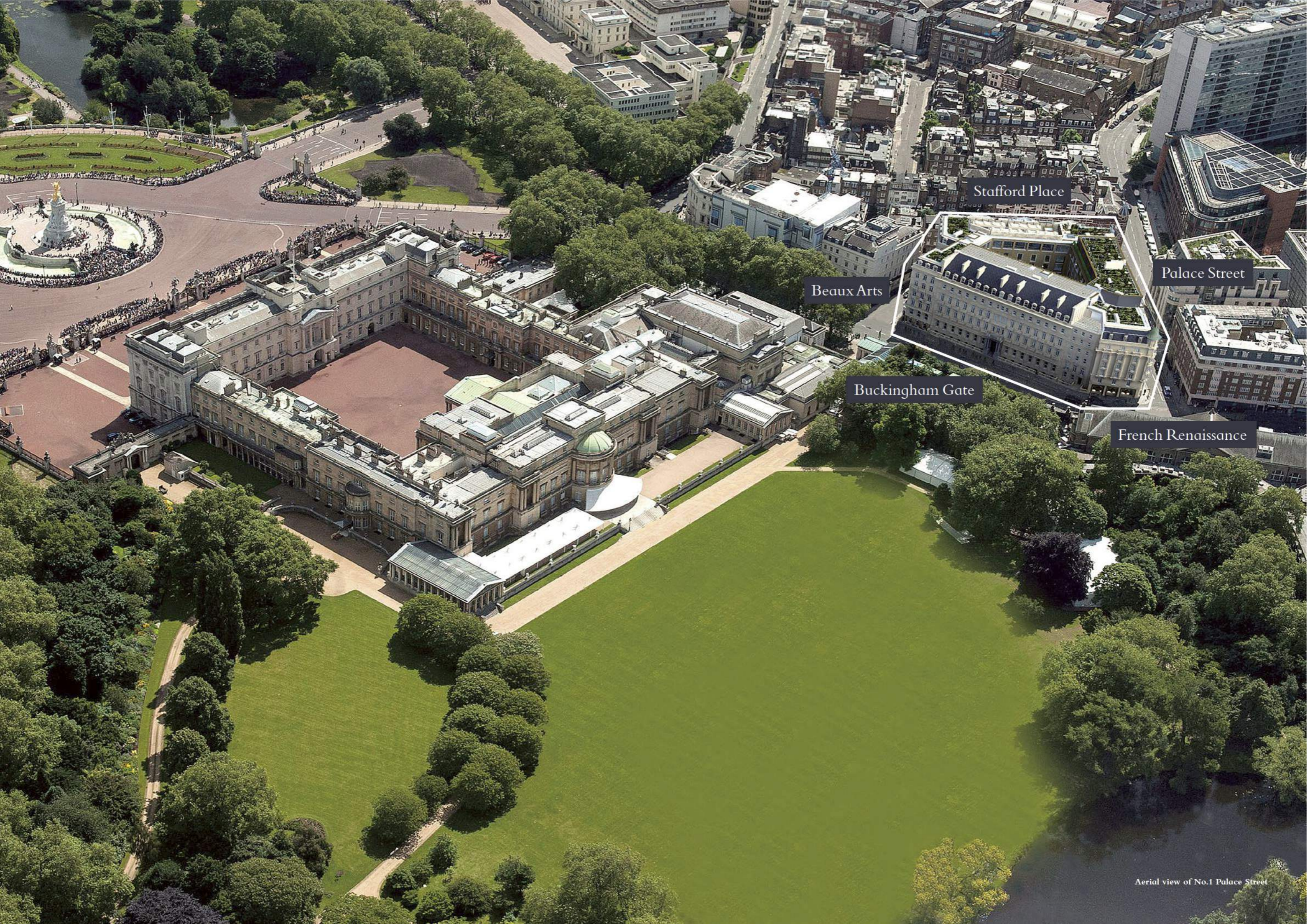


Nº1  
PALACE  
ST.

# Contents

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- 5** Introduction
- 20** Specifications
- 27** Buckingham Gate
- 61** French Renaissance
- 77** Beaux Arts
- 99** Stafford Place
- 137** Palace Street
- 160** Contact



Stafford Place

Palace Street

Beaux Arts

Buckingham Gate

French Renaissance



# The Palace Neighbour

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Located opposite Buckingham Palace on a magnificent and secure island site beside St James's Park, No.1 Palace Street sets a new standard of exquisite luxury living. Comprising 72 extraordinary apartments, each individual in design and layout, it is the only residential scheme which can claim views towards Buckingham Palace and its Gardens.

The development embraces a variety of exquisite and classic styles across its five buildings, with each façade having taken inspiration from the architectural vernacular of one of these international styles; *Italian Renaissance, Beaux Arts, French Renaissance, Queen Anne* and *Contemporary*.

The location of No. 1 Palace Street is as unique as its architecture. Merely a stone's throw from the history and tradition of St James's, the finest restaurants and shopping of Mayfair and Knightsbridge, and only a short walk from the serenity of the Royal Parks, residents will be placed within easy reach of the best that London has to offer.



FLOORPLATES

LOWER GROUND FLOOR

Buckingham Gate  
(BG)  
pages 28-39



French Renaissance  
(RS)  
pages 62-63

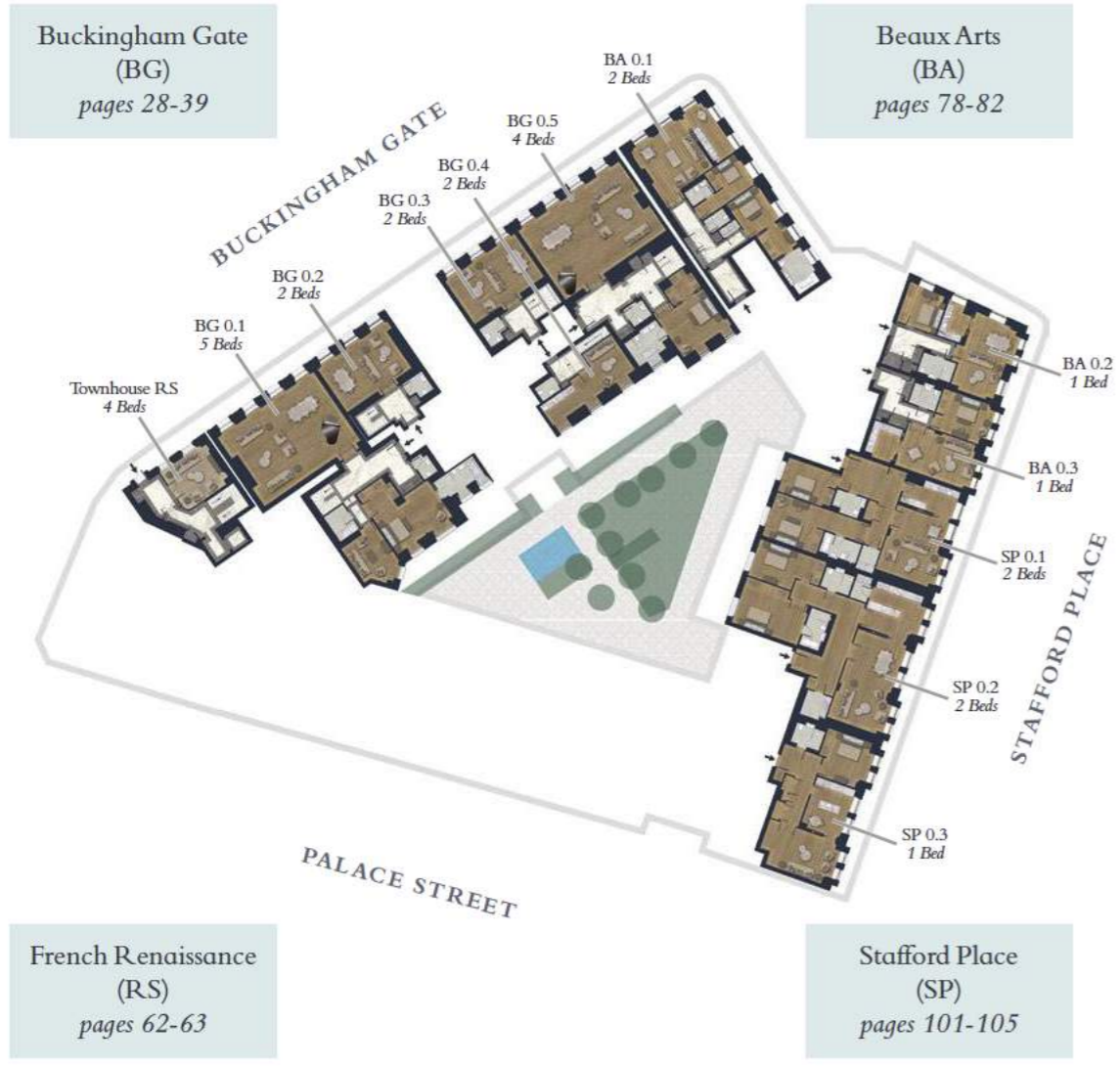


*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

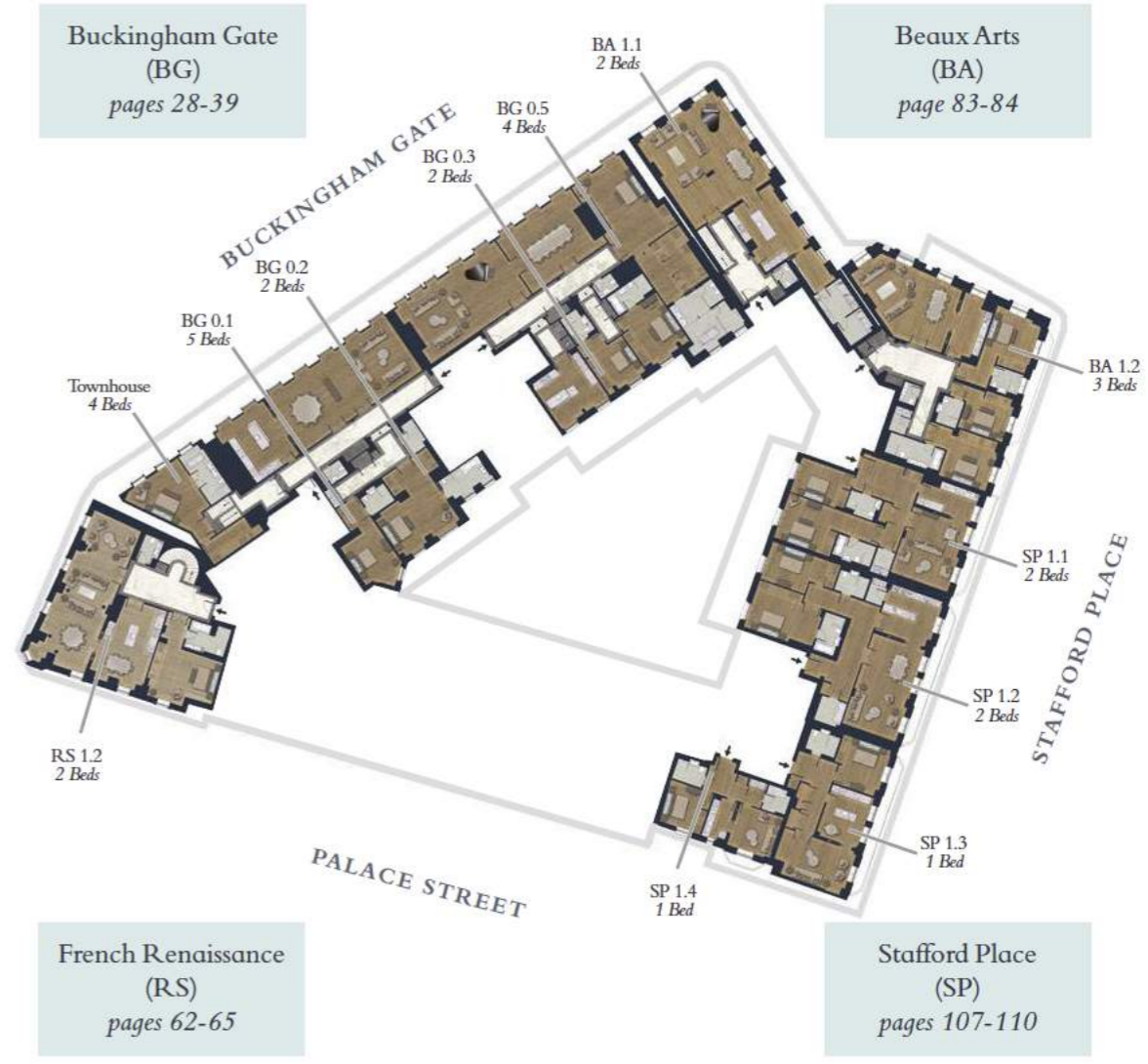


Courtyard (CGI)

# FLOORPLATES GROUND FLOOR



# FLOORPLATES FIRST FLOOR

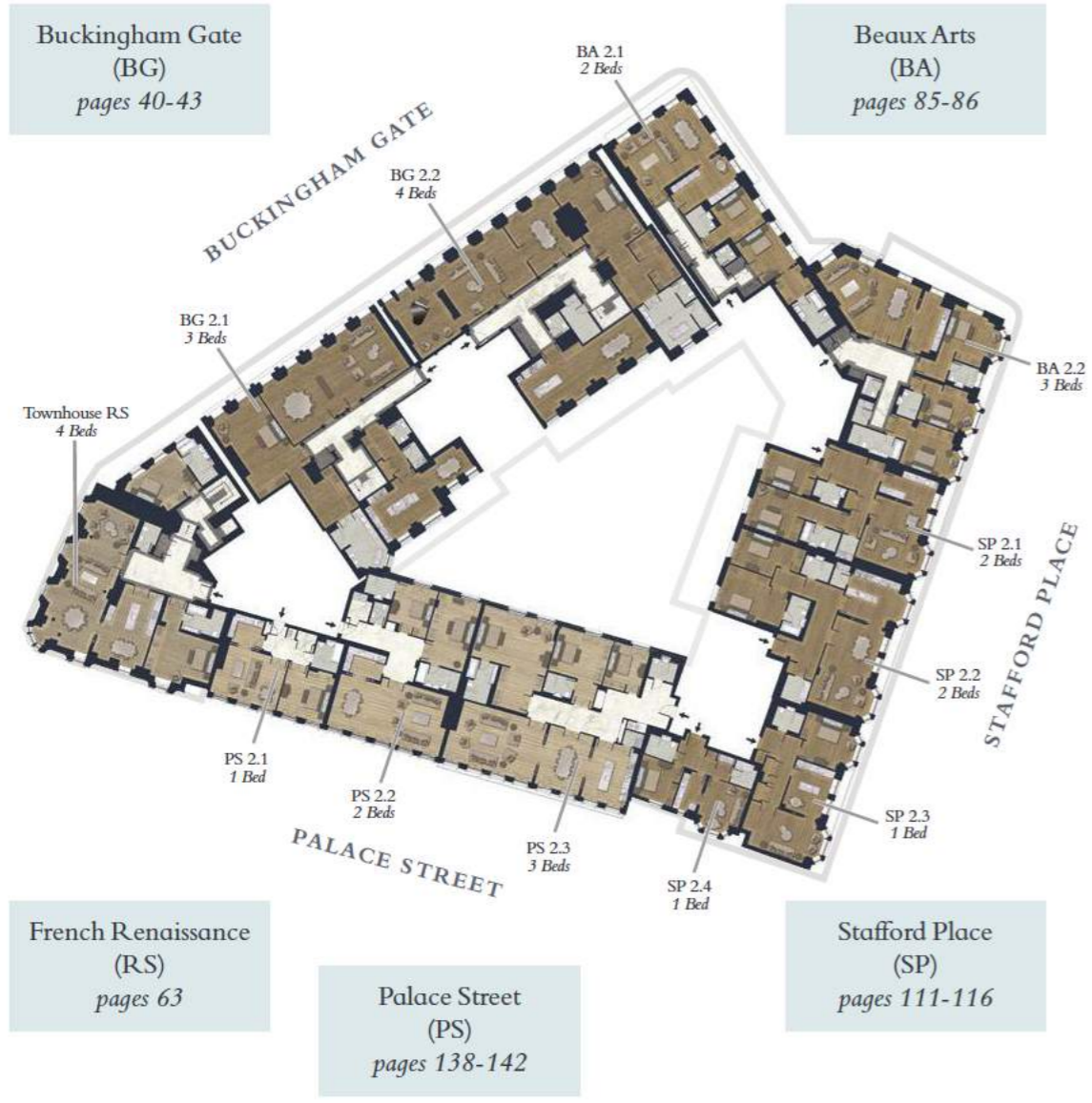


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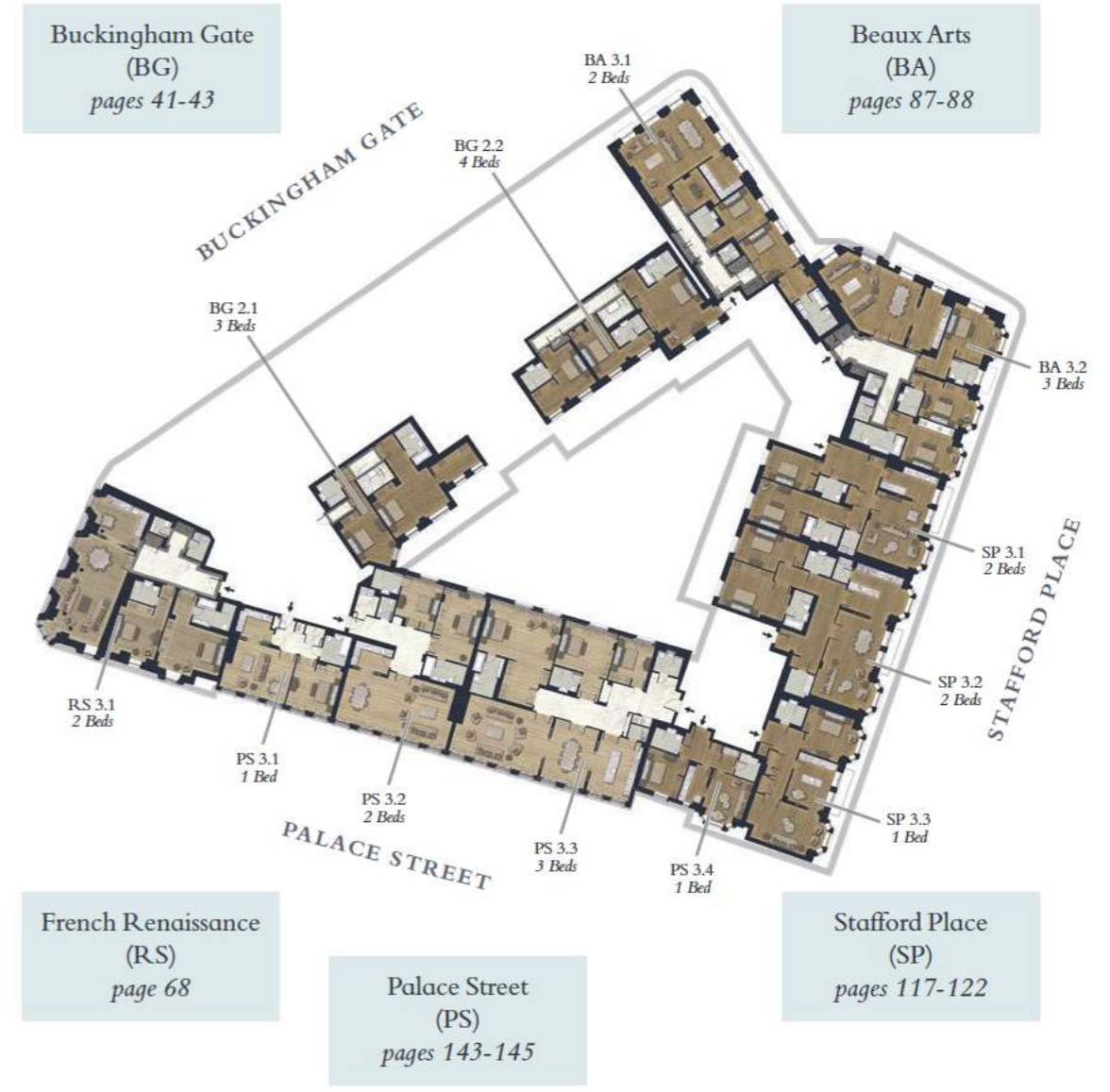
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

FLOORPLATES  
SECOND FLOOR



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

FLOORPLATES  
THIRD FLOOR

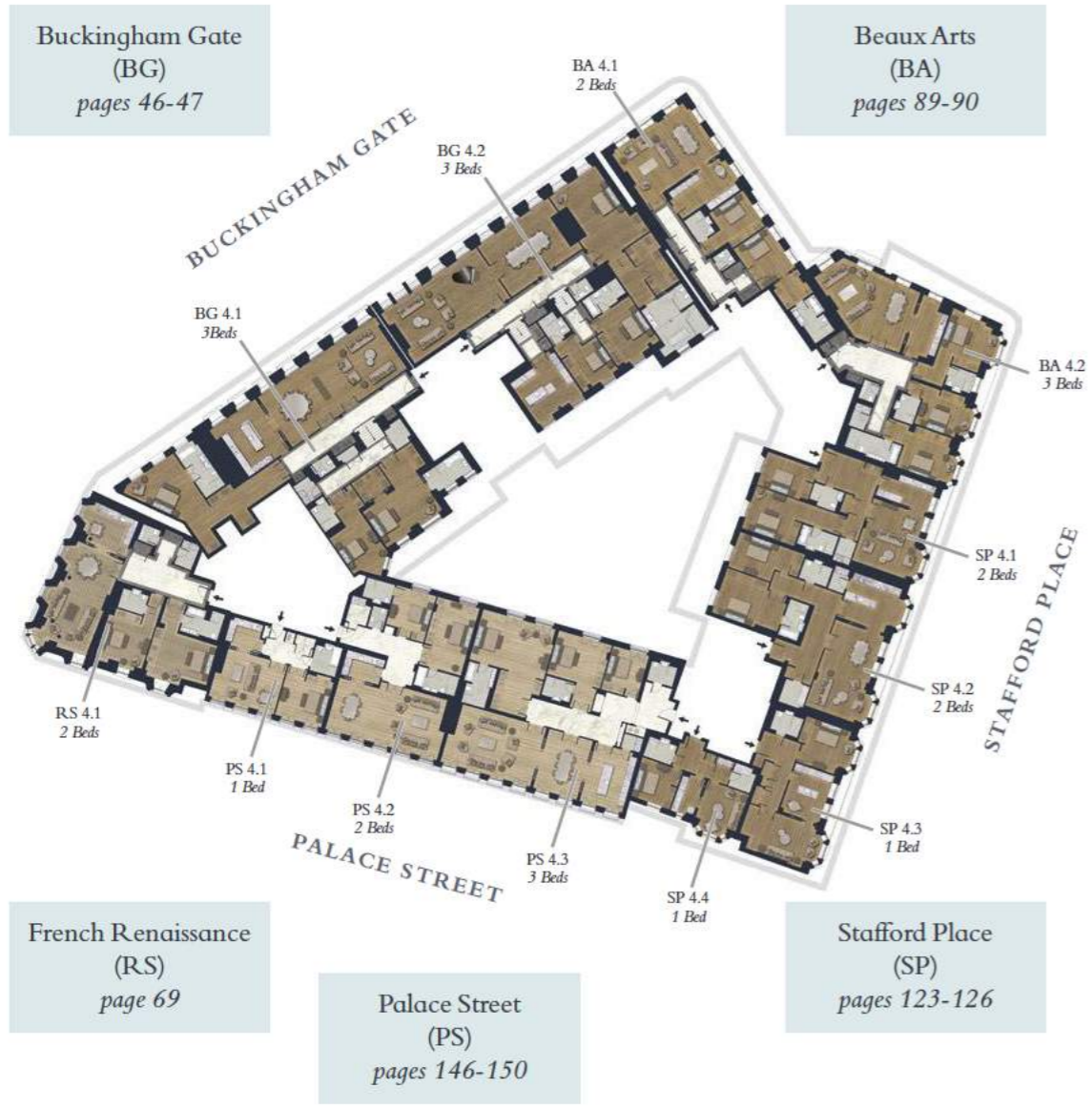


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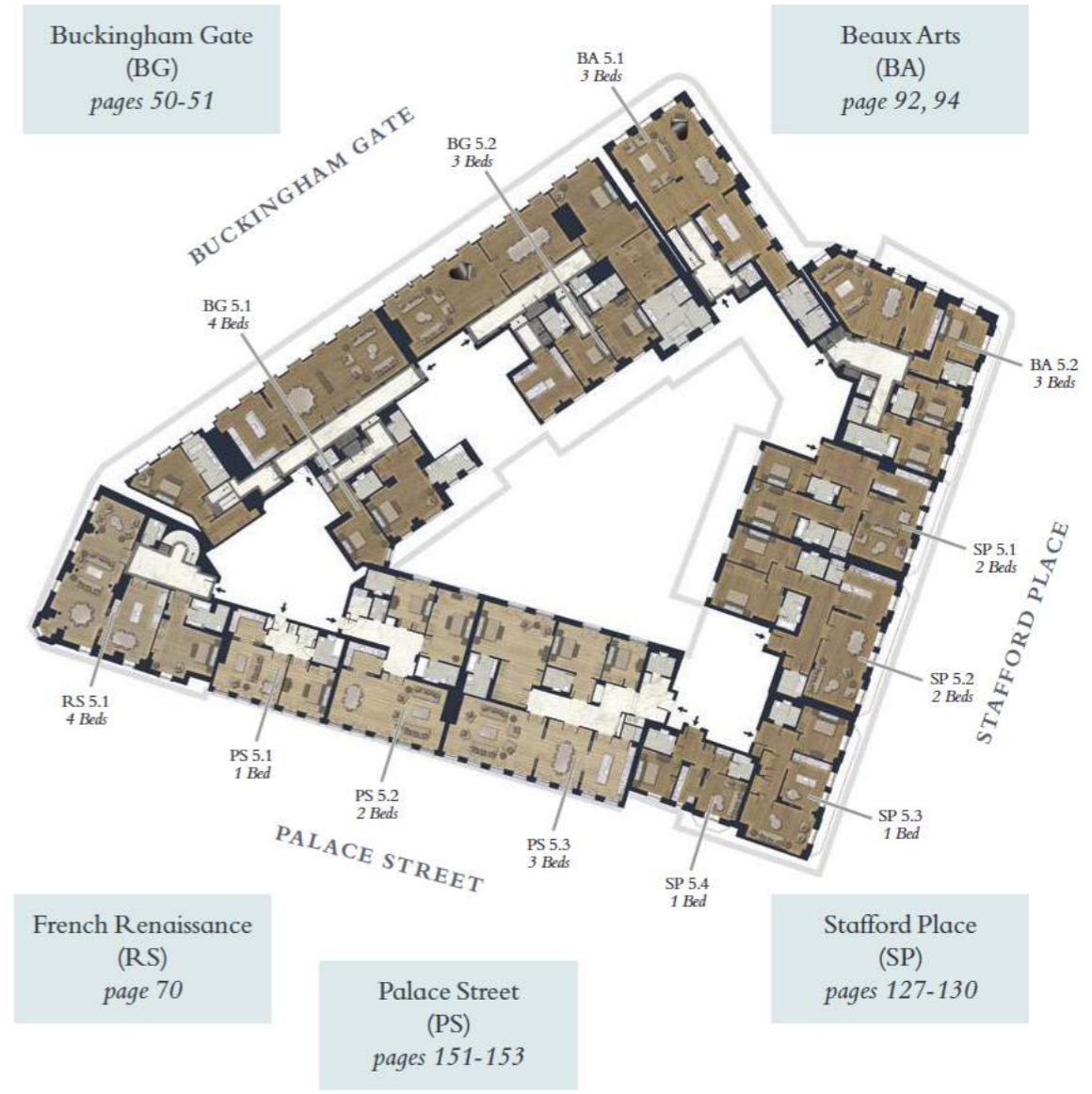


FLOORPLATES  
**FOURTH FLOOR**



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

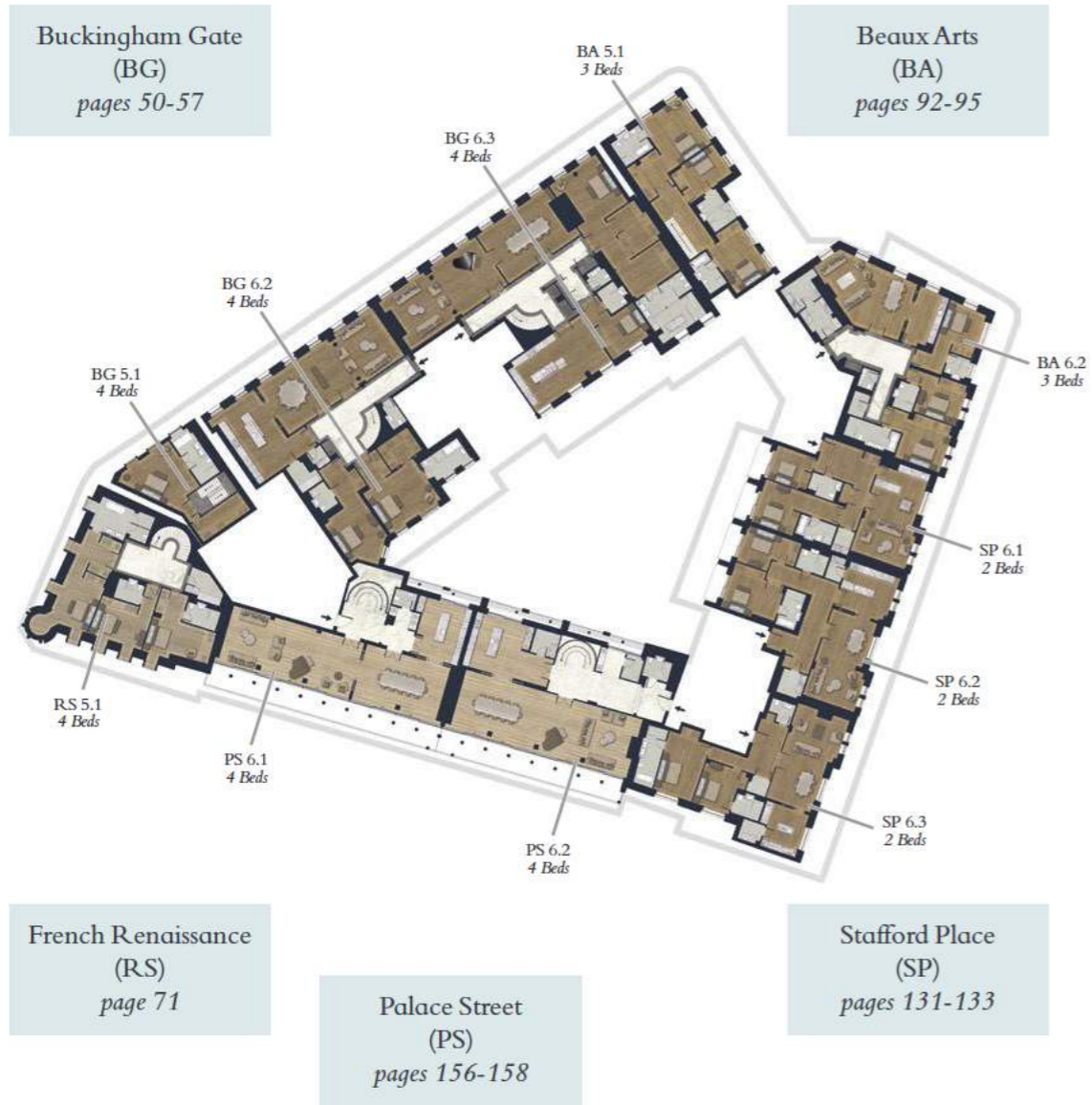
FLOORPLATES  
**FIFTH FLOOR**



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



# FLOORPLATES SIXTH FLOOR



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# FLOORPLATES SEVENTH FLOOR



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# Specifications

## General

- Site area: 40,623 sq.ft
- Gross external area: 300,000 sq.ft
- Total residential area: 153,000 sq.ft
- Landscaped Internal Private Garden: 6,000 sq.ft

## Key Specifications

### Apartment sizes:

- 1 bed range from 679 to 1,015 sq.ft
  - 2 beds range from 1,060 to 2,634 sq.ft
  - 3 beds range from 2,160 to 4,027 sq.ft
  - 4 beds range from 3,861 to 5,343 sq.ft
  - 5 beds approximately 4,549 sq.ft
- High quality fitted engineered oak parquet flooring in living spaces and all bedrooms
  - Gas fireplaces in 2 bedrooms and above except apartment BG 0.4
  - Large oversized doors with high quality ironmongery and finishes
  - Comfort cooling independently controlled in living rooms and bedrooms - the temperature range is from 18° to 22°
  - Ventilation system with fresh air supply featuring heat recovery
  - Wet underfloor heating system throughout living areas. Bathrooms have electric system
  - Flush mounted high quality electrical accessories
  - AV pre-wired for sound to all principal rooms
  - Mood lighting controlled via a fully adjustable computerized touch screen provided by Crestron\*
  - Digital Video Entry System with Audio and Colour Visual

## Resident Only Amenities

- Spa/wellness facilities (6,500 sq.ft) within the building to include:
  - Wellness centre
  - 20m heated indoor swimming pool
  - Separate Jacuzzi
  - Steam room
  - Sauna
  - Fully-equipped gym
  - Two personal training studios
  - Three treatment rooms
  - Male and female separate changing rooms
- Library†
- Entertaining space†
- Cinema†
- Restaurant on Ground and Lower Ground Floors of the French Renaissance building
- Main Entrance in Palace Street with separate lobby areas in Buckingham Gate and Beaux Arts building

## Bespoke Services include

- Full lifestyle services provided by luxury residence management team
- Smart phone application for lifestyle services on completion
- 24 hr concierge and security
- Valet parking
- On demand chauffeur service for residents
- One Right to Park (no stackers) for every apartment available. Some spaces to fit oversized vehicles such as Rolls-Royce Phantom long wheel base and wide Lamborghini Aventador Sports car
- Limited visitors parking at concierge discretion and pending availability
- Lift Access: large 21 passenger lift is installed within each building core (4 cores)
- Lifts serve each floor from car park to the highest residential floor where the maintenance to the apartments are, except for Buckingham Gate core
- Pets allowed on a revocable license only

\* The brands and descriptions referred to above are those we plan and expect to provide but we reserve the right to substitute other brands or materials of equal suitability if necessary.

† Can be used individually or booked out in its entirety via concierge services and subject to availability.



# BUCKINGHAM GATE



ITALIAN RENAISSANCE



# The Old Palace Hotel

---

Set within the historic conservation area of Birdcage Walk, the prestigious building has a long-standing affiliation with British Royalty. Built in 1861, the Grade II-listed wing of the building, Buckingham Gate, was once the major landmark 'The Palace Hotel'.

As one of the first substantial five-star establishments, the hotel hosted the overflow of distinguished guests of Queen Victoria before the third wing of Buckingham Palace was built. There was also a rumoured tunnel said to connect the two.





*Inspired by the romantic villas of Renaissance Italy, Italianate architecture was first deployed in Britain in the early 1800s. It is characterised by high ceilings, flat roofs and balustraded balconies. Buckingham Gate is the embodiment of this style.*

Buckingham Gate offers 13 apartments ranging in size from 1,060 sq.ft to 5,343 sq.ft benefiting from Versailles parquet flooring and bespoke cornicing.

#### **Ceiling heights\*** (in principal rooms)

- Lateral apartments: 2.6m to 3.45m
- Duplex apartments: 2.6m to 3.65m
- Triplex apartments: 2.5m to 4.75m

#### **Kitchen**

- Exquisitely designed functional kitchens by Obumex with high quality marble top and splash back in Calacatta Oro<sup>†</sup>
- Fully integrated appliances by Gaggenau including gas hob, oven, combination oven, fridge/freezer, full size dishwasher and wine cooler<sup>†</sup>
- Bespoke integrated re-circulating extract with task lighting

#### **Wardrobes**

- High quality bespoke fitted wardrobes to all bedrooms and entrance halls by Poliform<sup>†</sup>
- Glass display doors, shelves, hanging rails and integrated lighting

#### **Master En-Suites**

- Bespoke fitted marble double-basins with integrated storage and feature lighting
- Free standing baths in selected apartments
- Calacatta Oro marble slabs to feature walls<sup>†</sup>
- Bespoke fitted mirrored cabinets with integrated lighting
- Walk-in shower with bespoke marble shower trays
- Brushed Copper basin, shower and bath mixers from Vola<sup>†</sup>
- Catalano white sanitary ware<sup>†</sup>
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

#### **Bathrooms**

- Bespoke fitted marble basins with integrated storage and feature lighting
- Papyrus Stone slabs to feature walls<sup>†</sup>
- Bespoke fitted mirrored cabinets with integrated feature lighting
- Walk-in shower with bespoke marble shower trays
- Brushed Copper basin, shower and bath mixers from Vola<sup>†</sup>
- Catalano white sanitary ware<sup>†</sup>
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

\* All ceiling height references refer to principal rooms only.

<sup>†</sup> The brands and descriptions referred to above are those we plan and expect to provide but we reserve the right to substitute other brands or materials of equal suitability if necessary.



# BUCKINGHAM GATE – BG 0.1

5 BEDROOM TRIPLEX | Lower Ground, Ground and First Floor



LG FLOOR



G FLOOR



1ST FLOOR



Lower Ground Floor Ceiling Height	2.8m
Ground Floor Ceiling Height	4.8m
First Floor Ceiling Height	2.5m

Lower Lobby	21' 5" x 9' 8"	6.5m x 2.9m
Kitchen	18' 0" x 16' 3"	5.5m x 4.9m
Dining	25' 7" x 15' 11"	7.8m x 4.8m
Bedroom 4	18' 10" x 12' 0"	5.7m x 3.6m
Ensuite	7' 10" x 3' 11"	2.4m x 1.2m
Bedroom 5	12' 8" x 9' 11"	3.8m x 3.0m
Ensuite	7' 10" x 3' 11"	2.4m x 1.2m
Entrance Lobby	29' 9" x 7' 0"	9.0m x 2.1m
Living/Dining	34' 2" x 24' 6"	10.4m x 7.4m

Master bedroom	19' 5" x 12' 11"	5.9m x 3.9m
Master Ensuite	13' 9" x 6' 1"	4.2m x 1.8m
Study	13' 6" x 11' 11"	4.1m x 3.6m
Upper lobby	21' 5" x 8' 3"	6.5m x 2.5m
Bedroom 2	14' 0" x 12' 1"	4.2m x 3.7m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
Bedroom 3	13' 1" x 9' 10"	3.9m x 3.0m
Ensuite	7' 10" x 3' 11"	2.4m x 1.2m
<b>Total Area</b>	<b>4,549 sq ft</b>	<b>422.7 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.





Buckingham Gate Lobby (CGI)

# BUCKINGHAM GATE – BG 0.2

2 BEDROOM TRIPLEX | Lower Ground, Ground and First Floor



LG FLOOR



G FLOOR



1ST FLOOR



Lower Ground Floor Ceiling Height	2.8m
Ground Floor Ceiling Height	5.0m
First Floor Ceiling Height	2.5m

Lower Lobby	14' 6" x 7' 0"	4.4m x 2.1m
Dining	17' 0" x 13' 9"	5.2m x 4.1m
Kitchen	16' 10" x 8' 2"	5.1m x 2.4m
Bedroom 2	21' 4" x 10' 7"	6.5m x 3.2m
Ensuite	11' 6" x 6' 1"	3.5m x 1.8m
Entrance Lobby	16' 2" x 10' 6"	4.9m x 3.2m

Living	23' 1" x 15' 4"	7.0m x 4.6m
Upper lobby	25' 1" x 6' 10"	7.6m x 2.0m
Master bedroom	21' 8" x 12' 7"	6.6m x 3.8m
Master Ensuite	12' 4" x 5' 11"	3.7m x 1.8m

<b>Total Area</b>	<b>2,634 sq ft</b>	<b>244.7 sq m</b>
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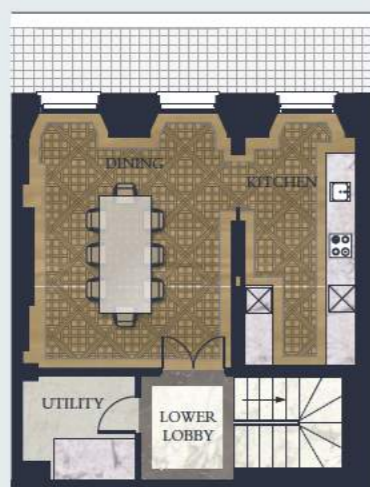
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BUCKINGHAM GATE – BG 0.3

2 BEDROOM TRIPLEX | Lower Ground, Ground and First Floor



LG FLOOR



G FLOOR



Lower Ground Floor Ceiling Height	2.8m
Ground Floor Ceiling Height	5.0m
First Floor Ceiling Height	2.5m

Lower Lobby	7' 4" x 6' 11"	2.2m x 2.1m
Dining	16' 11" x 15' 2"	5.1m x 4.6m
Kitchen	16' 11" x 8' 1"	5.1m x 2.4m
Entrance Lobby	16' 1" x 10' 6"	4.9m x 3.2m
Living/Dining	24' 9" x 15' 4"	7.5m x 4.6m
Upper lobby	24' 9" x 8' 6"	7.5m x 2.6m

1ST FLOOR



Master Bedroom	18' 3" x 16' 1"	5.5m x 4.9m
Master Ensuite	11' 9" x 5' 10"	3.5m x 1.8m
Bedroom 2	17' 6" x 12' 7"	5.3m x 3.8m
Ensuite	7' 9" x 5' 10"	2.3m x 1.8m
<b>Total Area</b>	<b>2,489 sq ft</b>	<b>231.2 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BUCKINGHAM GATE – BG 0.4

2 BEDROOM DUPLEX | Lower Ground and Ground Floor



LG FLOOR



G FLOOR



Lower Ground Floor Ceiling Height		2.6m
Ground Floor Ceiling Height		2.6m
Lower Lobby	12' 3" x 6' 5"	3.7m x 1.9m
Bedroom 1	17' 0" x 13' 5"	5.1m x 4.0m
Ensuite	9' 1" x 5' 5"	2.7m x 1.6m
Bedroom 2	12' 3" x 8' 9"	3.7m x 2.6m
Bathroom	5' 11" x 5' 10"	1.8m x 1.8m
Entrance Lobby	9' 1" x 7' 1"	2.7m x 2.1m
Living/Dining/Kitchen	29' 4" x 12' 5"	8.9m x 3.7m
<b>Total Area</b>	<b>1,060 sq ft</b>	<b>98.5 sq m</b>



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# BUCKINGHAM GATE – BG 0.5

4 BEDROOM TRIPLEX | Lower Ground, Ground and First Floor



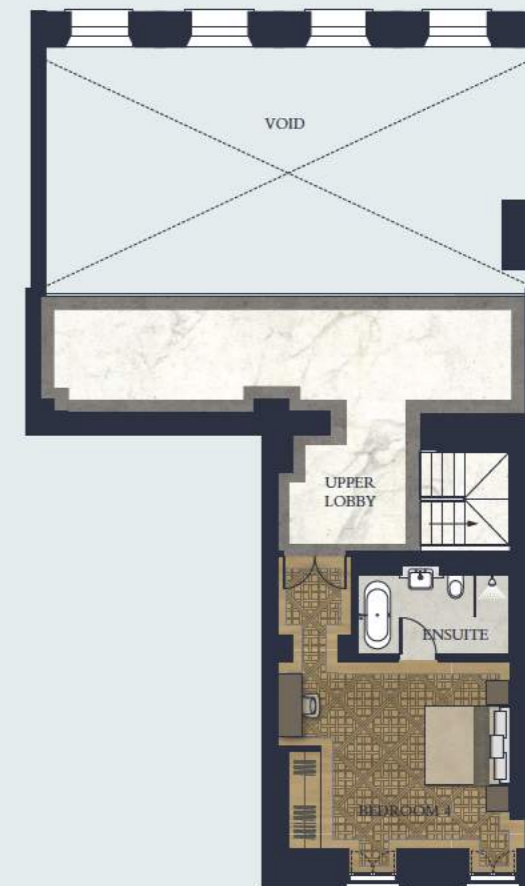
LG FLOOR



G FLOOR



1ST FLOOR

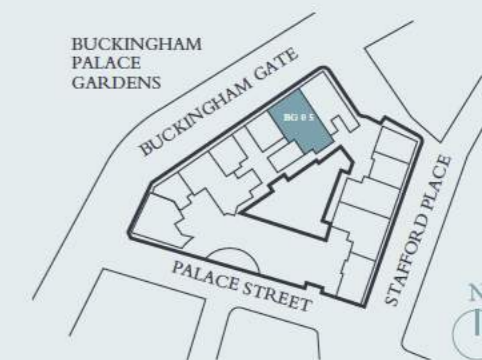


Lower Ground Floor Ceiling Height	2.8m
Ground Floor Ceiling Height	5.0m
First Floor Ceiling Height	2.5m

Lower Lobby	17' 4" x 9' 10"	5.3m x 3.0m
Dining	26' 1" x 16' 11"	7.9m x 5.1m
Kitchen	18' 3" x 17' 10"	5.5m x 5.4m
Bedroom 2	16' 5" x 13' 5"	5.0m x 4.0m
Ensuite	11' 0" x 5' 10"	3.3m x 1.8m
Bedroom 3	15' 9" x 11' 5"	4.8m x 3.4m
Ensuite	11' 0" x 5' 9"	3.3m x 1.7m
Entrance Lobby	28' 2" x 9' 3"	8.5m x 2.8m

Living/Dining	35' 11" x 24' 6"	10.9m x 7.4m
Master Bedroom	15' 11" x 13' 3"	4.8m x 4.0m
Master Ensuite	11' 5" x 8' 0"	3.5m x 2.4m
Upper lobby	35' 11" x 9' 0"	10.9m x 2.7m
Bedroom 4	17' 6" x 13' 10"	5.3m x 4.2m
Ensuite	11' 0" x 5' 10"	3.3m x 1.8m

<b>Total Area</b>	<b>4,613 sq ft</b>	<b>428.5 sq m</b>
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*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BUCKINGHAM GATE – BG 2.1

3 BEDROOM DUPLEX | *Second and Third Floor*



SECOND FLOOR



THIRD FLOOR



Second Floor Ceiling Height	3.6m	
Third Floor Ceiling Height	2.6m	
Entrance Lobby	41' 4" x 6' 4"	12.6m x 1.9m
Living/Dining	40' 10" x 18' 4"	12.4m x 5.5m
Kitchen	35' 2" x 14' 9"	10.7m x 4.5m
Master Bedroom	26' 1" x 19' 6"	7.9m x 5.9m
Master Ensuite	15' 3" x 10' 6"	4.6m x 3.2m

Upper Lobby	11' 6" x 9' 11"	3.5m x 3.0m
Bedroom 2	19' 10" x 15' 2"	6.0m x 4.6m
Ensuite	12' 0" x 5' 3"	3.6m x 1.6m
Bedroom 3	14' 6" x 11' 11"	4.4m x 3.6m
Bathroom	7' 10" x 5' 10"	2.3m x 1.7m
<b>Total Area</b>	<b>4,027 sq ft</b>	<b>374.1 sq m</b>



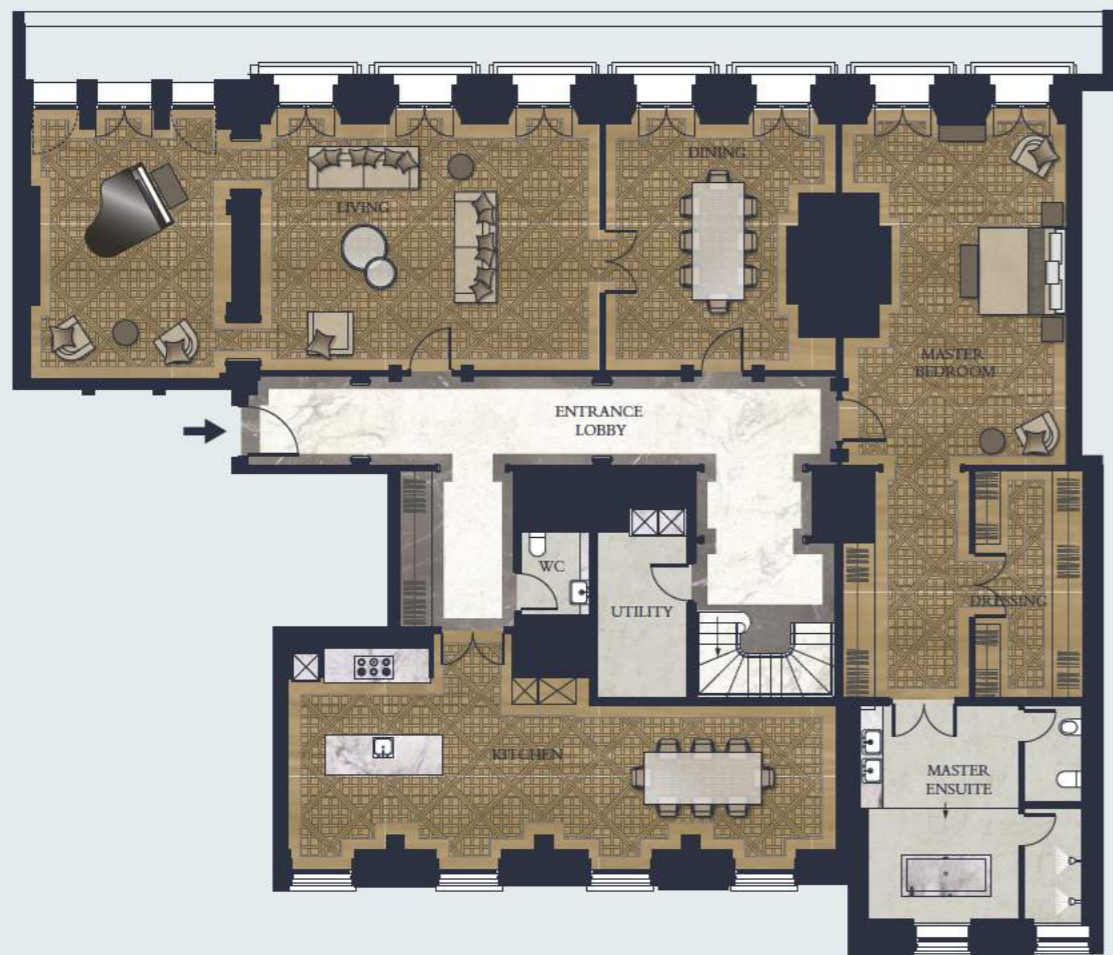
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BUCKINGHAM GATE – BG 2.2

4 BEDROOM DUPLEX | *Second and Third Floor*



SECOND FLOOR



Second Floor Ceiling Height	3.7m	
Third Floor Ceiling Height	2.6m	
Entrance Lobby	43' 8" x 6' 8"	13.3m x 2.0m
Living	25' 2" x 18' 3"	7.6m x 5.5m
Dining	18' 3" x 17' 2"	5.5m x 5.2m
Kitchen	40' 9" x 10' 11"	12.4m x 3.3m
Master Bedroom	25' 4" x 19' 1"	7.7m x 5.8m
Master Ensuite	16' 4" x 15' 8"	4.9m x 4.7m

THIRD FLOOR



Upper Lobby	32' 1" x 4' 8"	9.7m x 1.4m
Bedroom 2	19' 4" x 17' 10"	5.9m x 5.4m
Ensuite	11' 0" x 5' 10"	3.3m x 1.8m
Bedroom 3	21' 2" x 16' 4"	6.4m x 4.9m
Ensuite	10' 6" x 5' 2"	3.2m x 1.5m
Bedroom 4	18' 10" x 14' 9"	5.7m x 4.5m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>4,983 sq ft</b>	<b>462.9 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



Buckingham Gate Reception Room (CGI)

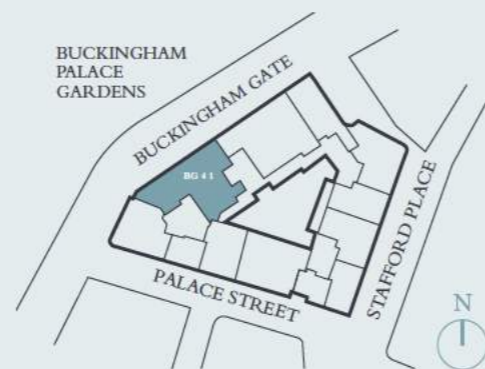


# BUCKINGHAM GATE – BG 4.1

3 BEDROOMS | Fourth Floor



Fourth Floor Ceiling Height		3.4m
Entrance Lobby	45' 11" x 6' 7"	14.0m x 2.0m
Living/Dining	42' 6" x 18' 4"	12.9m x 5.5m
Kitchen	18' 2" x 14' 1"	5.5m x 4.3m
Master Bedroom	19' 5" x 18' 11"	5.9m x 5.7m
Master Ensuite	16' 3" x 6' 10"	4.9m x 2.1m
Upper Lobby	25' 2" x 5' 7"	7.6m x 1.7m
Bedroom 2	21' 10" x 19' 10"	6.6m x 6.0m
Ensuite	13' 3" x 6' 7"	4.0m x 2.0m
Bedroom 3	12' 2" x 11' 11"	3.7m x 3.6m
Ensuite	8' 0" x 5' 4"	2.4m x 1.6m
<b>Total Area</b>	<b>3,606 sq ft</b>	<b>335.0 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BUCKINGHAM GATE – BG 4.2

3 BEDROOMS | Fourth Floor



Fourth Floor Ceiling Height		3.4m
Entrance Lobby	43' 9" x 6' 8"	13.3m x 2.0m
Living	34' 9" x 18' 0"	10.6m x 5.4m
Dining	25' 9" x 18' 4"	7.8m x 5.5m
Kitchen	16' 2" x 15' 0"	4.9m x 4.5m
Master Bedroom	25' 5" x 19' 0"	7.7m x 5.7m
Master Ensuite	17' 3" x 15' 4"	5.2m x 4.6m
Bedroom 2	16' 1" x 14' 8"	4.9m x 4.4m
Ensuite	12' 3" x 6' 0"	3.7m x 1.8m
Bedroom 3	16' 4" x 12' 3"	4.9m x 3.7m
Ensuite	8' 5" x 6' 4"	2.5m x 1.9m
<b>Total Area</b>	<b>3,630 sq ft</b>	<b>337.5 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



# BUCKINGHAM GATE – BG 5.1

4 BEDROOM DUPLEX | Fifth and Sixth Floor



FIFTH FLOOR



SIXTH FLOOR



Fifth Floor Ceiling Height		2.9m
Entrance Lobby	52' 4" x 6' 7"	15.9m x 2.0m
Living/Dining	42' 6" x 18' 8"	12.9m x 5.7m
Kitchen	18' 6" x 16' 7"	5.6m x 5.0m
Master Bedroom	19' 3" x 15' 1"	5.8m x 4.6m
Master Ensuite	16' 1" x 6' 10"	4.9m x 2.1m
Bedroom 3	22' 5" x 20' 6"	6.8m x 6.2m
Ensuite	13' 3" x 6' 7"	4.0m x 2.0m
Bedroom 4	17' 1" x 11' 11"	5.2m x 3.6m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
Bedroom 2	24' 2" x 16' 11"	7.3m x 5.1m
Ensuite	15' 6" x 6' 10"	4.7m x 2.1m
<b>Total Area</b>	<b>4,359 sq ft</b>	<b>404.9 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# BUCKINGHAM GATE – BG 5.2

3 BEDROOMS | Fifth Floor



Fifth Floor Ceiling Height		2.9m
Entrance Lobby	43' 8" x 6' 8"	13.3m x 2.0m
Living	34' 9" x 18' 7"	10.6m x 5.6m
Dining	25' 9" x 17' 8"	7.8m x 5.4m
Kitchen	16' 5" x 16' 2"	5.0m x 4.9m
Master Bedroom	25' 8" x 16' 7"	7.8m x 5.0m
Master Ensuite	17' 3" x 15' 4"	5.2m x 4.6m
Bedroom 2	16' 8" x 12' 3"	5.0m x 3.7m
Ensuite	8' 6" x 4' 10"	2.6m x 1.4m
Bedroom 3	16' 6" x 14' 8"	5.0m x 4.4m
Ensuite	12' 3" x 6' 0"	3.7m x 1.8m
<b>Total Area</b>	<b>3,674 sq ft</b>	<b>341.3 sq m</b>



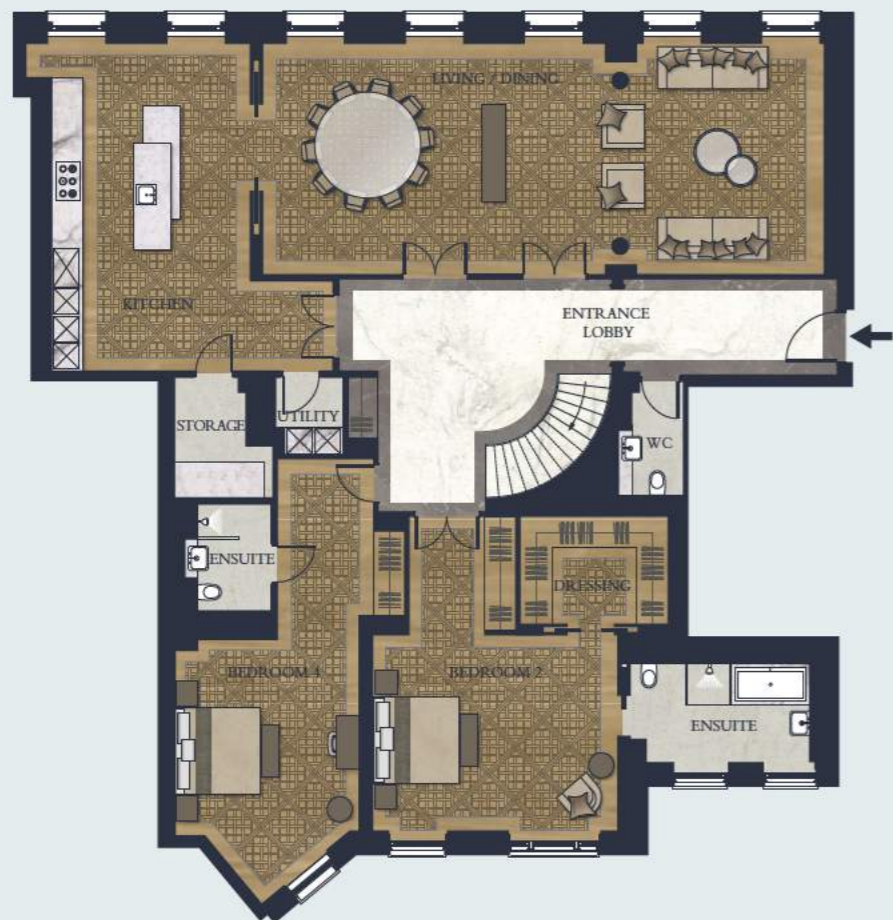
\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# BUCKINGHAM GATE – BG 6.2

4 BEDROOM DUPLEX | Sixth and Seventh Floor



SIXTH FLOOR



SEVENTH FLOOR



Sixth Floor Ceiling Height. 3.3m  
 Seventh Floor Ceiling Height 2.8m

Entrance Lobby	36' 11" x 6' 10"	11.2m x 2.1m
Living/Dining	42' 3" x 17' 8"	12.8m x 5.4m
Kitchen	24' 10" x 20' 3"	7.5m x 6.1m
Bedroom 2	18' 1" x 14' 5"	5.5m x 4.4m
Ensuite	13' 3" x 7' 1"	4.0m x 2.1m
Bedroom 4	14' 1" x 13' 7"	4.3m x 4.1m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m

Upper Lobby	33' 9" x 16' 7"	10.3m x 5.0m
Master Bedroom	16' 10" x 12' 4"	5.1m x 3.7m
Master Ensuite	31' 10" x 10' 8"	9.7m x 3.2m
Bedroom 3	15' 4" x 12' 3"	4.6m x 3.7m
Ensuite	12' 0" x 5' 3"	3.6m x 1.6m

**Total Area** 4,418 sq ft 410.5 sq m



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



# BUCKINGHAM GATE – BG 6.3

4 BEDROOM DUPLEX | Sixth and Seventh Floor



SIXTH FLOOR

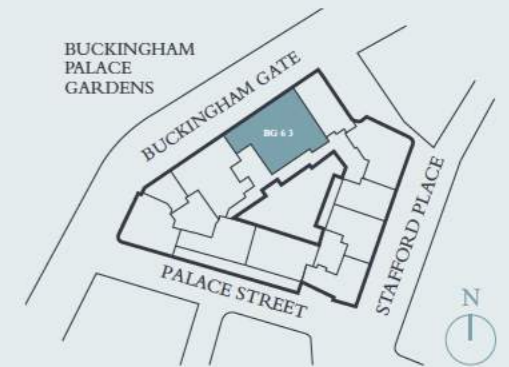


SEVENTH FLOOR



Sixth Floor Ceiling Height.		3.0m
Seventh Floor Ceiling Height		2.8m
Entrance Lobby	43' 8" x 6' 9"	13.3m x 2.0m
Living	34' 9" x 17' 8"	10.5m x 5.4m
Dining	25' 9" x 17' 8"	7.8m x 5.4m
Kitchen	27' 1" x 16' 8"	8.2m x 5.0m
Master Bedroom	17' 9" x 16' 5"	5.4m x 5.0m
Master Ensuite	16' 6" x 14' 10"	5.0m x 4.5m
Bedroom 4	14' 3" x 10' 11"	4.3m x 3.3m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m

Upper Lobby	44' 1" x 6' 2"	13.4m x 1.8m
Bedroom 2	17' 8" x 16' 1"	5.3m x 4.9m
Ensuite	11' 1" x 8' 0"	3.3m x 2.4m
Bedroom 3	17' 5" x 12' 0"	5.3m x 3.6m
Ensuite	7' 10" x 5' 4"	2.4m x 1.6m
Study	25' 8" x 11' 0"	7.8m x 3.3m
<b>Total Area</b>	<b>5,343 sq ft</b>	<b>496.3 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# FRENCH RENAISSANCE



LATE 19TH CENTURY



Renaissance Façade (CGI)

*An influential movement of the 15th and 17th centuries, this extravagant architectural style, influenced by the French châteaux, suited the mansions and large-scale public buildings of the neoclassical revival that flourished in Britain during the Victorian era.*

French Renaissance offers five apartments ranging in size from 2,066 sq.ft to 4,396 sq.ft benefiting from a chevron parquet flooring and bespoke cornicing.

**Ceiling heights\*** (in principal rooms)

- Lateral apartments: 2.65m to 3.4m
- Duplex apartments: 2.6m to 3.4m

**Kitchen**

- Branded kitchens by Obumex with a high quality marble top and splash back in Statutorio marble†
- Fully integrated appliances by Gaggenau†
- Gas hob, oven, combination oven, fridge/freezer, full size dishwasher
- Bespoke integrated re-circulating extractor with task lighting

**Wardrobes**

- High quality bespoke fitted wardrobes to all bedrooms and entrance halls by Poliform†
- Shelves, hanging rails and integrated lighting

**Master En-Suites**

- Bespoke fitted marble basins with integrated storage and feature lighting
- Statutorio marble slabs to feature walls†
- Bespoke fitted mirrored cabinets with integrated lighting
- Walk-in shower with bespoke marble shower trays
- Brushed Steel basin, shower and bath mixers from Vola†
- Catalano white sanitary ware†
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

**Bathrooms**

- Bespoke fitted marble basins with integrated storage and feature lighting
- Papyrus Stone slabs to feature walls†
- Bespoke fitted mirrored cabinets with integrated feature lighting
- Walk-in shower with bespoke marble shower trays
- Brushed Steel basin, shower and bath mixers from Vola†
- Catalano white sanitary ware†
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

\* All ceiling height references refer to principal rooms only.

† The brands and descriptions referred to above are those we plan and expect to provide but we reserve the right to substitute other brands or materials of equal suitability if necessary.





# FRENCH RENAISSANCE TOWNHOUSE

4 BEDROOM TOWNHOUSE | Lower Ground, Ground, First and Second Floors



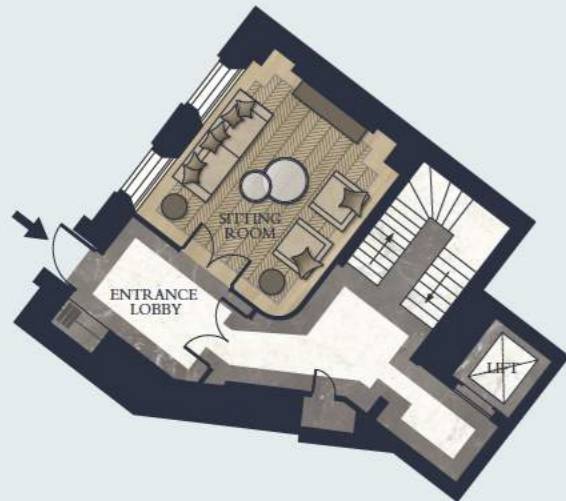
LG FLOOR



FIRST FLOOR



G FLOOR



SECOND FLOOR



Lower Ground Floor Ceiling Height	2.5m	
Ground Floor Ceiling Height	3.1m	
First Floor Ceiling Height	3.2m	
Second Floor Ceiling Height	2.8m	
Entrance Lobby	14' 2" x 7' 5"	4.3m x 2.2m
Bedroom 4	16' 4" x 9' 2"	4.9m x 2.8m
Ensuite	7' 5" x 6' 11"	2.2m x 2.1m
Entrance Lobby	11' 2" x 9' 8"	3.4m x 2.9m
Sitting Room	14' 2" x 13' 10"	4.3m x 4.2m

*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

Bedroom 3	17' 0" x 13' 9"	5.1m x 4.1m
Ensuite	7' 10" x 6' 3"	2.4m x 1.9m
Entrance Lobby	27' 6" x 10' 3"	8.4m x 3.1m
Living/Dining	42' 0" x 15' 6"	12.8m x 4.7m
Kitchen	22' 5" x 15' 11"	6.8m x 4.8m
Master Bedroom	24' 1" x 19' 5"	7.3m x 5.9m
Master Ensuite	11' 7" x 8' 1"	3.5m x 2.4m
Upper Lobby	15' 7" x 9' 7"	4.7m x 2.9m
Bedroom 2	19' 6" x 13' 11"	5.9m x 4.2m
Ensuite	13' 5" x 5' 10"	4.1m x 1.8m
<b>Total Area</b>	<b>4,396 sq ft</b>	<b>408.40 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# FRENCH RENAISSANCE – RS 1.2

2 BEDROOMS | *First Floor*



First Floor Ceiling Height		2.6m
Entrance Lobby	27' 8" x 10' 8"	8.4m x 3.2m
Living/Dining	28' 5" x 15' 2"	8.6m x 4.6m
Kitchen	13' 10" x 11' 11"	4.2m x 3.6m
Master Bedroom	19' 9" x 14' 5"	6.0m x 4.3m
Master Ensuite	11' 7" x 8' 1"	3.5m x 2.4m
Bedroom 2	16' 8" x 15' 11"	5.0m x 4.8m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,066 sq ft</b>	<b>192.0 sq m</b>

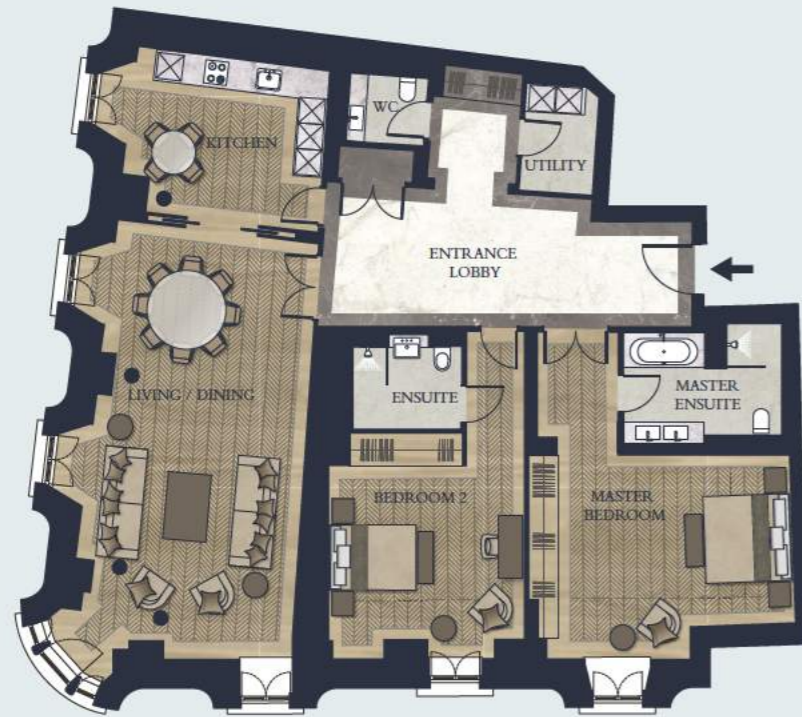


*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

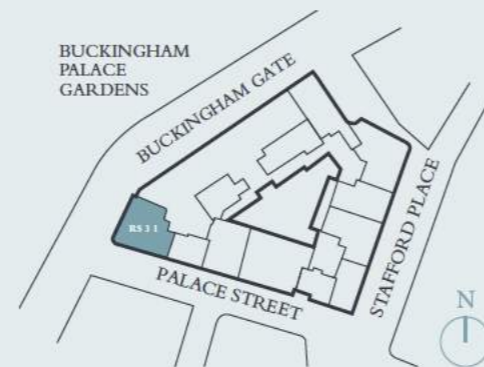


# FRENCH RENAISSANCE – RS 3.1

2 BEDROOMS | Third Floor



Third Floor Ceiling Height	2.6m	
Entrance Lobby	27' 8" x 10' 8"	8.4m x 3.2m
Living/Dining	29' 0" x 15' 6"	8.8m x 4.7m
Kitchen	14' 2" x 11' 11"	4.3m x 3.6m
Master Bedroom	19' 10" x 12' 3"	6.0m x 3.7m
Master Ensuite	11' 7" x 8' 1"	3.5m x 2.4m
Bedroom 2	16' 6" x 14' 4"	5.0m x 4.3m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,075 sq ft</b>	<b>192.8 sq m</b>



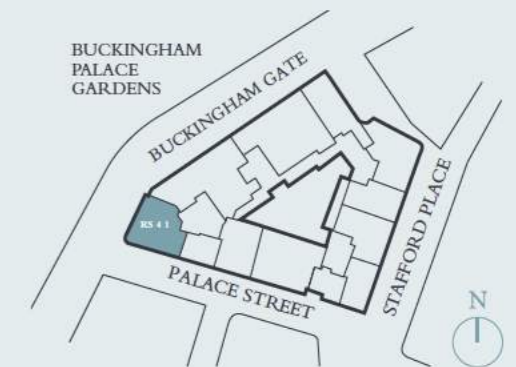
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# FRENCH RENAISSANCE – RS 4.1

2 BEDROOMS | Fourth Floor



Fourth Floor Ceiling Height	2.6m	
Entrance Lobby	27' 8" x 10' 8"	8.4m x 3.2m
Living/Dining	31' 8" x 15' 4"	9.6m x 4.6m
Kitchen	14' 2" x 11' 11"	4.3m x 3.6m
Master Bedroom	19' 10" x 12' 3"	6.0m x 3.7m
Master Ensuite	11' 7" x 8' 1"	3.5m x 2.4m
Bedroom 2	16' 6" x 14' 4"	5.0m x 4.3m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,086 sq ft</b>	<b>193.8 sq m</b>



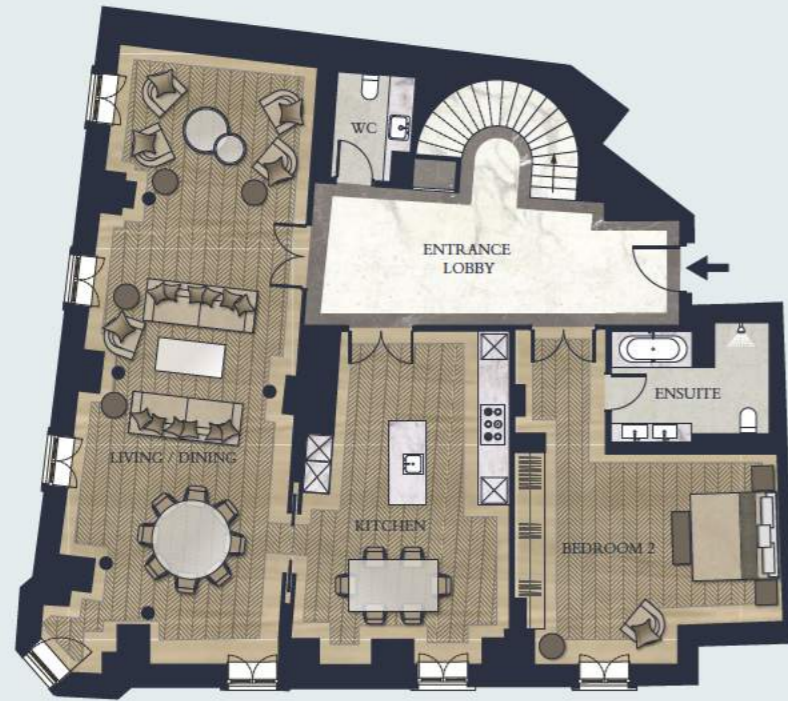
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# FRENCH RENAISSANCE – RS 5.1

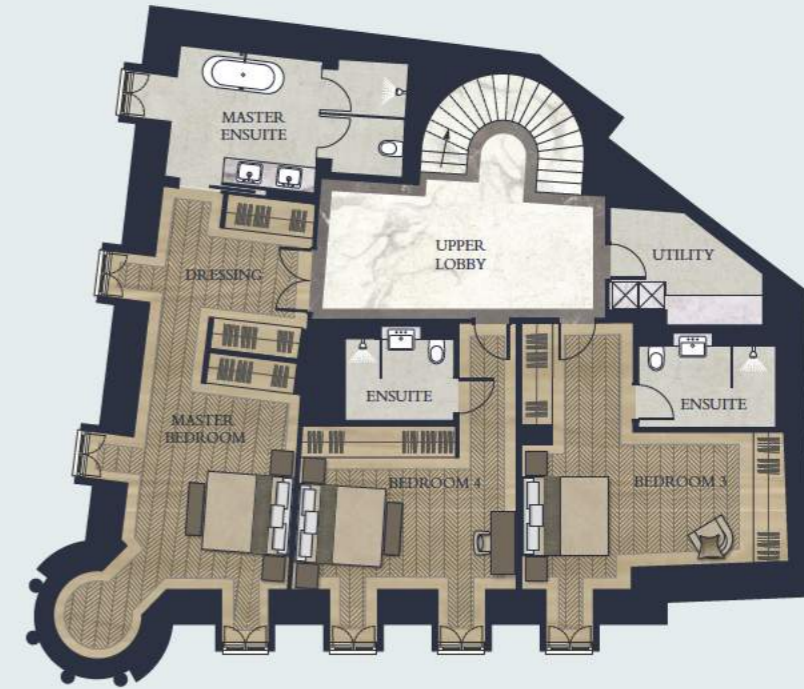
4 BEDROOM DUPLEX | Fifth and Sixth Floors



FIFTH FLOOR



SIXTH FLOOR



Fifth Floor Ceiling Height		2.6m
Sixth Floor Ceiling Height		3.4m
Entrance Lobby	27' 8" x 10' 6"	8.4m x 3.2m
Living/Dining	44' 10" x 14' 7"	13.6m x 4.4m
Kitchen	22' 7" x 15' 11"	6.8m x 4.8m
Bedroom 2	19' 10" x 12' 3"	6.0m x 3.7m
Ensuite 2	11' 7" x 8' 1"	3.5m x 2.4m

Upper Lobby	21' 8" x 10' 3"	6.6m x 3.1m
Master Bedroom	16' 3" x 12' 10"	4.9m x 3.9m
Master Ensuite	17' 8" x 9' 6"	5.4m x 2.9m
Bedroom 3	19' 4" x 13' 4"	5.8m x 4.0m
Ensuite	10' 0" x 5' 10"	3.0m x 1.8m
Bedroom 4	15' 9" x 13' 10"	4.8m x 4.2m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>3,861 sq ft</b>	<b>358.7 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.



BEAUX  
ARTS



LATE 19TH CENTURY



*An elaborate architectural style inspired by the teaching of Paris' L'École des Beaux-Arts between 1885 and 1920, it combines classical Greek and Roman elements with Renaissance decorative ideals and found prominence in Britain in the late 19th century.*

Beaux Arts offers 14 apartments ranging in size from 835 sq.ft to 3,010 sq.ft benefiting from a chevron parquet flooring.

#### Ceiling heights\* (in principal rooms)

- Lateral apartments: 2.6m to 3m
- Duplex apartments: 2.6m to 3.2m

#### Kitchen

- Branded kitchens by Obumex with a high quality marble top and splash back in Statutorio marble†
- Fully integrated appliances by Gaggenau†
- Gas hob, oven, combination oven, fridge/freezer, full size dishwasher
- Bespoke integrated re-circulating extractor with task lighting

#### Wardrobes

- High quality bespoke fitted wardrobes to all bedrooms and entrance halls by Poliform†
- Shelves, hanging rails and integrated lighting

#### Master En-Suites

- Bespoke fitted marble basins with integrated storage and feature lighting
- Statutorio marble slabs to feature walls†
- Bespoke fitted mirrored cabinets with integrated lighting
- Walk-in shower with bespoke marble shower trays
- Brushed Steel basin, shower and bath mixers from Vola†
- Catalano white sanitary ware†
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

#### Bathrooms

- Bespoke fitted marble basins with integrated storage and feature lighting
- Papyrus Stone slabs to feature walls†
- Bespoke fitted mirrored cabinets with integrated feature lighting
- Walk-in shower with bespoke marble shower trays
- Brushed Steel basin, shower and bath mixers from Vola†
- Catalano white sanitary ware†
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

\* All ceiling height references refer to principal rooms only.

† The brands and descriptions referred to above are those we plan and expect to provide but we reserve the right to substitute other brands or materials of equal suitability if necessary.





# BEAUX ARTS – BA 0.1

2 BEDROOMS | Ground Floor



Ceiling Height	2.6m	
Entrance Lobby	33' 1" x 6' 0"	10.0m x 1.8m
Kitchen	17' 6" x 7' 5"	5.3m x 2.2m
Living/Dining	17' 8" x 16' 11"	5.3m x 5.1m
Master Bedroom	12' 1" x 10' 9"	3.6m x 3.2m
Master Ensuite	11' 8" x 8' 5"	3.5m x 2.5m
Bedroom 2	11' 1" x 10' 8"	3.3m x 3.2m
Ensuite	7' 6" x 4' 9"	2.3m x 1.4m
<b>Total Area</b>	<b>1,382 sq ft</b>	<b>128.4 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# BEAUX ARTS – BA 0.2

1 BEDROOM | Ground Floor



Ceiling Height	2.6m	
Entrance Lobby	18' 6" x 9' 9"	5.6m x 2.9m
Living/Dining	20' 11" x 15' 1"	6.3m x 4.6m
Kitchen	11' 2" x 7' 9"	3.4m x 2.3m
Master Bedroom	12' 4" x 12' 0"	3.7m x 3.6m
Bathroom	9' 11" x 5' 10"	3.0m x 1.8m
<b>Total Area</b>	<b>835 sq ft</b>	<b>77.5 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

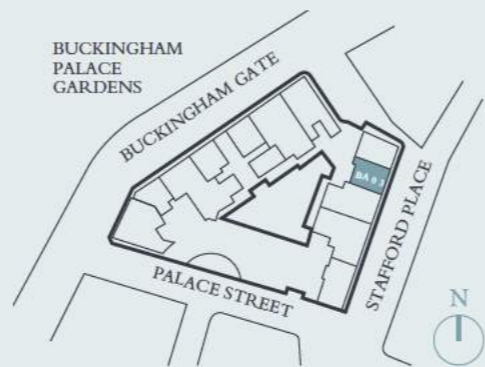


# BEAUX ARTS – BA 0.3

1 BEDROOM | Ground Floor



Ceiling Height	2.6m	
Entrance Lobby	12' 0" x 9' 5"	3.6m x 2.8m
Living/Dining	22' 10" x 13' 3"	6.9m x 4.0m
Kitchen	10' 4" x 8' 8"	3.1m x 2.6m
Master Bedroom	16' 6" x 12' 0"	5.0m x 3.6m
Bathroom	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>846 sq ft</b>	<b>78.6 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BEAUX ARTS – BA 1.1

2 BEDROOMS | First Floor



Ceiling Height	2.6m	
Entrance Lobby	34' 1" x 6' 9"	10.4m x 2.0m
Living/Dining	25' 7" x 18' 6"	7.8m x 5.6m
Kitchen	20' 1" x 11' 7"	6.1m x 3.5m
Master Bedroom	14' 9" x 11' 8"	4.5m x 3.5m
Master Ensuite	12' 5" x 7' 0"	3.7m x 2.1m
Bedroom 2	12' 6" x 11' 8"	3.8m x 3.5m
Ensuite	7' 9" x 5' 10"	2.3m x 1.8m
<b>Total Area</b>	<b>1,756 sq ft</b>	<b>163.2 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BEAUX ARTS – BA 1.2

3 BEDROOMS | First Floor



Ceiling Height	2.6m	
Entrance Lobby	21' 7" x 9' 11"	6.5m x 3.0m
Living/Dining	31' 3" x 18' 8"	9.5m x 5.7m
Kitchen	18' 2" x 9' 4"	5.5m x 2.8m
Master Bedroom	14' 9" x 14' 3"	4.5m x 4.3m
Master Ensuite	15' 11" x 5' 10"	4.8m x 1.7m
Bedroom 2	13' 8" x 13' 1"	4.1m x 4.0m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
Bedroom 3	14' 1" x 12' 4"	4.3m x 3.7m
Ensuite	7'10" x 5'10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,160 sq ft</b>	<b>200.7 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BEAUX ARTS – BA 2.1

2 BEDROOMS | Second Floor



Ceiling Height	3.0m	
Entrance Lobby	34' 1" x 6' 9"	10.4m x 2.0m
Living/Dining	25' 8" x 18' 6"	7.8m x 5.6m
Kitchen	20' 2" x 11' 7"	6.1m x 3.5m
Master Bedroom	14' 9" x 12' 2"	4.5m x 3.7m
Master Ensuite	12' 5" x 7' 0"	3.7m x 2.1m
Bedroom 2	12' 2" x 10' 3"	3.7m x 3.1m
Ensuite	7' 10" x 5' 10"	2.3m x 1.8m
<b>Total Area</b>	<b>1,785 sq ft</b>	<b>165.8 sq m</b>



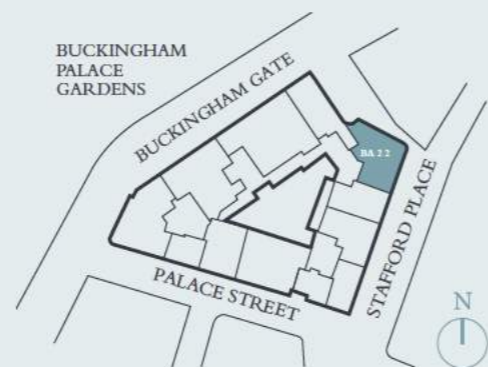
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# BEAUX ARTS – BA 2.2

3 BEDROOMS | Second Floor



Ceiling Height	3.0m	
Entrance Lobby	21' 7" x 9' 11"	6.6m x 3.0m
Living/Dining	31' 3" x 18' 8"	9.5m x 5.7m
Kitchen	18' 2" x 9' 4"	5.5m x 2.8m
Master Bedroom	16' 10" x 14' 3"	5.1m x 4.3m
Master Ensuite	15' 11" x 5' 10"	4.8m x 1.8m
Bedroom 2	13' 8" x 13' 1"	4.1m x 4.0m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
Bedroom 3	16' 2" x 14' 3"	4.9m x 4.3m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,210 sq ft</b>	<b>205.3 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# BEAUX ARTS – BA 3.1

2 BEDROOMS | Third Floor



Ceiling Height	2.7m	
Entrance Lobby	33' 8" x 13' 5"	10.2m x 4.1m
Living/Dining	25' 8" x 18' 1"	7.8m x 5.5m
Kitchen	12' 5" x 12' 0"	3.7m x 3.6m
Master Bedroom	14' 9" x 12' 3"	4.5m x 3.7m
Master Ensuite	12' 5" x 8' 8"	3.7m x 2.6m
Bedroom 2	12' 6" x 12' 3"	3.8m x 3.7m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>1,785 sq ft</b>	<b>165.9 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# BEAUX ARTS – BA 3.2

3 BEDROOMS | Third Floor



Ceiling Height	2.7m	
Entrance Lobby	21' 7" x 9' 11"	6.5m x 3.0m
Living/Dining	31' 5" x 19' 1"	9.5m x 5.8m
Kitchen	18' 2" x 9' 4"	5.5m x 2.8m
Master Bedroom	14' 3" x 13' 3"	4.3m x 4.0m
Master Ensuite	15' 11" x 5' 10"	4.8m x 1.8m
Bedroom 2	13' 10" x 13' 1"	4.2m x 4.0m
Ensuite	7' 10" x 5' 10"	2.3m x 1.7m
Bedroom 3	15' 11" x 12' 4"	4.8m x 3.7m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,229 sq ft</b>	<b>207.1 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# BEAUX ARTS – BA 4.1

2 BEDROOMS | Fourth Floor



Ceiling Height	2.7m	
Entrance Lobby	34' 1" x 7' 2"	10.4m x 2.1m
Living/Dining	26' 1" x 18' 9"	7.9m x 5.7m
Kitchen	19' 1" x 11' 7"	5.8m x 3.5m
Master Bedroom	14' 9" x 11' 6"	4.5m x 3.5m
Master Ensuite	12' 5" x 7' 0"	3.7m x 2.1m
Bedroom 2	12' 6" x 11' 6"	3.8m x 3.5m
Ensuite	7' 9" x 5' 11"	2.3m x 1.8m
<b>Total Area</b>	<b>1,799 sq ft</b>	<b>167.1 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# BEAUX ARTS – BA 4.2

3 BEDROOMS | Fourth Floor



Ceiling Height	2.7m	
Entrance Lobby	21' 7" x 9' 11"	6.5m x 3.0m
Living/Dining	25' 8" x 18' 10"	7.8m x 5.7m
Kitchen	18' 7" x 9' 4"	5.6m x 2.8m
Master Bedroom	16' 10" x 14' 3"	5.1m x 4.3m
Master Ensuite	16' 3" x 5' 10"	4.9m x 1.8m
Bedroom 2	14' 0" x 13' 1"	4.2m x 4.0m
Ensuite	7' 10" x 5' 10"	2.3m x 1.8m
Bedroom 3	16' 1" x 12' 4"	4.9m x 3.7m
Ensuite	7' 9" x 5' 11"	2.3m x 1.8m
<b>Total Area</b>	<b>2,234 sq ft</b>	<b>207.5 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



Beaux Arts Bedroom (CGI)

# BEAUX ARTS – BA 5.1

3 BEDROOM DUPLEX | Fifth and Sixth Floors



FIFTH FLOOR



SIXTH FLOOR



Fifth Floor Ceiling Height	2.9m
Sixth Floor Ceiling Height	3.2m

Entrance Lobby	24' 10" x 10' 11"	7.5m x 3.3m
Living/Dining	30' 1" x 26' 2"	9.1m x 7.9m
Kitchen	20' 4" x 15' 4"	6.2m x 4.6m

Master Bedroom	18' 0" x 14' 2"	5.5m x 4.3m
Master Ensuite	9' 7" x 8' 6"	2.9m x 2.6m
Bedroom 2	18' 0" x 12' 5"	5.4m x 3.8m
Ensuite	11' 2" x 5' 1"	3.4m x 1.5m
Bedroom 3	14' 1" x 10' 2"	4.3m x 3.1m
Ensuite	9' 8" x 7' 4"	2.9m x 2.2m

<b>Total Area</b>	<b>3,010 sq ft</b>	<b>279.7 sq m</b>
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*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



# BEAUX ARTS – BA 5.2

3 BEDROOMS | Fifth Floor



Ceiling Height	2.7m	
Entrance Lobby	26' 10" x 9' 11"	8.1m x 3.0m
Living/Dining	31' 6" x 19' 1"	9.6m x 5.8m
Kitchen	18' 7" x 9' 4"	5.6m x 2.8m
Master Bedroom	14' 3" x 13' 11"	4.3m x 4.2m
Master Ensuite	16' 3" x 5' 10"	4.9m x 1.8m
Bedroom 2	14' 2" x 13' 9"	4.3m x 4.2m
Ensuite	8' 2" x 5' 10"	2.4m x 1.8m
Bedroom 3	13' 3" x 12' 4"	4.0m x 3.7m
Ensuite	7' 9" x 5' 11"	2.3m x 1.8m
<b>Total Area</b>	<b>2,175 sq ft</b>	<b>202.1 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# BEAUX ARTS – BA 6.2

3 BEDROOMS | Sixth Floor



Ceiling Height	2.8m	
Entrance Lobby	26' 10" x 9' 2"	8.1m x 2.8m
Living/Dining	29' 10" x 16' 8"	9.1m x 5.0m
Kitchen	16' 4" x 9' 4"	4.9m x 2.8m
Master Bedroom	14' 3" x 13' 11"	4.3m x 4.2m
Master Ensuite	16' 3" x 5' 10"	4.9m x 1.8m
Bedroom 2	13' 2" x 12' 2"	4.0m x 3.7m
Ensuite	8' 0" x 5' 10"	2.4m x 1.8m
Bedroom 3	13' 3" x 12' 4"	4.0m x 3.7m
Ensuite	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,247 sq ft</b>	<b>208.7 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# STAFFORD PLACE



QUEEN ANNE STYLE



Stafford Place Façade (CGI)

Despite its name, Queen Anne architecture had little to do with the 17th century monarch – the term was originally applied to the country houses that were designed by Richard Norman Shaw in the 19th century.

Stafford Place offers 26 lateral one and two bedroom apartments ranging in size from 679 sq.ft to 1,843 sq.ft benefiting from herringbone parquet flooring and bespoke cornicing.

#### Ceiling heights\* (in principal rooms)

- 2.45m to 3m

#### Kitchen

- Branded kitchens by Obumex with a high quality marble worktop and splash back in Carrara marble†
- Fully integrated appliances by Gaggenau†
- Ceramic electric hobs in one bedroom apartments. Gas hobs in two bedroom apartments and above, oven, combination oven, fridge/freezer, full size dishwasher†
- Bespoke integrated re-circulating extractor with task lighting

#### Wardrobes

- High quality bespoke fitted wardrobes to all bedrooms and entrance halls by Poliform†
- Shelves, hanging rails and integrated lighting

#### Master En-Suites

- Bespoke fitted marble basins with integrated storage and feature lighting
- Statuario marble slabs to feature walls†
- Bespoke fitted mirrored cabinets with integrated lighting
- Walk-in shower with bespoke marble shower trays
- Chrome finish basin, shower and bath mixers from Vola†
- Catalano white sanitary ware†
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

#### Bathrooms

- Bespoke fitted marble basins with integrated storage and feature lighting
- Papyrus Stone slabs to feature walls†
- Bespoke fitted mirrored cabinets with integrated feature lighting
- Walk-in shower with bespoke marble shower trays
- Chrome finish basin, shower and bath mixers from Vola†
- Catalano white sanitary ware†
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

\* All ceiling height references refer to principal rooms only.

† The brands and descriptions referred to above are those we plan and expect to provide but we reserve the right to substitute other brands or materials of equal suitability if necessary.

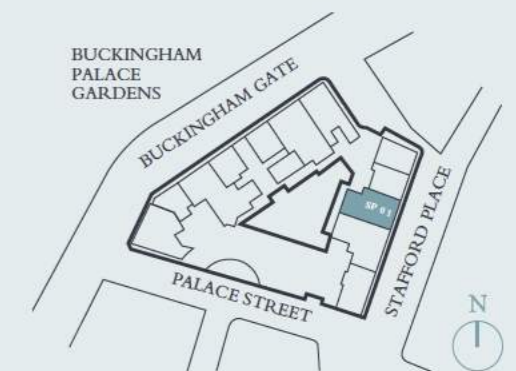


# STAFFORD PLACE – SP 0.1

2 BEDROOMS | *Ground Floor*



Ground Floor Ceiling Height		2.6m
Entrance Lobby	17' 10" x 10' 6"	5.4m x 3.2m
Living/Dining	19' 8" x 16' 1"	6.0m x 4.9m
Kitchen	16' 0" x 8' 6"	4.8m x 2.6m
Master Bedroom	16' 7" x 13' 4"	5.0m x 4.0m
Master Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	15' 10" x 10' 4"	4.8m x 3.1m
Bathroom	8' 2" x 6' 1"	2.4m x 1.8m
<b>Total Area</b>	<b>1,473 sq ft.</b>	<b>136.8 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



# STAFFORD PLACE – SP 0.2

2 BEDROOMS | Ground Floor



# STAFFORD PLACE – SP 0.3

1 BEDROOM | Ground Floor

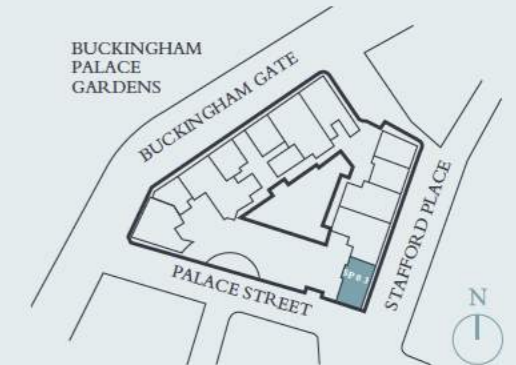


Ground Floor Ceiling Height	2.6m	
Entrance Lobby	28' 9" x 6' 3"	8.7m x 1.9m
Living/Dining	27' 3" x 16' 11"	8.3m x 5.1m
Kitchen	16' 9" x 14' 1"	5.1m x 4.3m
Master Bedroom	20' 3" x 14' 1"	6.1m x 4.2m
Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	13' 3" x 11' 2"	4.0m x 3.4m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,814 sq ft.</b>	<b>168.5 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

Ground Floor Ceiling Height	2.6m	
Entrance Lobby	21' 7" x 5' 8"	6.5m x 1.7m
Living/Dining	22' 7" x 13' 0"	6.9m x 3.9m
Kitchen	15' 2" x 11' 10"	4.6m x 3.6m
Master Bedroom	13' 11" x 13' 6"	4.2m x 4.1m
Bathroom	8' 6" x 5' 10"	2.5m x 1.8m
<b>Total Area</b>	<b>971 sq ft.</b>	<b>90.3 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



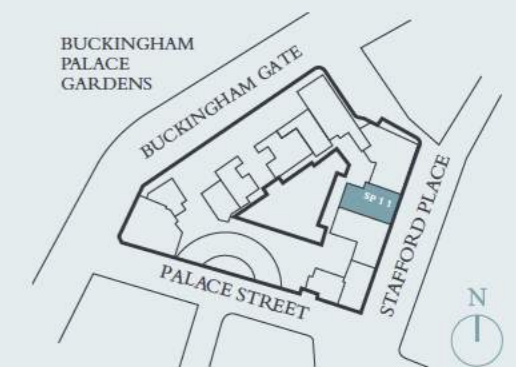
Stafford Place Reception Room (CGI)

# STAFFORD PLACE – SP 1.1

2 BEDROOMS | *First Floor*



First Floor Ceiling Height		2.6m
Entrance Lobby	17' 10" x 10' 7"	5.4m x 3.2m
Living/Dining	19' 8" x 18' 0"	6.0m x 5.4m
Kitchen	16' 4" x 8' 6"	4.9m x 2.6m
Master Bedroom	16' 7" x 13' 4"	5.0m x 4.0m
Master Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	15' 10" x 10' 4"	4.8m x 3.1m
Bathroom	8' 2" x 5' 0"	2.4m x 1.5m
<b>Total Area</b>	<b>1,481 sq ft.</b>	<b>137.6 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 1.2

2 BEDROOMS | First Floor



First Floor Ceiling Height	2.6m	
Entrance Lobby	28' 9" x 6' 9"	8.7m x 2.0m
Living/Dining	27' 3" x 15' 5"	8.3m x 4.7m
Kitchen	15' 3" x 14' 1"	4.6m x 4.3m
Master Bedroom	20' 3" x 14' 1"	6.1m x 4.2m
Ensuite	11' 3" x 5' 10"	3.4m x 1.8m
Bedroom 2	20' 5" x 11' 2"	6.2m x 3.4m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,770 sq ft.</b>	<b>164.4 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 1.3

1 BEDROOM | First Floor



First Floor Ceiling Height	2.6m	
Entrance Lobby	21' 7" x 5' 8"	6.5m x 1.7m
Living/Dining	22' 8" x 13' 0"	6.9m x 3.9m
Kitchen	15' 2" x 12' 2"	4.6m x 3.7m
Master Bedroom	15' 5" x 13' 11"	4.7m x 4.2m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>980 sq ft.</b>	<b>91.1 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



# STAFFORD PLACE – SP 1.4

1 BEDROOM | First Floor



First Floor Ceiling Height	2.4m	
Entrance Lobby	15' 2" x 9' 11"	4.6m x 3.0m
Living/Dining	14' 10" x 12' 10"	4.5m x 3.9m
Kitchen	11' 10" x 6' 9"	3.6m x 2.0m
Master Bedroom	12' 9" x 12' 2"	3.9m x 3.7m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>679 sq ft.</b>	<b>63.0 sq m</b>



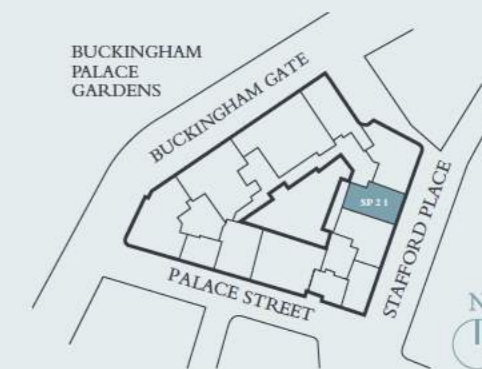
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 2.1

2 BEDROOMS | Second Floor



Second Floor Ceiling Height	3.0m	
Entrance Lobby	17' 10" x 10' 6"	5.4m x 3.2m
Living/Dining	19' 8" x 16' 5"	6.0m x 5.0m
Kitchen	16' 4" x 8' 6"	4.9m x 2.6m
Master Bedroom	16' 7" x 13' 4"	5.0m x 4.0m
Master Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	15' 10" x 10' 4"	4.8m x 3.1m
Bathroom	8' 2" x 5' 0"	2.4m x 1.5m
<b>Total Area</b>	<b>1,495 sq ft.</b>	<b>138.9 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



# STAFFORD PLACE – SP 2.2

2 BEDROOMS | Second Floor



Second Floor Ceiling Height	3.0m	
Entrance Lobby	28' 9" x 14' 6"	8.7m x 4.4m
Living/Dining	27' 3" x 15' 5"	8.3m x 4.7m
Kitchen	18' 2" x 14' 1"	5.5m x 4.3m
Master Bedroom	20' 3" x 14' 1"	6.1m x 4.2m
Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	20' 5" x 7' 3"	6.2m x 2.2m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,843 sq ft</b>	<b>171.2 sq m</b>



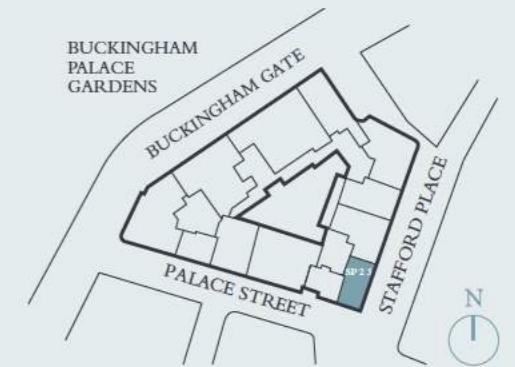
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 2.3

1 BEDROOM | Second Floor



Second Floor Ceiling Height	3.0m	
Entrance Lobby	21' 7" x 5' 8"	6.5m x 1.7m
Living/Dining	24' 6" x 13' 0"	7.4m x 3.9m
Kitchen	15' 2" x 12' 2"	4.6m x 3.7m
Master Bedroom	13' 11" x 13' 10"	4.2m x 4.2m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,009 sq ft</b>	<b>93.8 sq m</b>



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# STAFFORD PLACE – SP 2.4

1 BEDROOM | *Second Floor*



Second Floor Ceiling Height		3.0m
Entrance Lobby	17' 4" x 9' 11"	5.2m x 3.0m
Living/Dining	14' 10" x 12' 10"	4.5m x 3.9m
Kitchen	11' 10" x 6' 9"	3.6m x 2.0m
Master Bedroom	12' 2" x 12' 0"	3.7m x 3.6m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>704 sq ft</b>	<b>65.4 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 3.1

2 BEDROOMS | *Third Floor*



Third Floor Ceiling Height		2.7m
Entrance Lobby	23' 7" x 5' 1"	7.1m x 1.5m
Living/Dining	19' 10" x 19' 8"	6.0m x 6.0m
Kitchen	16' 4" x 8' 6"	4.9m x 2.6m
Master Bedroom	16' 7" x 13' 4"	5.0m x 4.0m
Master Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	15' 10" x 10' 4"	4.8m x 3.1m
Bathroom	8' 2" x 6' 1"	2.4m x 1.8m
<b>Total Area</b>	<b>1,495 sq ft</b>	<b>138.9 sq m</b>



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# STAFFORD PLACE – SP 3.2

2 BEDROOMS | Third Floor



Third Floor Ceiling Height	2.7m	
Entrance Lobby	28' 9" x 6' 3"	8.7m x 1.9m
Living/Dining	27' 3" x 15' 5"	8.3m x 4.7m
Kitchen	15' 3" x 14' 1"	4.6m x 4.3m
Master Bedroom	20' 3" x 14' 1"	6.1m x 4.2m
Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	20' 5" x 11' 2"	6.2m x 3.4m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,843 sq ft</b>	<b>171.2 sq m</b>



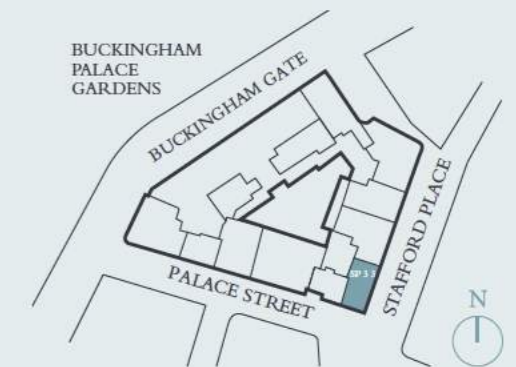
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 3.3

1 BEDROOM | Third Floor



Third Floor Ceiling Height	2.7m	
Entrance Lobby	21' 7" x 5' 8"	6.5m x 1.7m
Living/Dining	24' 6" x 13' 1"	7.4m x 4.0m
Kitchen	15' 1" x 12' 2"	4.6m x 3.7m
Master Bedroom	17' 3" x 13' 11"	5.2m x 4.2m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,012 sq ft</b>	<b>94.1 sq m</b>



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# STAFFORD PLACE – SP 3.4

1 BEDROOM | *Third Floor*



Third Floor Ceiling Height		2.7m
Entrance Lobby	17' 4" x 9' 11"	5.2m x 3.0m
Living/Dining	14' 8" x 12' 10"	4.4m x 3.9m
Kitchen	11' 11" x 6' 9"	3.6m x 2.0m
Master Bedroom	12' 2" x 12' 0"	3.7m x 3.6m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>702 sq ft</b>	<b>65.2 sq m</b>



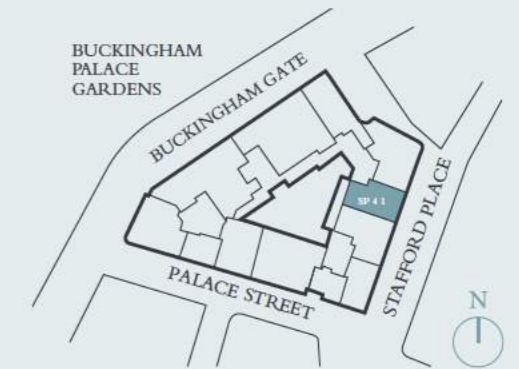
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 4.1

2 BEDROOMS | *Fourth Floor*



Fourth Floor Ceiling Height		2.7m
Entrance Lobby	17' 10" x 10' 6"	5.4m x 3.2m
Living/Dining	19' 8" x 16' 9"	6.0m x 5.1m
Kitchen	16' 8" x 8' 6"	5.0m x 2.6m
Master Bedroom	16' 7" x 13' 4"	5.0m x 4.0m
Master Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	15' 10" x 10' 4"	4.8m x 3.1m
Bathroom	8' 2" x 5' 0"	2.4m x 1.5m
<b>Total Area</b>	<b>1,502 sq ft</b>	<b>139.6 sq m</b>



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# STAFFORD PLACE – SP 4.2

2 BEDROOMS | Fourth Floor



Fourth Floor Ceiling Height	2.7m	
Entrance Lobby	28' 9" x 6' 3"	8.7m x 1.9m
Living/Dining	27' 3" x 15' 9"	8.3m x 4.8m
Kitchen	18' 8" x 14' 1"	5.6m x 4.3m
Master Bedroom	20' 3" x 14' 1"	6.1m x 4.2m
Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	20' 5" x 11' 2"	6.2m x 3.4m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,850 sq ft</b>	<b>171.9 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# STAFFORD PLACE – SP 4.3

1 BEDROOM | Fourth Floor



Fourth Floor Ceiling Height	2.7m	
Entrance Lobby	21' 7" x 5' 8"	6.5m x 1.7m
Living/Dining	24' 6" x 13' 1"	7.4m x 4.0m
Kitchen/Dining	15' 1" x 12' 6"	4.6m x 3.8m
Master Bedroom	14' 2" x 13' 11"	4.3m x 4.2m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,015 sq ft</b>	<b>94.3 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.



# STAFFORD PLACE – SP 4.4

1 BEDROOM | Fourth Floor



Fourth Floor Ceiling Height		2.7m
Entrance Lobby	17' 4" x 9' 11"	5.2m x 3.0m
Living/Dining	14' 10" x 12' 10"	4.5m x 3.9m
Kitchen	11' 10" x 6' 9"	3.6m x 2.0m
Master Bedroom	12' 2" x 12' 0"	3.7m x 3.6m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>704 sq ft</b>	<b>65.4 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 5.1

2 BEDROOMS | Fifth Floor



Fifth Floor Ceiling Height		2.7m
Entrance Lobby	17' 10" x 10' 7"	5.4m x 3.2m
Living/Dining	19' 8" x 17' 2"	6.0m x 5.2m
Kitchen	16' 7" x 8' 6"	5.0m x 2.6m
Master Bedroom	16' 7" x 13' 4"	5.0m x 4.0m
Master Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	15' 10" x 10' 4"	4.8m x 3.1m
Bathroom	8' 2" x 5' 0"	2.4m x 1.5m
<b>Total Area</b>	<b>1,482 sq ft</b>	<b>137.7 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 5.2

2 BEDROOMS | Fifth Floor



# STAFFORD PLACE – SP 5.3

1 BEDROOM | Fifth Floor



Fifth Floor Ceiling Height		2.7m
Entrance Lobby	28' 9" x 6' 1"	8.7m x 1.8m
Living/Dining	27' 3" x 16' 1"	8.3m x 4.9m
Kitchen	15' 11" x 14' 1"	4.8m x 4.3m
Master Bedroom	20' 3" x 14' 1"	6.1m x 4.2m
Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	20' 5" x 11' 2"	6.2m x 3.4m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,811 sq ft</b>	<b>168.2 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

Fifth Floor Ceiling Height		2.7m
Entrance Lobby	21' 7" x 5' 8"	6.5m x 1.7m
Living/Dining	21' 10" x 13' 1"	6.6m x 4.0m
Kitchen	15' 2" x 12' 5"	4.6m x 3.8m
Master Bedroom	14' 7" x 13' 11"	4.4m x 4.2m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>974 sq ft</b>	<b>90.5 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 5.4

1 BEDROOM | Fifth Floor



Fifth Floor Ceiling Height		2.7m
Entrance Lobby	17' 4" x 9' 11"	5.2m x 3.0m
Living/Dining	12' 10" x 12' 5"	3.9m x 3.7m
Kitchen	10' 11" x 6' 8"	3.3m x 2.0m
Master Bedroom	12' 2" x 12' 0"	3.7m x 3.6m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>686 sq ft</b>	<b>63.7 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 6.1

2 BEDROOMS | Sixth Floor



Sixth Floor Ceiling Height		2.8m
Entrance Lobby	17' 9" x 10' 7"	5.4m x 3.2m
Living/Dining/Kitchen	29' 3" x 15' 1"	8.9m x 4.6m
Master Bedroom	13' 4" x 12' 10"	4.0m x 3.9m
Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	12' 1" x 10' 4"	3.6m x 3.1m
Bathroom	8' 2" x 5' 0"	2.4m x 1.5m
<b>Total Area</b>	<b>1,366 sq ft</b>	<b>126.9 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 6.2

2 BEDROOMS | Sixth Floor



Sixth Floor Ceiling Height	2.8m	
Entrance Lobby	28' 9" x 6' 9"	8.7m x 2.0m
Living/Dining	27' 3" x 16' 1"	8.3m x 4.9m
Kitchen	16' 0" x 14' 1"	4.8m x 4.3m
Master Bedroom	16' 6" x 14' 1"	5.0m x 4.2m
Ensuite	11' 2" x 5' 10"	3.4m x 1.8m
Bedroom 2	16' 8" x 11' 2"	5.0m x 3.4m
Bathroom	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,693 sq ft</b>	<b>157.3 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# STAFFORD PLACE – SP 6.3

2 BEDROOMS | Sixth Floor



Sixth Floor Ceiling Height	2.8m	
Entrance Lobby	16' 6" x 8' 6"	5.0m x 2.6m
Living/Dining	29' 9" x 16' 2"	9.0m x 4.9m
Kitchen	13' 11" x 13' 3"	4.2m x 4.0m
Master Bedroom	18' 3" x 11' 10"	5.5m x 3.6m
Ensuite	16' 7" x 5' 10"	5.0m x 1.8m
Bedroom 2	14' 0" x 11' 3"	4.2m x 3.4m
Ensuite	8' 5" x 5' 10"	2.5m x 1.8m
<b>Total Area</b>	<b>1,597 sq ft</b>	<b>148.4 sq m</b>

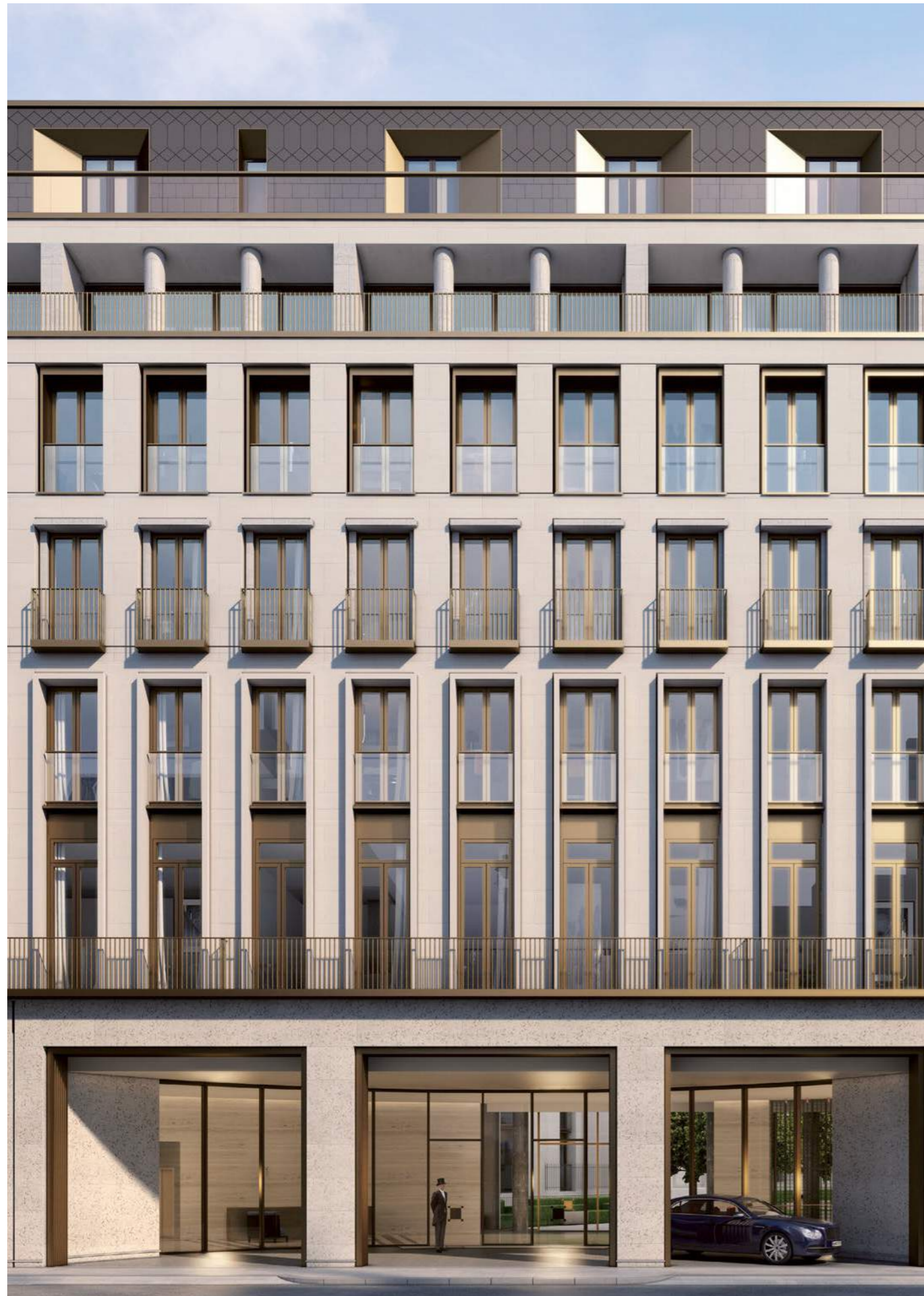


*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

PALACE  
STREET



CONTEMPORARY



Palace Street Façade (CGI)

London is home to some of the world's leading examples of modern architecture. The Palace Street building has been designed by architects Squire and Partners to offer a 21st century façade and an interior featuring generous proportions and a sleek, contemporary aesthetic.

Palace Street offers 14 apartments ranging in size from 883 sq.ft to 4,164 sq.ft benefiting from wide contemporary plank flooring and bespoke cornicing.

**Ceiling heights\*** (in principal rooms)

- Lateral apartments: 2.6m to 3.3m
- Duplex apartments: 2.8m to 3m

**Kitchen**

- Branded kitchens by Obumex with a high quality marble worktop and splash back in Crema Calacatta†
- Fully integrated appliances by Gaggenau†
- Ceramic electric hobs in one bedroom apartments. Gas hobs in two bedroom apartments and above, oven, combination oven, fridge/freezer, full size dishwasher†
- Bespoke integrated re-circulating extractor with task lighting

**Wardrobes**

- High quality bespoke fitted wardrobes to all bedrooms and entrance halls by Poliform†
- Shelves, hanging rails and integrated lighting

**Master En-Suites**

- Bespoke fitted marble basins with integrated storage and feature lighting
- Bianco P marble slabs to feature walls
- Bespoke fitted mirrored cabinets with integrated lighting
- Walk-in shower with bespoke marble shower trays
- Bronze finish basin, shower and bath mixers from Vola†
- Catalano white sanitary ware†
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

**Bathrooms**

- Bespoke fitted marble basins with integrated storage and feature lighting
- Papyrus Stone slabs to feature walls
- Bespoke fitted mirrored cabinets with integrated feature lighting
- Walk-in shower with bespoke marble shower trays
- Bronze finish basin, shower and bath mixers from Vola†
- Catalano white sanitary ware†
- Heated towel rails
- Mirror demisters
- Electric underfloor heating

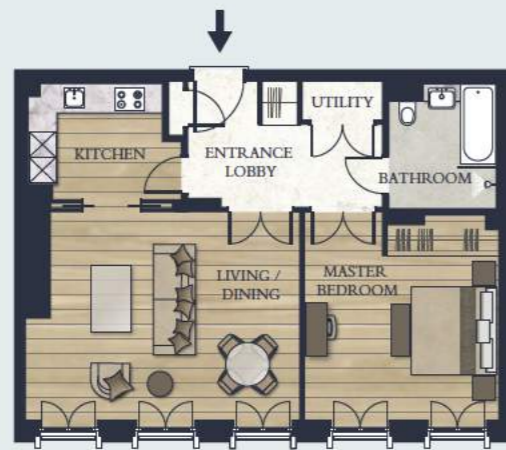
\* All ceiling height references refer to principal rooms only.

† The brands and descriptions referred to above are those we plan and expect to provide but we reserve the right to substitute other brands or materials of equal suitability if necessary.



# PALACE STREET – PS 2.1

1 BEDROOM | Second Floor



138

Second Floor Ceiling Height		3.3m
Entrance Lobby	12' 9" x 9' 3"	3.9m x 2.8m
Living/Dining	20' 3" x 15' 4"	6.1m x 4.6m
Kitchen	13' 0" x 8' 6"	3.9m x 2.6m
Master Bedroom	15' 1" x 14' 4"	4.6m x 4.3m
Bathroom	9' 10" x 7' 11"	3.0m x 2.4m
<b>Total Area</b>	<b>893 sq ft</b>	<b>83.0 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

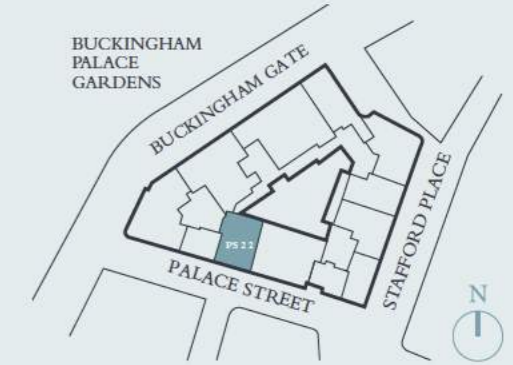
# PALACE STREET – PS 2.2

2 BEDROOMS | Second Floor



139

Second Floor Ceiling Height		3.3m
Entrance Lobby	24' 3" x 13' 9"	7.4m x 4.2m
Living/Dining	34' 11" x 18' 4"	10.6m x 5.5m
Kitchen	12' 1" x 7' 8"	3.7m x 2.3m
Master Bedroom	21' 0" x 13' 1"	6.4m x 3.9m
Master Ensuite	12' 8" x 5' 10"	3.8m x 1.8m
Bedroom 2	14' 3" x 12' 3"	4.3m x 3.7m
Ensuite	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,733 sq ft</b>	<b>161.0 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



ROJA



# PALACE STREET – PS 2.3

3 BEDROOMS | *Second Floor*

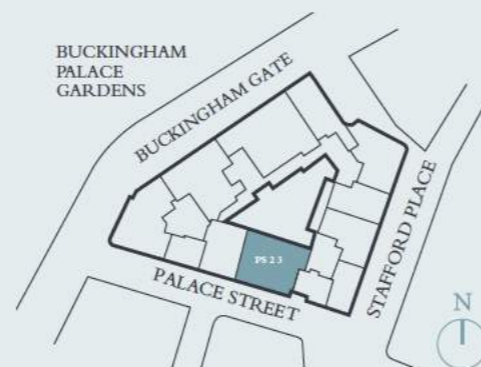


# PALACE STREET – PS 3.1

1 BEDROOM | *Third Floor*



Second Floor Ceiling Height		3.3m
Entrance Lobby	20' 2" x 13' 5"	6.1m x 4.0m
Living	27' 10" x 18' 4"	8.5m x 5.5m
Dining	18' 4" x 13' 6"	5.5m x 4.1m
Kitchen	18' 2" x 13' 2"	5.5m x 4.0m
Master Bedroom	22' 5" x 15' 7"	6.8m x 4.7m
Master Ensuite	11' 10" x 8' 8"	3.6m x 2.6m
Bedroom 2	16' 5" x 13' 6"	5.0m x 4.1m
Ensuite	8' 7" x 5' 10"	2.6m x 1.8m
Bedroom 3	13' 6" x 11' 1"	4.1m x 3.4m
Bathroom	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,836 sq ft</b>	<b>263.5 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

Third Floor Ceiling Height.		2.6m
Entrance Lobby	12' 9" x 9' 3"	3.9m x 2.8m
Living/Dining	20' 3" x 15' 4"	6.1m x 4.6m
Kitchen	13' 0" x 8' 6"	3.9m x 2.6m
Master Bedroom	15' 1" x 14' 4"	4.6m x 4.3m
Bathroom	9' 10" x 7' 11"	3.0m x 2.4m
<b>Total Area</b>	<b>893 sq ft</b>	<b>83.0 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# PALACE STREET – PS 3.2

2 BEDROOMS | Third Floor



Third Floor Ceiling Height.		
		2.6m
Entrance Lobby	24' 3" x 13' 9"	7.4m x 4.2m
Living/Dining	34' 11" x 18' 4"	10.6m x 5.5m
Kitchen	12' 1" x 7' 8"	3.7m x 2.3m
Master Bedroom	21' 0" x 13' 1"	6.4m x 3.9m
Master Ensuite	12' 8" x 5' 10"	3.8m x 1.8m
Bedroom 2	14' 3" x 12' 3"	4.3m x 3.7m
Ensuite	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,733 sq ft</b>	<b>161.0 sq m</b>



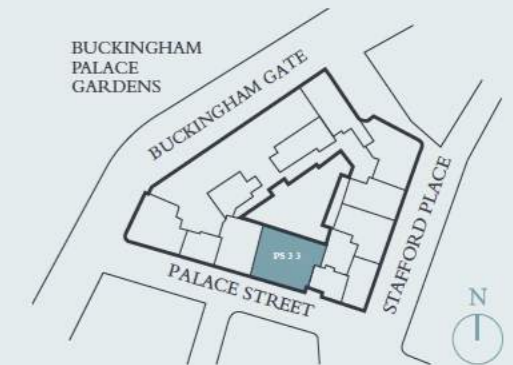
*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# PALACE STREET – PS 3.3

3 BEDROOMS | Third Floor



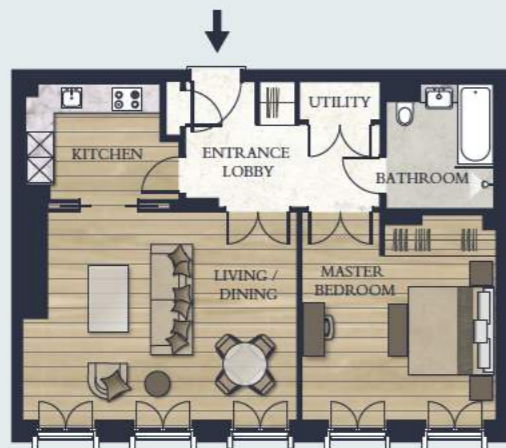
Third Floor Ceiling Height.		
		2.6m
Entrance Lobby	27' 10" x 7' 1"	8.4m x 2.1m
Living	27' 10" x 18' 4"	8.5m x 5.5m
Dining	18' 4" x 13' 6"	5.5m x 4.1m
Kitchen	18' 2" x 13' 3"	5.5m x 4.0m
Master Bedroom	22' 5" x 15' 7"	6.8m x 4.7m
Master Ensuite	12' 5" x 8' 8"	3.7m x 2.6m
Bedroom 2	16' 5" x 13' 6"	5.0m x 4.1m
Ensuite	8' 7" x 5' 10"	2.6m x 1.8m
Bedroom 3	13' 6" x 11' 1"	4.1m x 3.4m
Bathroom	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,836 sq ft</b>	<b>263.5 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# PALACE STREET – PS 4.1

1 BEDROOM | Fourth Floor



Fourth Floor Ceiling Height	2.6m	
Entrance Lobby	12' 9" x 9' 3"	3.9m x 2.8m
Living/Dining	20' 3" x 15' 4"	6.1m x 4.6m
Kitchen	13' 0" x 8' 6"	3.9m x 2.6m
Master Bedroom	15' 1" x 14' 4"	4.6m x 4.3m
Bathroom	9' 10" x 7' 11"	3.0m x 2.4m
<b>Total Area</b>	<b>893 sq ft</b>	<b>83.0 sq m</b>

*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

# PALACE STREET – PS 4.2

2 BEDROOMS | Fourth Floor



Fourth Floor Ceiling Height	2.6m	
Entrance Lobby	24' 3" x 13' 9"	7.4m x 4.2m
Living/Dining	34' 11" x 18' 4"	10.6m x 5.5m
Kitchen	12' 1" x 7' 8"	3.7m x 2.3m
Master Bedroom	21' 0" x 13' 1"	6.4m x 3.9m
Master Ensuite	12' 8" x 5' 10"	3.8m x 1.8m
Bedroom 2	14' 3" x 12' 3"	4.3m x 3.7m
Ensuite	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,733 sq ft</b>	<b>161.0 sq m</b>

*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*



Palace Street Bedroom (CGI)

# PALACE STREET – PS 4.3

3 BEDROOMS | Fourth Floor



# PALACE STREET – PS 5.1

1 BEDROOM | Fifth Floor

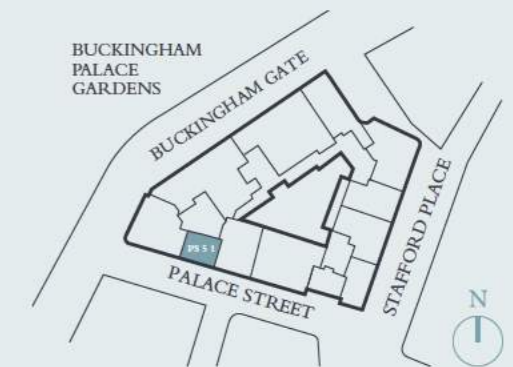


Fourth Floor Ceiling Height		2.6m
Entrance Lobby	27' 10" x 7' 7"	8.4m x 2.3m
Living	27' 10" x 18' 4"	8.5m x 5.5m
Dining	18' 4" x 13' 6"	5.5m x 4.1m
Kitchen	18' 2" x 13' 2"	5.5m x 4.0m
Master Bedroom	22' 5" x 15' 7"	6.8m x 4.7m
Master Ensuite	11' 10" x 8' 8"	3.6m x 2.6m
Bedroom 2	16' 5" x 13' 6"	5.0m x 4.1m
Ensuite	8' 7" x 5' 10"	2.6m x 1.8m
Bedroom 3	13' 6" x 11' 1"	4.1m x 3.4m
Bathroom	7' 10" x 5' 10"	2.4m x 1.8m
<b>Total Area</b>	<b>2,837 sq ft</b>	<b>263.5 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

Fifth Floor Ceiling Height		2.7m
Entrance Lobby	12' 9" x 9' 3"	3.9m x 2.8m
Living/Dining	20' 3" x 15' 4"	6.1m x 4.6m
Kitchen	13' 0" x 8' 6"	3.9m x 2.6m
Master Bedroom	15' 1" x 14' 4"	4.6m x 4.3m
Bathroom	9' 10" x 7' 11"	3.0m x 2.4m
<b>Total Area</b>	<b>883 sq ft</b>	<b>82.1 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

# PALACE STREET – PS 5.2

2 BEDROOMS | Fifth Floor



# PALACE STREET – PS 5.3

3 BEDROOMS | Fifth Floor

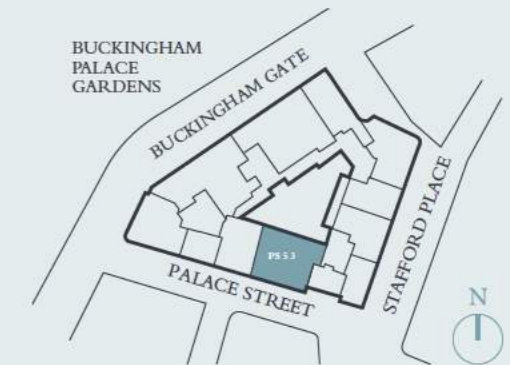


Fifth Floor Ceiling Height		2.8m
Entrance Lobby	24' 3" x 13' 9"	7.4m x 4.2m
Living/Dining	34' 11" x 18' 4"	10.6m x 5.5m
Kitchen	12' 1" x 7' 8"	3.7m x 2.3m
Master Bedroom	21' 0" x 13' 1"	6.4m x 3.9m
Master Ensuite	12' 8" x 5' 10"	3.8m x 1.8m
Bedroom 2	14' 3" x 12' 3"	4.3m x 3.7m
Ensuite	8' 7" x 5' 10"	2.6m x 1.8m
<b>Total Area</b>	<b>1,729 sq ft</b>	<b>160.6 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

Fifth Floor Ceiling Height		2.8m
Entrance Lobby	27' 10" x 7' 1"	8.4m x 2.1m
Living	27' 10" x 18' 4"	8.5m x 5.5m
Dining	18' 4" x 13' 6"	5.5m x 4.1m
Kitchen	18' 2" x 13' 3"	5.5m x 4.0m
Master Bedroom	22' 5" x 15' 7"	6.8m x 4.7m
Master Ensuite	11' 10" x 7' 2"	3.6m x 2.1m
Bedroom 2	16' 5" x 13' 6"	5.0m x 4.1m
Ensuite	8' 7" x 5' 10"	2.6m x 1.8m
Bedroom 3	13' 6" x 11' 1"	4.1m x 3.4m
Bathroom	7' 10" x 6' 0"	2.4m x 1.8m
<b>Total Area</b>	<b>2,832 sq ft</b>	<b>263.1 sq m</b>



*\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.*

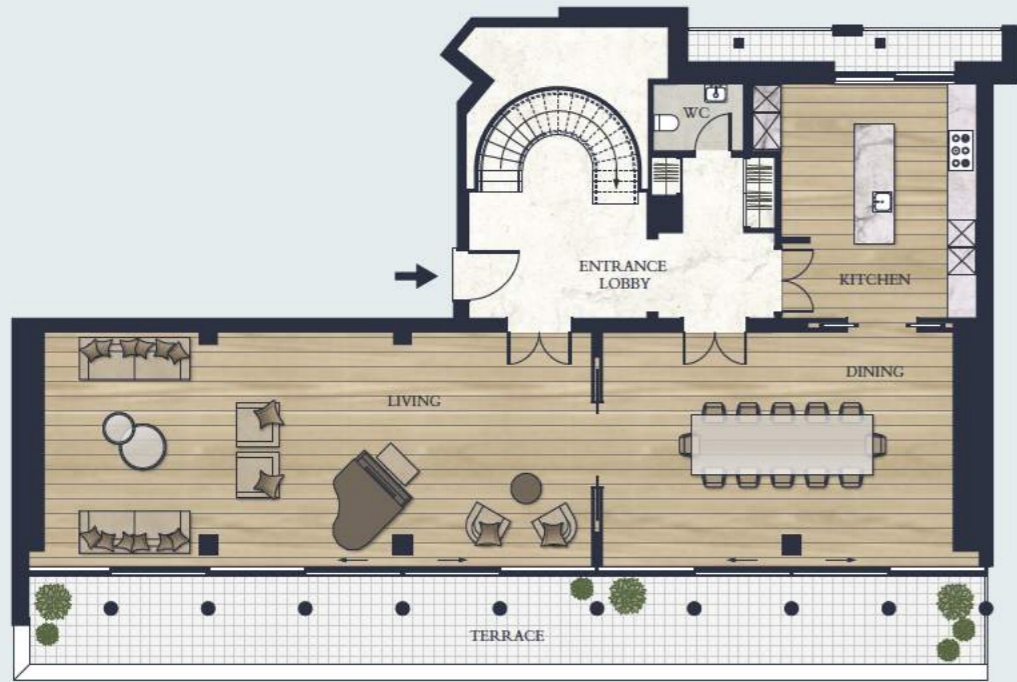


# PALACE STREET – PS 6.1

4 BEDROOM DUPLEX | Sixth and Seventh Floor



SIXTH FLOOR



SEVENTH FLOOR

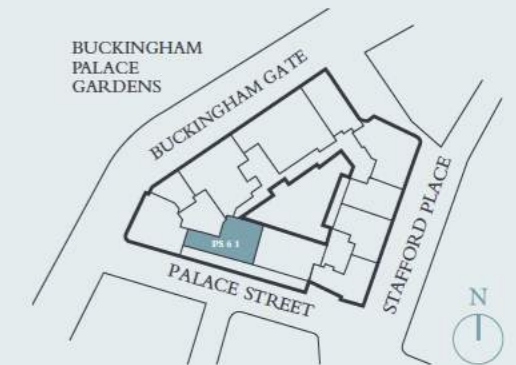


156

157

Sixth Floor Ceiling Height	3.0m	
Seventh Floor Ceiling Height	2.8m	
Entrance Lobby	16' 10" x 13' 1"	5.1m x 4.0m
Living	40' 7" x 17' 4"	12.3m x 5.2m
Dining	25' 11" x 17' 4"	7.9m x 5.2m
Kitchen	17' 3" x 16' 10"	5.2m x 5.1m
Upper Lobby	31' 3" x 5' 7"	9.5m x 1.7m
Master Bedroom	21' 11" x 20' 4"	6.6m x 6.2m
Master Ensuite	13' 10" x 11' 0"	4.2m x 3.3m

Bedroom 2	15' 10" x 10' 2"	4.8m x 3.1m
Ensuite	12' 8" x 5' 10"	3.8m x 1.8m
Bedroom 3	15' 8" x 11' 7"	4.7m x 3.5m
Ensuite	9' 2" x 6' 8"	2.8m x 2.0m
Bedroom 4	15' 10" x 11' 11"	4.8m x 3.6m
Ensuite	9' 2" x 5' 11"	2.8m x 1.8m
<b>Total Area</b>	<b>4,164 sq ft</b>	<b>386.8 sq m</b>



\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

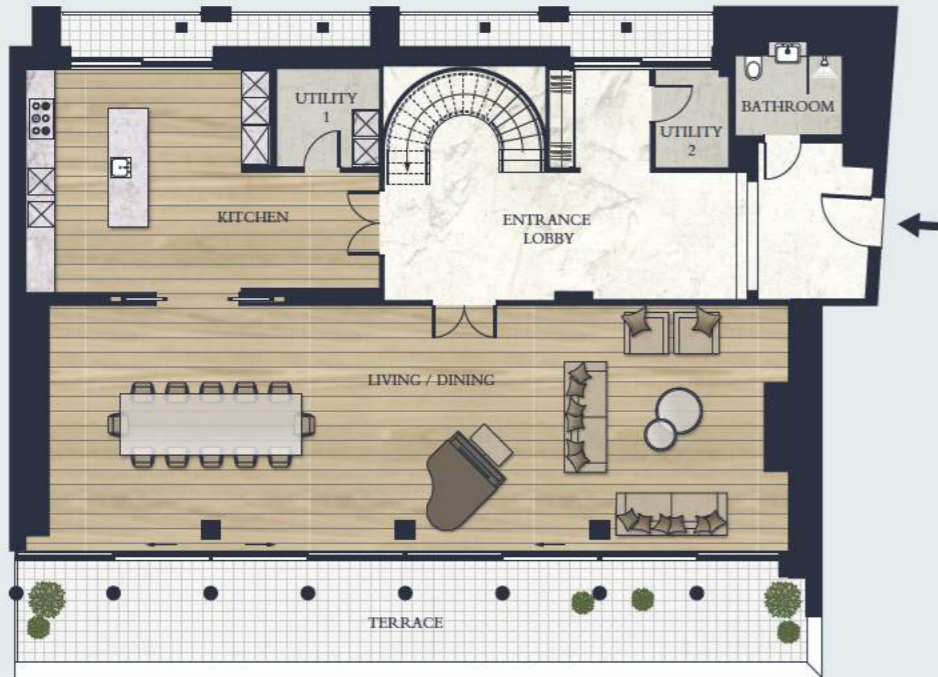


# PALACE STREET – PS 6.2

4 BEDROOM DUPLEX | Sixth and Seventh Floor



SIXTH FLOOR



SEVENTH FLOOR



158

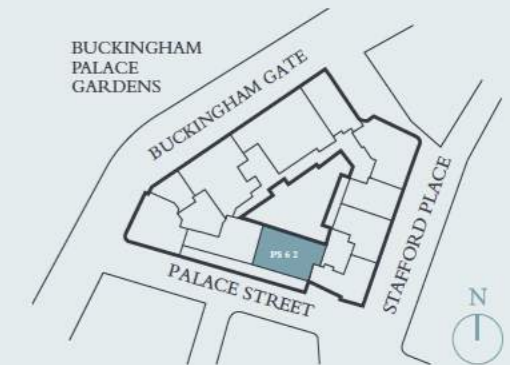
159

Sixth Floor Ceiling Height	3.0m
Seventh Floor Ceiling Height	2.8m

Entrance Lobby	35' 8" x 9' 10"	10.8m x 3.0m
Living/Dining	54' 9" x 18' 2"	16.7m x 5.5m
Kitchen	26' 3" x 16' 5"	8.0m x 5.0m
Bathroom	7' 10" x 5' 10"	2.4m x 1.8m

Upper Lobby	21' 5" x 6' 0"	6.5m x 1.8m
Master Bedroom	15' 11" x 14' 6"	4.8m x 4.4m
Master Ensuite	15' 4" x 8' 4"	4.6m x 2.5m
Bedroom 2	22' 4" x 16' 9"	6.8m x 5.1m
Ensuite	10' 5" x 8' 8"	3.1m x 2.6m
Bedroom 3	15' 11" x 12' 11"	4.8m x 3.9m
Ensuite	9' 2" x 6' 8"	2.8m x 2.0m
Bedroom 4	14' 11" x 10' 8"	4.5m x 3.2m
Bathroom	9' 2" x 6' 8"	2.8m x 2.0m

<b>Total Area</b>	<b>4,059 sq ft</b>	<b>377.1 sq m</b>
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\*Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

**MARKETING SUITE**  
(by appointment only)

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London SW11 4AX  
+44 (0) 20 7349 8000  
[www.northacre.com](http://www.northacre.com)  
[enquiries@northacre.com](mailto:enquiries@northacre.com)

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**NORTHACRE**  
LONDON



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