

CHILTERN
P L A C E



The London conundrum. To live away from
it all or have the city at your fingertips?

You want the calm and the excitement.
The red buses and the green fields.

London can be a glorious symphony
but it can also become a deafening roar.
It doesn't have to be.

Imagine a village within a city.
An oasis. Just moments away...
like stepping through a looking glass.

And within that village, a building. New, bold and
full of homes. Each one telling a different story,
your story, all connected by wonderful proximity.
Connected by a love of London and a need to
get away from it all without moving away at all.

Unparalleled sophistication with an outstanding
address. Space to find yourself and be yourself.
All on a street that's moving forward whilst
keeping its old school cool.

There is an answer to the London conundrum.
A place that can be everything you
wish for... The answer is Chiltern Place



London's morning light filters over the buildings.
Slowly it illuminates a street, framed by green, just north
of the beating heart of the sprawling ancient city.

The restrained looks conceal a secret...
it's the coolest street in London.

Few yet stir but if you look closely you'll catch
the early birds preparing to seize the day.

In cafés, coffee is ground and bread kneaded.
Pale croissants vanish into ovens
and reappear tanned to perfection.



An outdoor market begins to form. Flower stalls bloom and food is delivered. The aroma is incredible. A nasal nirvana. It's grocery shopping al fresco, as sellers and buyers display their irresistible wares.



Behind the scenes an expertly
run concierge service makes
sure your home runs smoothly.
Discreet yet ever present, they'll
offer world class support.







You take in the bespoke Italian kitchen with marble counters set to the highest possible specification, perfect for even the most demanding of chefs.











You walk, via beautifully finished timber flooring, to the bathroom. Everything your eyes fall on reminds you of skilled craftsmanship. As if a room had been honed out of a single block of marble.









It's easy to forget how beautiful this city is. How the old
effortlessly mixes with the new. The view is a daily reminder.

There are no half measures. Everything is executed to perfection.
You open the curtains and let the morning clear your eyes.









Take a walk around the neighbourhood.
Feel the history beneath your feet.
You are walking in the footsteps
of legends. Literary masters like
Lord Byron and Charles Dickens wrote
classics here and musical legends
composed timeless melodies.

But this isn't somewhere that
lives for days gone by. This street
looks to the future and
Chiltern Place forges the way.





Chiltern Place entrance

A remarkable structure inside and out, effortlessly blending with a timeless streetscape.

Shaped terracotta rising proudly onto London's skyline.

Let's window shop for a second. 'Eclectic' doesn't begin to describe the retail splendour that waits for you outside your door.



A weekend market or a half century old musical instrument shop. A fabulous bookshop stands alongside trend setting fashion boutiques. A whiskey specialist stocks the best malts in the world. A butcher, a baker *and* a candlestick maker.



'Independent' means quality here. Shops run by people who care... Breakfast, lunch and dinner are eternally catered for. Specialist cheeses from La Fromagerie collide with artisan meats from The Ginger Pig... a sandwich maker's paradise.





The Chiltern Firehouse has a history of putting out fires. Now it's simply the hottest place in town. It's difficult not to feel part of the 'in' crowd when you can celebrity spot from your balcony.



Strolling in Marylebone is good for the soul, and when your village green is Regent's Park a spot of fresh air can easily become an adventure. See Shakespeare in the moonlight at the Open Air Theatre or take to the water on the boating lake.





The local cricket team isn't too bad, either...



Sherlock Holmes and the Wallace Collection.
Harley Street, Claridge's and the Everyman Cinema.
All on your doorstep, and just the tip of the local cultural iceberg.

And don't forget the rest
of London, Britain and
the world. It's all at your
fingertips, thanks to a
multitude of travel options.
You're a local one
moment and a 'citizen
of the world' the next.



All that brings you back
to Chiltern Place.



Chiltern Place Exteriors

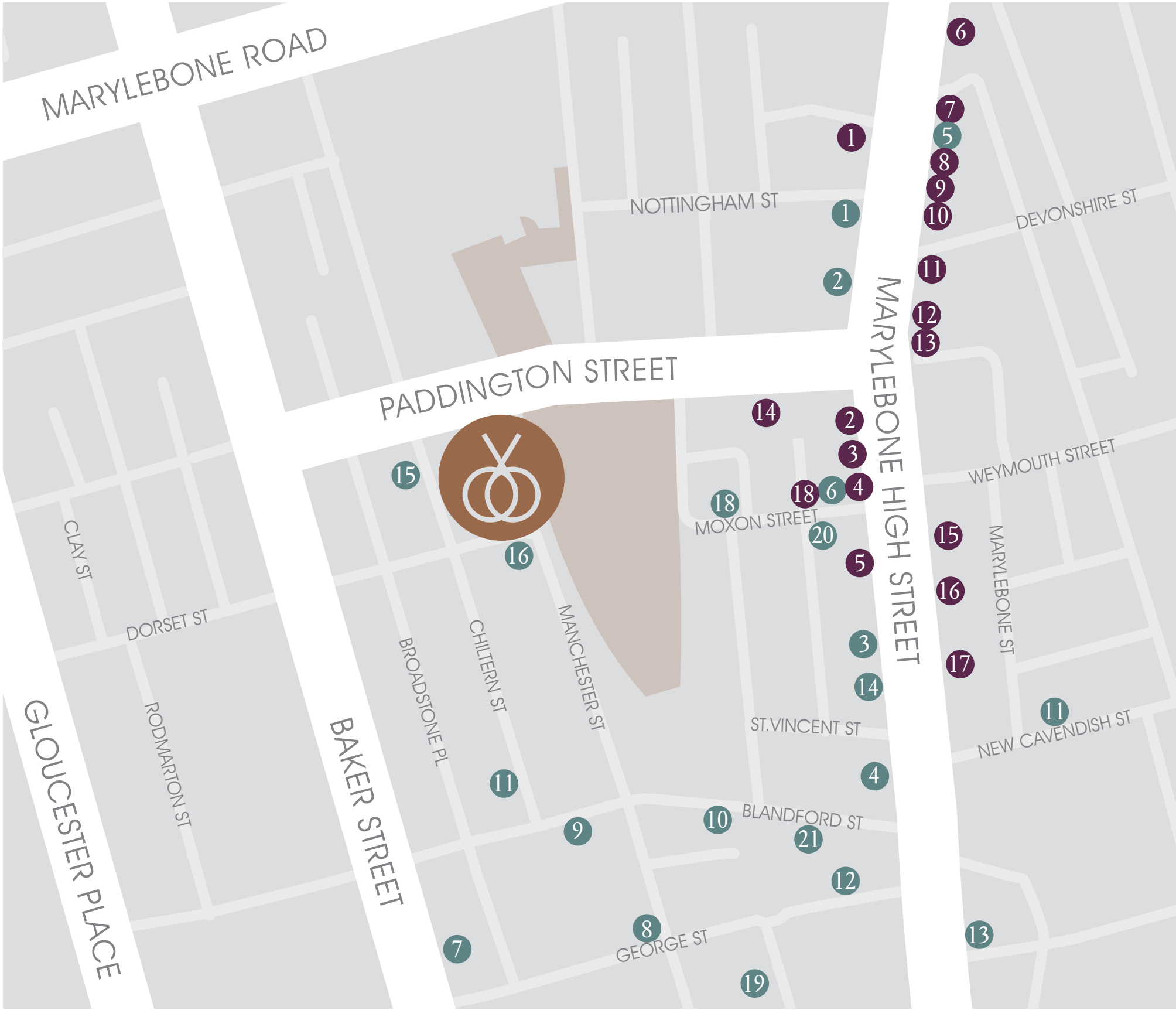
A place for family and friends.
New and old. To live, not just exist.
A home.



The location



Aerial photograph looking south-east over Chiltern Place

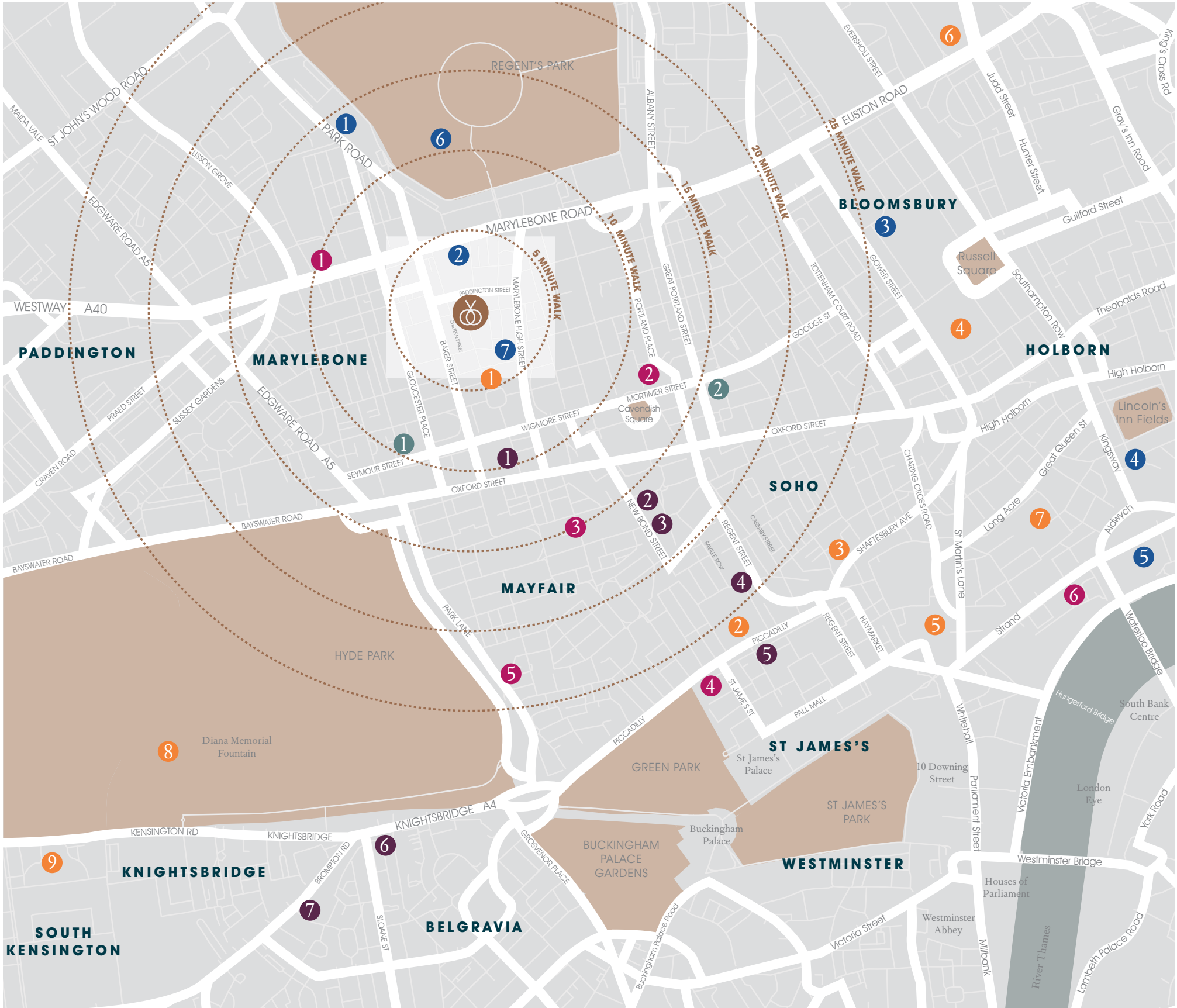


SHOPPING

- 1 Diptyque
- 2 Brora
- 3 Daunt Books
- 4 Matches
- 5 Waitrose
- 6 The Conran Shop
- 7 Bonpoint
- 8 Falstaff
- 9 Aspal of London
- 10 Toast
- 11 Agnes B
- 12 Ash
- 13 Paul Smith
- 14 Mallon & Taub
- 15 Ortigia
- 16 Kusmi Tea
- 17 The White Company
- 18 Ginger Pig

DINING

- 1 Le Pain Quotidien
- 2 The Natural Kitchen
- 3 Patisserie Valerie
- 4 Paul
- 5 Fischer's
- 6 La Fromagerie
- 7 Royal China
- 8 Defune
- 9 Il Baretto
- 10 Trishna
- 11 Chiltern Firehouse
- 12 Zoom
- 13 Diwani
- 14 The Providores and Tapa Room
- 15 Il Blanford's
- 16 Hardy's Brasserie & Wine Bar
- 17 Galleria Restaurant
- 18 Le Vieux Comptoir
- 19 The Wallace Collection Restaurant
- 20 Aubaine
- 21 L'Autre Pied



SHOPPING

- 1 Selfridges
- 2 Fenwick
- 3 Cartier
- 4 Burberry
- 5 Fortnum & Mason
- 6 Harvey Nichols
- 7 Harrods

CULTURE

- 1 The Wallace Collection
- 2 Royal Academy of Arts
- 3 Apollo Theatre
- 4 British Museum
- 5 National Gallery
- 6 British Library
- 7 Royal Opera House
- 8 Serpentine Gallery
- 9 Royal Albert Hall

HOTELS

- 1 The Landmark
- 2 The Langham
- 3 Claridges
- 4 The Ritz
- 5 The Dorchester
- 6 The Savoy

HIGHER EDUCATION

- 1 London Business School
- 2 University of Westminster
- 3 University College London
- 4 London School of Economics
- 5 King's College London
- 6 Regent's University London
- 7 American Intercontinental University

Transport

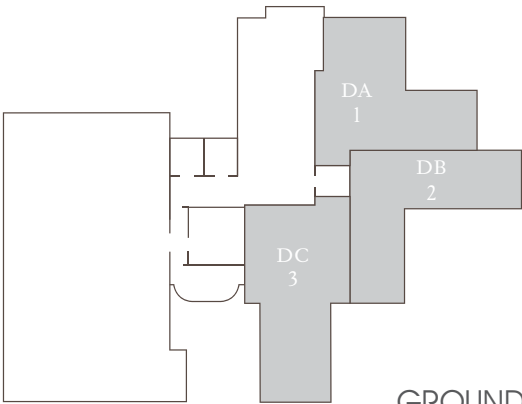
- UNDERGROUND
- NATIONAL RAIL
- CROSSRAIL
- EUROSTAR ST PANCRAS





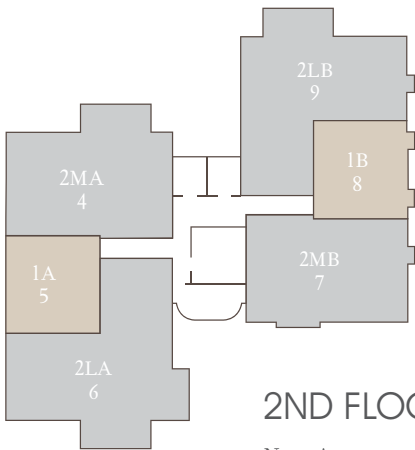
- APARTMENT TYPES
- DA - 2 bed duplex (Type A)
DB - 2 bed duplex (Type B)
DC - 2 bed duplex (Type C)
- 1A - 1 bed (Type A)
1B - 1 bed (Type B)
1C - 1 bed (Type C)
- 2MA - 2 bed medium (Type A)
2LA - 2 bed large (Type A)
2MB - 2 bed medium (Type B)
2LB - 2 bed large (Type B)
2MC - 2 bed medium (Type C)
2LC - 2 bed large (Type C)
2MD - 2 bed medium (Type D)
2ME - 2 bed medium (Type E)
- 3A - 3 bed (Type A)
3B - 3 bed (Type B)
3C - 3 bed (Type C)
- 4A - 4 bed (Type A)
4B - 4 bed (Type B)
4C - 4 bed (Type C)
4D - 4 bed (Type D)
- P1 - Penthouse 1
P2 - Penthouse 2

Chiltern Place / Floors G–4



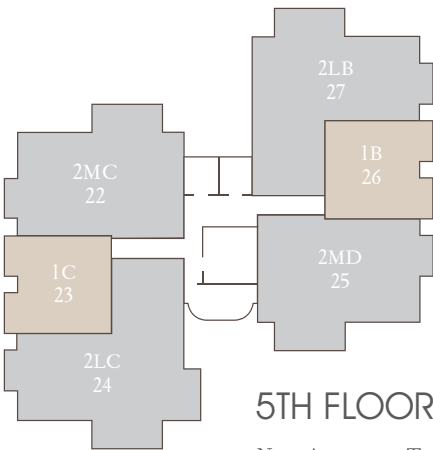
GROUND / 1ST FLOOR

No.	Apartment Type	Size (sq m / sq ft)	Garden (sq m / sq ft)
1	DA: 2 Bed duplex (Type A)	163.7 / 1,762	47.9 / 515
2	DB: 2 Bed duplex (Type B)	151.2 / 1,627	93.7 / 1,008
3	DC: 2 Bed duplex (Type C)	179.7 / 1,934	99.5 / 1,071



2ND FLOOR

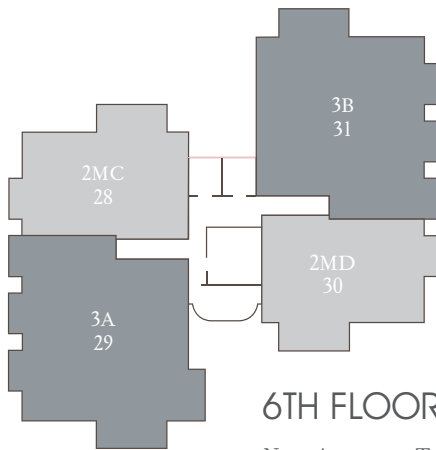
No.	Apartment Type	Size (sq m/sq ft)	Balcony (sq m/sq ft)
4	2MA: 2 Bed Medium (Type A)	113.3/1,220	6.2/67
5	1A: 1 Bed (Type A)	55.5/597	—
6	2LA: 2 Bed Large (Type A)	137.0/1,475	6.2/67
7	2MB: 2 Bed Medium (Type B)	104.9/1,129	2.2/24
8	1B: 1 Bed (Type B)	56.4/607	1.6/18
9	2LB: 2 Bed Large (Type B)	128.4/1,382	6.2/67



5TH FLOOR

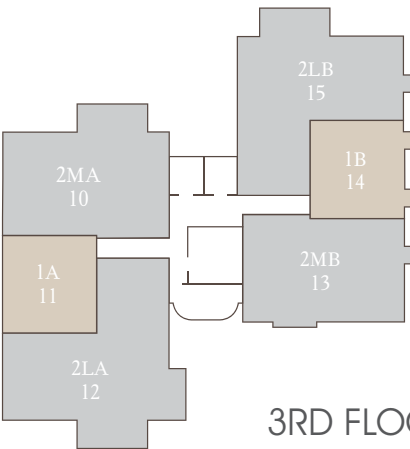
No.	Apartment Type	Size (sq m/sq ft)	Balcony (sq m/sq ft)
22	2MC: 2 Bed Medium (Type C)	116.6/1,255	6.2/67
23	1C: 1 Bed (Type C)	62.4/672	—
24	2LC: 2 Bed Large (Type C)	139.9/1,506	6.2/67
25	2MD: 2 Bed Medium (Type D)	111.7/1,202	9.2/99
26	1B: 1 Bed (Type B)	55.4/596	6.0/65
27	2LB: 2 Bed Large (Type B)	128.3/1,381	9.2/99

Chiltern Place / Floors 5–8



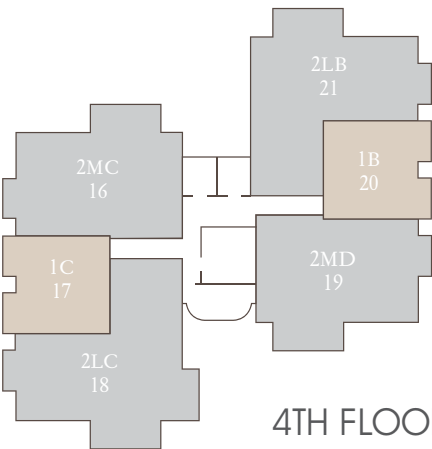
6TH FLOOR

No.	Apartment Type	Size (sq m/sq ft)	Balcony (sq m/sq ft)
28	2MC: 2 Bed Medium (Type C)	116.5/1,254	6.2/67
29	3A: 3 Bed (Type A)	207.6/2,235	6.2/67
30	2MD: 2 Bed Medium (Type D)	111.9/1,204	9.2/99
31	3B: 3 Bed (Type B)	190.7/2,053	15.2/164



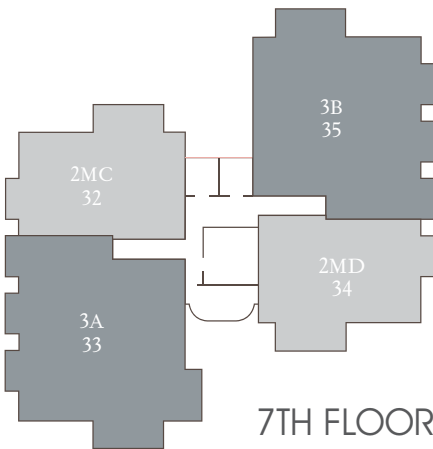
3RD FLOOR

No.	Apartment Type	Size (sq m/sq ft)	Balcony (sq m/sq ft)
10	2MA: 2 Bed Medium (Type A)	113.3/1,220	6.2/67
11	1A: 1 Bed (Type A)	55.5/597	—
12	2LA: 2 Bed Large (Type A)	136.8/1,473	6.2/67
13	2MB: 2 Bed Medium (Type B)	104.9/1,129	4.4/47
14	1B: 1 Bed (Type B)	56.4/607	6.0/65
15	2LB: 2 Bed Large (Type B)	128.4/1,382	9.2/99



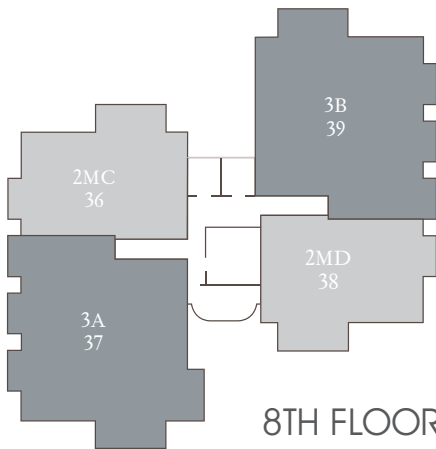
4TH FLOOR

No.	Apartment Type	Size (sq m/sq ft)	Balcony (sq m/sq ft)
16	2MC: 2 Bed Medium (Type C)	116.6/1,255	6.2/67
17	1C: 1 Bed (Type C)	62.4/672	—
18	2LC: 2 Bed Large (Type C)	139.9/1,506	6.2/67
19	2MD: 2 Bed Medium (Type D)	111.7/1,202	9.2/99
20	1B: 1 Bed (Type B)	55.4/596	6.0/65
21	2LB: 2 Bed Large (Type B)	128.3/1,381	9.2/99



7TH FLOOR

No.	Apartment Type	Size (sq m/sq ft)	Balcony (sq m/sq ft)
32	2MC: 2 Bed Medium (Type C)	116.6/1,255	6.2/67
33	3A: 3 Bed (Type A)	208.1/2,240	6.2/67
34	2MD: 2 Bed Medium (Type D)	111.4/1,199	9.2/99
35	3B: 3 Bed (Type B)	190.8/2,054	15.2/164



8TH FLOOR

No.	Apartment Type	Size (sq m/sq ft)	Balcony (sq m/sq ft)
36	2MC: 2 Bed Medium (Type C)	116.5/1,254	6.2/67
37	3A: 3 Bed (Type A)	207.6/2,235	6.2/67
38	2MD: 2 Bed Medium (Type D)	111.9/1,204	9.2/99
39	3B: 3 Bed (Type B)	190.7/2,053	15.2/164

Disclaimer

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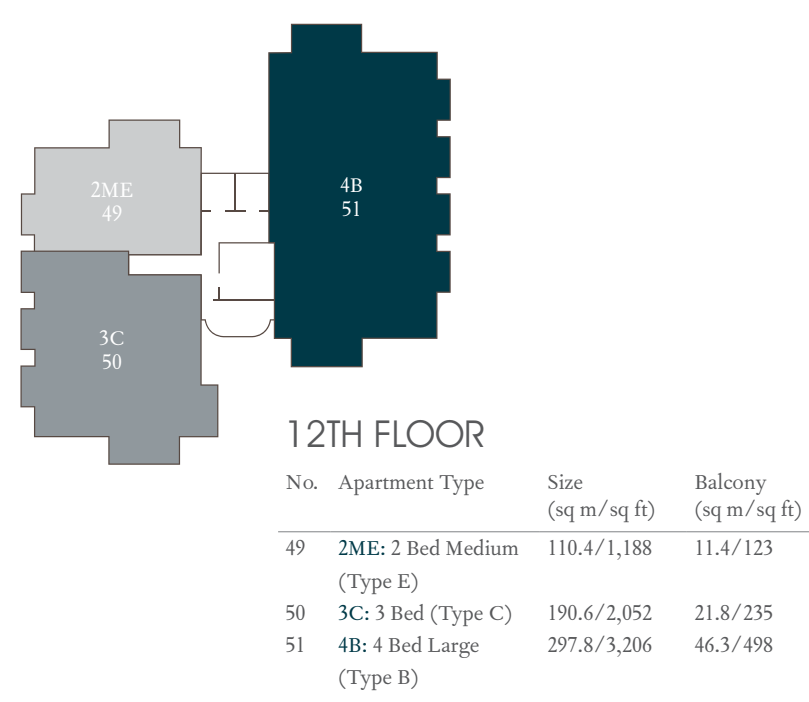
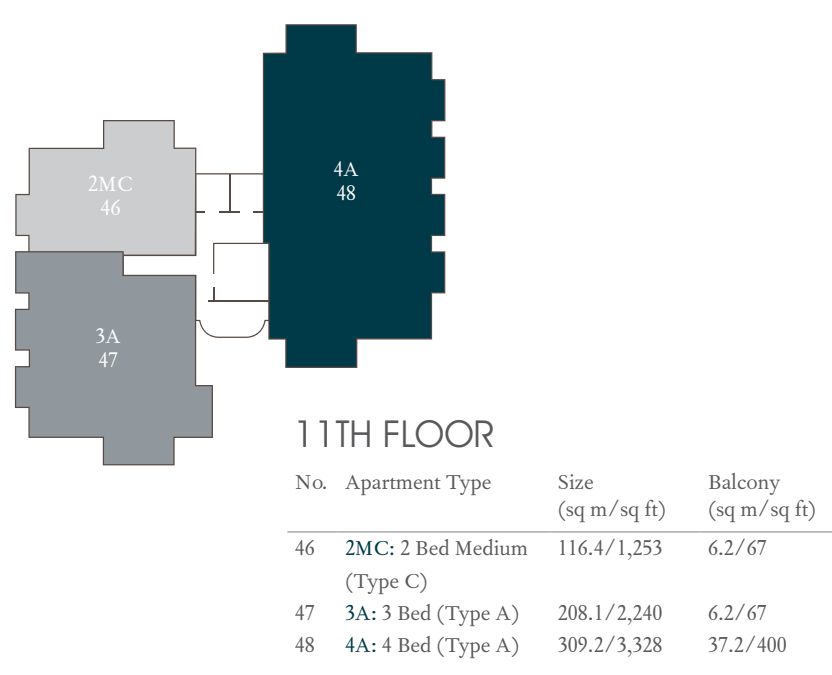
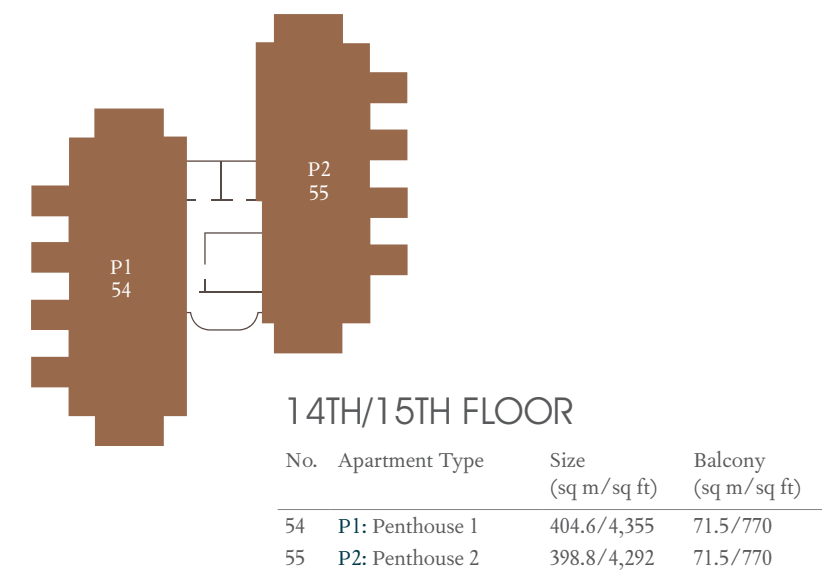
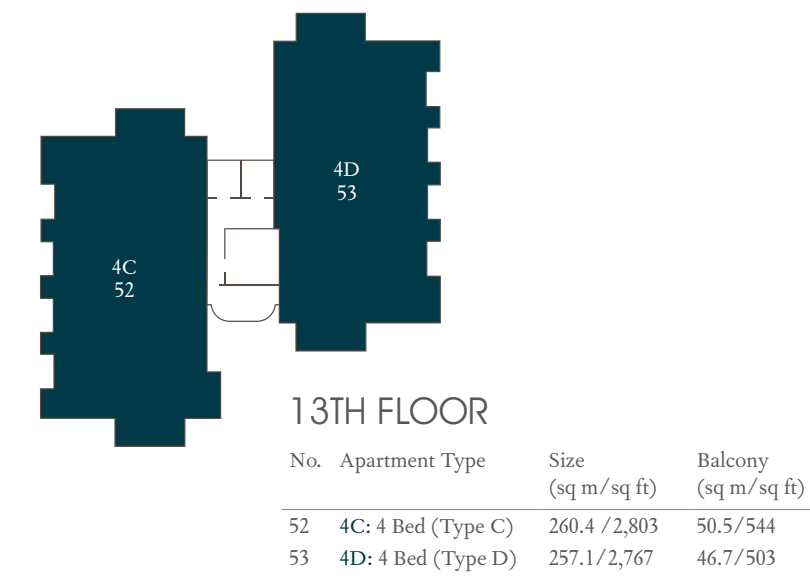
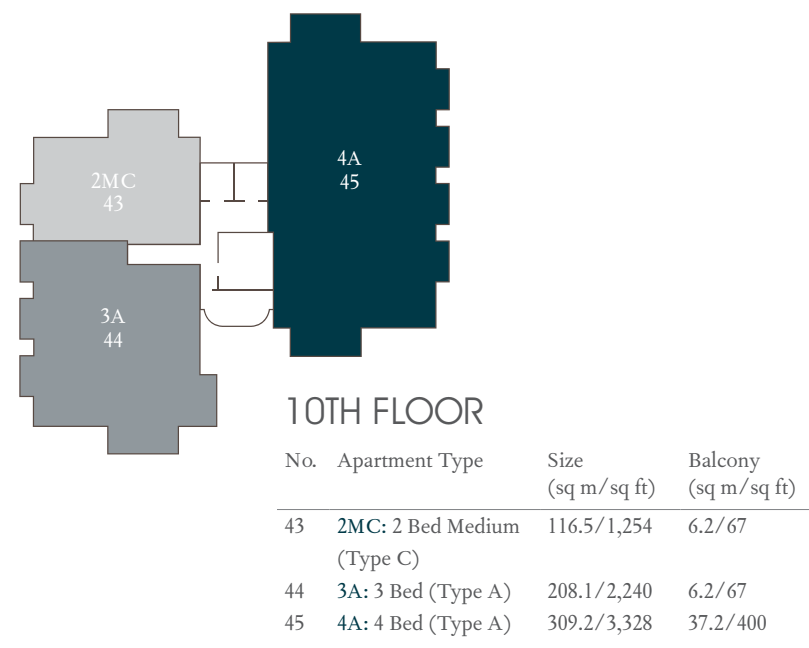
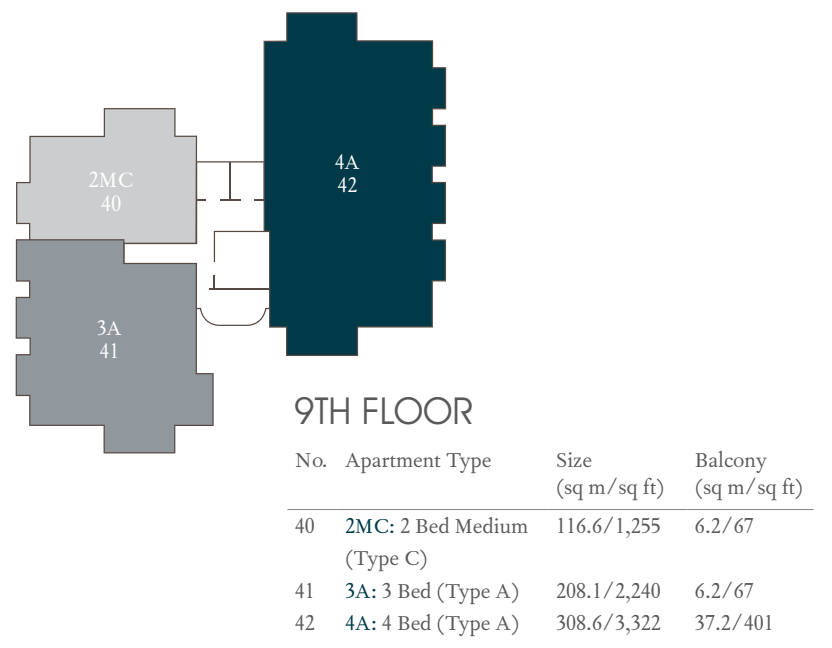
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Penthouse

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- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Penthouse

Chiltern Place / Floors 9–12



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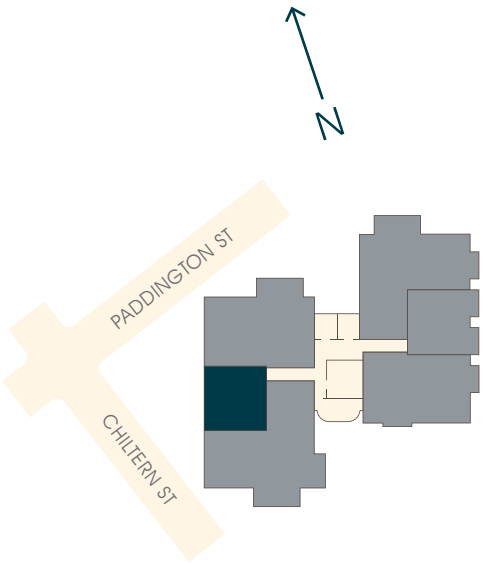
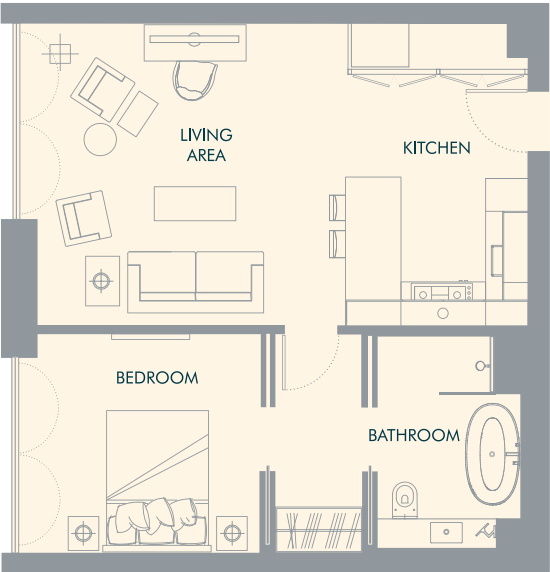
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Penthouse

Chiltern Place / Floors 13–15

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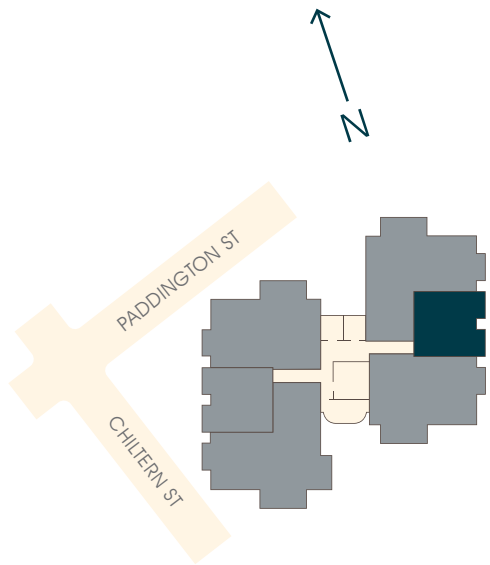
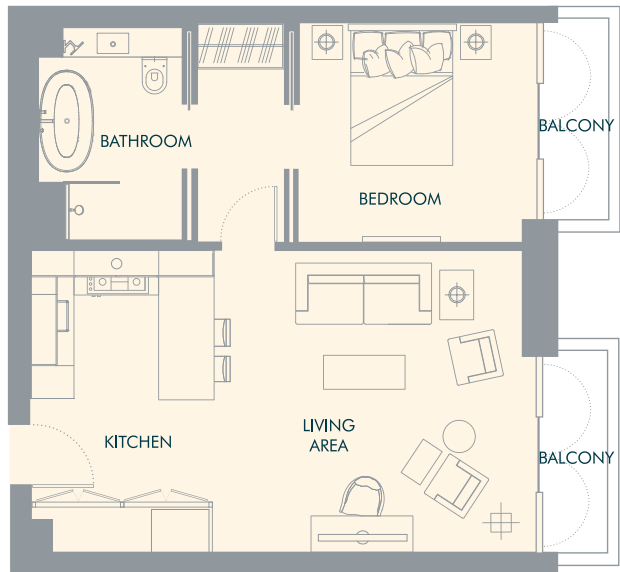
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Penthouse

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 5	2	55.5 sq m/597 sq ft	—
Apartment no. 11	3	55.5 sq m/597 sq ft	—



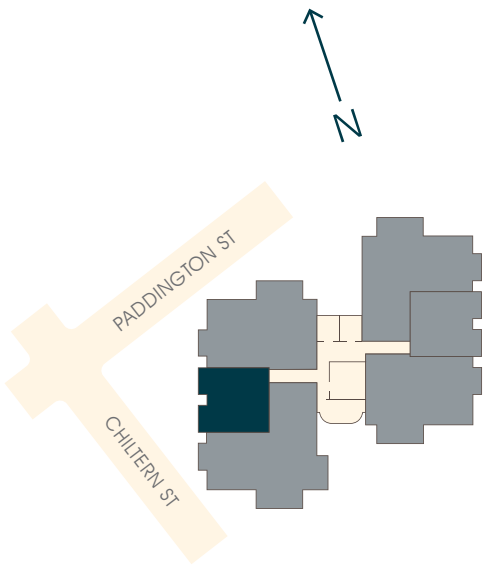
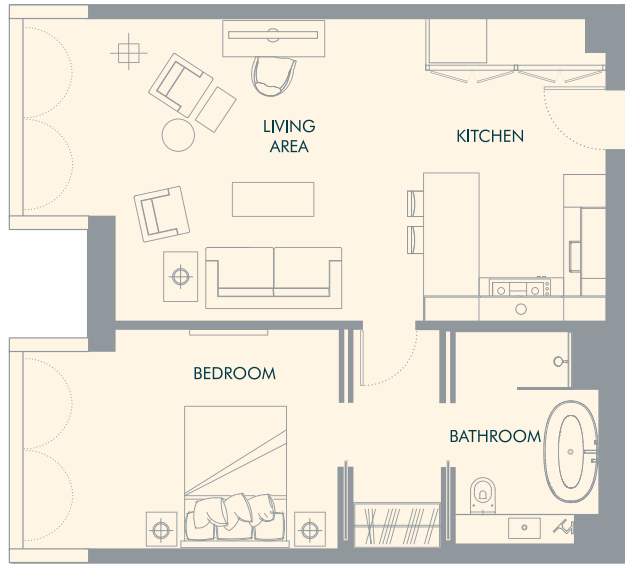
One Bedroom Type B

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 8	2	56.4 sq m/607 sq ft	1.6 sq m/18 sq ft
Apartment no. 14	3	56.4 sq m/607 sq ft	6.0 sq m/65 sq ft
Apartment no. 20	4	55.4 sq m/596 sq ft	6.0 sq m/65 sq ft
Apartment no. 26	5	55.4 sq m/596 sq ft	6.0 sq m/65 sq ft



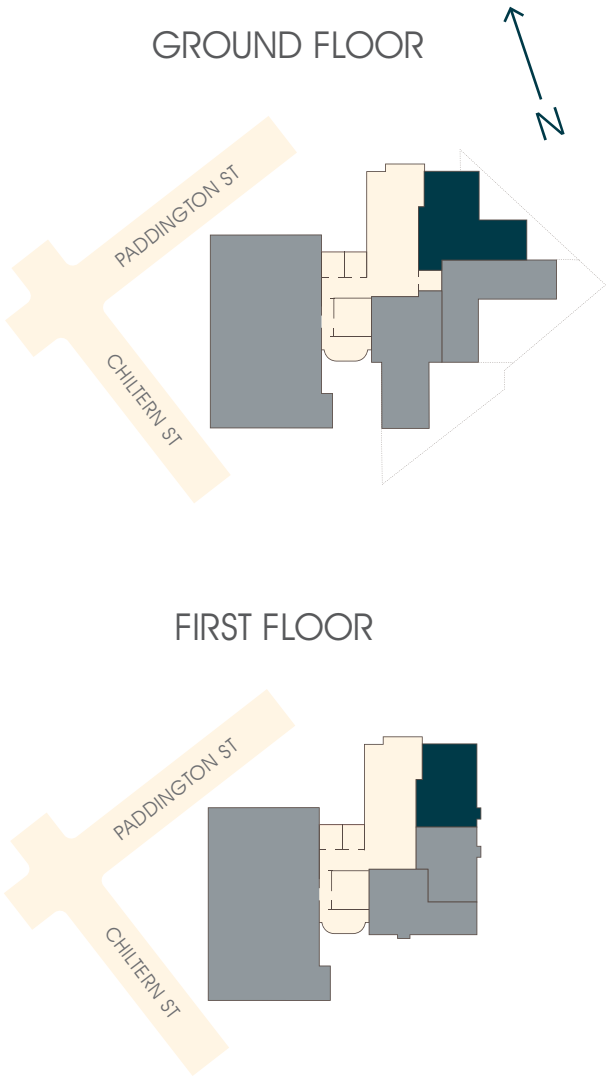
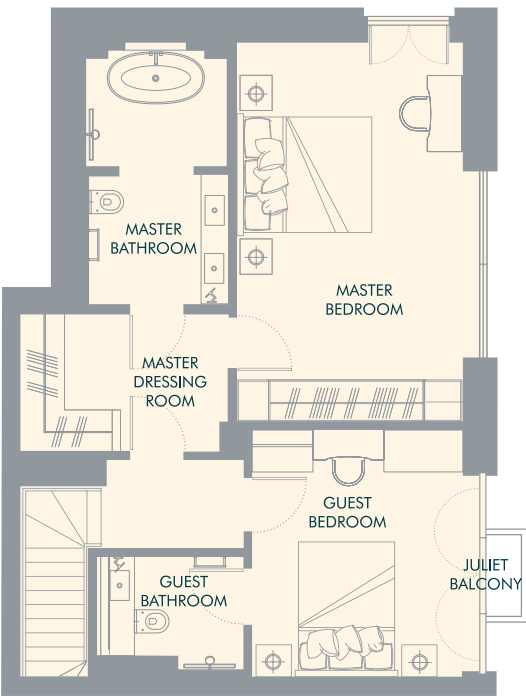
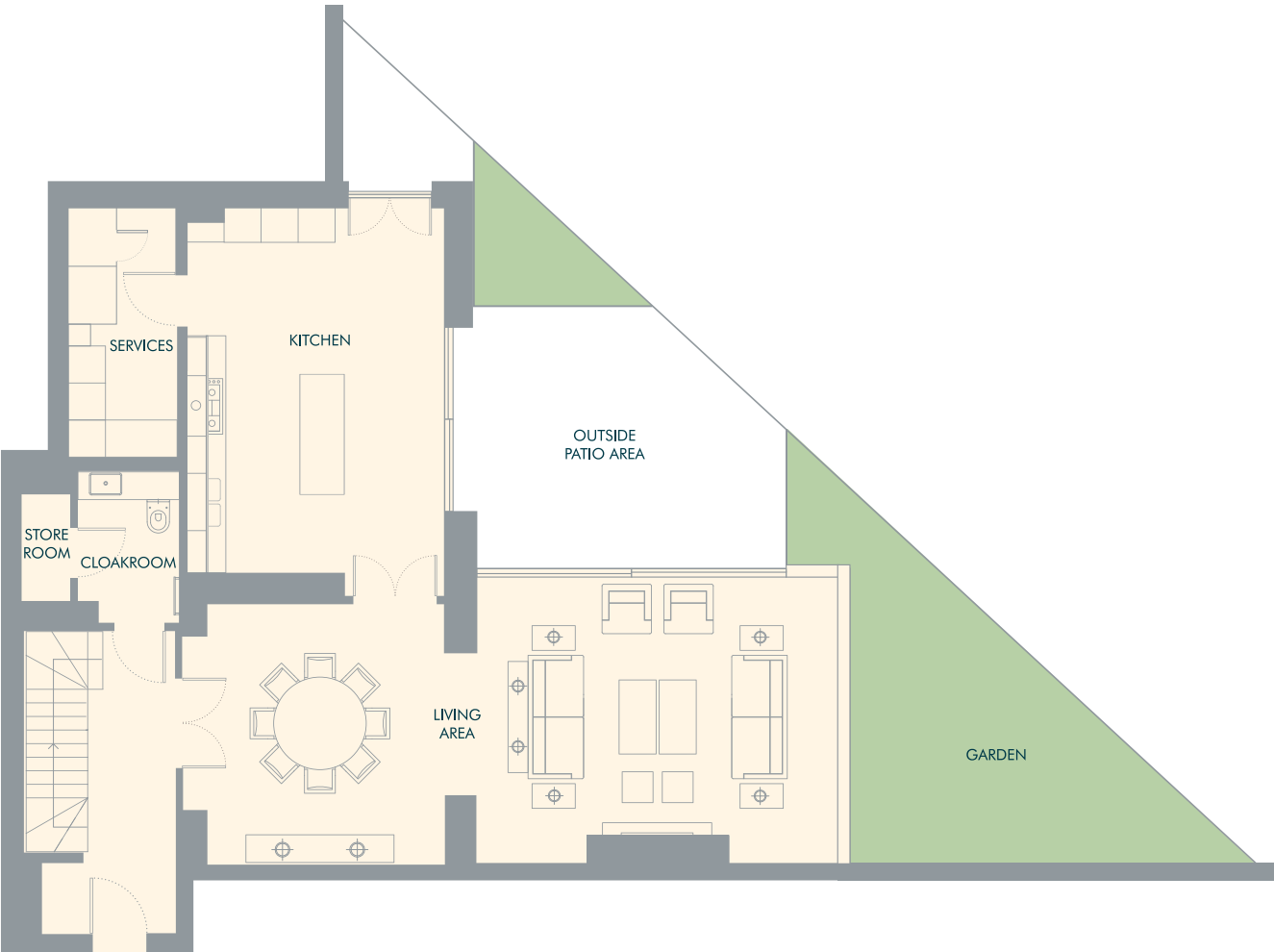
One Bedroom Type C

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 17	4	62.4 sq m/672 sq ft	—
Apartment no. 23	5	62.4 sq m/672 sq ft	—



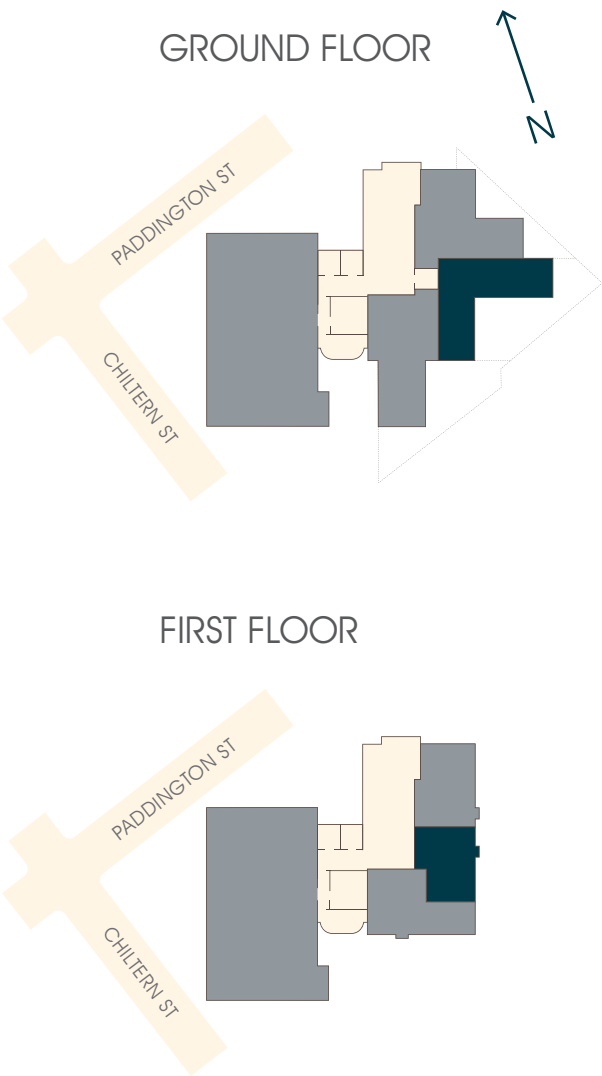
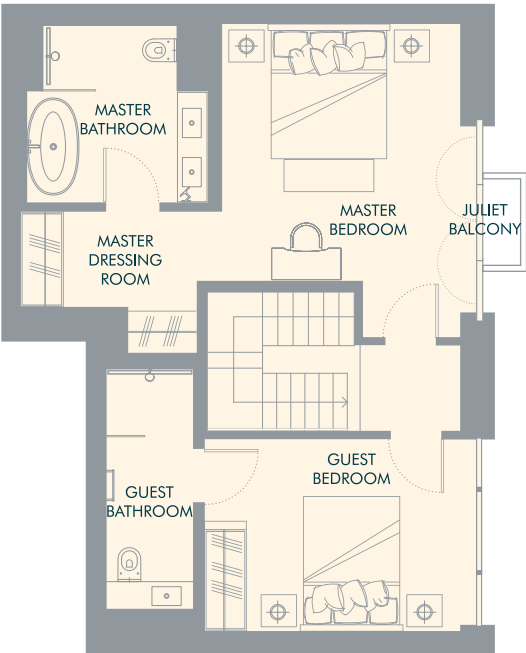
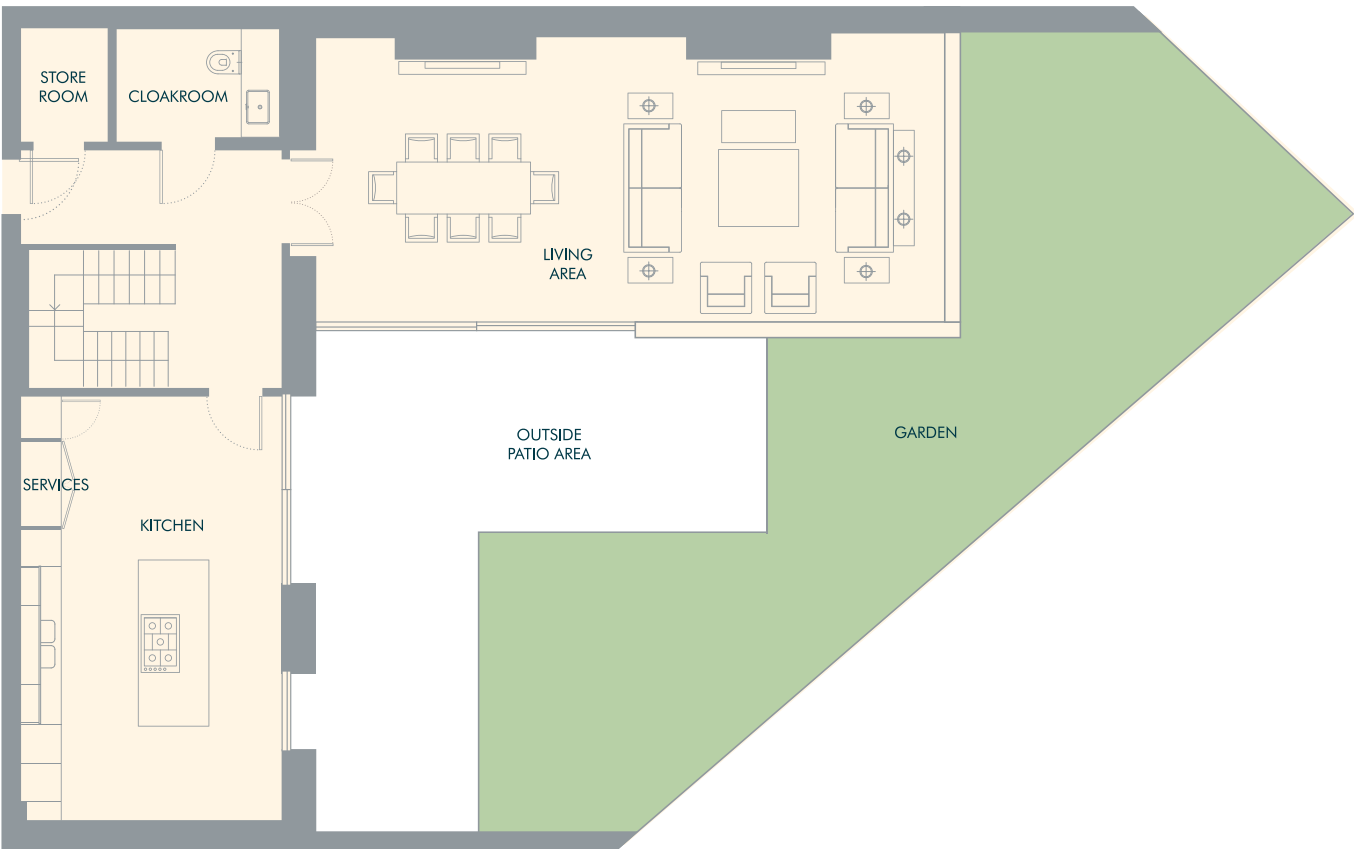
Two Bedroom Duplex Type A

APARTMENT NO.	FLOOR	NET INTERNAL AREA	EXTERNAL AREA
Apartment no. 1	Ground/1st floor	163.7 sq m/1,762 sq ft	47.9 sq m/515 sq ft



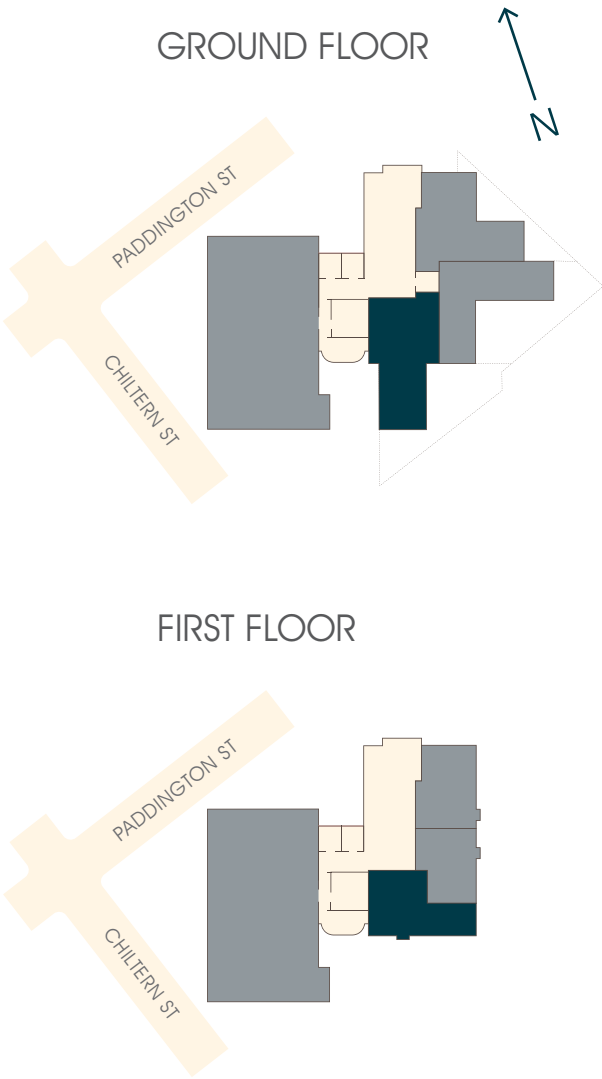
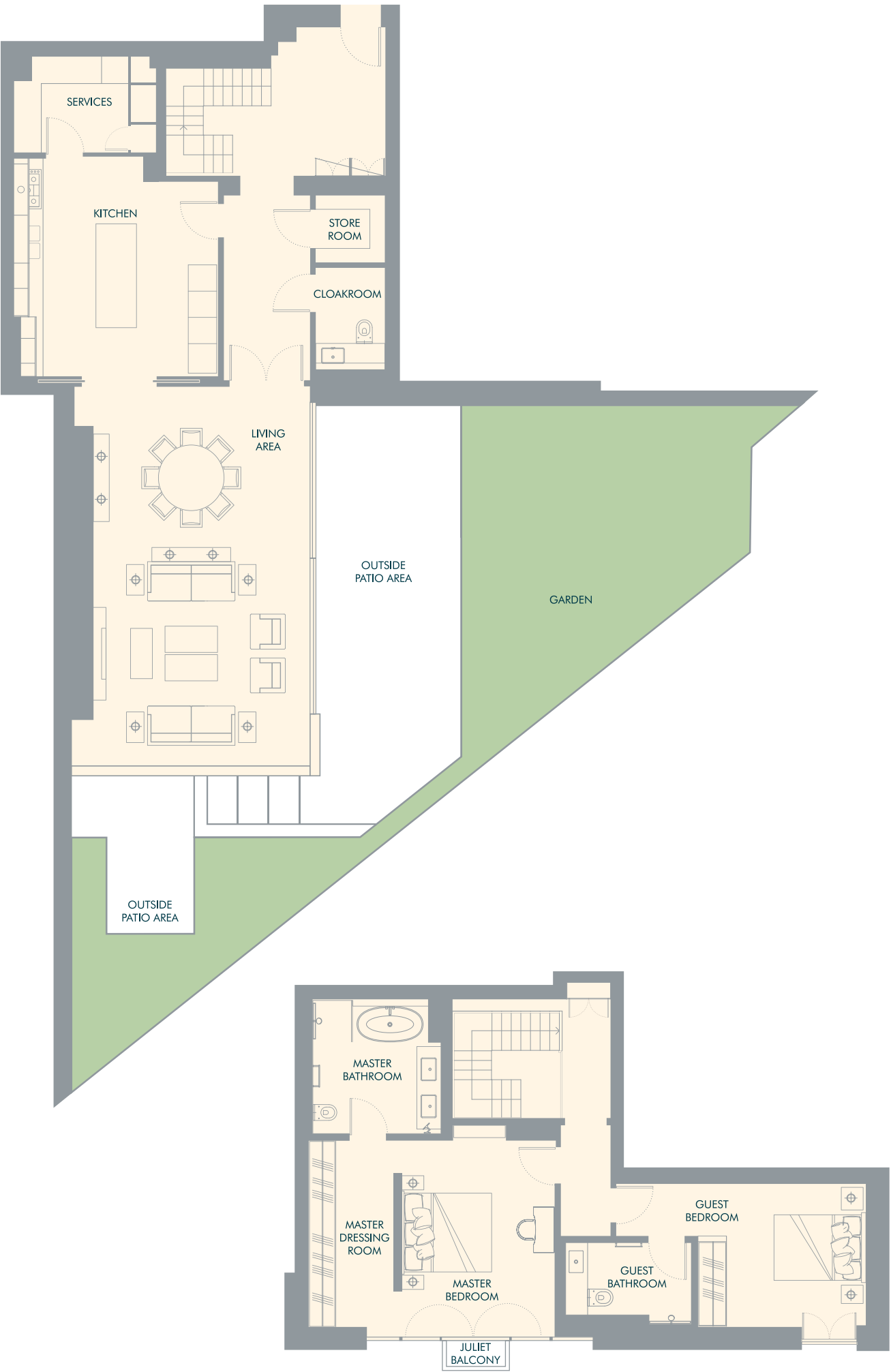
Two Bedroom Duplex Type B

APARTMENT NO.	FLOOR	NET INTERNAL AREA	EXTERNAL AREA
Apartment no. 2	Ground/1st floor	151.2 sq m/1,627 sq ft	93.7 sq m/1,008 sq ft



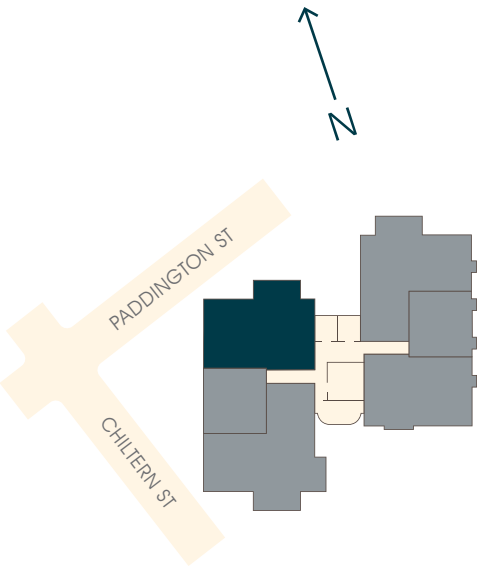
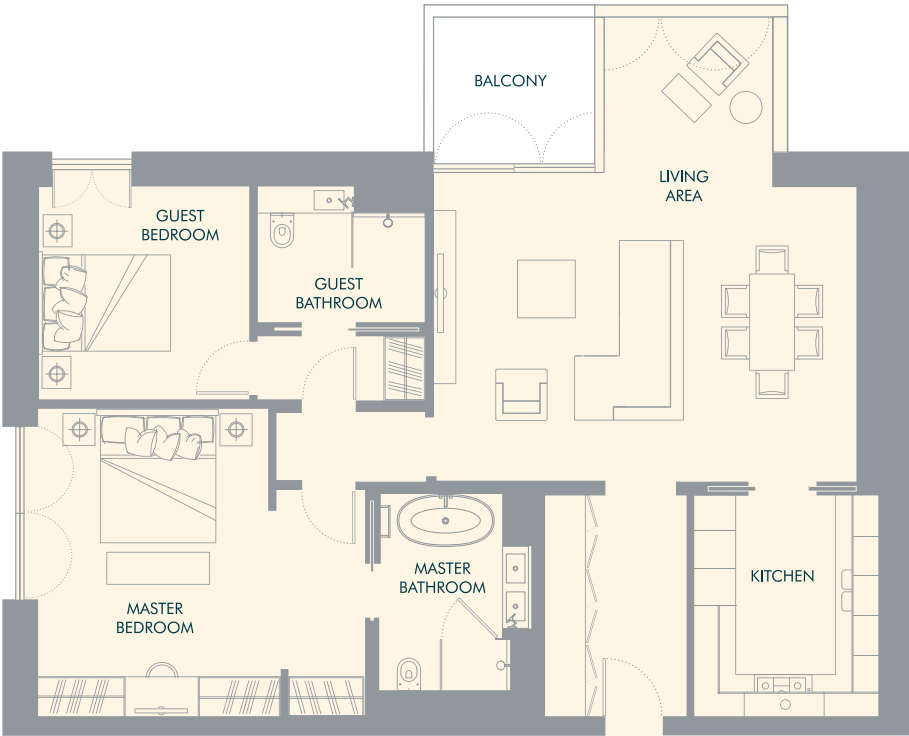
Two Bedroom Duplex Type C

APARTMENT NO.	FLOOR	NET INTERNAL AREA	EXTERNAL AREA
Apartment no. 3	Ground/1st floor	179.7 sq m/1,934 sq ft	99.5 sq m/1,071 sq ft



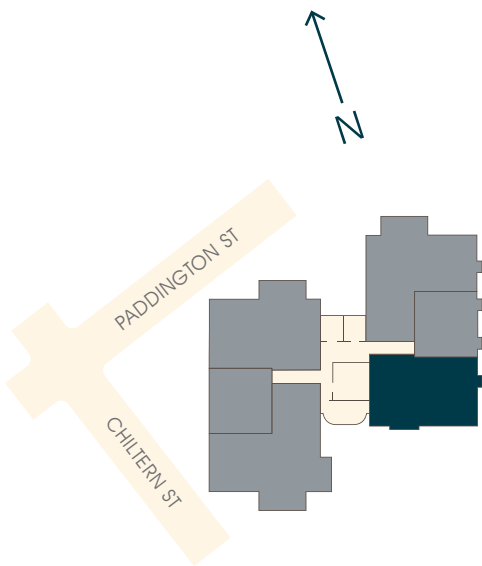
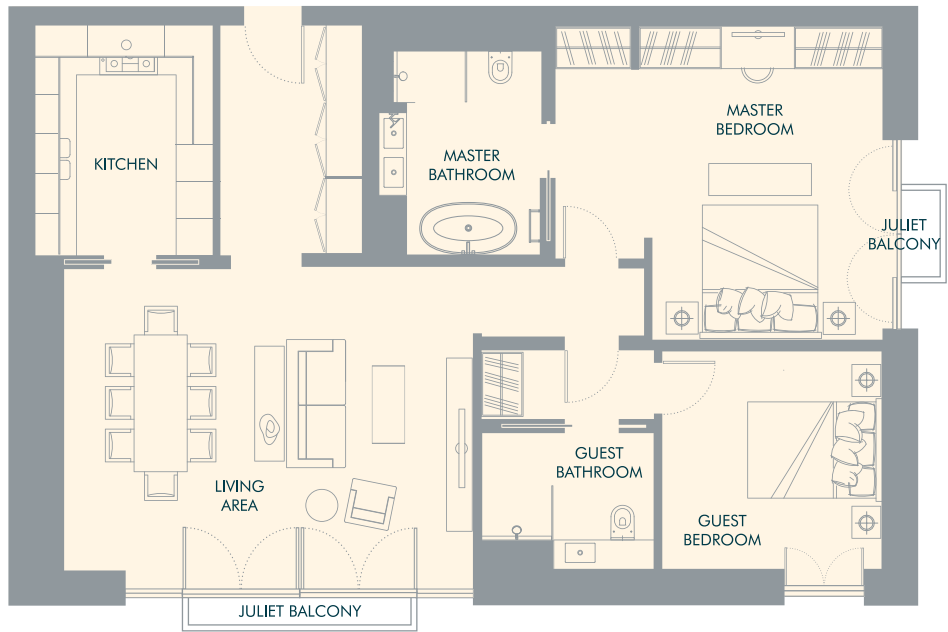
Two Bedroom - Medium Type A

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 4	2	113.3 sq m/1,220 sq ft	6.2 sq m/67 sq ft
Apartment no. 10	3	113.3 sq m/1,220 sq ft	6.2 sq m/67 sq ft



Two Bedroom - Medium Type B

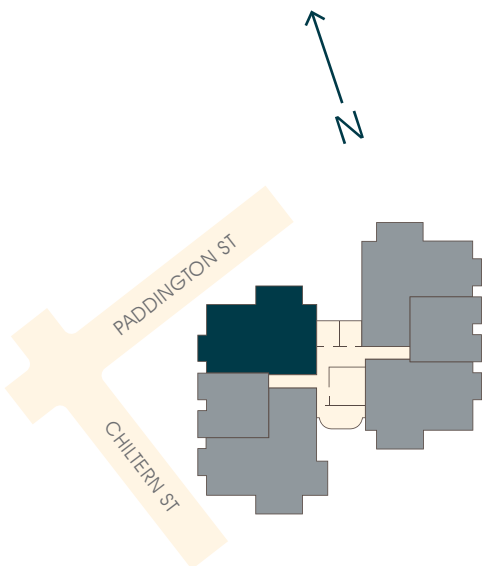
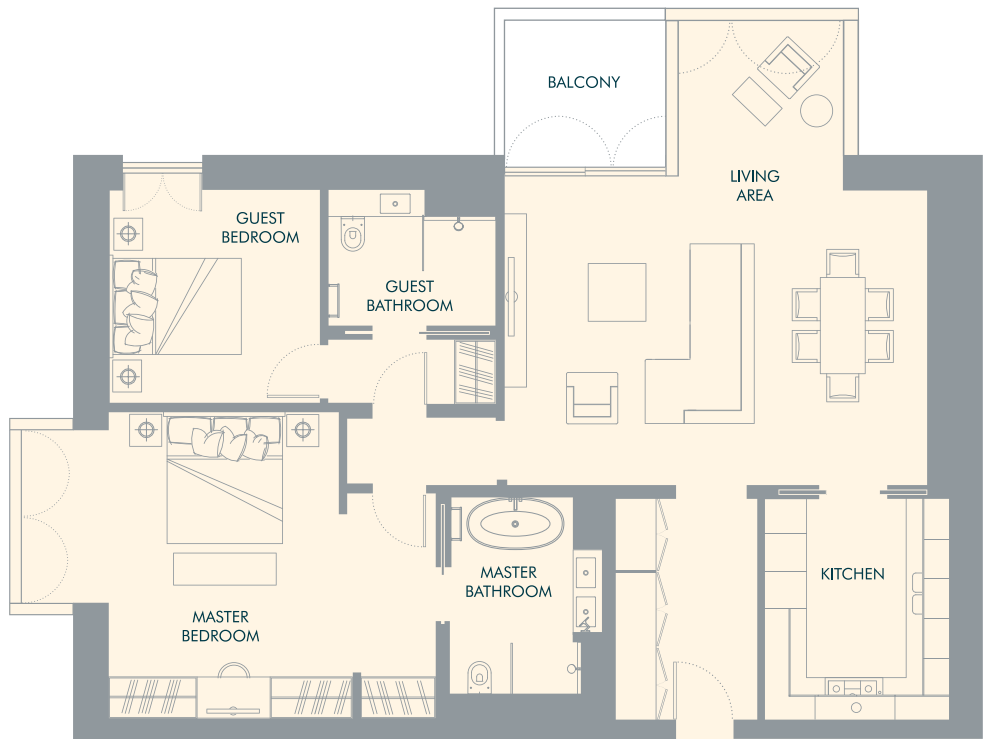
APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 7	2	104.9 sq m/1,129 sq ft	2.2 sq m/24 sq ft
Apartment no. 13	3	104.9 sq m/1,129 sq ft	4.4 sq m/47 sq ft



N.B Apartment no. 13 has a larger balcony than no. 7

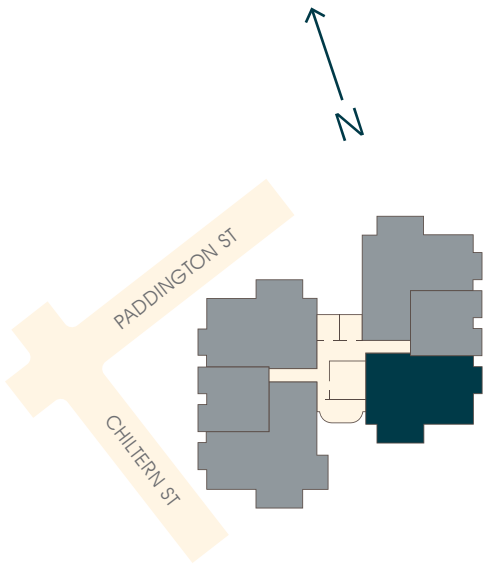
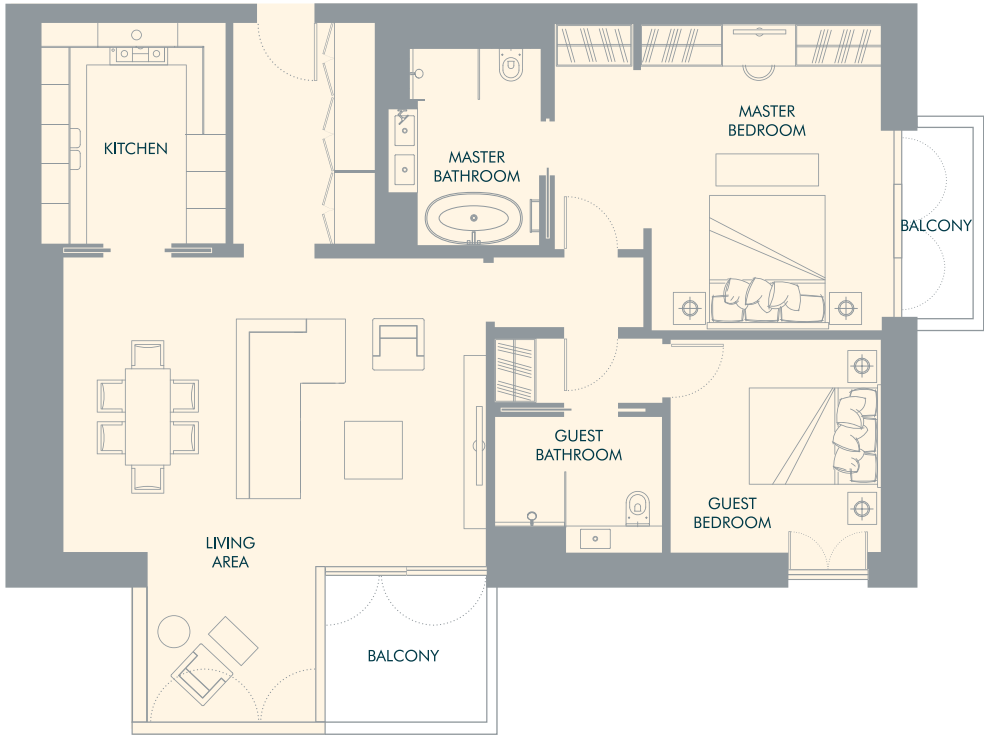
Two Bedroom - Medium Type C

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 16	4	116.6 sq m/1,255 sq ft	6.2 sq m/67 sq ft
Apartment no. 22	5	116.6 sq m/1,255 sq ft	6.2 sq m/67 sq ft
Apartment no. 28	6	116.5 sq m/1,254 sq ft	6.2 sq m/67 sq ft
Apartment no. 32	7	116.6 sq m/1,255 sq ft	6.2 sq m/67 sq ft
Apartment no. 36	8	116.5 sq m/1,254 sq ft	6.2 sq m/67 sq ft
Apartment no. 40	9	116.6 sq m/1,255 sq ft	6.2 sq m/67 sq ft
Apartment no. 43	10	116.5 sq m/1,254 sq ft	6.2 sq m/67 sq ft
Apartment no. 46	11	116.4 sq m/1,253 sq ft	6.2 sq m/67 sq ft



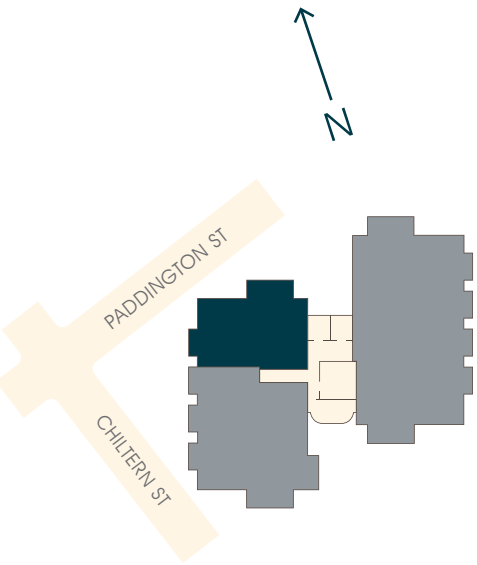
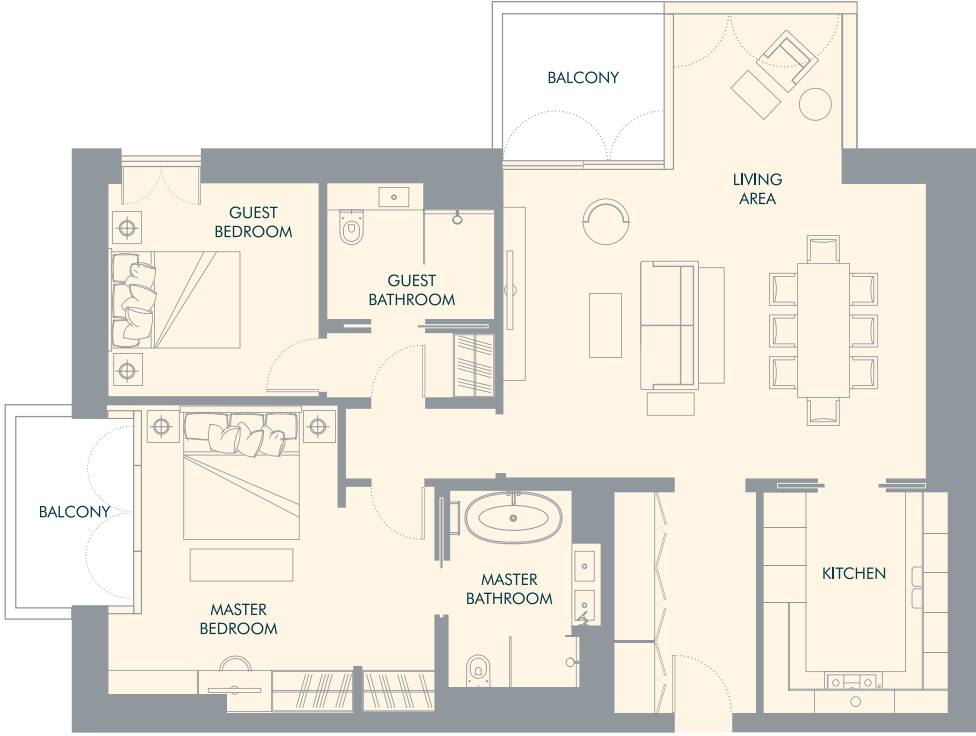
Two Bedroom - Medium Type D

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 19	4	111.7 sq m/1,202 sq ft	9.2 sq m/99 sq ft
Apartment no. 25	5	111.7 sq m/1,202 sq ft	9.2 sq m/99 sq ft
Apartment no. 30	6	111.9 sq m/1,204 sq ft	9.2 sq m/99 sq ft
Apartment no. 34	7	111.4 sq m/1,199 sq ft	9.2 sq m/99 sq ft
Apartment no. 38	8	111.9 sq m/1,204 sq ft	9.2 sq m/99 sq ft



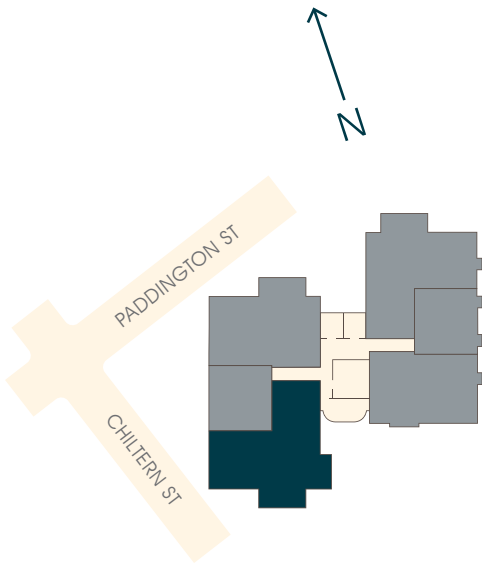
Two Bedroom - Medium Type E

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 49	12	110.4 sq m/1,188 sq ft	11.4 sq m/123 sq ft



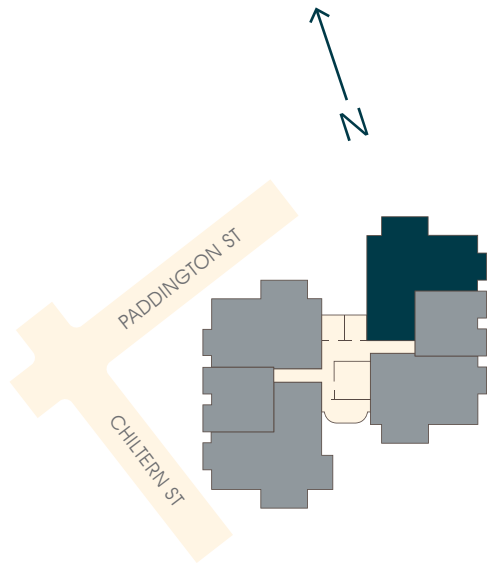
Two Bedroom - Large Type A

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 6	2	137.0 sq m/1,475 sq ft	6.2 sq m/67 sq ft
Apartment no. 12	3	136.8 sq m/1,473 sq ft	6.2 sq m/67 sq ft



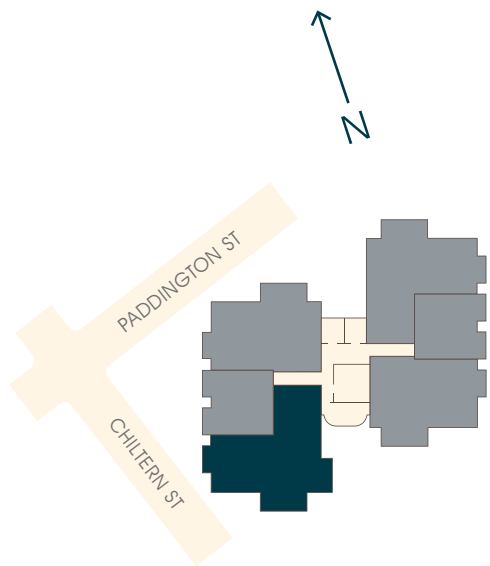
Two Bedroom - Large Type B

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 9	2	128.4 sq m/1,382 sq ft	6.2 sq m/67 sq ft
Apartment no. 15	3	128.4 sq m/1,382 sq ft	9.2 sq m/99 sq ft
Apartment no. 21	4	128.3 sq m/1,381 sq ft	9.2 sq m/99 sq ft
Apartment no. 27	5	128.3 sq m/1,381 sq ft	9.2 sq m/99 sq ft



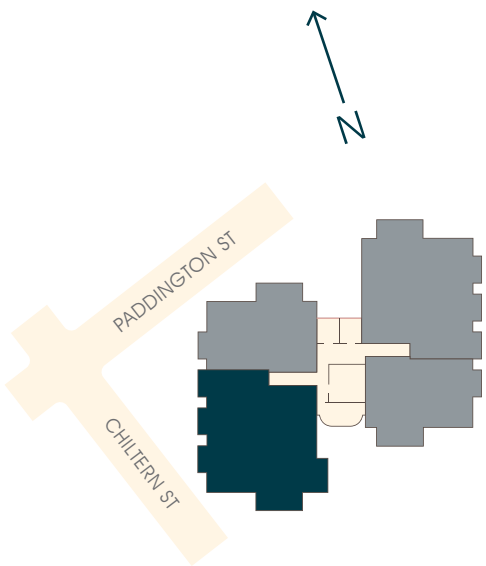
Two Bedroom - Large Type C

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 18	4	139.9 sq m/1,506 sq ft	6.2 sq m/67 sq ft
Apartment no. 24	5	139.9 sq m/1,506 sq ft	6.2 sq m/67 sq ft



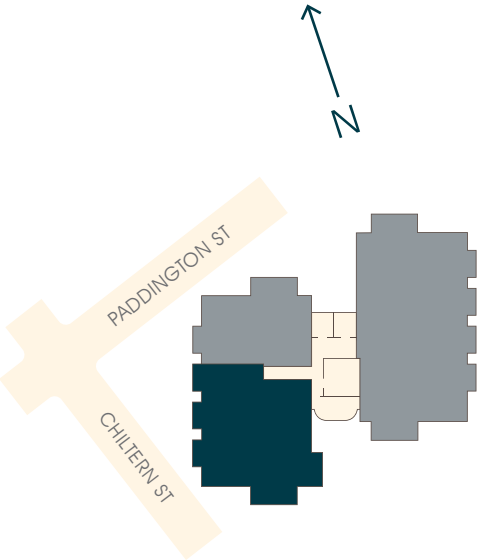
Three Bedroom Type A

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 29	6	207.6 sq m/2,235 sq ft	6.2 sq m/67 sq ft
Apartment no. 33	7	208.1 sq m/2,240 sq ft	6.2 sq m/67 sq ft
Apartment no. 37	8	207.6 sq m/2,235 sq ft	6.2 sq m/67 sq ft
Apartment no. 41	9	208.1 sq m/2,240 sq ft	6.2 sq m/67 sq ft
Apartment no. 44	10	208.1 sq m/2,240 sq ft	6.2 sq m/67 sq ft



Three Bedroom Type A

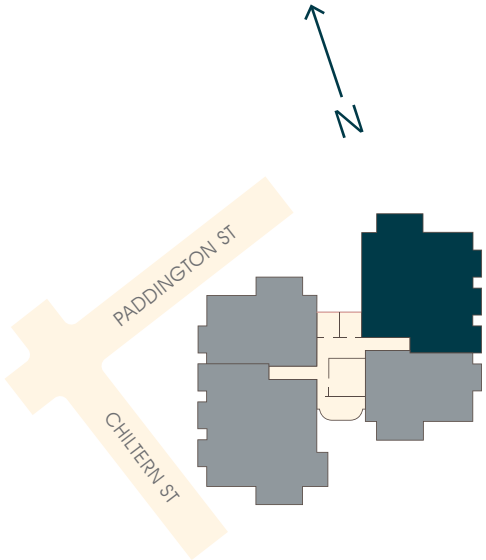
APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 47	11	208.1 sq m/2,240 sq ft	6.2 sq m/67 sq ft



* Different configuration for Guest Bedroom A.

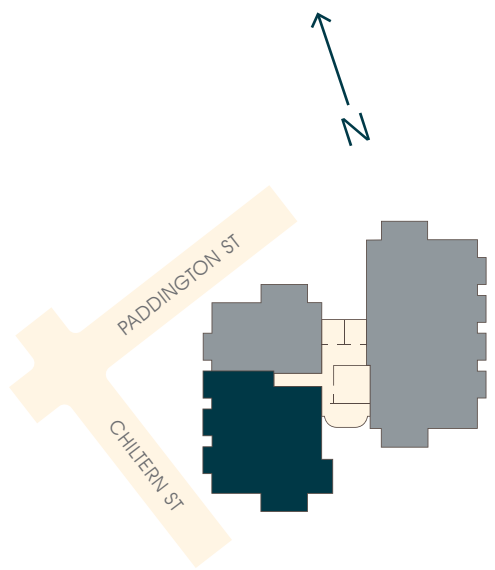
Three Bedroom Type B

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 31	6	190.7 sq m/2,053 sq ft	15.2 sq m/164 sq ft
Apartment no. 35	7	190.8 sq m/2,054 sq ft	15.2 sq m/164 sq ft
Apartment no. 39	8	190.7 sq m/2,053 sq ft	15.2 sq m/164 sq ft



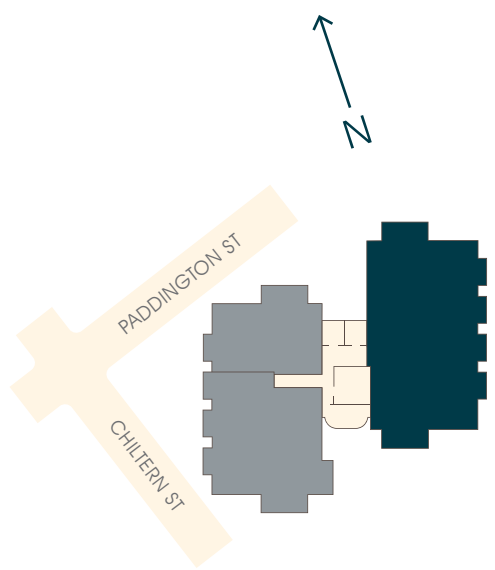
Three Bedroom Type C

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 50	12	190.6 sq m/2,052 sq ft	21.8 sq m/235 sq ft



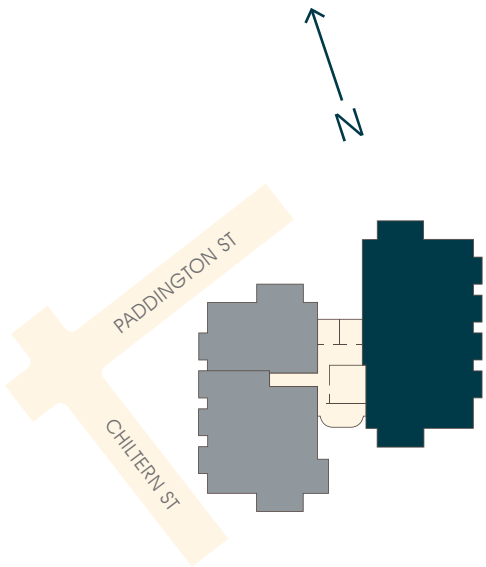
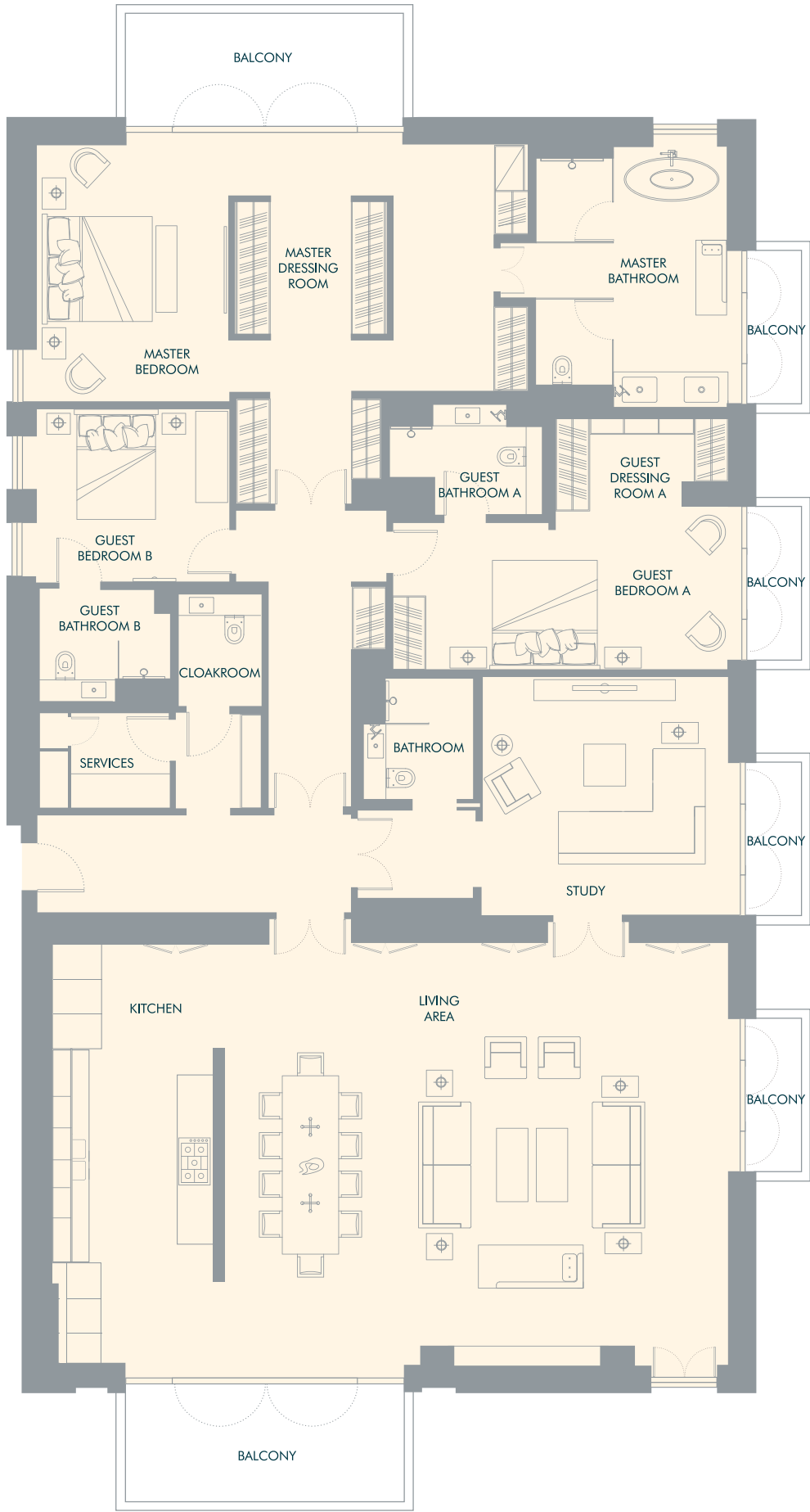
Four Bedroom Type A

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 42	9	308.6 sq m/3,322 sq ft	37.2 sq m/401 sq ft
Apartment no. 45	10	309.2 sq m/3,328 sq ft	37.2 sq m/400 sq ft



Four Bedroom Type A

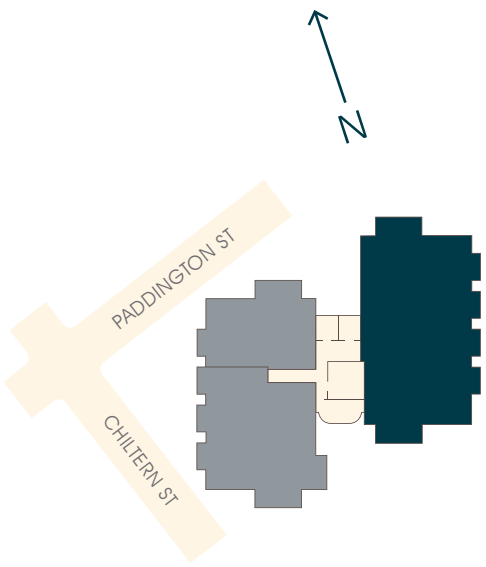
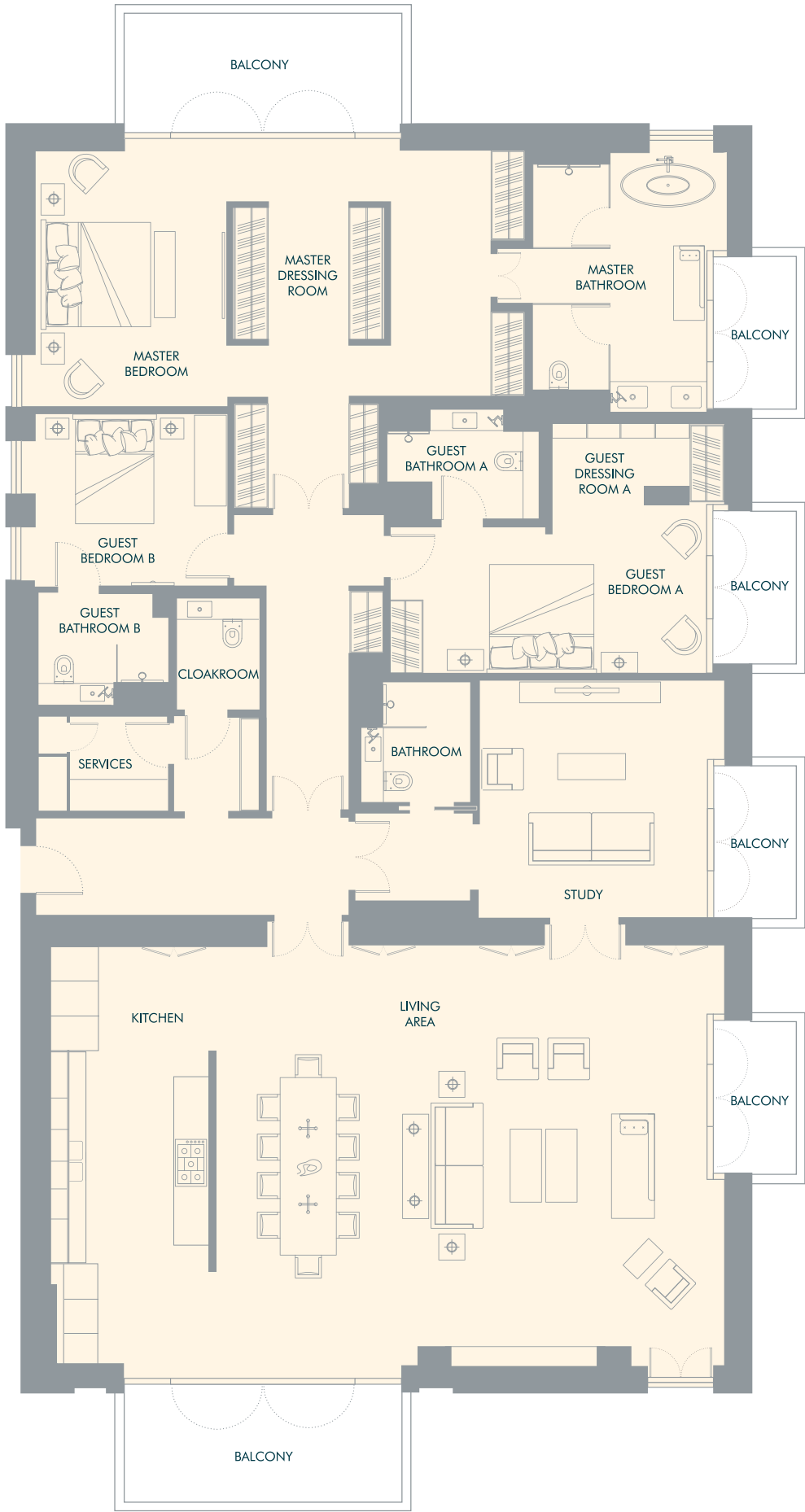
APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 48	11	309.2 sq m/3,328 sq ft	37.2 sq m/400 sq ft



* Different configuration for Guest Bedroom A.

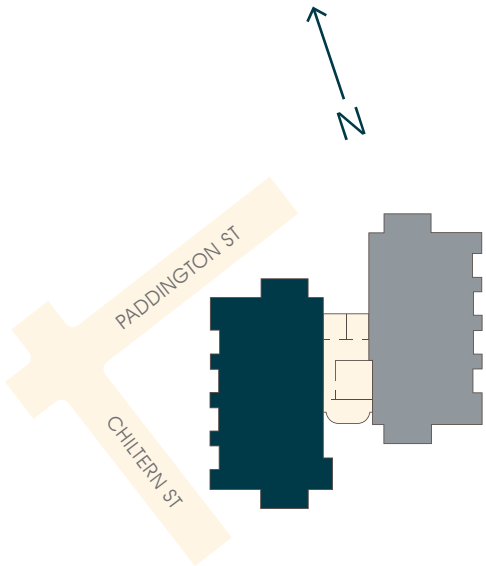
Four Bedroom Type B

APARTMENT NO.	FLOOR	NET INTERNAL AREA	BALCONY
Apartment no. 51	12	297.8 sq m/3,206 sq ft	46.3 sq m/498 sq ft



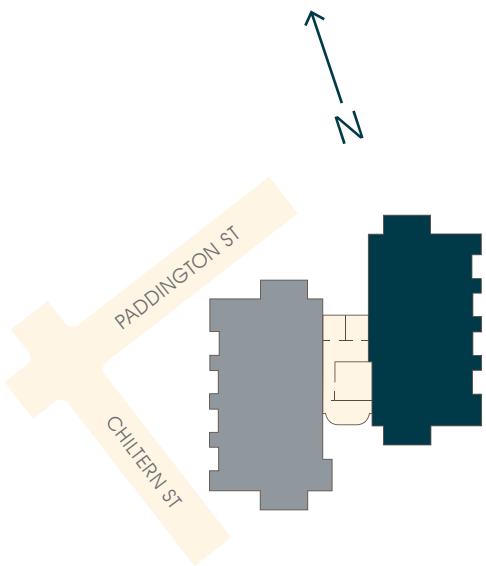
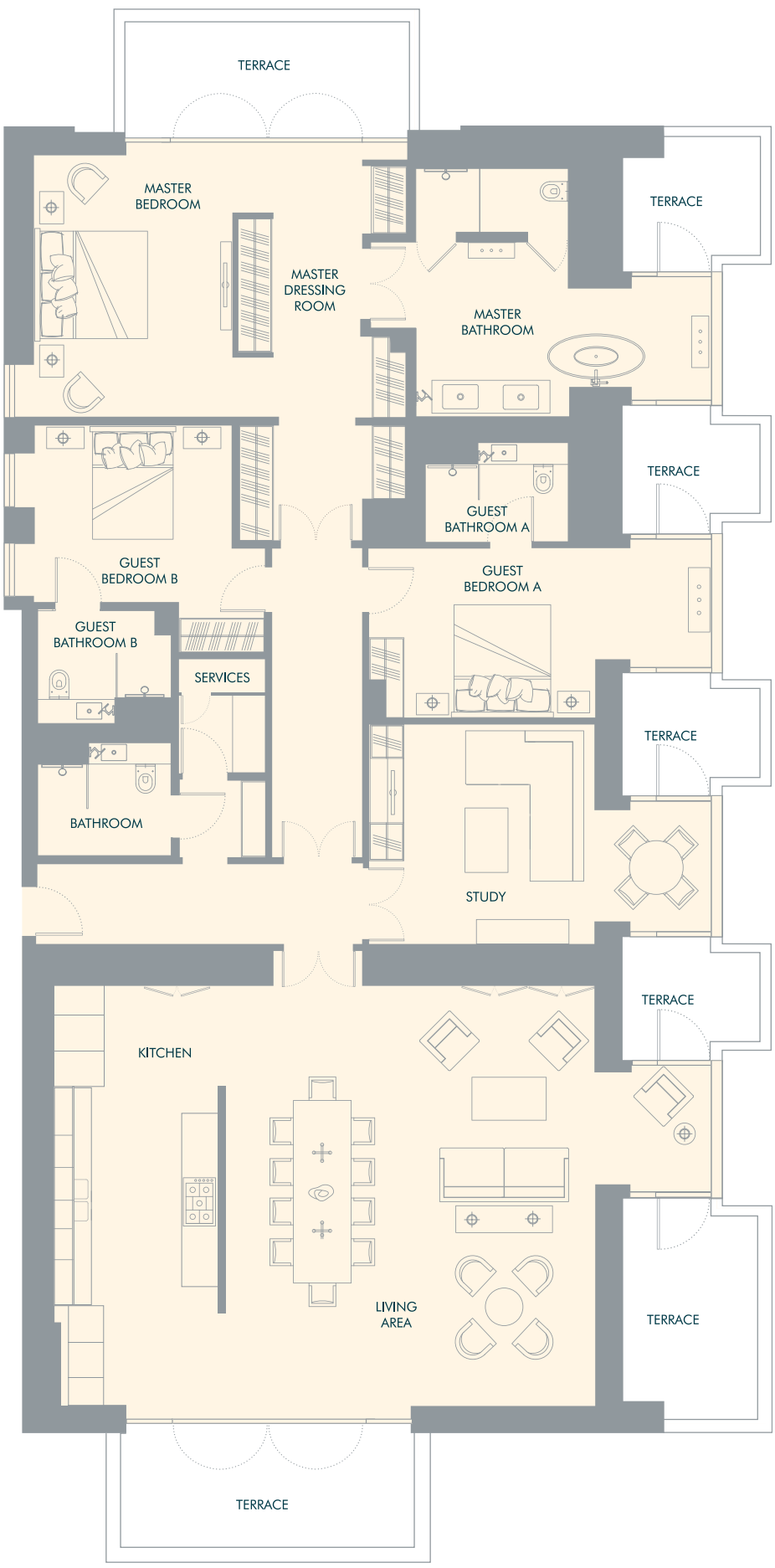
Four Bedroom Type C

APARTMENT NO.	FLOOR	NET INTERNAL AREA	TERRACE
Apartment no. 52	13	260.4 sq m/2,803 sq ft	50.5 sq m/544 sq ft



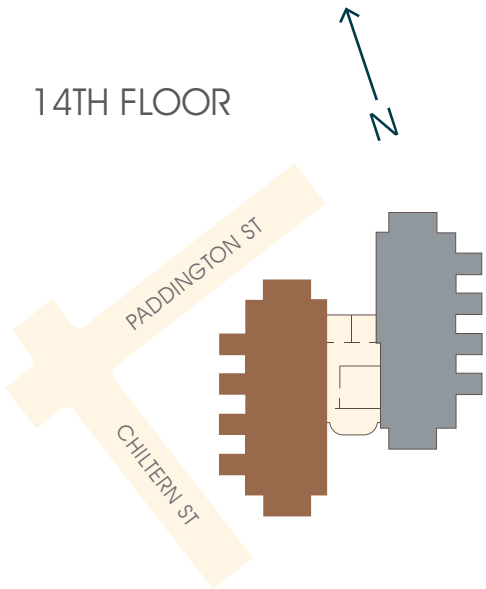
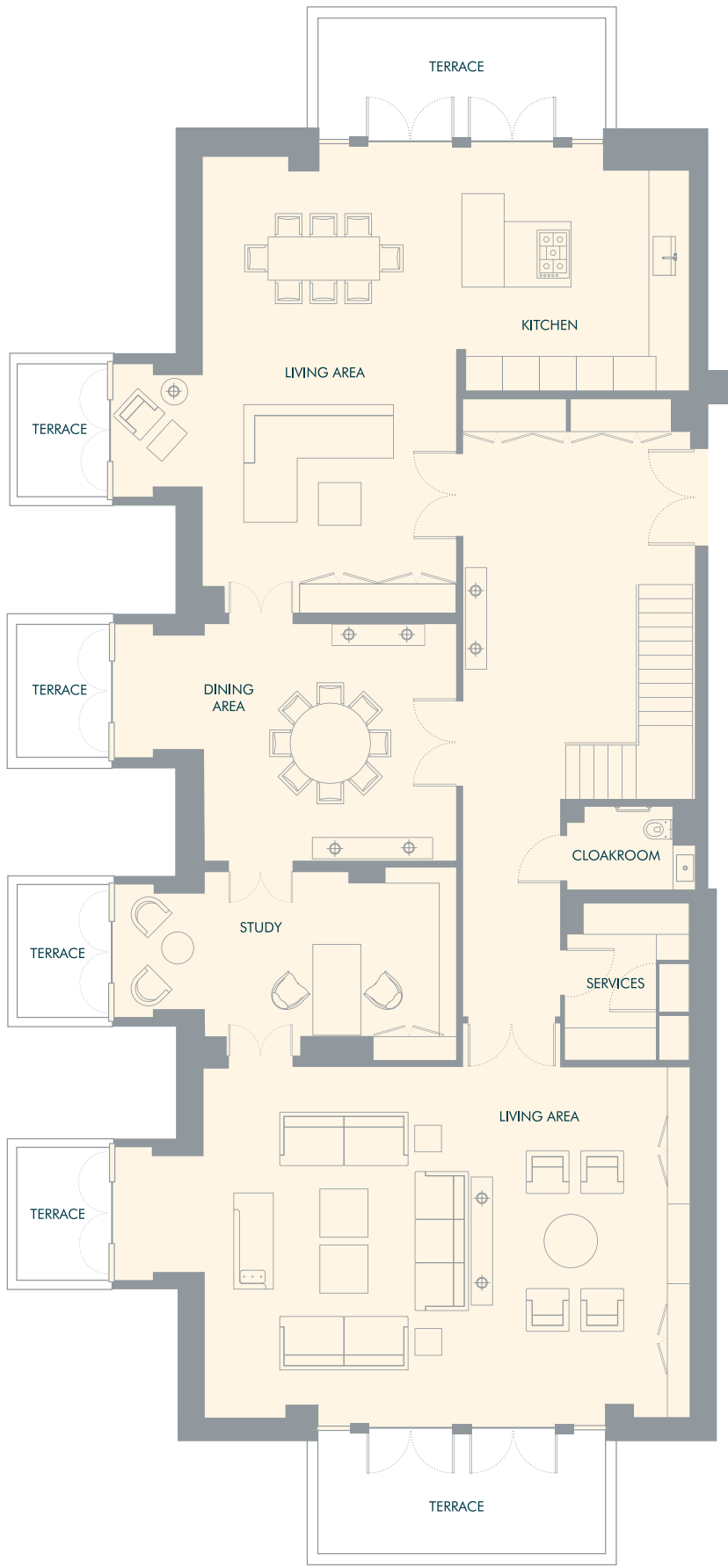
Four Bedroom Type D

APARTMENT NO.	FLOOR	NET INTERNAL AREA	TERRACE
Apartment no. 53	13	257.1 sq m/2,767 sq ft	46.7 sq m/503 sq ft

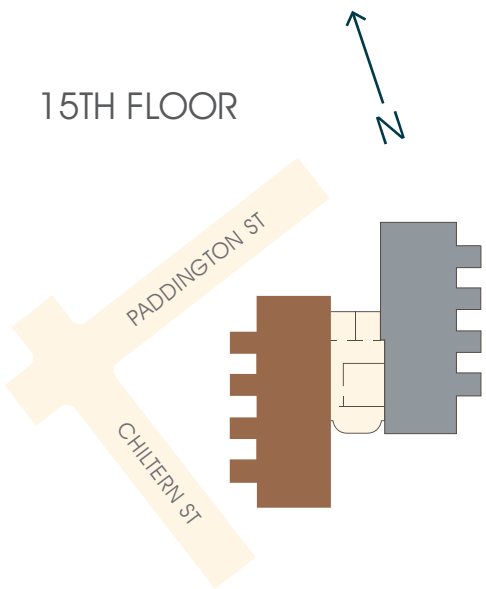
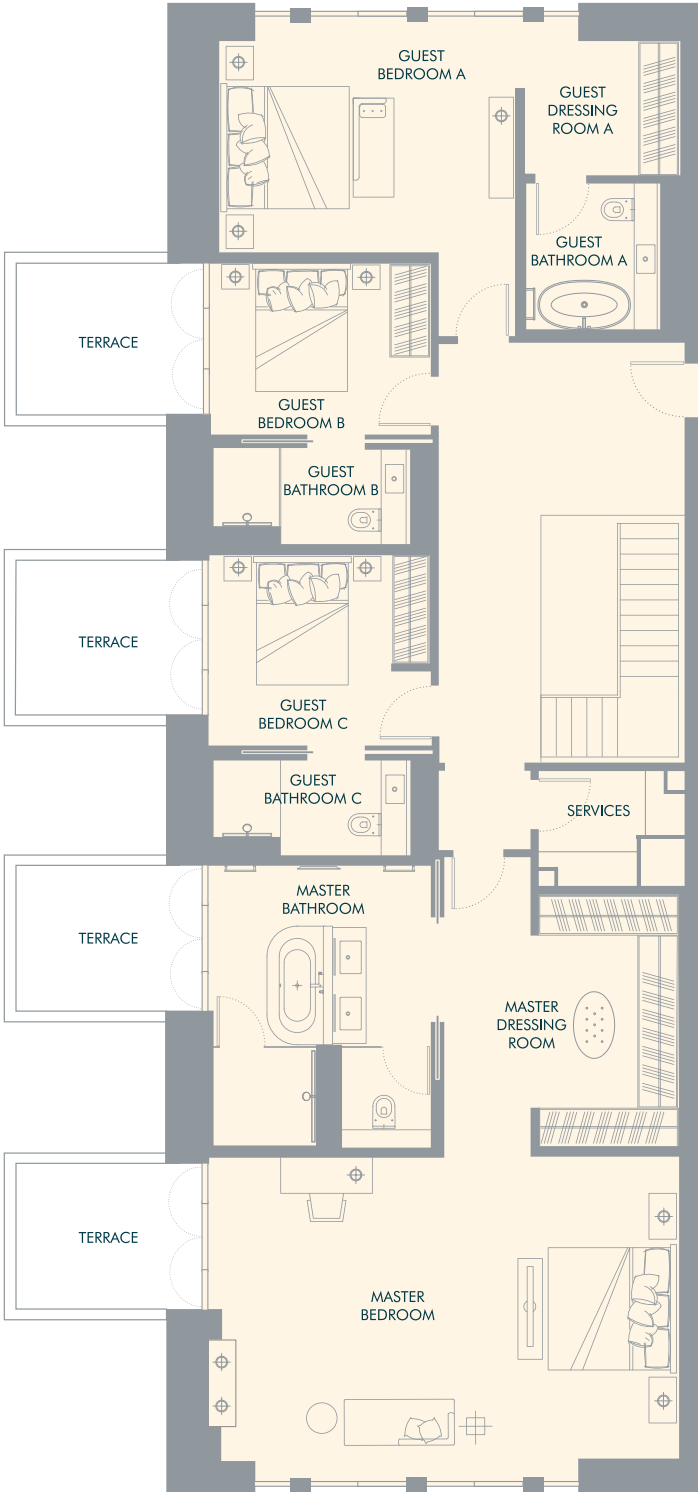


Penthouse - Four Bedroom - Duplex West

APARTMENT NO.	FLOOR	NET INTERNAL AREA	TERRACE
Apartment no. 54	14/15th floor	404.6 sq m/4,355 sq ft	71.5 sq m/770 sq ft

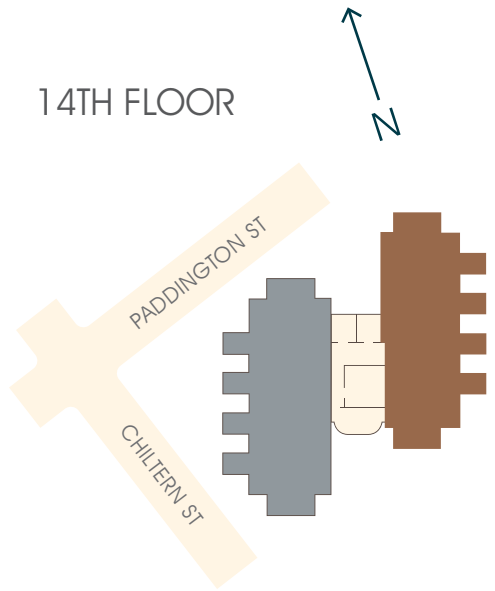
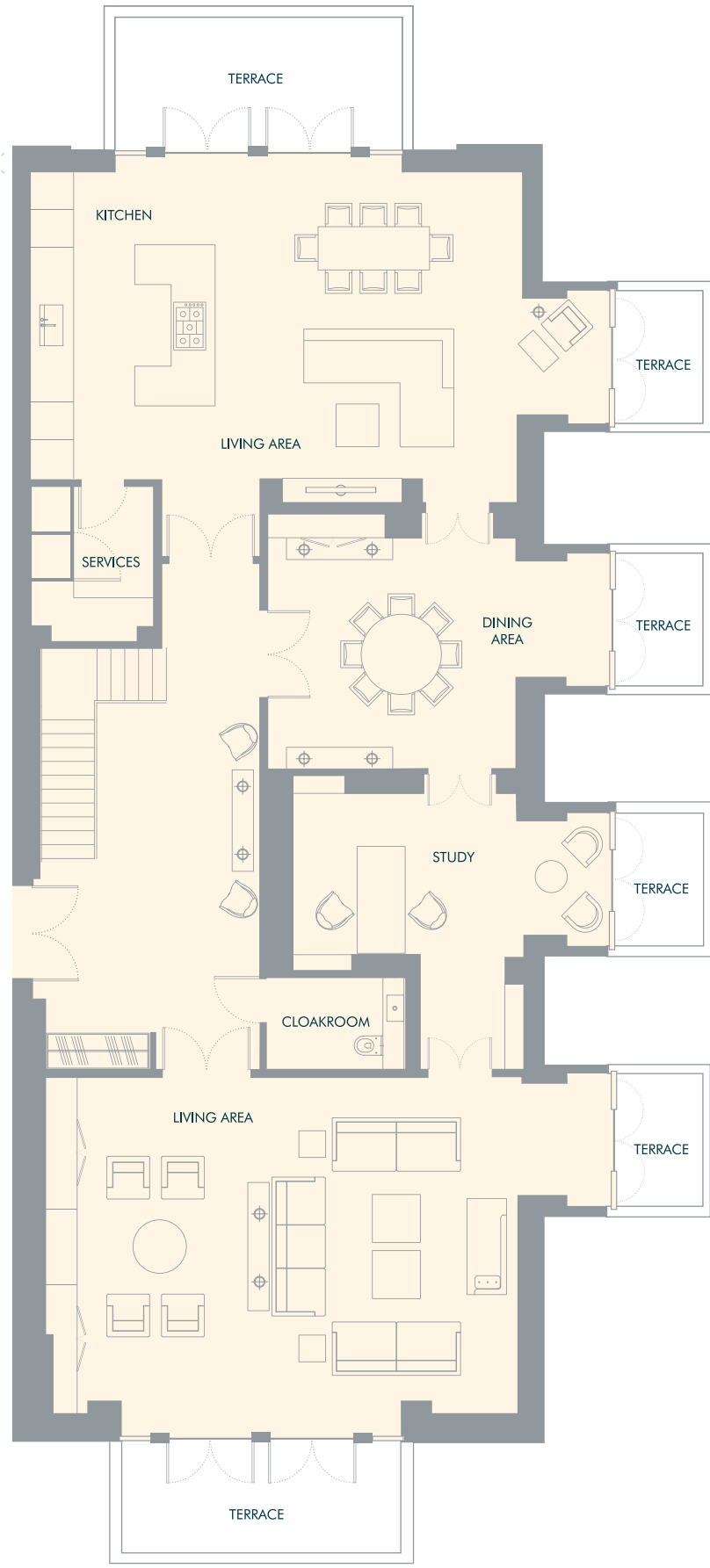


Penthouse - Four Bedroom - Upper Floor Duplex West

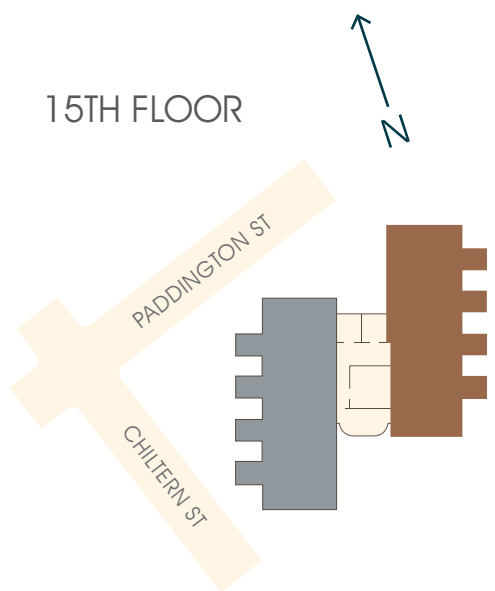
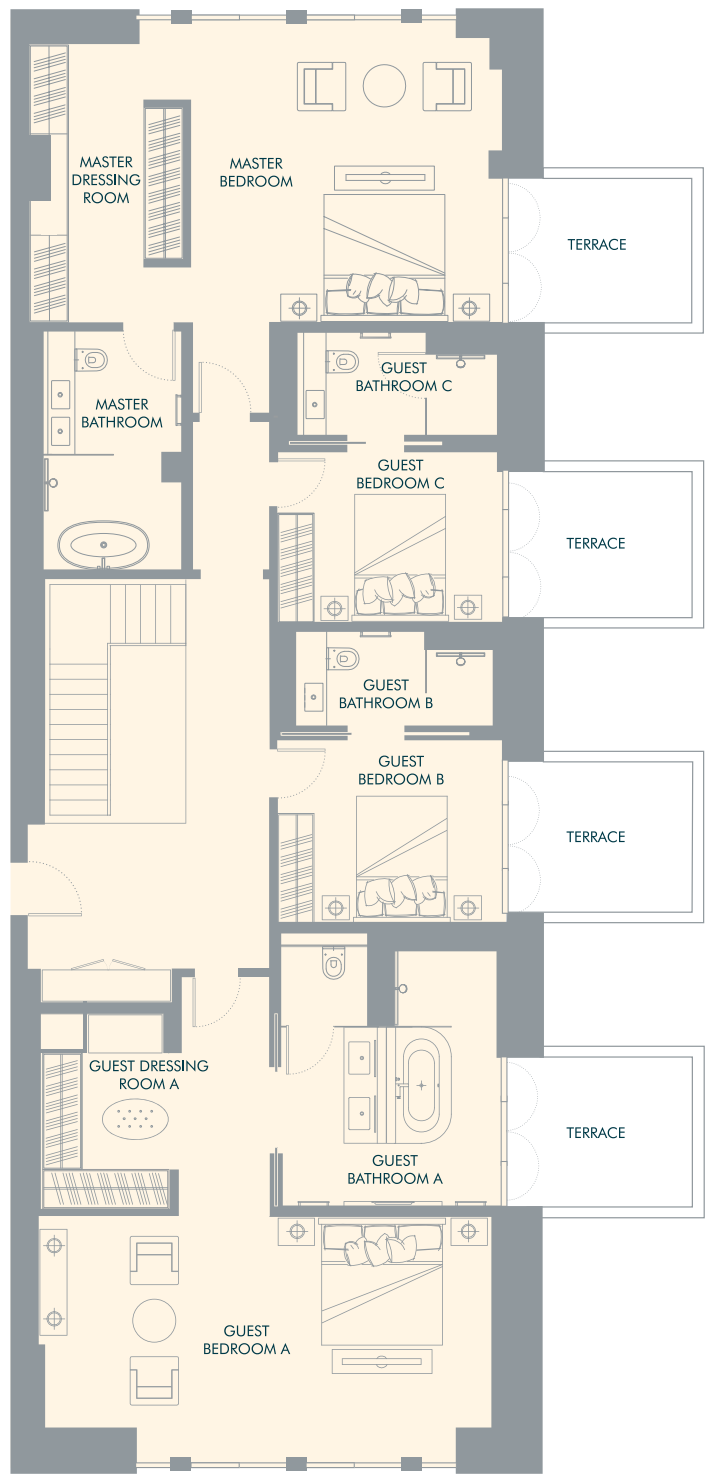


Penthouse - Four Bedroom - Duplex East

APARTMENT NO.	FLOOR	NET INTERNAL AREA	TERRACE
Apartment no. 55	14/15th floor	398.8 sq m/4,292 sq ft	71.5 sq m/770 sq ft

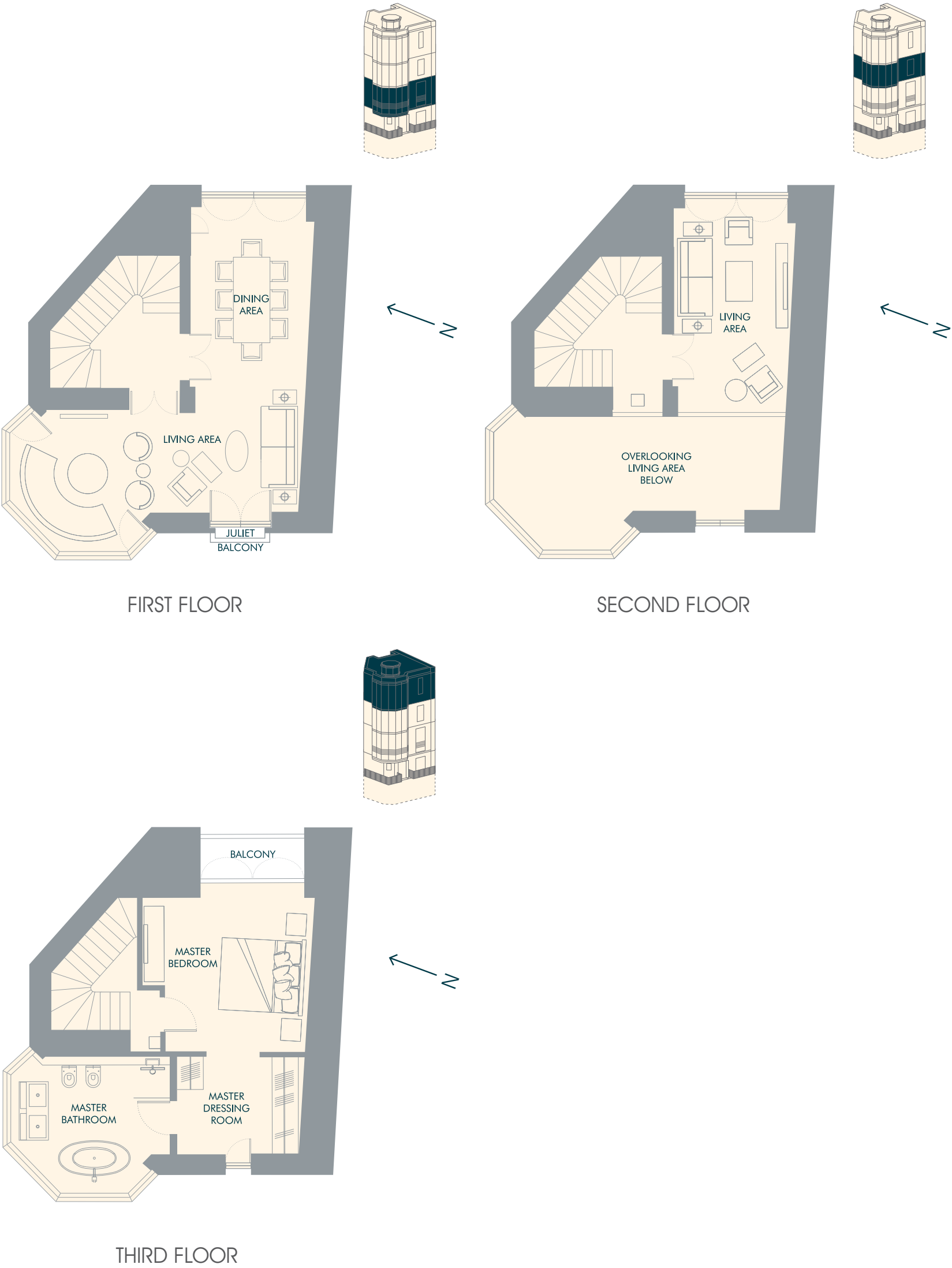
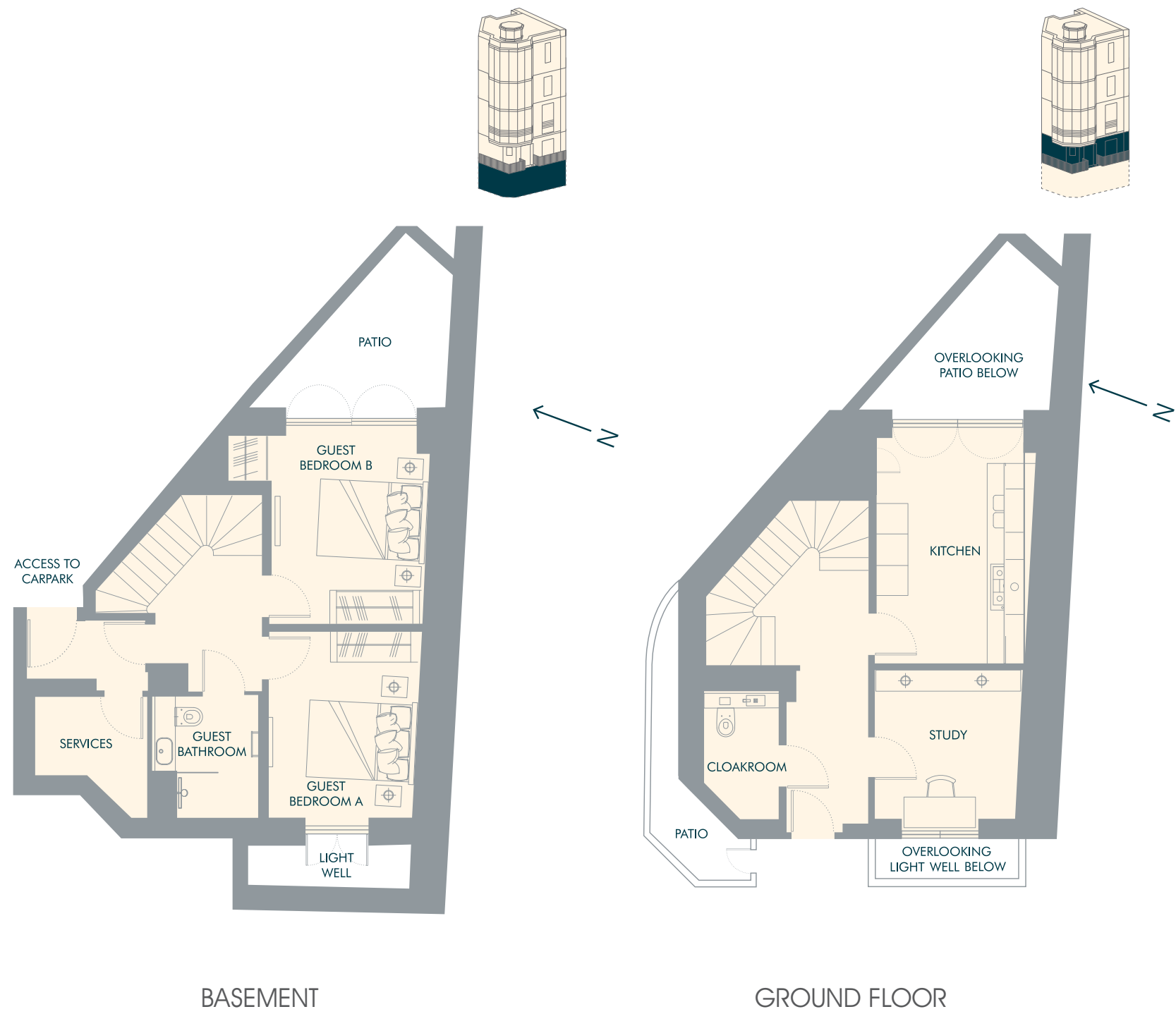


Penthouse - Four Bedroom - Upper Floor Duplex East



The Townhouse

APARTMENT NO.	NET INTERNAL AREA	EXTERNAL SPACE
Townhouse	207.6 sq m/2,234 sq ft	21.6 sq m/233 sq ft



Specification Overview

THE BUILDING

EXTERNAL WALLS

Chiltern Place draws on the established character of Marylebone. Handset terracotta, a material rich in local precedent, will scale the height of the building. Subtle variations of soft rose tones will cast a warmth over the building. To add appropriate visual weight and quality to the facades, joints will be filled and corners quoined with meticulous care. Natural sandstone cladding on the ground and first floors will also introduce a darker tone that highlights the building’s base and provides a robust finish at the pedestrian level.

WINDOWS AND BALCONY DOORS

All windows will be high performance triple-glazed units within thermally broken bronze finish aluminum profiles.

Complementary window ironmongery will feature bronze finish aluminum.

INTERNAL WALLS, DOORS AND JOINERY

Internal walls will be constructed from metal stud work, incorporating acoustic insulation with two layers of plasterboard on either side. Plaster skim coating and premium paintwork will complete the clean interior aesthetic.

Apartment entrance doors will be crafted from high quality solid core timber and fitted with a secure four-point locking mechanism.

The full-height internal doors will be timber veneered or spray-lacquered where applicable.

CEILING

Apartment ceilings within the main living spaces and bedrooms will be circa 2.745m high, with elaborate coffer paneling in the living room and master bedroom.

A suspended plasterboard system will form the base of the ceiling, which will be finished with plaster skim coating and high quality paint.

Ceilings will incorporate sprinklers, smoke detection, speakers and recessed light fittings.

FLOORS

Apartment floors will be fitted with high quality engineered timber and finished with underfloor heating. All bedrooms will have carpet finish. As for the penthouse apartments; the Master bedroom and 4th bedroom will have timber flooring while the remaining bedrooms will be carpeted. Stone floors to bathrooms and kitchens where applicable.

BATHROOMS AND SHOWERS

The bathrooms will feature luxury branded sanitary ware, complemented by a contemporary range of Gessi or equivalent taps and brassware.

Natural stone feature marble walls will come as standard throughout all bathrooms, along with bespoke bathroom cabinetry with demisting mirrors.

Spacious showers with a frameless glass panel and stone flooring will be fitted where applicable. Standard in all bathrooms will be underfloor heating and heated towel rails.

KITCHEN

Bespoke kitchen designs by a leading branded Italian kitchen manufacturer will be complemented by Miele or Gaggenau kitchen appliances where applicable.

UTILITY ROOM

Miele or equivalent washer and dryer will be fitted in utility rooms where applicable.

HEATING AND COOLING

An independent thermostatically controlled comfort cooling system will create a comfortable temperature from fan coil units within the ceiling void.

Underfloor heating will come as standard in all areas.

LIGHTING

Lifestyle scene setting will be made possible by an innovative Crestron architectural lighting system in the principal rooms.

The ceiling coffer will also be fitted with linear low voltage energy saving, warm white LED downlights.

5 Amp sockets will also be optimally placed for table and floor lamp connections.

AV, TELEPHONE AND DATA SYSTEMS

Cat 6 cabling will provide connectivity for digital TV, DAB and FM radio, telephone and data services. Principal rooms will be wired for surround sound to low level speaker sockets, enabling speaker installation for a home cinema experience.

A high speed fibre connection will be provided to the development to enable superfast broadband to be available in each apartment.

Fully integrated Crestron touch screen home automation system.

Sky HD/Freeview enabled.

Telephone point wiring in all principal rooms.

Pre-wiring to data sockets enabling multi-room broadband connection.

Pre-wiring for automated blinds where applicable.

SECURITY

The building will benefit from 24/7 security and CCTV recorded monitoring throughout the building. In addition, each apartment will have the following in place:

- four-point locking mechanism to entry doors
- Spy holes for all front doors
- Pre-wiring for a NACOSS Gold certified intruder alarm system with motion, vibration and shock detection
- Smoke detection and a built-in domestic sprinkler system
- Individual apartment fire alarms with a direct link to the building management system

Every apartment will have direct access to building management facilities. The following external security measures will also be in place:

- Automated gates to the car park for controlled vehicle and pedestrian entry
- External sliding doors at the ground floor duplexes will be certified against British Standard PAS 24:2012 ‘Enhanced security requirements for doors and windows’
- Externally accessible glazed doors at the basement, ground and first floors will have laminated glazing of at least 6.4mm thickness.

COMMON AREAS

ENTRANCE LOBBY

The entrance lobby will incorporate a reception desk for the concierge, stone floor finishes and visitor seating. Residents will have direct access to the lift lobby, amenities and back of house areas. All finishes will be to the highest standard throughout.

LIFTS

There will be two scenic lifts in the buildings, servicing all residential floors and the basement car parking levels. Both lifts will be fitted with a monitoring system complete with dedicated telephone lines plus an emergency telephone handset.

The lift car interior will be fully glazed at the rear and finished in marble and stainless steel fittings. Cooling systems will also be directed to the lift cars.

All lift lobbies will feature pale stone flooring and timber paneling with feature wall lighting.

CAR PARKING

Secure parking spaces will be available in the secured, well lit basement. The building’s CCTV coverage will extend to this space.

WARRANTY

10 year NHBC warranty.

AMENITIES

A residents’ club comprising meeting spaces and a lounge area will be located on the first floor. These amenities will be available for the exclusive use of residents.

Amenities include:

- A fitness suite with the latest Technogym equipment
- ‘Hotel style’ concierge services
- 24 hour security
- Post room
- Cold storage area for deliveries
- Valet parking
- Bicycle storage spaces
- Allocated secure storage spaces on request (at an extra cost)

A building manager will be responsible for providing all these building services for the benefit of the residents.

CONCIERGE SERVICES

A bespoke, on-site, concierge service will arrange for the provision of a range of third party services, including:

- Dry cleaning
- Housekeeping
- Dinner reservations
- Theatre tickets
- Car service
- Courier/messenger service
- Maintenance service
- Secretarial service
- Travel arrangements

CLEANING AND MAINTENANCE

Internal cleaning of the common areas will be managed by a dedicated team of specialist contract personnel capable of providing a high-end service.

External cleaning will be carried out on a rolling programme to ensure the building is always kept to a high standard.

ENVIRONMENTAL AND SUSTAINABLE FEATURES

Chiltern Place is designed to very high environmental standards. All apartments will achieve a Level 4 rating from the Code for Sustainable Homes, while the Townhouse will achieve a Level 5 rating.

The design exceeds current building regulations in terms of both energy and water usage.

Key features include:

- An optimised façade designed with low heat loss and air leakage to minimise energy usage
- A carefully balanced window and solid wall ratio to maximise daylight intake while adhering to a high energy standard
- High performance triple glazing
- A highly efficient central infrastructure plant providing heat and hot water throughout the development
- A combined heat and power engine within the main building heating plant, designed to simultaneously generate electricity and hot water
- A Ground Source Heat Pump system to provide heating and cooling throughout the development
- Mechanical ventilation to each apartment with high efficiency heat recovery
- An array of photovoltaic panels on the roof to generate electricity
- Rainwater harvesting provisions to collect water for irrigation
- Sedum roof and green areas to encourage biodiversity and attenuate water flows

DISCLAIMER:

This specification forms no part of any contract and is subject to possible variation. All interior and exterior images of Chiltern Place are Computer Generated Images.

Ronson Capital Partners

Ronson Capital Partners Fund (RCP) is an investment firm dedicated to delivering prestigious residential development projects in Central London.

One of Europe’s leading property development companies, RCP was established by founder and Chief Executive of Heron International, Gerald Ronson.

With operations across the United Kingdom and Continental Europe, the RCP ethos is one of excellence across the fields of design, detail and service.

A proven track record of delivering results means that each and every RCP project embodies flawless quality at every level.

A carefully selected range of RCP partners, contractors and consultants all have the experience and expertise required to deliver a premier development.

THE HERON, CITY OF LONDON



110 BISHOPSGATE, CITY OF LONDON



RIVERWALK, WESTMINSTER



PLP Architecture

PLP Architecture is a London-based group of architects, designers and researchers who value the transformative role of ideas and the capacity for architecture to inspire. The practice, founded in 2009, is led by a group of partners including Lee Polisano, David Leventhal, Karen Cook, Ron Bakker, Jon Neville-Jones and Mark Kelly.

The studio draws from a rich history and experience of working together on projects around the world, and produces intelligent and exciting designs through a commitment to social, economic and environmental ideals.

The foundation of the work is inspired by the quality of life in the city, a delight in the handling of material, space and light, and optimism about architecture’s potential to enrich our society.

Projects in Westminster include a luxury apartment building and restaurant at 60 Curzon Street in Mayfair for Brockton Capital; a flagship project for the Clivedale Group which will create a high-profile residential building off Park Lane; and a proposed residential development for New Court Carey Street which will replace a 1960s concrete office building in the Strand Conservation Area. The studio’s masterplan and architectural designs for Nova Victoria will regenerate the site to the north of Victoria Station, helping to transform one of the capital’s most important gateways.

Other projects in London range from a five-star luxury hotel and residential development for the UOL Group at Bishopsgate in the City of London (formerly Four Seasons Hotel and Private Residences, London at Heron Plaza for Heron International); the collaborative design of The Francis Crick Institute, one of Europe’s largest centres of biomedical research; to research and residential buildings for Imperial College London as part of the college’s first new campus in over a century.

Further afield, the studio’s increasing range and scale of commissions includes a large residential project in Kolkata, India; the Four Seasons Abu Dhabi at Al Maryah Island (formerly Sowwah Island); signature buildings for Qatar’s new port in Doha; and the Deloitte Headquarters in Amsterdam, the world’s most sustainable office building awarded by the Building Research Establishment, the global assessor of sustainable buildings. In China, projects include the N+ concept masterplan, an award-winning new sustainable urban centre in Ningbo and a large mixed-use project in Foshan City.

IMPERIAL WEST,
WOOD LANE, WEST LONDON



NEW COURT CAREY STREET,
WESTMINSTER



60 CURZON STREET,
WESTMINSTER



NOVA VICTORIA,
WESTMINSTER

Tomasz Starzewski Home

Over the past thirty years, Tomasz Starzewski has established a solid reputation in the fashion world. He designed clothes for an impressive array of clients, becoming synonymous with timeless elegance and discretion.

The son of an architect, his passion for décor eventually led to reinventing the house of one of his fashion clients. Seven years later - and with a strong portfolio of distinctive residential projects - Tomasz is busy building a lifestyle brand that translates his fashion design aesthetic into bold, fresh interiors.

Refusing to take shortcuts, Tomasz is involved from inception, working through every step with the artisans to ensure the creation of unique objects that truly complement an environment, always pushing the creative boundaries through the resolute use of texture, surface and colour.

His eclectic shop and showroom on Ebury Street in Belgravia incarnates his vision perfectly, displaying beautifully tailored clothes alongside a selection of custom-made furniture.



Sales Representation



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