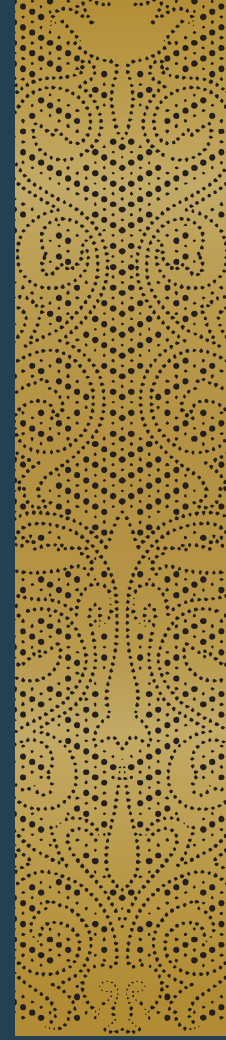


TCRW
TOTTENHAM COURT ROAD WEST



WORLDCLASS  APARTMENTS

WEST END
L O N D O N



TCRW

TOTTENHAM COURT ROAD WEST

Highly specified studio, 1, 2 & 3 bedroom apartments

Apartment layout and interior design concept by
Nicola Fontanella of Argent Design

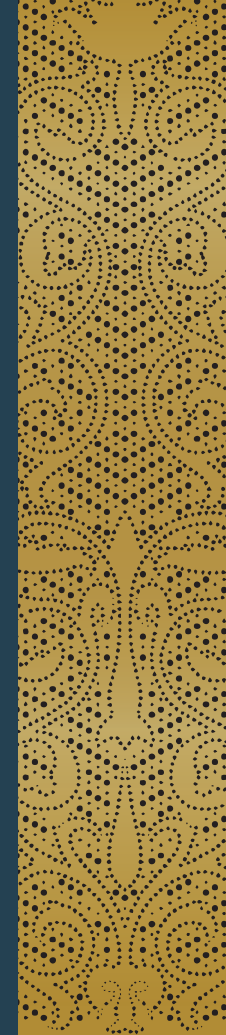
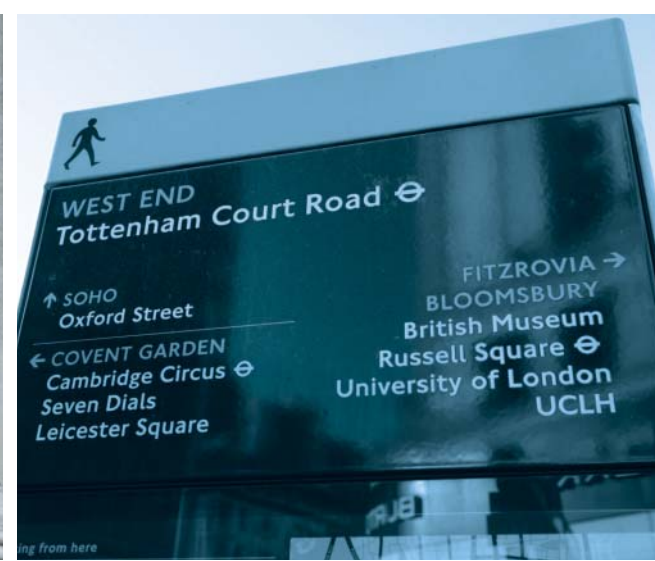
Moments from Crossrail services linking the metropolis,
London Heathrow and Canary Wharf

Central to all of the Capital's world renowned universities



TCRW
BLOCK C BLOCK D

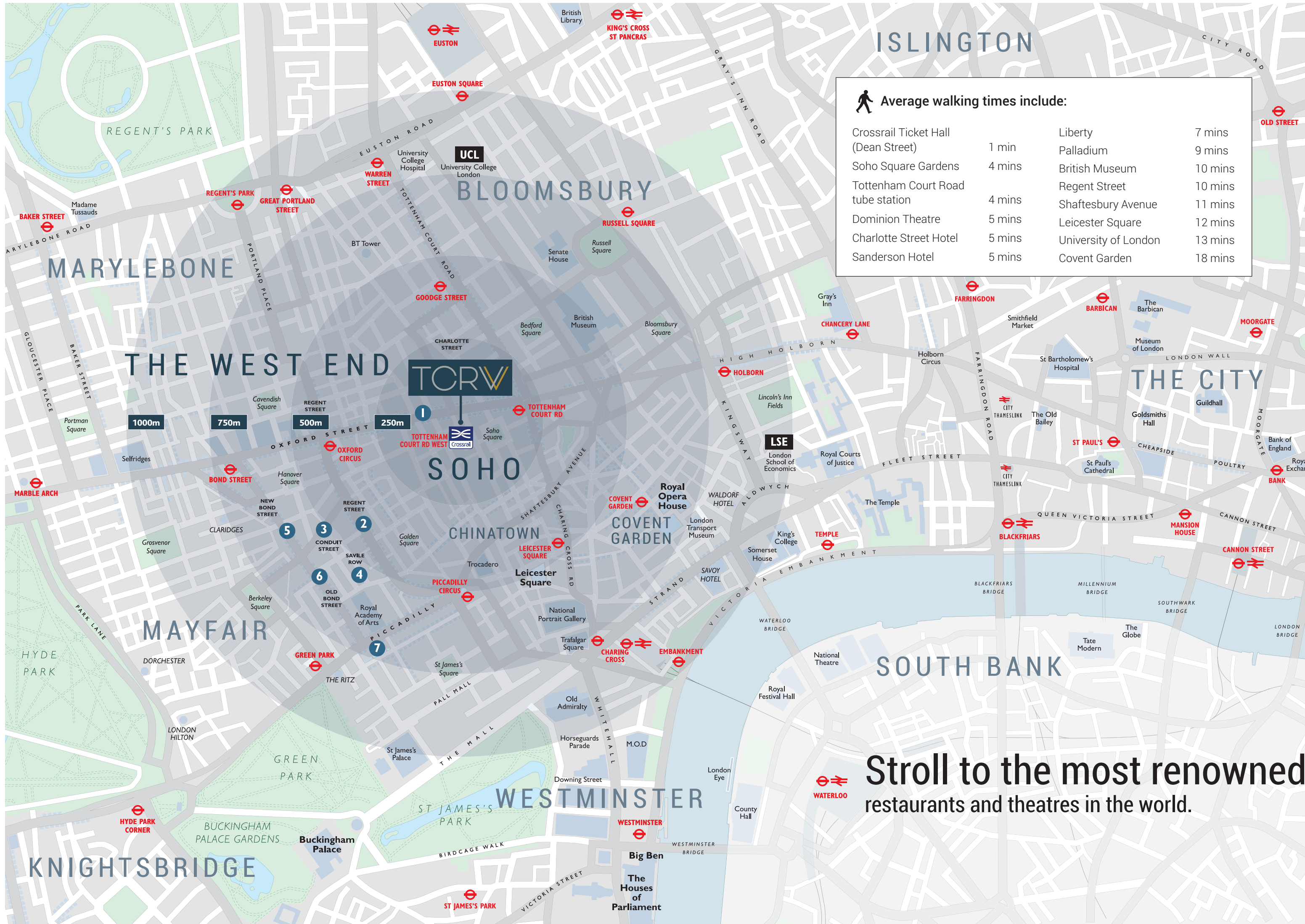
OXFORD STREET



AN UNRIVALLED LOCATION

THE HEART OF THE WEST END

TCRW
TOTTENHAM COURT ROAD WEST



Average walking times include:

Crossrail Ticket Hall (Dean Street)	1 min	Liberty	7 mins
Soho Square Gardens	4 mins	Palladium	9 mins
Tottenham Court Road tube station	4 mins	British Museum	10 mins
Dominion Theatre	5 mins	Regent Street	10 mins
Charlotte Street Hotel	5 mins	Shaftesbury Avenue	11 mins
Sanderson Hotel	5 mins	Leicester Square	12 mins
		University of London	13 mins
		Covent Garden	18 mins

Tottenham Court Road West is not only a new landmark for luxurious living in the heart of London's West End - it is a new focal point from which residents can take a leisurely stroll to the Capital's most revered shopping streets, its fashion houses, bespoke master tailors and royal appointed jewellers.

It doesn't get any better... it is simply London living at its finest.

- 1 Oxford Street**
Marks & Spencer
Selfridges
Debenhams
House of Fraser
John Lewis
Topshop
The Plaza
- 2 Regent Street**
Apple Store
Liberty
Hamleys
Burberry
Mappin & Webb
Aqua-Scutum
- 3 Conduit Street**
East India Food Co.
Daniel Hersheson
Donna Karan
Vivienne Westwood
Yohji Yamamoto
- 4 Savile Row**
Henry Poole & Co.
Ozward Boeteng
Norton & Sons
Santoria
- 5 New Bond Street**
Asprey
Bellstaff
Bonhams
Burberry
Canali
Cartier
Calvin Klein
Chanel
Dolce & Gabbana
Hermes
Louis Vuitton
Ralph Lauren
Hugo Boss
Sotheby's
Fenwick
Emporio Armani
Patek Philippe
- 6 Old Bond Street**
Alexander McQueen
Bottega Veneta
Cartier
DKNY
De Beers
Gucci
Jaeger-Lecoultrre
Prada
Richard Mille
Rolex
Tiffany & Co.
Yves Saint Laurent
- 7 Piccadilly**
Davidoff
Beretta Gallery
Turnbull & Asser
Bentley & Skinner
Alfred Dunhill
Fortnum & Mason

Stroll to the most renowned shopping streets, restaurants and theatres in the world.





The City

Oxford Street

St. Paul's Cathedral

Canary Wharf

LSE

Soho Square

Tower Bridge

Royal Opera House

Covent Garden

Savoy

Royal Festival Hall

Charing Cross

China Town

Leicester Square

Trafalgar Square

Horse Guards Parade

Big Ben & The Houses of Parliament

St. James's Park

TCRW



Fast track connectivity

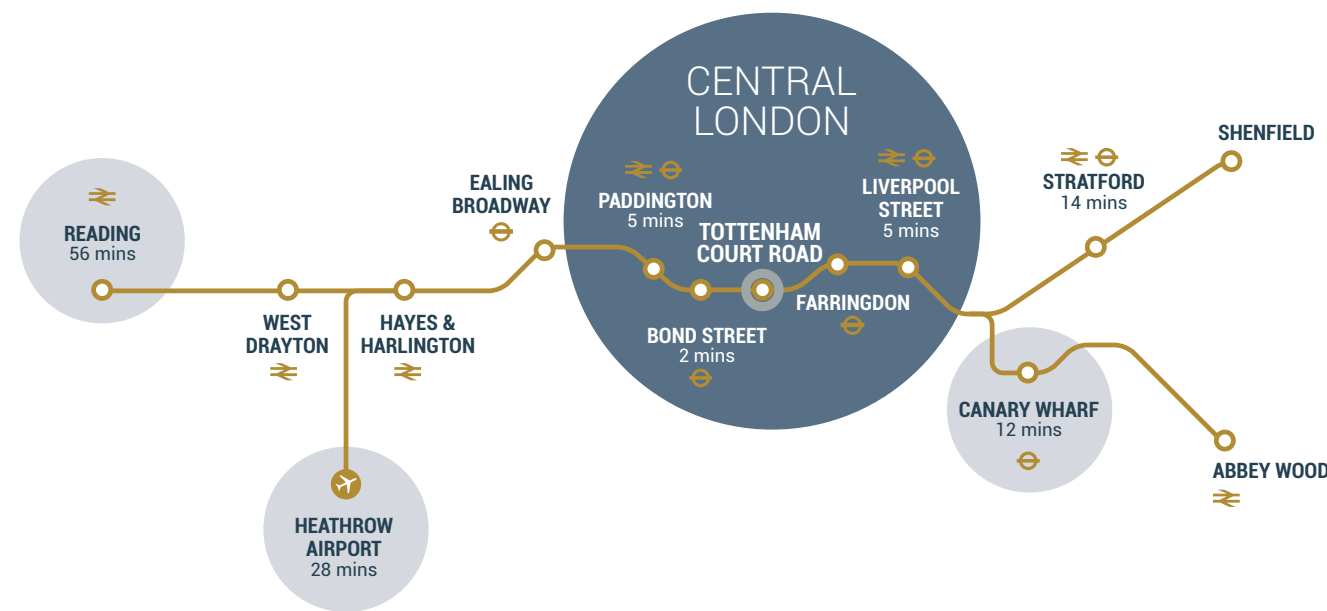
TOTTENHAM COURT ROAD CROSSRAIL INTERCHANGE

Computer generated image of new station entrance & ticket hall below Block C apartments

Luxurious living with exceptional Zone 1 links to London's entire tube & rail network

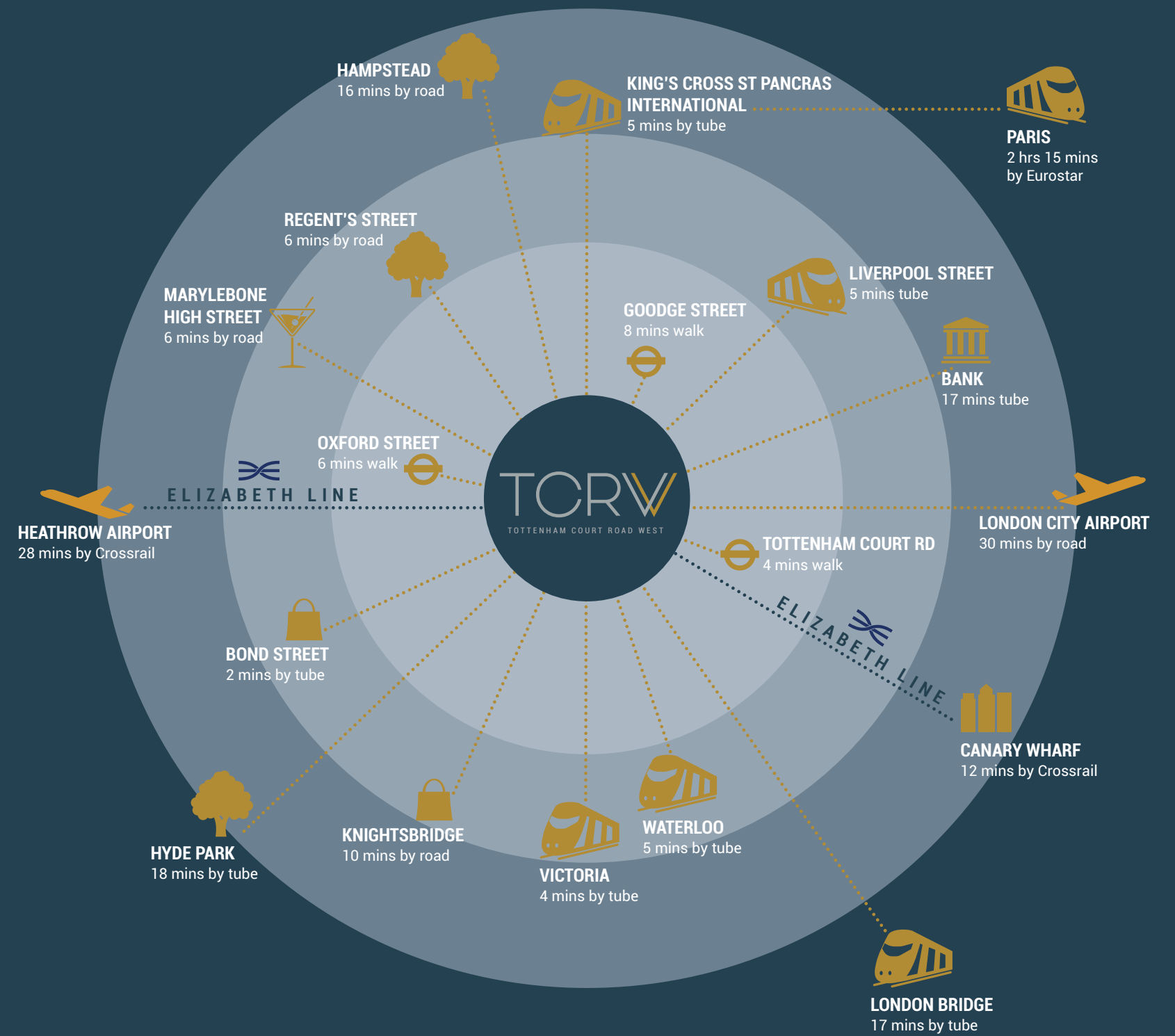
✈️ Tottenham Court Road will provide:

- A £1 billion upgrade to the Capital's transport infrastructure.
- An interchange for Elizabeth Line services with connections to Northern & Central tube lines.
- Capacity for up to 24 high speed trains per hour serving some 170,000 passengers daily.
- New services to London Heathrow Airport cutting journey times from 53 to 28 minutes direct.



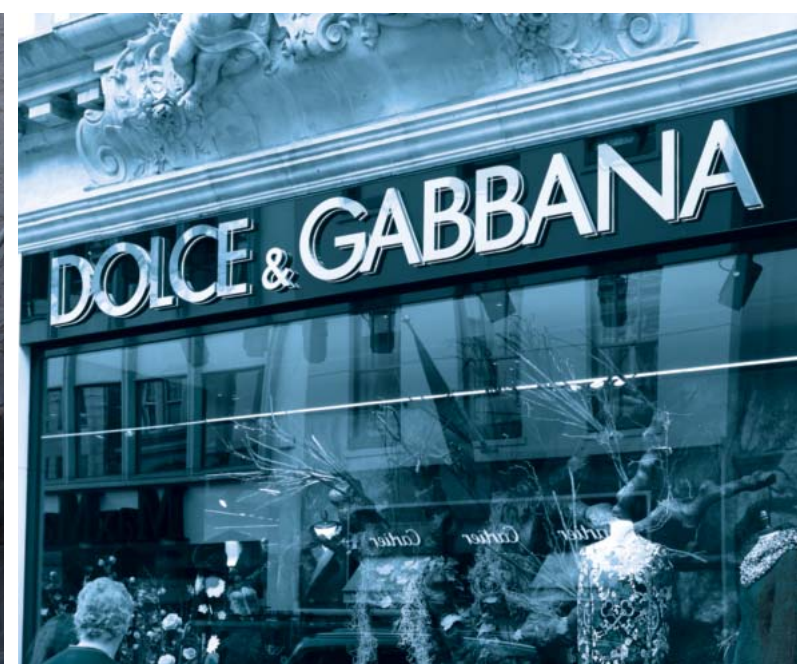
When complete Tottenham Court Road will be one of London's busiest stations stretching from a new public plaza fronting Centrepoint to the new ticket hall on Dean Street.

This major interchange will enable residents at TCRW to traverse the metropolis in minutes while connecting to London's tube, rail and DLR network with absolute ease. Routes to international air travel will also be transformed with Crossrail operating 6 trains per hour to and from London Heathrow airport terminals.



TCRW will be central to all of London's landmark destinations and key transport hubs.





Oxford Street has long been recognised as the busiest shopping street in Europe – if not the entire world.

For those, however, that seek the ultimate in brand name excellence, Bond Street remains the most expensive retail location in the western hemisphere – captivating the desires of those wishing to indulge in the most refined luxuries and fashion apparel known to mankind.

The most distinguished brand names on your doorstep





The Boutique with a royal warrant

CARTIER • LONDON

TCRW
TOTTENHAM COURT ROAD WEST

Residents at TCRW will be one stop (2 minutes) on the Elizabeth Line from Bond Street, which is now home to two Cartier Boutiques – together, a celebration of exclusive craftsmanship at the very heart of British aristocracy . . . ever since the future King Edward VII hailed it as 'The Jeweller of Kings and The King of Jewellers'.

Today, Cartier is the only foreign jeweller to hold a royal warrant and offers the most palatial surroundings to experience its world respected creations.

The art of fine dining

WITH 70 MICHELIN STARRED RESTAURANTS ALONE, TO WHET THE APPETITE

London is one of the 'Restaurant Capitals' of the world and those owning an apartment at TCRW will experience this gastro status whenever and where ever they choose.

International cuisine abounds at every level, it may be a 6 minute stroll to the Ivy Soho Brasserie on Broadwick Street to a 15 minute cab ride to Alain Ducasse at The Dorchester – there will surely be a culinary establishment not far away to suit the most discerning palate.

Internationally acclaimed restaurants within convenient proximity include:

34	Nobu
Alain Ducasse at The Dorchester	One Aldwych Hotel
Arbutus Restaurant	Orso
Barrafina	Oxo Tower Restaurant
Bentleys Oyster Bar	Simpsons-in-the-Strand
China Tang	Scotts
Dean Street Townhouse	The Critereon
Hakkasan	The Ivy
Incognico	The Ninth
J Sheeky	The Ritz
L'Atelier de Joel Robuchon	The Savoy Hotel
Le Gavroche	The Waldorf Hotel
	Umu



Leicester Square, Drury Lane, Shaftesbury Avenue, The Strand – names synonymous with London's Theatreland, and streets that define a fusion of world class musicals, opera, drama, arts and stage, all so deceptively close to TCRW.

With over forty venues, West End Theatre stands alongside New York's Broadway

With the Grade II Listed art deco splendour of the Dominion Theatre little over 5 minutes walk away, entertainment comes to the fore. The West End offers an everchanging repertoire of performances to suit all tastes and ages – it could be the Phantom of the Opera one night, Les Misérables or the Lion King the next, the choice will be yours and all within a 750 metre radius of TCRW.

The Palladium is the largest of London's theatres (2,286 seats) followed by the Apollo, Theatre Royal, The Lyceum and The Dominion, all with capacity for an audience in excess of 2000.



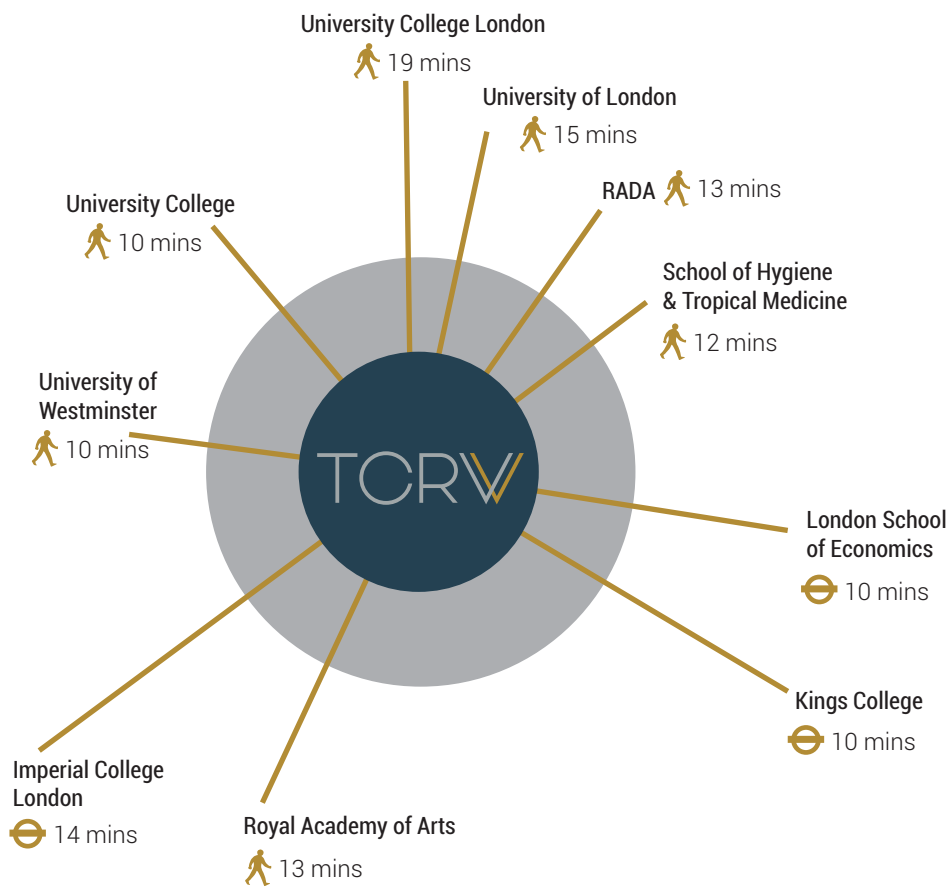


London. At your service.

TCRW will be within close proximity of many of London's most revered 5 Star hotels including The Langham – with its personalised services and legendary chefs, father and son, Albert Roux and Michel Roux Jr.

London is ranked as the world's number one student city (QS 2019) with one of the highest concentrations of world famous universities acting as the nerve centre of global academia.

A city distinguished by degree



Tube times are to the nearest underground station and do not include additional walking time.

There are 21 internationally ranked universities in the Capital with University College London (UCL) and The London School of Economics (LSE) producing over 45 nobel laureates alone.

The last academic year saw London welcoming almost 385,000 students studying at higher educational institutions – of these, 29% (112,000) were international students, with China the predominant source country – having grown by 48% since 2013.

TCRW will be within 19 minutes walk of UCL and a 10 minute hop on the tube from LSE.





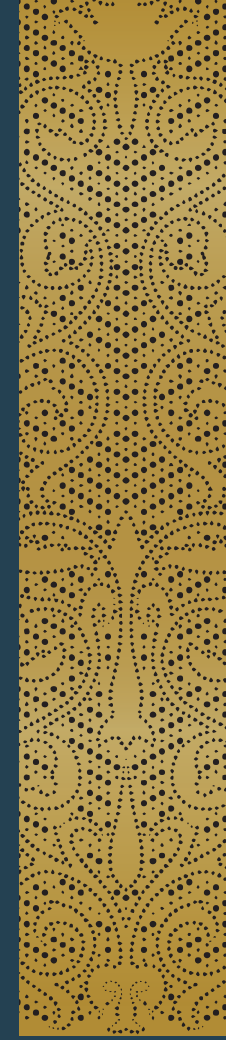
Green space & tranquility

FROM SOHO GARDENS TO HYDE PARK'S SERPENTINE

40% of London is made up of green space, it has 8 royal parks and around 35,000 acres of neighbourhood parkland.



TCRW
TOTTENHAM COURT ROAD WEST



THE DEVELOPMENT

REGENERATION SECOND TO NONE

TCRW
TOTTENHAM COURT ROAD WEST



SOHO GARDENS

BLOCK D APARTMENTS

BLOCK C APARTMENTS

OXFORD STREET

NEW RETAIL & OFFICE SPACE



Computer generated image of Block C looking north west towards Oxford Street.

The development offers a choice of 92 luxurious apartments arranged from 1st to 5th & 6th floor levels



The overall development will have two apartment buildings, Block C comprising of sixty nine studio, 1, 2 & 3 bedroom apartments and Block D, comprising of twenty three 1, 2, & 3 bedroom apartments. Each building will have its own private reception foyer with access from the north and south side of Fareham Street.

Illustrative site plan combining ground level with first floor apartments.

The scheme has been designed to act as an iconic marker for the new Crossrail station and a gateway into Soho itself.

The ground floors will provide quality retail space with emphasis on luxury brand tenants as well as the new Elizabeth Line ticket hall and private TCRW residential entrances.



The majority of apartments in Block C and all in Block D will feature private exterior space ranging from winter garden style balconies to extensive sun terraces.

Each apartment will be highly specified and finished and equipped for state of the art 21st century living.

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

Site plan shown opposite is for illustrative purposes with first floor level apartments superimposed. Block floor plans are intended to be correct, precise details may vary.



The visual appearance of both buildings will be strikingly different, the facade of Block C in dark reconstituted stone and gold decorative panelling – reflecting the vibrant, contemporary atmosphere of Oxford Street and Soho.

In contrast, the design of Block D responds to the more traditional nature of Soho's local brick georgian architecture.

TCRW
TOTTENHAM COURT ROAD WEST

Galliard
Homes

Computer generated image of Block C and Block D viewed from Great Chapel Street looking down Fareham Street.



The apartments

THE FOLLOWING INTERIOR IMAGES ARE OF A GALLIARD WEST END SHOW SUITE WITH SIMILAR SPECIFICATIONS TO TOTTENHAM COURT ROAD WEST.

Precise details and finishes may vary, images are for illustrative purposes only.



Internationally acclaimed interior designer Nicola Fontanella of Argent Design has been commissioned to provide the design concept and vision for Tottenham Court Road West.

Argent Design have created some of the world's most desirable and exclusive homes both in London and property hotspots including Miami, Monaco, New York, St. Tropez and Verbier.

TCRW
TOTTENHAM COURT ROAD WEST

INTERIOR DESIGN BY

Argent Design





A palette of rich, soft tone bedroom carpet, large format porcelain marble tiled bathrooms and natural oak one strip hardwood engineered flooring to principal living areas exudes a sense of depth and distinct quality to each apartment.

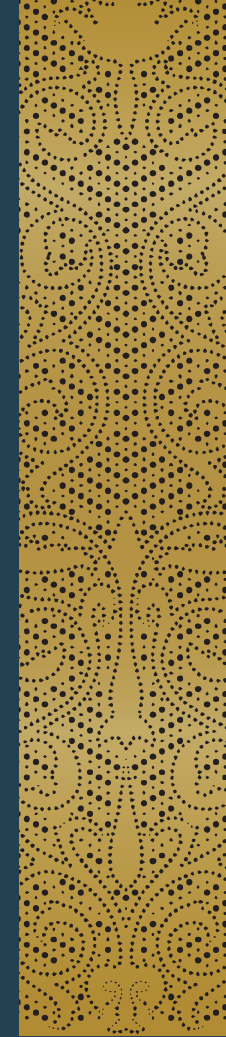


GEBERIT

Each apartment will feature Geberit AquaClean remote control bathroom technology.

TCRW
TOTTENHAM COURT ROAD WEST





APARTMENT PLANS

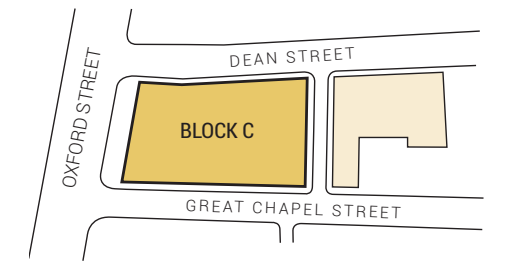
BLOCK C

TCRW
TOTTENHAM COURT ROAD WEST



No.	Type	SQ.M.	SQ.FT.
C1 01	2 Bed	81	870
C1 02	Studio	38	411
C1 03	2 Bed	74	794
C1 04	1 Bed	63	682
C1 05	Studio	46	491
C1 06	1 Bed	77	827
C1 07	1 Bed	69	742
C1 08	2 Bed	78	843
C1 09	1 Bed	50	542
C1 10	2 Bed	73	788
C1 11	Studio	39	416
C1 12	1 Bed	61	661
C1 13	1 Bed	74	795
C1 14	1 Bed	56	598

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



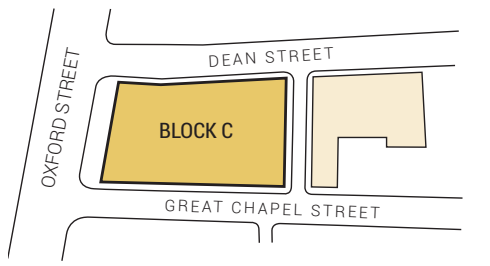
Block C Level 1

Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.



No.	Type	SQ.M.	SQ.FT.
C2 01	3 Bed	115	1236
C2 02	3 Bed	100	1077
C2 03	1 Bed	65	703
C2 04	Studio	46	491
C2 05	1 Bed	77	827
C2 06	1 Bed	69	742
C2 07	2 Bed	88	949
C2 08	1 Bed	50	542
C2 09	2 Bed	73	789
C2 10	Studio	39	415
C2 11	1 Bed	61	661
C2 12	1 Bed	74	795
C2 13	1 Bed	56	598

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



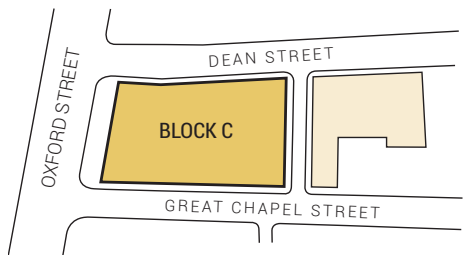
Block C Level 2

Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.



No.	Type	SQ.M.	SQ.FT.
C3 01	3 Bed	115	1239
C3 02	3 Bed	100	1074
C3 03	1 Bed	63	679
C3 04	Studio	40	429
C3 05	1 Bed	66	711
C3 06	1 Bed	63	682
C3 07	2 Bed	87	934
C3 08	1 Bed	50	542
C3 09	2 Bed	72	774
C3 10	Studio	38	409
C3 11	1 Bed	58	620
C3 12	1 Bed	69	748
C3 13	1 Bed	51	550

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



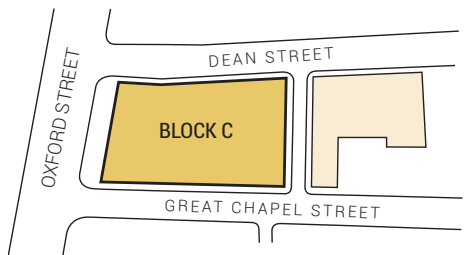
Block C Level 3

Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.



No.	Type	SQ.M.	SQ.FT.
C4 01	3 Bed	115	1241
C4 02	3 Bed	99	1071
C4 03	1 Bed	55	595
C4 04	Studio	40	427
C4 05	1 Bed	58	629
C4 06	1 Bed	58	622
C4 07	2 Bed	87	934
C4 08	1 Bed	50	542
C4 09	2 Bed	72	774
C4 10	Studio	38	409
C4 11	1 Bed	51	554
C4 12	1 Bed	58	624
C4 13	1 Bed	51	546

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



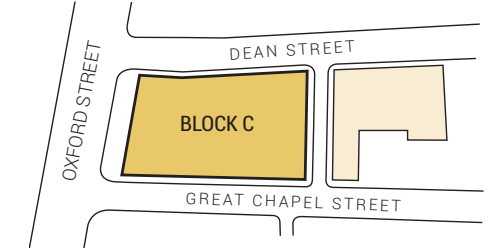
Block C Level 4

Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.



No.	Type	SQ.M.	SQ.FT.
C5 01	3 Bed	99	1068
C5 02	3 Bed	101	1084
C5 03	2 Bed	75	812
C5 04	2 Bed	84	900
C5 05	2 Bed	87	933
C5 06	1 Bed	50	543
C5 07	2 Bed	74	795
C5 08	2 Bed	86	925
C5 09	3 Bed	101	1082

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



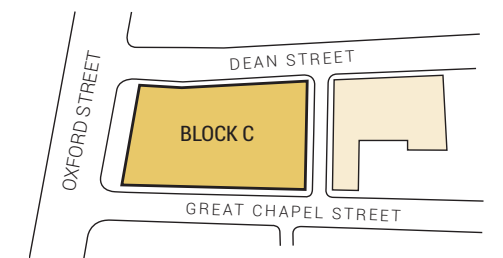
Block C Level 5

Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.



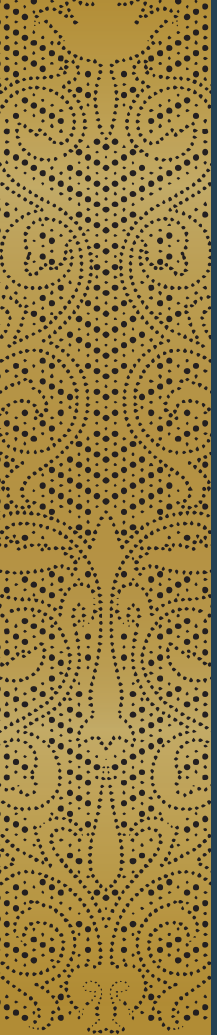
No.	Type	SQ.M.	SQ.FT.
C6 01	3 Bed	93	1001
C6 02	3 Bed	93	1000
C6 03	3 Bed	94	1009
C6 04	1 Bed	54	577
C6 05	3 Bed	122	1309
C6 06	3 Bed	121	1298
C6 07	3 Bed	95	1025

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



Block C Level 6

Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.



APARTMENT PLANS

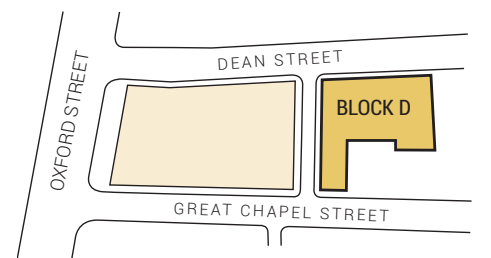
BLOCK D

TCRW
TOTTENHAM COURT ROAD WEST



No.	Type	SQ.M.	SQ.FT.
D1 01	3 Bed	87	931
D1 02	2 Bed	68	736
D1 03	2 Bed	77	833
D1 04	2 Bed	87	936
D1 05	1 Bed	73	787
D2 01	3 Bed	90	966
D2 02	2 Bed	68	736
D2 03	2 Bed	77	833
D2 04	2 Bed	87	937
D2 05	1 Bed	73	787

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



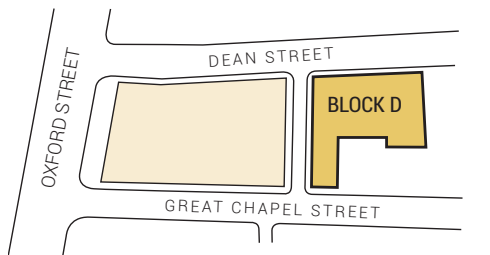
Block D Level 1 & 2

Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.



No.	Type	SQ.M.	SQ.FT.
D3 01	3 Bed	90	966
D3 02	2 Bed	68	736
D3 03	2 Bed	77	833
D3 04	2 Bed	87	936
D3 05	1 Bed	73	786
D4 01	3 Bed	90	966
D4 02	2 Bed	68	736
D4 03	2 Bed	85	918
D4 04	3 Bed	131	1414

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



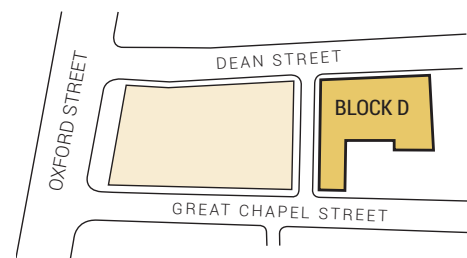
Block D Level 3 & 4

Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.



No.	Type	SQ.M.	SQ.FT.
D5 01	3 Bed	90	964
D5 02	1 Bed	59	638
D5 03	2 Bed	77	827
D5 04	3 Bed	125	1344

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



Block D Level 5



Block floor plan arrangement and apartment layouts are intended to be correct but precise details may vary. Total areas are accurate to within 5%.





Perfection in place
TOTTENHAM COURT ROAD WEST

SPECIFICATION

THE APARTMENTS

General Specification

- Matt painted walls.
- Matt painted ceilings.
- Feature coffered ceilings with lighting to principal living area and all bedrooms.
- Stained natural oak hardwood door linings, architraves and skirtings.
- Extended height stained oak veneered internal doors.
- Decorative door furniture including lever door handles with square shaft and rose.
- Decorative switch and socket plates throughout with USB charging to selected sockets in kitchen, living room and bedrooms.
- Recessed low energy LED downlights with white bezels.
- Programmable mood lighting to principal living area and all bedrooms.
- Recessed electrical curtain tracks to all windows and external doors.
- Cabled for Sky Q satellite and terrestrial TV. Sky service subject to Sky subscription.
- Ultra-fast fibre broadband enabled and pre-installed to each apartment. Subject to subscription (speed: up to 1GB/s).
- Mesh WiFi system installed to ensure a seamless and optimal WiFi connection throughout each apartment.
- Pre-wired to intruder alarm system.
- Thermostatically controlled space & water heating from communal system via individual apartment heat interface unit.
- Cooling to living/dining areas and all bedrooms.

Entrance Hall Area

- Smart keyless lock with multipoint locking secure front entrance door.
- Natural oak one strip hardwood engineered flooring.
- Audio/video entry phone system connected to communal entrance door. Entry system will extend to downloadable app providing audio/video support.
- Hotel style integrated master switch to turn off TV and lighting on leaving and to turn on pre-set 'scene level' lighting on return.

Living/Dining Area

- Natural oak one strip hardwood engineered flooring.
- Bespoke entertainment unit providing low level cupboard space and bookcase storage above.
- Large screen OLED smart TV.

- Telephone socket.

Kitchen Area

- Natural oak one strip hardwood engineered flooring.
- High gloss lacquered kitchen cabinets with contemporary style unit doors and drawer fronts with concealed handles.
- Quartz stone worktop with grooved drainer.
- Full height glass splashback.
- Wall unit LED underlighting.
- Centralised appliance isolator switch panel.
- Miele fully integrated stainless steel electric appliances to include:-
 - Single oven.
 - Microwave.
 - 4 ring induction hob.
 - Hot water steam tap.
 - Recirculating hood.
 - Fridge/freezer.
 - Washer/dryer (freestanding if within service cupboard).
 - Dishwasher.
- Stainless steel bowl and a half under-mount sink with Monobloc mixer tap.

Bathroom/Shower Room

- Large format porcelain marble floor and full height wall tiling.
- Electric mat underfloor warming.
- Oak framed alcove featuring: - mirror cabinet, mirror, white recon stone vanity top, shaver socket and feature downlight.
- Wall mounted square profile basin.
- White steel bath or resin shower tray.
- Concealed cistern, dual flush, back to wall Geberit AquaClean WC.
- Chrome plated square profile single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level handset and hose.
- Pressurised hot and cold water.
- Chrome plated thermostatic electric heated towel rail.
- Recessed low energy LED downlights with white bezels.
- Clear glass frameless hinged bath screen or frameless hinged door shower enclosure.

Cloakroom (where appropriate)

- Large format porcelain marble floor and full height wall tiles.
- Oak framed alcove featuring: - mirror cabinet, mirror, white recon stone vanity top, shaver socket and feature downlight.
- Wall mounted square profile basin.
- Concealed cistern, dual flush, back to wall Geberit AquaClean WC.
- Chrome plated square profile single lever basin tap.
- Chrome plated thermostatic electric heated towel rail.
- Recessed low energy LED downlights with white bezels.

Bedrooms

- Quality carpet with underlay.
- TV socket set to all bedrooms (cabled for Sky). TV sockets also include digital radio and terrestrial sockets. Sky service subject to Sky subscription.
- Telephone extension socket to all bedrooms.
- Bespoke fitted wardrobe to all bedrooms featuring oak veneer sliding doors (hinged doors where appropriate), oak veneered interior, drawers, rail, shelves with integral lighting.

Studio Bedroom Areas

- Natural oak one strip hardwood engineered flooring.

Services Cupboard

- Large format porcelain marble floor tiles.
- Freestanding washer/dryer.
- Internal wall light to walk-in sized cupboards.

Communal Areas

- Communal entrance door with audio/video entryphone system.
- Interior designed entrance lobby with fully tiled floor, recessed entrance mat, decorative feature wall and lighting.
- Bank of individual mail boxes.
- Lifts to all apartment floors.
- Carpeted upper floor lift lobbies and common corridors.
- Secure communal cycle and refuse stores.



SALES & MARKETING

**Galliard Homes
Prime London**
Dedicated Prestige Property VIP Suite
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Asia Pacific**
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INTERIOR DESIGN

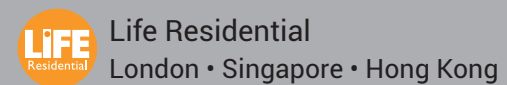
Argent Design
London • Miami • Monaco +44 (0)20 7563 4250

BUILD CONTRACTOR

Galliard Construction +44 (0)20 8418 1000

£3.95 billion portfolio currently
under construction comprising
over 6,900 homes and
340 hotel suites

APPOINTED LETTING AGENTS



liferesidential.co.uk +44 (0)20 8023 6861



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TCRW
TOTTENHAM COURT ROAD WEST