



THE CHILTERN
LONDON W1



View of The Chilterns from Paddington Street Gardens.

Just occasionally an opportunity comes along

that is simply too good to miss.

The Chilterns is one of those.

Location, architecture, interior design.

A development that quite simply redefines envy.

One of One.

Welcome to
The Chilterns.
One of One.



Paul White, photographed by David Bailey.

Original and breathtaking are words that spring to mind. From inception, *The Chilterns* is quite simply the most exciting opportunity in London.

Its location is special too. The area of Marylebone is classic London brimming with charm, character and history.

Surrounded by architecture that dates back to the Georgian period, *The Chilterns* stands apart not only in style and space but also in modern luxury.

Flanked by gardens, *The Chilterns* sits alongside the fashionable Marylebone Lane with Selfridges and Bond Street to the south and Regent's Park just a short walk to the north. In terms of access by road, rail and air, getting in and out of London couldn't be more convenient.

When Frogmore and Galliard (an award-winning partnership) decided to embark on this journey, we wanted to combine the very best in location, architecture, technology and design to create a living environment that is truly original, a One of One and we sincerely believe we have achieved just that.

In trying to illustrate something as unique as *The Chilterns* and the area of Marylebone, we felt it only fitting to use a photographer who himself is unique. David Bailey is one of the world's most iconic and original photographers who has spent a lifetime creating images that, like *The Chilterns*, can only be described as One of One.

We asked Bailey to capture the Marylebone area in the form of 44 specially commissioned limited edition prints which he has developed into a wonderful book and it will be with my warmest compliments that we are giving every owner of an apartment at *The Chilterns* a framed original David Bailey print from the series he created for us together with the book.

I hope you enjoy it and equally, I hope you enjoy *The Chilterns*.

Best wishes,

A handwritten signature in black ink that reads "Paul White". The signature is written in a cursive, slightly stylized font.

Paul White,
Chairman & CEO of Frogmore

THE CHILTERNS

LONDON W1

Regent's Park

British Library

King's Cross
St. Pancras International

British Museum

City of London

Canary Wharf

Tower Bridge

The Shard



Queen Mary's Gardens

Baker Street Station

Marylebone Road

Paddington Street

Marylebone High Street

The Wallace Collection

Oxford Street

Bond Street



**Marylebone is home
to a unique part of London.**

Leafy residential squares with their classic Edwardian architecture lead into London's finest shopping destinations of Old Bond Street, South Molton Street and the vibrant hustle and bustle of Oxford Street, Regent Street, Selfridges and exclusive haute couture collections. Just around the corner there is the calm of The Wallace Collection and the charming Daunt Books.

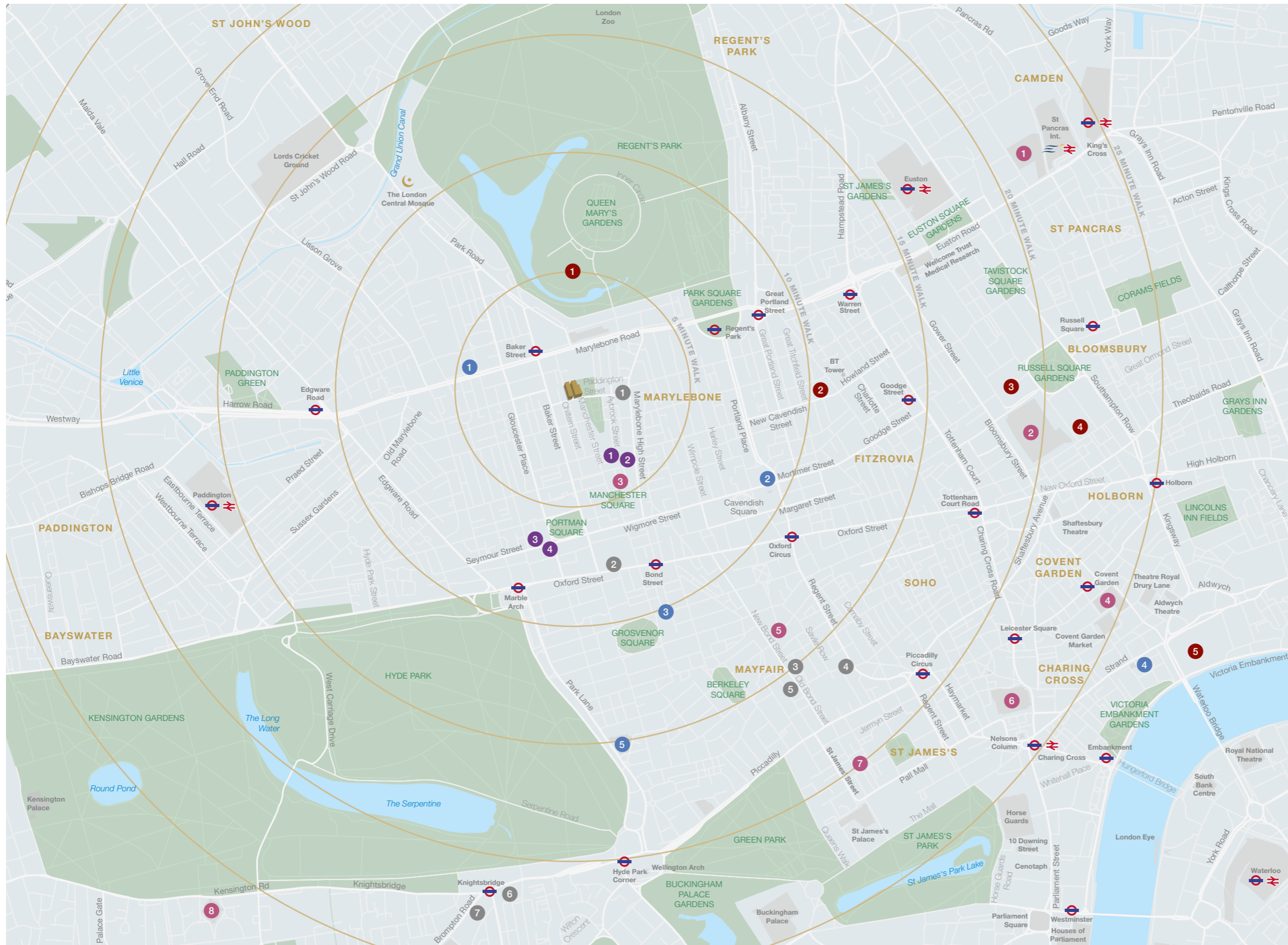
The highly fashionable Marylebone High Street with its independent boutique shops has a charm all of its own and is neighbour to Wigmore Street and the world famous Harley Street.

Cafés, bars and Michelin Stars warmly invite you to while away the hours. And like a jewel in the crown, there is Regent's Park. Commissioned by King George IV and designed by John Nash, it compels you to indulge in one of London's great outdoor theatres, Queen Mary's Gardens or to simply relax with your favourite Arthur Conan Doyle novel and Baker Street's most famous 'resident', Sherlock Holmes. And why shouldn't you?

After all, to live in Marylebone is to experience **One of One.**

A snapshot of the local area.

The Chilterns, perfectly placed.



Culture

- 1 British Library
- 2 British Museum
- 3 The Wallace Collection
- 4 Royal Opera House
- 5 Sotheby's
- 6 National Gallery
- 7 Christie's
- 8 Royal Albert Hall

Shopping

- 1 Daunt Books
- 2 Selfridges
- 3 Cartier
- 4 Burberry
- 5 Asprey
- 6 Harvey Nichols
- 7 Harrods

Dining

- 1 Trishna
- 2 L'Autre Pied
- 3 Locanda Locatelli
- 4 Texture

Hotels

- 1 The Landmark
- 2 The Langham
- 3 Claridge's
- 4 The Savoy
- 5 The Dorchester

Higher education

- 1 European Business School (EBS)
- 2 University of Westminster
- 3 University College London (UCL)
- 4 London School of Economics (LSE)
- 5 King's College London



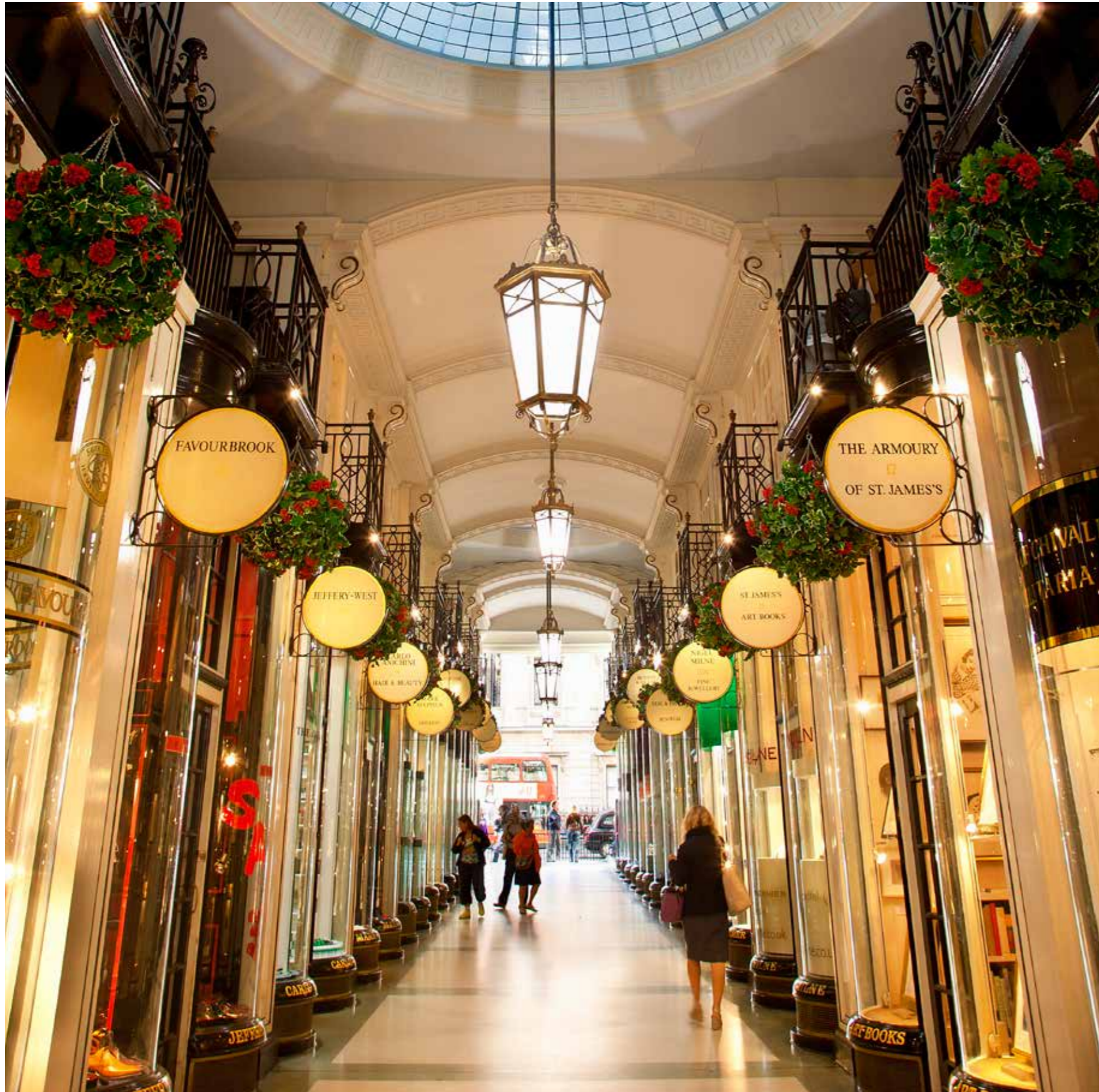
Paddington Street Gardens.

**Living alongside London's
wonderful wide open spaces.**

The Chilterns is located in a wonderfully green part of London that's pace and personality is influenced as much by the changing seasons as it is the ebb and flow of one of the world's most historic and characterful cities.

Paddington Street Gardens is a beautiful backdrop to *The Chilterns*. With its green and luscious wide open space, mature trees and manicured gardens, it is a side to London that is as surprising as it is relaxing. Just five minutes away is Regent's Park which includes 410 acres of gardens, lakes, an open air theatre, cafés, tennis courts and the world-renowned London Zoo.

And if *The Chilterns* isn't green enough, then simply turn to south east corner of Marylebone. Hyde Park connects Marylebone with Knightsbridge and is less than a 30 minute tree-lined walk to Harrods and Harvey Nichols.



Piccadilly Arcade.

**All the world's finest.
Temptingly close.**

Selfridges, Cartier, Burberry, Aspreys, Sotheby's, there are only so many hours in a day.

Galleries are aplenty and so too museums with The Wallace Collection just moments away and the National Gallery and British Museum within touching distance.

London at night is defined by the bright lights of Theatreland where the stages are graced by acting's glitterati who tread the boards for your pleasure.

Raise the curtain on the finer things in life, then enjoy the encore.



The fine art of wining and dining

in unbridled style.

In terms of location and entertainment, *The Chilterns* genuinely is One of One.

Café society simply thrives along the very fashionable Marylebone High Street while any number of Michelin Star restaurants from L'Autre Pied to Texture to Trishna are within walking distance. The choice is mouthwatering.

The Chilterns, Marylebone isn't in a part of London. It is London. A London that like *The Chilterns*, is quite simply a **One of One**.



View of The Chilterns from Chiltern Street.

The Chilterns.
An architectural statement
in luxury living.

The Chilterns consists of 44 luxury apartments which offer a standard of living that is second to none in the area. Each apartment provides a living space on an unprecedented scale for this classic part of London and in a style that is simply breathtaking.

The Beatles iconic 'Apple Boutique' was located a few yards from the site until 1968, and has inspired the design of the building's façade. The varied vertical patterns and colours featured emulate a series of records on a shelf which give an eye-catching texture and depth to the exterior. The main bays are clad in reconstituted stone giving a sharp, clean form to the main structure while feature louvres, inspired by the eclectic record spines, are composed of coloured acrylic fins set in aluminium frames.

The highest technical specifications coupled with the finest examples of progressive interiors from world-renowned designer Rabih Hage provide a seamless blend of comfort and innovation. The building offers secure underground parking, a gym and spa facility and a concierge service which is on call 24 hours a day. Perhaps most tempting, residents of each apartment have an opportunity to own a basement wine cellar.

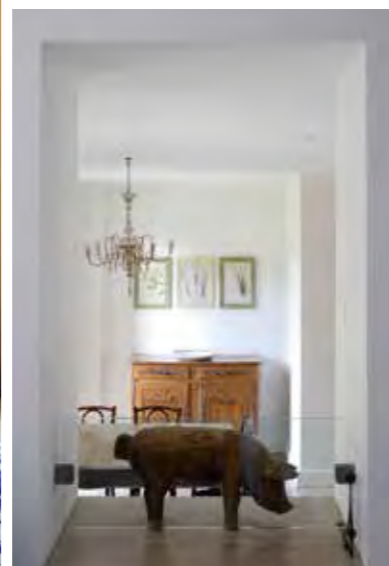
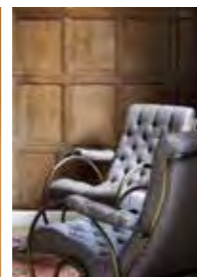
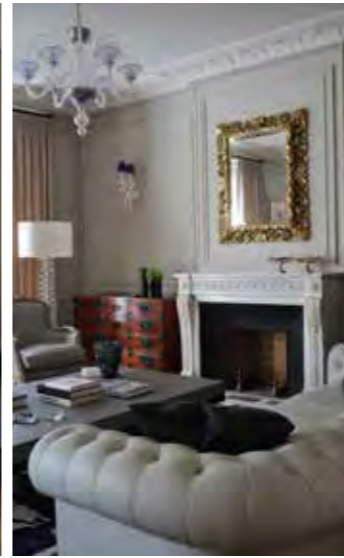
The Chilterns. **One of One.**



The Chilterns entrance hall.



Private lobby gallery at The Chilterns, displaying David Bailey's Marylebone Collection.



Rabih Hage. An award winning interior designer who embraces a more sophisticated, modern form of luxury.

A luxury that is simply **One of One.**

The variety in the daily life of all Londoners is at the core of Rabih Hage's inspiration for the interior designs of *The Chilterns*. The neighbourhood of Marylebone itself is also an inspiration; it is lively, central, accessible and easy to live in. This is what has been created in *The Chilterns*, interiors that can accommodate various ways of living and family structures, with a refined luxury.

As well as London's residents, the countless visitors coming to London every day are able to participate in this vibrant, diverse atmosphere. London, a capital of culture and commerce, with the variety it has to offer in dining, theatre, music and art, is embodied in the opportunity to meet remarkable people doing great things in every walk of life.

This is all central to the *art de vivre* of London. The art of enjoying, which is by and large taking advantage of the great museums and exhibitions you have on your doorstep. The next stage is to incorporate this *art de vivre* into your living space, which is part of what has been realised at *The Chilterns*.

Whether it will be a primary home, or pied-à-terre, the interiors of each apartment reflect this unique environment and diversity of one of the world's greatest cities. This has been achieved through six interior designed schemes - *Timeless*, *The Collector*, *The Voyager*, *The Minimalist*, *Neo-Heritage* and *Connoisseur* - created exclusively for *The Chilterns*.

A selection of other Rabih Hage interiors.



Timeless.

The appreciation of design, form
and timeless classics.

*"There will always be a
desire for something new,
fresh and innovative, as
well as a yearning and
respect for timeless
elegance and beauty."*

Helena Christensen – Model

Space, light, comfort. Modern living in the heart of London.



Timeless is based on a bygone era, yet still very much en vogue. It is inspired for the person with a link to past generations, a past time, but suited to today's lifestyle. A selection of traditional elements have been blended with contemporary materials and finishes to create a comfortable, functional interior.

Sumptuous style. Perfectly considered for the way you live.



The Collector.

A wonderfully designed space. Created for those who love the arts.

"Art enables us to find ourselves and lose ourselves at the same time."

Thomas Merton - Writer

COMPUTER GENERATED IMAGE



COMPTON DESIGN MADE

The Collector is inspired by a lover of art and design. The space created allows them to showcase the beautiful and unique objects gathered over time. As well as the art and objects, the space allows for comfortable furniture, which takes advantage of the apartments' volume and functionality. It is the ideal background where one can display a collection, and also a beautiful space in which to live.

The ultimate finish. For an uncompromising lifestyle.



The Voyager.

A journey of style, place
and composition.

*"Logic will get you from
A to B. Imagination will
take you everywhere."*

Albert Einstein – Physicist and Philosopher



COMPUTER GENERATED IMAGE

The Voyager is inspired by a well-travelled person who has sought out beautiful objects from all corners of the globe, but who also loves London and always returns. The surroundings and finishes of the apartment allow for the display and harmony of objects and interior, taking advantage of one's collection on an everyday basis, or whenever they return from their travels.

Bespoke Kitchens by Rabih Hage. Unique to The Chilterns.



Dine in ultimate style.



The Minimalist.

Less is more. For a perfectly arranged environment.

"Simplicity is the ultimate sophistication."

Leonardo Da Vinci - Artist



Master bathroom. Beautifully refined.

The Minimalist is designed for the person who likes to surround themselves with other people. It is not a question of having empty space, but an uncluttered environment where one can clear their mind and make an intellectual and spiritual connection with other people. The open space is for comfortable relationship building, rather than displaying objects. Simplicity reigns, and the limited selection is pure, every item having been chosen with discriminating taste.



Neo-Heritage.

A classic design with
a modern twist.

*"Nothing ever becomes
real 'til it is experienced."*

John Keats – Poet



Designed to entertain.

Neo-Heritage is for the person living with heirlooms passed down through the generations, mixed with contemporary pieces from their own time. It allows us to see the legacy of a family through the lens of a modern life. This design also centres on the idea of living with pieces with strong emotional value, linked to stories and experiences. We are not referring strictly to sentimentality, rather a connection with objects, all forming a comfortable interior and living space, ideal for entertainment.



The ultimate in comfort. Beautifully designed.



The Connoisseur Penthouse.

For those who know what they like
and like what they know.

*"The modern artist is working
with space and time
and expressing his feelings
rather than illustrating."*

Jackson Pollock – Artist

Your own private entrance hall.



The Connoisseur Penthouse reception lounge.

The Connoisseur Penthouse is a mix of various points of interest and affinities synthesised into one grand interior. It is extremely contemporary yet linked to a classicism in the volumes and the connection of the two levels through the double height atrium. Not only is it the area, but the scale of rooms that is grand and comfortable allowing for real enjoyment of the space. The union of interior and exterior in this apartment provides for a true exchange between indoor and outdoor living spaces. The variety and harmony of impressions, functionality, and comfort allow the owner of this property, and their guests a variety of ways of living and entertaining.



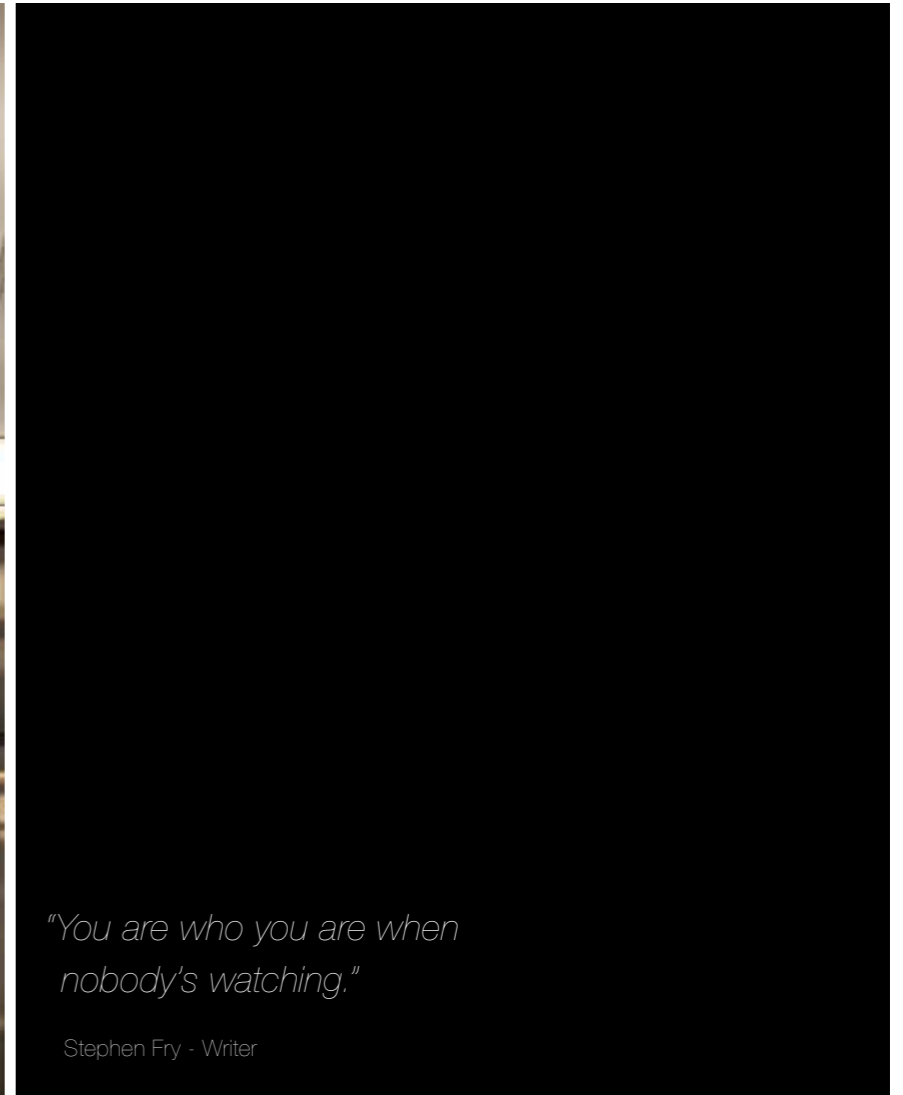
Seventh floor living. For first class entertaining.



A masterful bathroom.



A dressing room to suit your every style.



The ultimate shoe closet for the ultimate collection.



A private terrace. Designed to take your breath away.



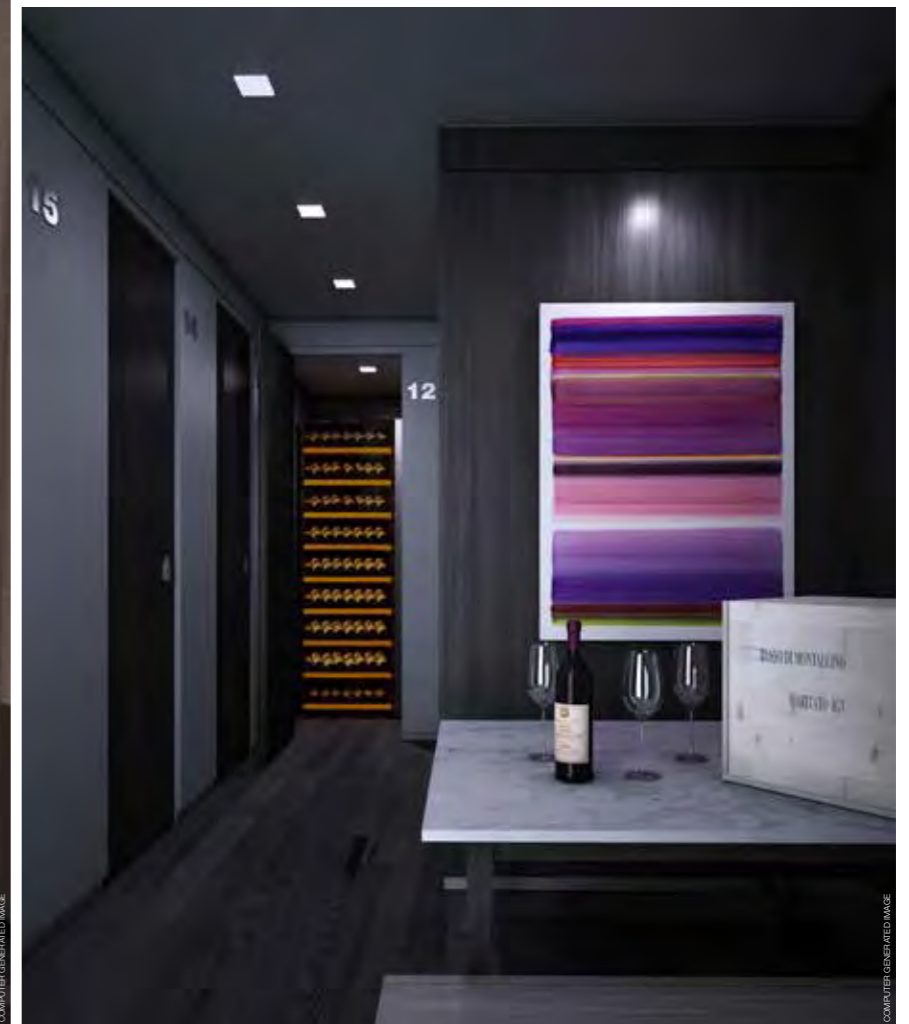
Your very own personal screening.

Communal areas. Enjoyment at its best.

As you'd expect, *The Chilterns* wants for nothing.

Each resident has access to a private sauna, spa, gym, cinema and for the wine connoisseur, there is the opportunity to own a temperature controlled cellar.

Unique, rather special and **One of One**.



For the finest wines, a temperature controlled cellar.



The highest specification gymnasium.



"Lack of activity destroys the good condition of every human being"

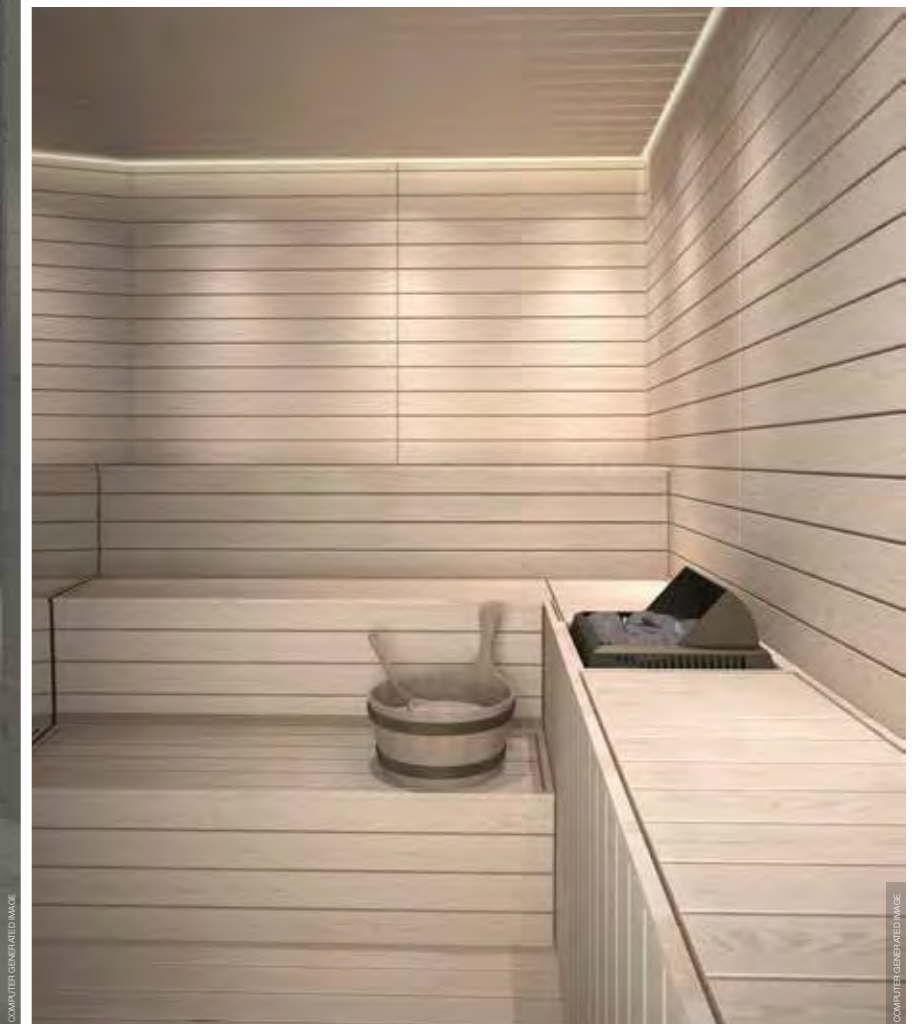
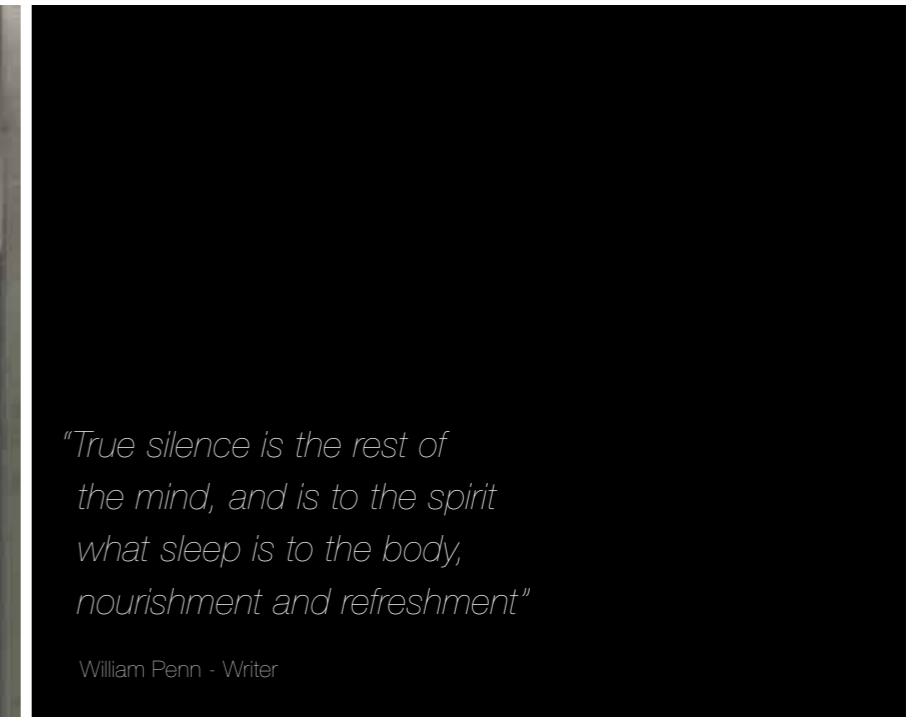
Plato - Philosopher



COMPUTER GENERATED IMAGE



The Chilterns spa. Pampering doesn't get any better.



Sauna. Luxury complete.



Guest bathroom. Designed to impress.

SPECIFICATIONS

The owner of an apartment at *The Chilterns* will benefit from carefully chosen materials and finishes and have the option to select from two unique forms; Classic or Contemporary. Each of these two forms have distinguishing features, though every apartment will share the same attention to detail and superior quality. In addition to the unique specifications offered at *The Chilterns*, every owner will enjoy a Bespoke Kitchen by Rabih Hage as well as a limited edition photograph by David Bailey.

Should owners require the expertise of Rabih Hage to furnish their apartments in any of the styles presented (Timeless, The Collector, The Voyager, The Minimalist, Neo-Heritage and Connoisseur) here or to their own wishes, this service will be available by separate appointment.

Classic Apartments

- Hardwood parquet floor in all receptions and bedrooms and stone in all bathrooms, WCs and shower rooms
- Classically styled architraves and skirting
- Classically styled cornice to selected rooms
- Double panel internal doors

Contemporary Apartments

- Wide plank hardwood floor in all receptions and bedrooms and stone in all bathrooms, WCs and shower rooms
- Contemporary styled shadow-gap architrave and skirting
- Shadow gap between walls and ceilings
- Contemporary single panel internal doors

Interior Features and Finishes

- Continuation of hardwood floor from living/ dining room into open plan kitchen
- Stone floor in kitchens and utility rooms in selected apartments
- Coffered ceilings featuring concealed perimeter lighting to selected rooms
- Modern door ironmongery in antique bronze finish

- Antique bronze switch plates and transparent socket plates

- Recessed down lights

- Automatic interior lighting to all cupboards

- Bespoke fitted or walk-in wardrobes including rails, shelves, racks, drawers and interior lighting

- Bespoke feature entrance doors with veneer and solid wood

- Feature fireplace to selected apartments

- Private balcony and/or terraces to most apartments

- Double plasterboard to internal non load-bearing walls for sound reduction and to facilitate the hanging of art throughout

- Lift landing access directly off entrance hall to selected apartments

Designer Kitchen / Utility Area

- Bespoke Kitchens by Rabih Hage featuring combination of timber, antique bronze finish and stainless steel finish

- Stone worktop

- Breakfast bar in selected apartments

- Separate filtered and boiling water dispenser in all kitchens

- 1 ½ or 2 bowl under-mounted sink with stainless steel mixer tap (additional single bowl sink in utility rooms of selected apartments)

- Integrated LED feature lighting to kitchen units
- Gaggenau inset induction hob
- Extractor or variable height stainless steel island extractor
- Gaggenau large single oven with multiple heating functions, rotary knob and sensor key controls
- Gaggenau combination microwave oven
- Gaggenau warming drawer to selected apartments
- Gaggenau integrated coffee machine to selected apartments
- Miele under worktop fridge/freezer to selected apartments
- Sub-Zero integrated fridge/freezer to selected apartments
- Sub-Zero tall larder fridge to selected apartments
- Sub-Zero tall freezer to selected apartments
- Sub-Zero wine cooler to selected apartments
- Miele multi-functional dishwasher
- Miele integrated washer and dryer within kitchens where appropriate or freestanding models within vented utility room/cupboard

Bathroom, Shower Room and WC

- Bespoke natural stone floor and full height stone finish to walls
- White suite including basin, wall hung WC with concealed dual flush cistern and soft close seat, and bath or shower tray
- Double basins or double width single basins to selected bathrooms and shower rooms
- Sanitary ware from Villeroy-Boch, Toto and Duravit
- Hansgrohe sanitary fittings throughout
- Bath filler with integrated low level shower handset to all bathrooms
- Electrically heated towel rail, thermostatically controlled

- Enclosed toilet in selected bathrooms and shower rooms
- In-wall TV to every master bathroom and selected bathrooms and shower rooms
- Under floor heating to all bathrooms and shower rooms
- High level wall cabinet and mirror with feature lighting
- Low level wall cabinet to selected apartments
- Integrated storage alcoves in selected bathrooms and shower rooms
- Whole house ventilation system

Special Bathroom Features

- Bathtub and separate shower including extra wide fixed ceiling showerhead and hand held shower in selected master bathrooms
- Japanese style wall hung WC with integrated bidet featuring gentle warm water rinse, adjustable water temperature, heated seat with temperature control and self-closing seat in all master bathrooms
- Bespoke steam shower enclosure in selected master bathrooms

Special Shower Room Features

- White shower tray or stone walk-in wet room shower area with clear glass enclosure/ screen in all shower rooms
- Both fixed-head shower and hand-held shower handset in all shower rooms

Heating and Cooling

- Space heating & cooling via ducted warm air system throughout the apartment served from the development's communal Air Source Heat Pump system. This system can also operate in reverse cycle to provide space cooling
- Under floor heating to all bathrooms and shower rooms

Home Automation and Audiovisual

- Integrated Home Automation system featuring central hub distribution of audio, visual, computer network, programmable mood/scene settings to selected rooms, and programmable heating and cooling
- Concealed HiFi speakers in selected rooms
- Audio/video entry phone system connected to communal entrance door

Duplex Apartments

- Natural timber or stone staircase
- Classic natural timber handrail and balustrade or Contemporary metal handrail and glazed balustrade

Passenger Lifts

- Passenger lifts serving all apartments, underground parking and basement

Fitness Centre

- Fully equipped residents' basement fitness centre with exercise studio featuring top of the range gym equipment

Spa and Sauna

- Private spa and sauna with massage and steam rooms

Cinema

- Private cinema room

Lobby

- Open reception foyer with bespoke feature wall finishes
- Large scale feature artwork and bespoke lighting installation integrated within skylight
- Bespoke concierge desk
- Gallery-style entrance hall
- Secluded lounge area for residents and guests
- Post boxes within ground floor entrance foyer

Car Parking

- Secure underground parking is available, by separate negotiation

Wine Cellar

- Secure wine cellars with controlled temperature and humidity in basement, available by separate negotiation

Security

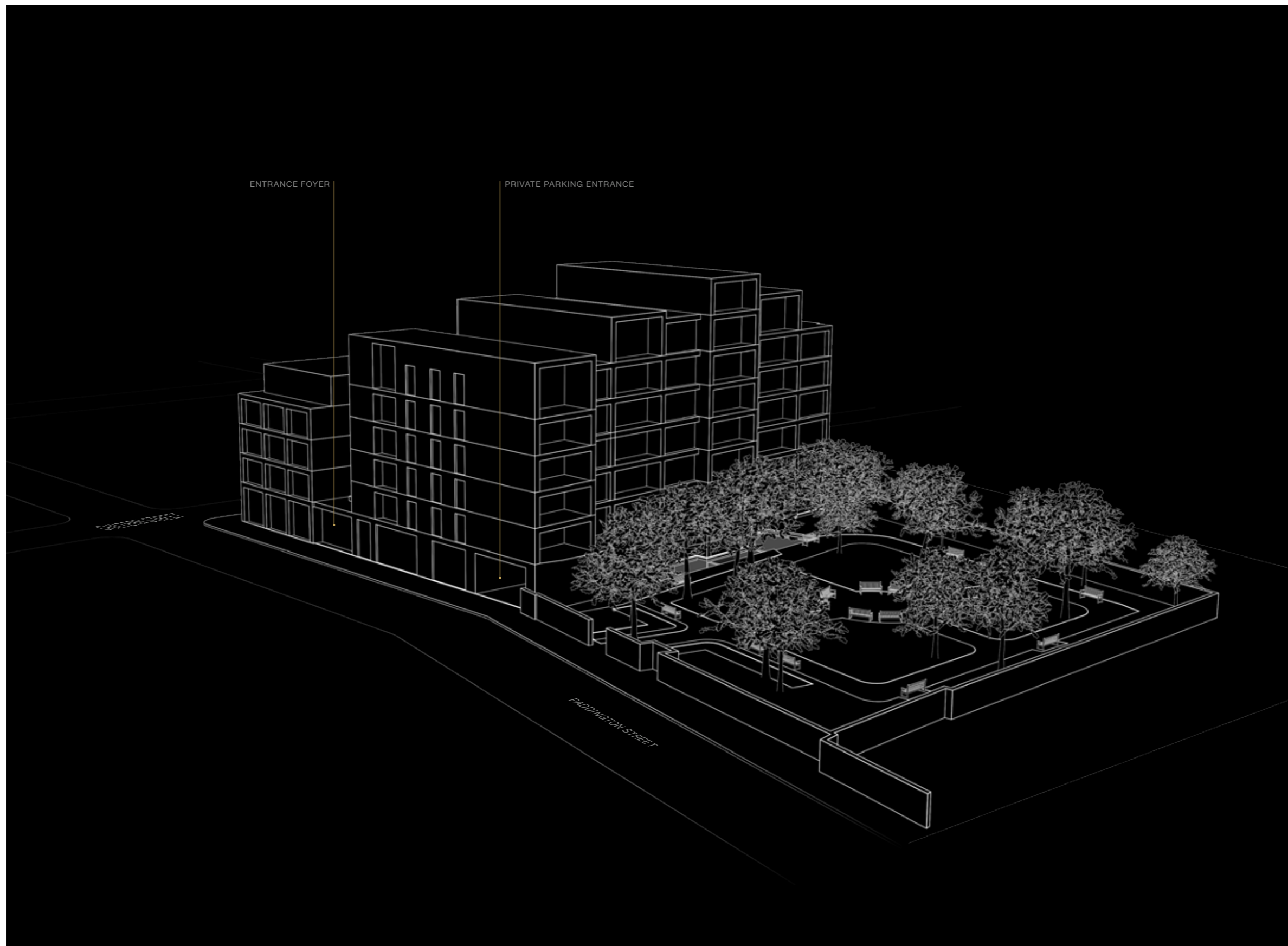
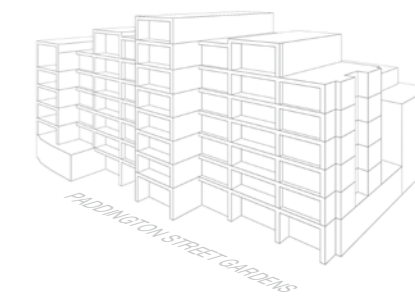
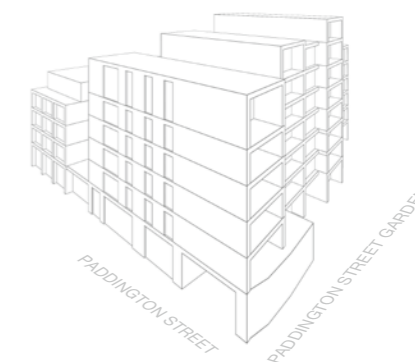
- High quality security alarm system in every apartment
- Mains supply smoke detector to hallway, heat detector to kitchens
- Multi-point locking and spy hole to entrance doors
- Two safes per apartment with high security electronic locks
- 24 hour concierge on site
- Finger print reader access control, available by separate negotiation

Peace of Mind

- 999 year lease
- All apartments benefit from 12 year build warranty

The Chilterns.

**Illustrated floorplans
and dimensions.**





Apartment Type G1

3 Bedroom duplex
Lower ground & ground

LOWER GROUND



GROUND FLOOR



Apartment Type G1 / 3 bedroom duplex / Lower ground & ground

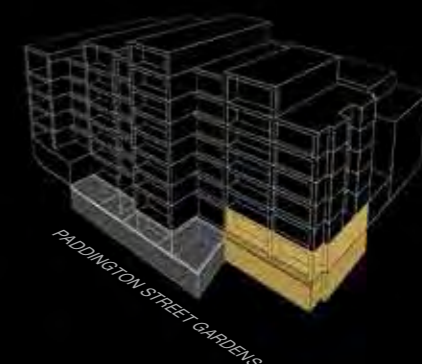
Gross Apartment Area 2832 sq ft / 263 sq m

Floorspace Gross Internal Area	
2499 sq ft	232 sq m
Terrace Space	
333 sq ft	31 sq m

Room Dimensions	Ceiling Height			
	ft	m		
Kitchen	10' 10" x 10' 10"	3.30 x 3.30	8' 6"	2.60
Living	17' 4" x 14' 3"	5.28 x 4.34	11' 10"	3.60
Living/Dining	23' 1" x 20' 7"	7.04 x 6.27	11' 10"	3.60
Second Living	10' 3" x 14' 0"	3.12 x 4.27	11' 10"	3.60
Study	10' 8" x 13' 6"	3.25 x 4.11	11' 10"	3.60
Bed 1	15' 10" x 13' 8"	4.83 x 4.17	8' 6"	2.60
Bed 2	17' 7" x 9' 11"	5.36 x 3.02	8' 6"	2.60
Bed 3	13' 4" x 11' 2"	4.06 x 3.40	8' 6"	2.60

*Space behind toilet may contain ducting or risers.

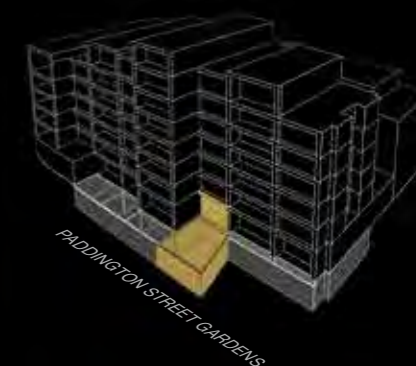
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Apartment Type G2

2 Bedroom duplex
Lower ground & ground



Apartment Type G2 / 2 bedroom duplex / Lower ground & ground

Gross Apartment Area 1591 sq ft / 148 sq m

Floorspace Gross Internal Area	
1219 sq ft	113 sq m

Terrace Space	
372 sq ft	35 sq m

Room Dimensions	ft		m		Ceiling Height	
	ft	m	ft	m	ft	m
Kitchen	8' 10"	6' 7"	2.69	2.01	8' 6"	2.60
Living/ Dining	20' 11"	18' 5"	6.38	5.61	11' 10"	3.60
Bed 1	12' 9"	8' 10"	3.89	2.69	8' 6"	2.60
Bed 2	12' 2"	9' 1"	3.71	2.79	8' 6"	2.60

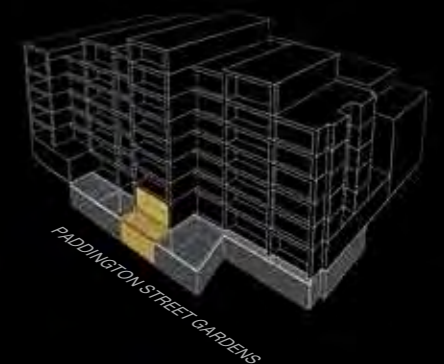
*Space behind toilet may contain ducting or risers.

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Apartment Type G3

2 Bedroom duplex
Lower ground & ground



Apartment Type G3 / 2 bedroom duplex / Lower ground & ground

Gross Apartment Area 1915 sq ft / 178 sq m

Floorspace Gross Internal Area	
1642 sq ft	153 sq m
Terrace Space	
273 sq ft	25 sq m

Room Dimensions	ft		m		Ceiling Height				
	ft	in	m	mm	ft	in			
Kitchen	9'	2"	6'	11"	2.79	2.10	8'	6"	2.60
Living/ Dining	22'	8"	23'	6"	6.90	7.16	11'	10"	3.60
Bed 1	19'	10"	9'	10"	6.05	3.00	8'	6"	2.60
Bed 2	16'	7"	13'	4"	5.05	4.06	8'	6"	2.60

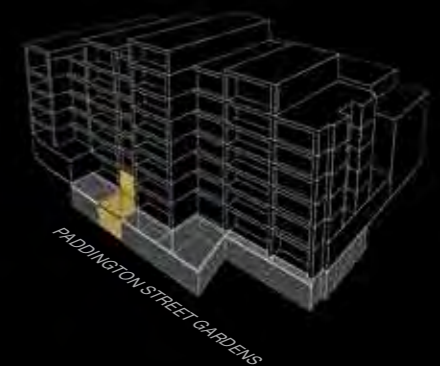
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Apartment Type G4

2 Bedroom duplex
Lower ground & ground



Apartment Type G4 / 2 bedroom duplex / Lower ground & ground

Gross Apartment Area 1701 sq ft / 158 sq m

Floorspace Gross Internal Area	
1380 sq ft	128 sq m
Terrace Space	
321 sq ft	30 sq m

Room Dimensions	Ceiling Height			
	ft	m		
Kitchen	10' 10" x 6' 11"	3.30 x 2.11	8' 6"	2.60
Living/ Dining	22' 10" x 18' 5"	6.96 x 5.61	11' 10"	3.60
Bed 1	15' 11" x 8' 10"	4.85 x 2.69	8' 6"	2.60
Bed 2	12' 4" x 9' 3"	3.76 x 2.82	8' 6"	2.60

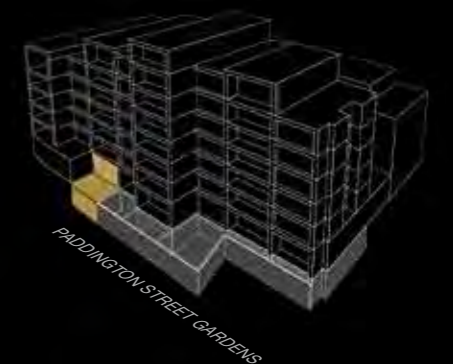
*Space behind toilet may contain ducting or risers.

C CUPBOARD SC SERVICE CUPBOARD W WARDROBE



Apartment Type G5

2 Bedroom duplex
Lower ground & ground



Apartment Type G5 / 2 bedroom duplex / Lower ground & ground

Gross Apartment Area 1833 sq ft / 171 sq m

Floorspace Gross Internal Area	
1450 sq ft	135 sq m
Terrace Space	
383 sq ft	36 sq m

Room Dimensions	ft		m		Ceiling Height				
	ft	in	m	cm	ft	in			
Kitchen	9'	2"	6'	11"	2.79	2.10	8'	6"	2.60
Living/ Dining	18'	0"	23'	0"	5.49	7.01	11'	10"	3.60
Bed 1	12'	5"	10'	1"	3.78	3.07	8'	6"	2.60
Bed 2	11'	11"	13'	0"	3.63	3.96	8'	6"	2.60

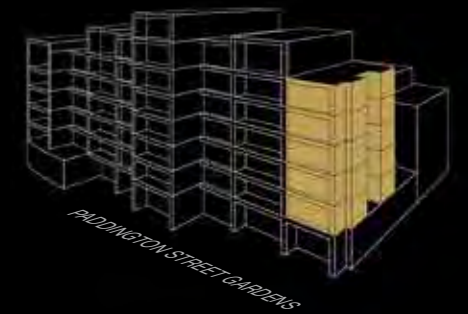
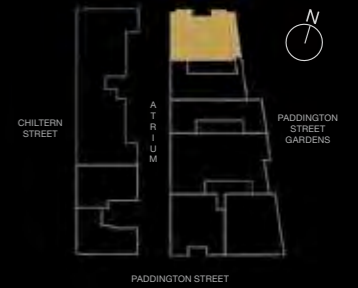
*Space behind toilet may contain ducting or risers.

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Apartment Type 1

3 Bedroom
Floors 1, 2, 3, 4 & 5



Apartment Type 1 / 3 bedroom / Floors 1, 2, 3, 4 & 5 Gross Apartment Area 1754 sq ft / 163 sq m (floor 1), 1642 sq ft / 153 sq m (floors 2, 3, 4 & 5)

Floorspace Gross Internal Area		Room Dimensions		Ceiling Height		
sq ft	sq m	ft	m	ft	m	
1567	146	Kitchen	9' 5" x 14' 7"	2.87 x 4.45	7' 9"	2.35
		Living	21' 3" x 15' 9"	6.48 x 4.80	8' 6"	2.60
187	17	Dining	18' 7" x 12' 0"	5.66 x 3.66	8' 6"	2.60
		Bed 1	14' 8" x 13' 6"	4.47 x 4.11	8' 6"	2.60
		Bed 2	11' 10" x 11' 0"	3.61 x 3.35	8' 6"	2.60
75	7	Bed 3	13' 1" x 9' 11"	3.99 x 3.02	8' 6"	2.60

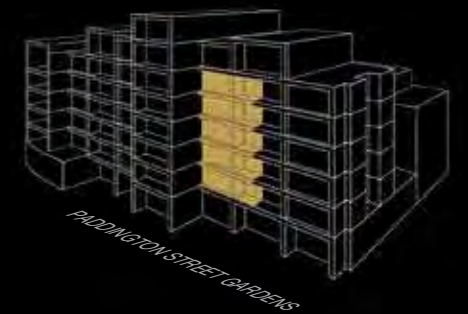
*Space behind toilet may contain ducting or risers.

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Apartment Type 2

2 Bedroom
Floors 1, 2, 3, 4 & 5



Apartment Type 2 / 2 bedroom / Floors 1, 2, 3, 4 & 5 Gross Apartment Area 1360 sq ft / 126 sq m (floor 1), 1173 sq ft / 109 sq m (floors 2, 3, 4 & 5)

Floorspace Gross Internal Area		Room Dimensions		Ceiling Height		
sq ft	sq m	ft	m	ft	m	
1098	102	Kitchen	13' 5" x 7' 10"	4.09 x 2.39	7' 9"	2.35
		Living	10' 1" x 19' 1"	3.23 x 5.82	8' 6"	2.60
262	24	Dining	7' 10" x 10' 7"	2.39 x 4.90	8' 6"	2.60
		Bed 1	11' 0" x 14' 3"	3.35 x 4.34	8' 6"	2.60
		Bed 2	11' 11" x 13' 1"	3.63 x 3.99	8' 6"	2.60
75	7					

*Space behind toilet may contain ducting or risers.

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Apartment Type 3

2 Bedroom
Floors 1, 2, 3, 4 & 5

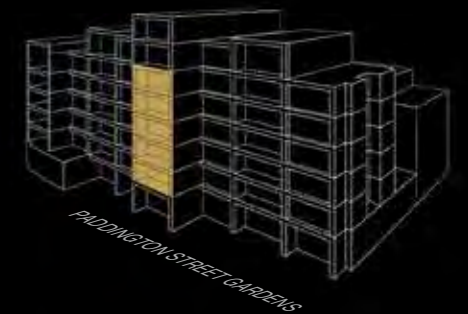


Apartment Type 3 / 2 bedroom / Floors 1, 2, 3, 4 & 5 Gross Apartment Area 1571 sq ft / 146 sq m (floor 1), 1412 sq ft / 131 sq m (floors 2, 3, 4 & 5)

Floorspace Gross Internal Area		Room Dimensions		Ceiling Height		
sq ft	sq m	ft	m	ft	m	
1263	117	Kitchen	10' 10" x 14' 2"	3.30 x 4.32	7' 9"	2.35
		Living/Dining	16' 7" x 23' 5"	5.05 x 7.14	8' 6"	2.60
Terrace/Balcony Space (1 st floor only)		Bed 1	13' 2" x 11' 7"	4.01 x 3.53	8' 6"	2.60
308	29	Bed 2	12' 10" x 11' 7"	3.91 x 3.53	8' 6"	2.60
Terrace/Balcony Space (2 nd , 3 rd , 4 th , 5 th floors)						
149	14					

*Space behind toilet may contain ducting or risers.

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Apartment Type 4A

3 Bedroom
Floors 1, 2, 3, 4 & 5



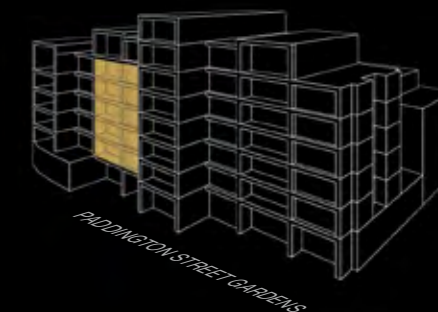
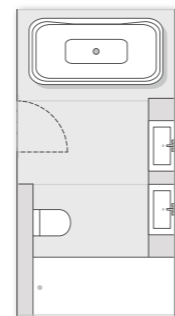
Apartment Type 4A / 3 bedroom / Floors 1, 2, 3, 4 & 5

Gross Apartment Area 3114 sq ft / 289 sq m (floor 1), 2827 sq ft / 263 sq m (floors 2, 3, 4 & 5)

Floorspace Gross Internal Area	
2678 sq ft	249 sq m
Terrace/Balcony Space (1 st floor only)	
436 sq ft	40 sq m
Terrace/Balcony Space (Floors 2, 3, 4 & 5)	
149 sq ft	14 sq m

Room	Room Dimensions		Ceiling Height	
	ft	m	ft	m
Kitchen	16' 4" x 14' 3"	4.98 x 4.34	7' 9"	2.35
Living	29' 1" x 18' 6"	8.86 x 5.64	8' 6"	2.60
Dining	11' 10" x 24' 6"	3.61 x 7.47	8' 6"	2.60
Apres-dining	13' 1" x 18' 6"	3.99 x 5.64	8' 6"	2.60
Bed 1	16' 3" x 21' 3"	4.95 x 6.48	8' 6"	2.60
Bed 2	17' 8" x 10' 8"	5.38 x 3.25	8' 6"	2.60
Bed 3	13' 10" x 10' 6"	4.22 x 3.20	8' 6"	2.60

*Space behind toilet may contain ducting or risers.





Apartment Type 4B

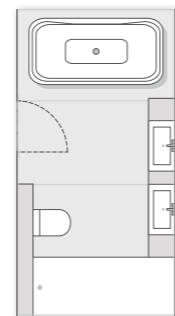
3 Bedroom
Floors 1, 2, 3, 4 & 5



Apartment Type 4B / 3 bedroom / Floors 1, 2, 3, 4 & 5 Gross Apartment Area 3114 sq ft / 289 sq m (floor 1), 2827 sq ft / 263 sq m (floors 1, 2, 3, 4 & 5)

Floorspace Gross Internal Area	
2678 sq ft	249 sq m
Terrace/Balcony Space (1 st floor only)	
436 sq ft	40 sq m
Terrace/Balcony Space (Floors 2, 3, 4 & 5)	
149 sq ft	14 sq m

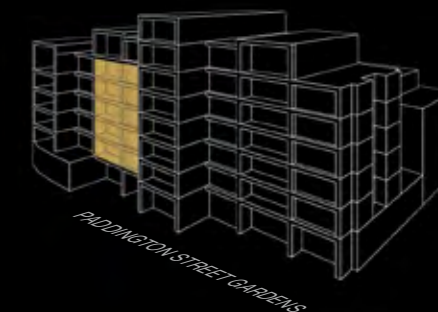
Room Dimensions	Ceiling Height			
	ft	m		
Kitchen	16' 4" x 14' 3"	4.98 x 4.34	7' 9"	2.35
Dining / Apres-dining	26' 11" x 18' 6"	8.20 x 5.64	8' 6"	2.60
Living	15' 3" x 18' 6"	4.65 x 5.64	8' 6"	2.60
Living	24' 6" x 11' 10"	7.46 x 3.62	8' 6"	2.60
Bed 1	16' 3" x 21' 3"	4.95 x 6.48	8' 6"	2.60
Bed 2	17' 8" x 10' 8"	5.38 x 3.25	8' 6"	2.60
Bed 3	13' 10" x 10' 6"	4.22 x 3.20	8' 6"	2.60



ALTERNATIVE BEDROOM 1 ENSUITE LAYOUT

*Space behind toilet may contain ducting or risers.

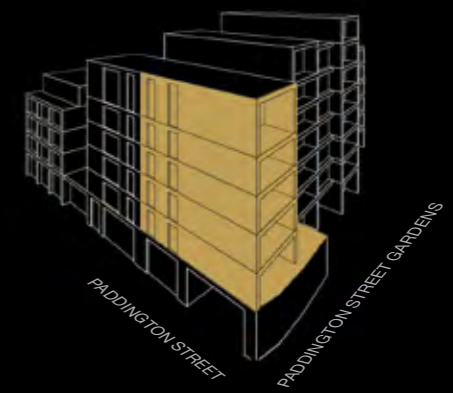
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Apartment Type 5

2 Bedroom
Floors 1, 2, 3, 4 & 5



Apartment Type 5 / 2 bedroom / Floors 1, 2, 3, 4 & 5 Gross Apartment Area 2272 sq ft / 211 sq m (floor 1), 1946 sq ft / 181 sq m (floors 2, 3, 4 & 5)

Floorspace Gross Internal Area		Room Dimensions		Ceiling Height		
sq ft	sq m	ft	m	ft	m	
1665	155	Kitchen	11' 6" x 11' 8"	3.51 x 3.56	7' 9"	2.35
		Living	17' 7" x 22' 7"	5.36 x 6.88	8' 6" (1 st -4 th floor)	2.60 (1 st -4 th floor)
					11' 10" (5 th floor)	3.60 (5 th floor)
Terrace/Balcony Space (1 st floor only)		Dining	14' 5" x 18' 6"	4.39 x 5.64	8' 6"	2.60
607	56	Bed 1	14' 8" x 17' 5"	4.47 x 5.31	8' 6" (1 st -4 th floor)	2.60 (1 st -4 th floor)
					11' 10" (5 th floor)	3.60 (5 th floor)
Terrace/Balcony Space (2 nd , 3 rd , 4 th , 5 th floors)		Bed 2	9' 2" x 14' 0"	2.79 x 4.27	8' 6" (1 st -4 th floor)	2.60 (1 st -4 th floor)
281	26				11' 10" (5 th floor)	3.60 (5 th floor)

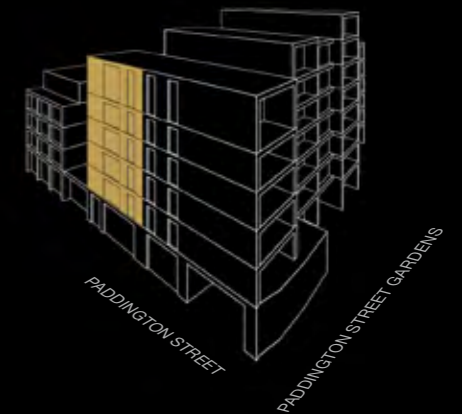
*Space behind toilet may contain ducting or risers.

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Apartment Type 6

2 Bedroom
Floors 1, 2, 3, 4 & 5



Apartment Type 6 / 2 bedroom / Floors 1, 2, 3, 4 & 5

Gross Apartment Area 1814 sq ft / 169 sq m (floor 1), 1578 sq ft / 147 sq m (floors 2, 3, 4 & 5)

Floorspace Gross Internal Area	
1503 sq ft	140 sq m
Terrace/Balcony Space (1 st floor only)	
311 sq ft	29 sq m
Terrace/Balcony Space (2 nd , 3 rd , 4 th , 5 th floors)	
75 sq ft	7 sq m

Room Dimensions			
	ft	m	
Kitchen	11' 6" x 10' 6"	3.51 x 3.20	
Living	14' 6" x 18' 2"	4.42 x 5.54	
Dining	11' 7" x 19' 10"	3.53 x 6.05	
Bed 1	17' 9" x 12' 2"	5.41 x 3.71	
Bed 2	12' 2" x 12' 10"	3.71 x 3.91	

Ceiling Height			
	ft	m	
	7' 9"	2.35	(1 st -4 th floor)
	8' 6"	2.60	(5 th floor)
	8' 6"	2.60	(1 st -4 th floor)
	11' 10"	3.60	(5 th floor)
	8' 6"	2.60	(1 st -4 th floor)
	11' 10"	3.60	(5 th floor)
	8' 6"	2.60	
	8' 6"	2.60	(1 st -4 th floor)
	11' 10"	3.60	(5 th floor)

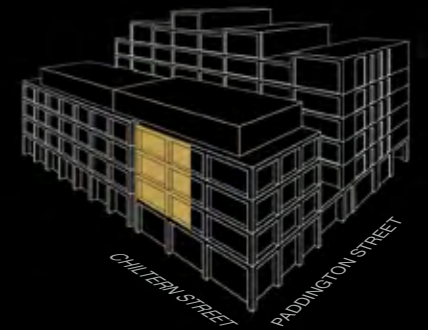
*Space behind toilet may contain ducting or risers.

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Apartment Type 7

2 Bedroom
Floors 1, 2 & 3



Apartment Type 7 / 2 Bedroom / Floors 1, 2 & 3

Gross Apartment Area 1375 sq ft / 128 sq m (floor 1), 1203 sq ft / 112 sq m (floors 2 & 3)

Floorspace Gross Internal Area	
1187 sq ft	110 sq m
Terrace/Balcony Space (1 st floor only)	
188 sq ft	18 sq m
Terrace/Balcony Space (2 nd & 3 rd floors)	
16 sq ft	2 sq m

Room Dimensions	ft		m		Ceiling Height				
	ft	in	m	mm	ft	in			
Kitchen	8'	2"	11'	10"	2.49	3.61	7'	9"	2.35
Living	17'	8"	17'	11"	5.38	5.46	8'	6"	2.60
Dining	9'	6"	11'	10"	2.90	3.61	8'	6"	2.60
Bed 1	10'	8"	14'	0"	3.25	4.27	8'	6"	2.60
Bed 2	11'	0"	12'	7"	3.35	3.84	8'	6"	2.60

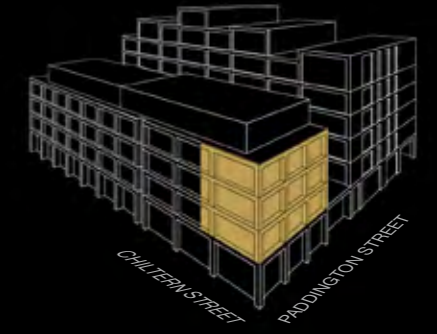
*Space behind toilet may contain ducting or risers.

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Apartment Type 8

2 Bedroom
Floors 1, 2 & 3



Apartment Type 8 / 2 Bedroom / Floors 1, 2 & 3

Gross Apartment Area 1301 sq ft / 121 sq m (floor 1), 1129 sq ft / 105 sq m (floors 2 & 3)

Floorspace Gross Internal Area	
1061 sq ft	99 sq m
Terrace/Balcony Space (1 st floor only)	
240 sq ft	22 sq m
Terrace/Balcony Space (2 nd & 3 rd floors)	
68 sq ft	6 sq m

Room Dimensions	ft		m		Ceiling Height				
	ft	in	m	mm	ft	in			
Kitchen	8'	2"	14'	5"	2.49	4.39	7'	9"	2.35
Living	15'	9"	19'	0"	4.80	5.79	8'	6"	2.60
Dining	9'	6"	13'	11"	2.90	4.24	8'	6"	2.60
Bed 1	15'	11"	12'	8"	4.85	3.86	8'	6"	2.60
Bed 2	11'	1"	12'	2"	3.38	3.71	8'	6"	2.60

*Space behind toilet may contain ducting or risers.

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Penthouse 3

3 Bedroom
Floors 4

Penthouse 3 / 3 bedroom / Floor 4

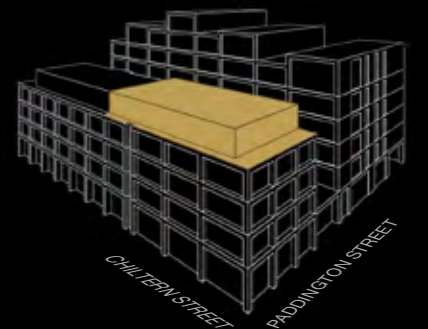
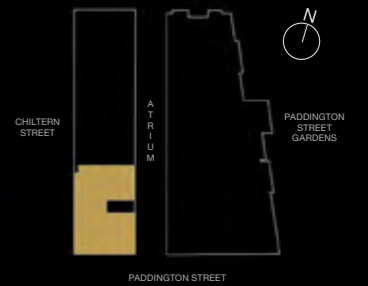
Floorspace Gross Internal Area	2023 sq ft	188 sq m
Terrace/Balcony Space	377 sq ft	35 sq m
Gross Apartment Area	2400 sq ft	223 sq m

Room Dimensions		
	ft	m
Kitchen	10' 4" x 11' 3"	3.15 x 3.43
Living	15' 2" x 18' 10"	4.62 x 5.74
Dining	15' 4" x 12' 5"	4.67 x 3.78
Apres dining	15' 2" x 12' 5"	4.62 x 3.78
Bed 1	15' 2" x 15' 7"	4.62 x 4.75
Bed 2	11' 8" x 12' 9"	3.56 x 3.89
Bed 3	10' 3" x 13' 10"	3.12 x 4.22

Ceiling Height		
	ft	m
Kitchen	7' 9"	2.35
Living	8' 6"	2.60
Dining	8' 6"	2.60
Apres dining	8' 6"	2.60
Bed 1	8' 6"	2.60
Bed 2	8' 6"	2.60
Bed 3	8' 6"	2.60

*Space behind toilet may contain ducting or risers.

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Penthouse 2

3 Bedroom
Floors 6



Penthouse 2 / 3 bedroom / Floor 6

Floorspace Gross Internal Area	2886 sq ft	268 sq m
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Terrace/Balcony Space	1076 sq ft	100 sq m
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Gross Apartment Area	3962 sq ft	368 sq m
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Room Dimensions

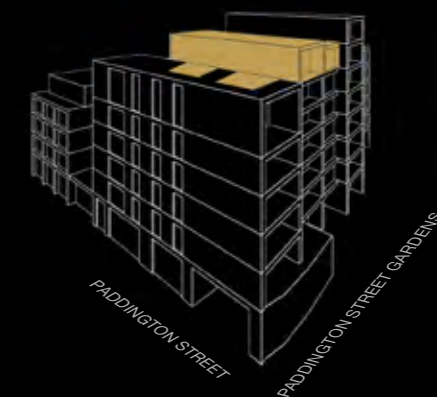
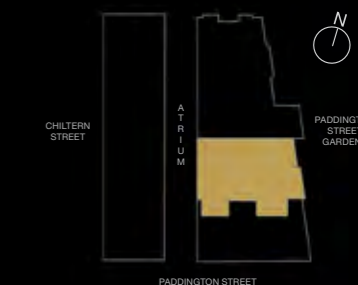
	ft	m
Kitchen	16' 4" x 14' 3"	4.98 x 4.34
Living	29' 1" x 18' 6"	8.86 x 5.64
Dining	11' 10" x 24' 6"	3.61 x 7.47
Apres dining	13' 1" x 18' 6"	3.99 x 5.64
Bed 1	16' 3" x 21' 3"	4.95 x 6.48
Bed 2	17' 8" x 10' 8"	5.38 x 3.25
Bed 3	13' 10" x 10' 6"	4.22 x 3.20

Ceiling Height

	ft	m
Kitchen	7' 9"	2.35
Living	8' 6"	2.60
Dining	8' 6"	2.60
Apres dining	8' 6"	2.60
Bed 1	8' 6"	2.60
Bed 2	8' 6"	2.60
Bed 3	8' 6"	2.60

*Space behind toilet may contain ducting or risers.

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Penthouse 1 / Duplex / 4 bedroom option / Floor 6

Floorspace Gross Internal Area		
	5047 sq ft	469 sq m
Terrace/Balcony Space		
	2519 sq ft	228 sq m
Gross Apartment Area		
	7466 sq ft	697 sq m

Room Dimensions

	ft	m
Kitchen	16' 4" x 18' 6"	4.98 x 5.64
Grand reception lounge	16' 7" x 14' 3"	5.05 x 4.34
Living	29' 10" x 23' 4"	9.09 x 7.11
Dining	16' 7" x 23' 6"	5.05 x 7.16
Cinema room	20' 7" x 23' 4"	6.27 x 7.11
Bed 1	14' 5" x 14' 5"	4.39 x 4.39
Bed 1 ensuite	14' 2" x 10' 0"	4.32 x 3.05
Dressing room	13' 3" x 24' 2"	4.04 x 7.37
Bed 2	11' 11" x 13' 9"	3.63 x 4.19
Bed 3	14' 2" x 13' 1"	4.32 x 3.99
Studio	14' 2" x 18' 8"	4.32 x 5.69

Ceiling Height

	ft	m
Kitchen	7' 71"	2.35
Grand reception lounge	8' 53"	2.6
Living	11' 81"	3.6
Dining	8' 53"	2.6
Cinema room	11' 81"	3.6
Bed 1	11' 81"	3.6
Dressing room	8' 53"	2.6
Bed 2	11' 81"	2.6
Bed 3	8' 53"	2.6
Bed 4	8' 53"	2.6
Studio	8' 53"	2.6

*Space behind toilet may contain ducting or risers.

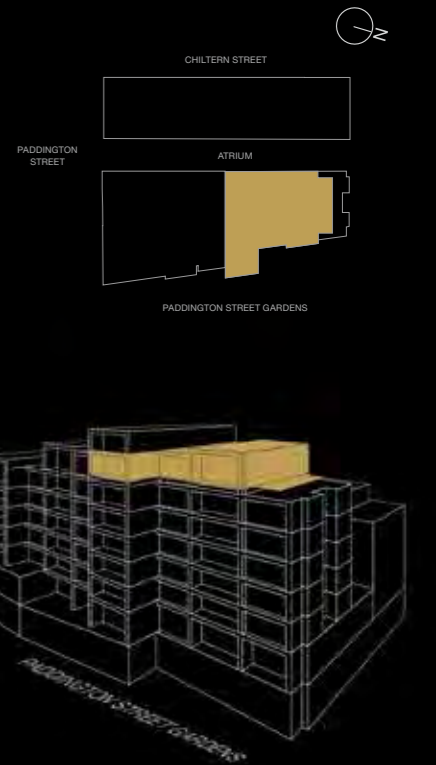
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VIEW OVER
PADDINGTON STREET GARDENS



Duplex Penthouse 1

**4 Bedroom option
Floor 6**





Penthouse 1 / Duplex / 5 bedroom option / Floor 6

Floorspace Gross Internal Area	
5047 sq ft	469 sq m
Terrace/Balcony Space	
2519 sq ft	228 sq m
Gross Penthouse Area	
7566 sq ft	697 sq m

Room Dimensions		
	ft	m
Kitchen	16' 4" x 18' 6"	4.98 x 5.64
Grand reception lounge	16' 7" x 14' 3"	5.05 x 4.34
Living	29' 10" x 23' 4"	9.09 x 7.11
Dining	16' 7" x 23' 6"	5.05 x 7.16
Cinema room	20' 7" x 23' 4"	6.27 x 7.11
Bed 1	14' 5" x 14' 2"	4.39 x 4.32
Dressing room	13' 1" x 10' 1"	3.99 x 3.07
Bed 2	11' 11" x 14' 2"	3.63 x 4.32
Bed 3	11' 11" x 13' 9"	3.63 x 4.19
Bed 4	14' 2" x 13' 1"	4.32 x 3.99
Studio	14' 2" x 18' 8"	4.32 x 5.69

Ceiling Height		
	ft	m
Kitchen	7' 71"	2.35
Grand reception lounge	8' 53"	2.6
Living	11' 81"	3.6
Dining	8' 53"	2.6
Cinema room	11' 81"	3.6
Bed 1	11' 81"	3.6
Dressing room	8' 53"	2.6
Bed 2	11' 81"	3.6
Bed 3	8' 53"	2.6
Bed 4	8' 53"	2.6
Studio	8' 53"	2.6

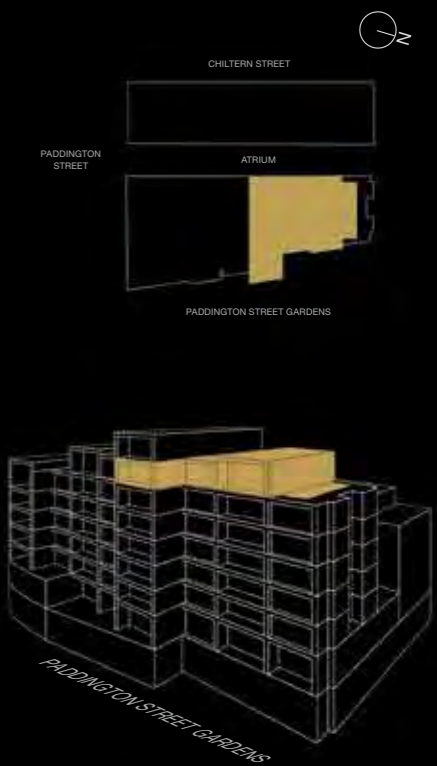
*Space behind toilet may contain ducting or risers.

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Duplex Penthouse 1

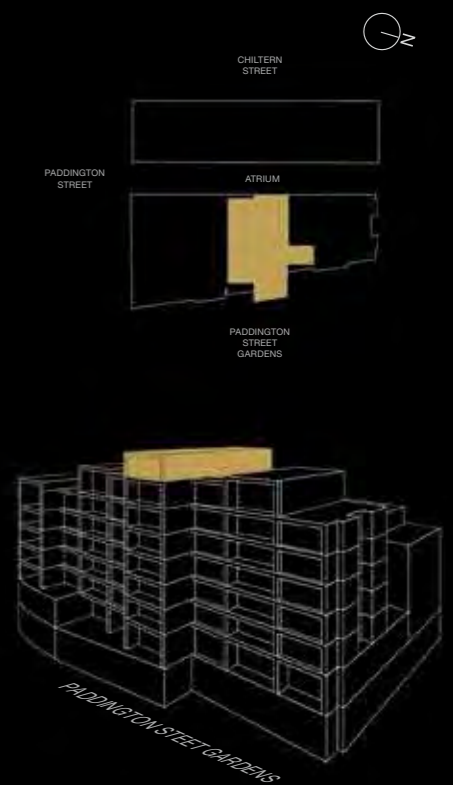
**5 Bedroom option
Floor 6**





Duplex Penthouse 1

4 & 5 Bedroom option
Floor 7





The Partners.

Developers

An exceptional joint development by:



Award for Marconi House won by Galliard Homes and Frogmore Real Estate Partners.

Squire and Partners

Squire and Partners is an award-winning architectural practice best known for designing and executing buildings on key sites in London, and internationally, for over 35 years. They've designed many of London's "Prime Residential" developments including Chelsea Barracks, One Tower Bridge, Ebury Square and The Knightsbridge Apartments, as well as the adjacent Bulgari Hotel.

OSEL Architecture

OSEL Architecture are working alongside the developers, extending a long running relationship which has already realised a variety of residential developments in this sector.

Rabih Hage Interior Design

Rabih Hage first made his name in Paris before establishing his London studio in 2001 and is admired the world over for his inspirational interior design and architecture. Awarded various Interior Designer of the Year awards between 2004 to 2012, Rabih has created some of the world's most celebrated interiors such as London's Rough Luxe Hotel. Throughout all of his work, his interiors display a unique, contemporary vision that amalgamates function with aesthetics.

These particulars have been compiled with care to give a fair description but we cannot guarantee the accuracy and they do not constitute an offer or contract. The developer reserves the right to alter specifications and floorplan layouts without prior notice. All journey times stated are approximate only. Interior and exterior images are computer generated and indicative only of the finished scheme.

AN EXCEPTIONAL DEVELOPMENT BY

