

HANWAY GARDENS

A JOINT DEVELOPMENT BY





Computer generated image of Hanway Gardens fronting Oxford Street.

Highly refined 2 & 3 bedroom lateral and duplex apartments amid an array of multi-level roof terraces and elevated gardens - located within 3 minutes walk of Tottenham Court Road tube and forthcoming Crossrail interchange.

A choice of 2 bedroom lateral & duplex and 3 bedroom lateral & duplex apartments.

Selected apartments with extensive landscaped terraces.

Retained listed façade to majority of apartments fronting Oxford Street.

High quality specifications and finishes throughout.

Fully integrated interior designed kitchens with appliances by Smeg.

Programmable mood lighting to each apartment.

Imposing private entrance foyer.

Concierge and services.

Lift to second floor apartment entrance level.

Central core with second lift serving each apartment level.

Beautifully landscaped communal external areas.

**HANWAY
GARDENS**



Development Overview



Location Overview

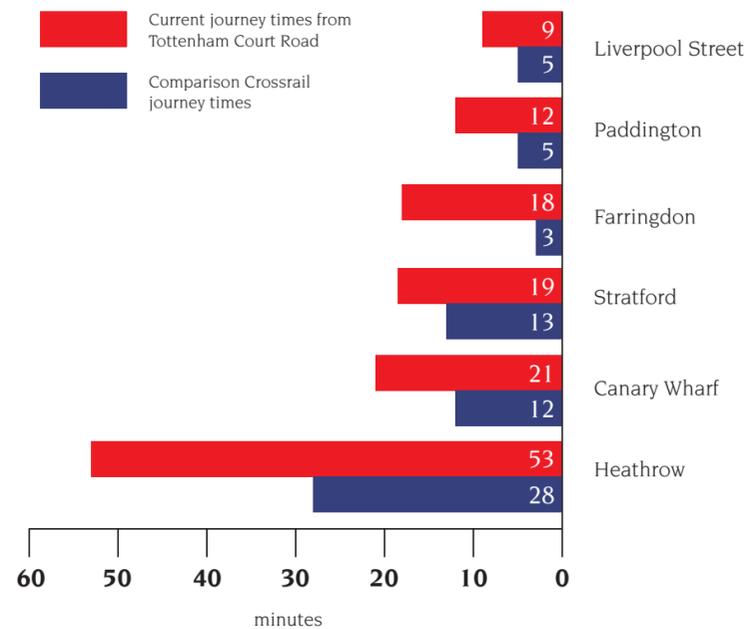
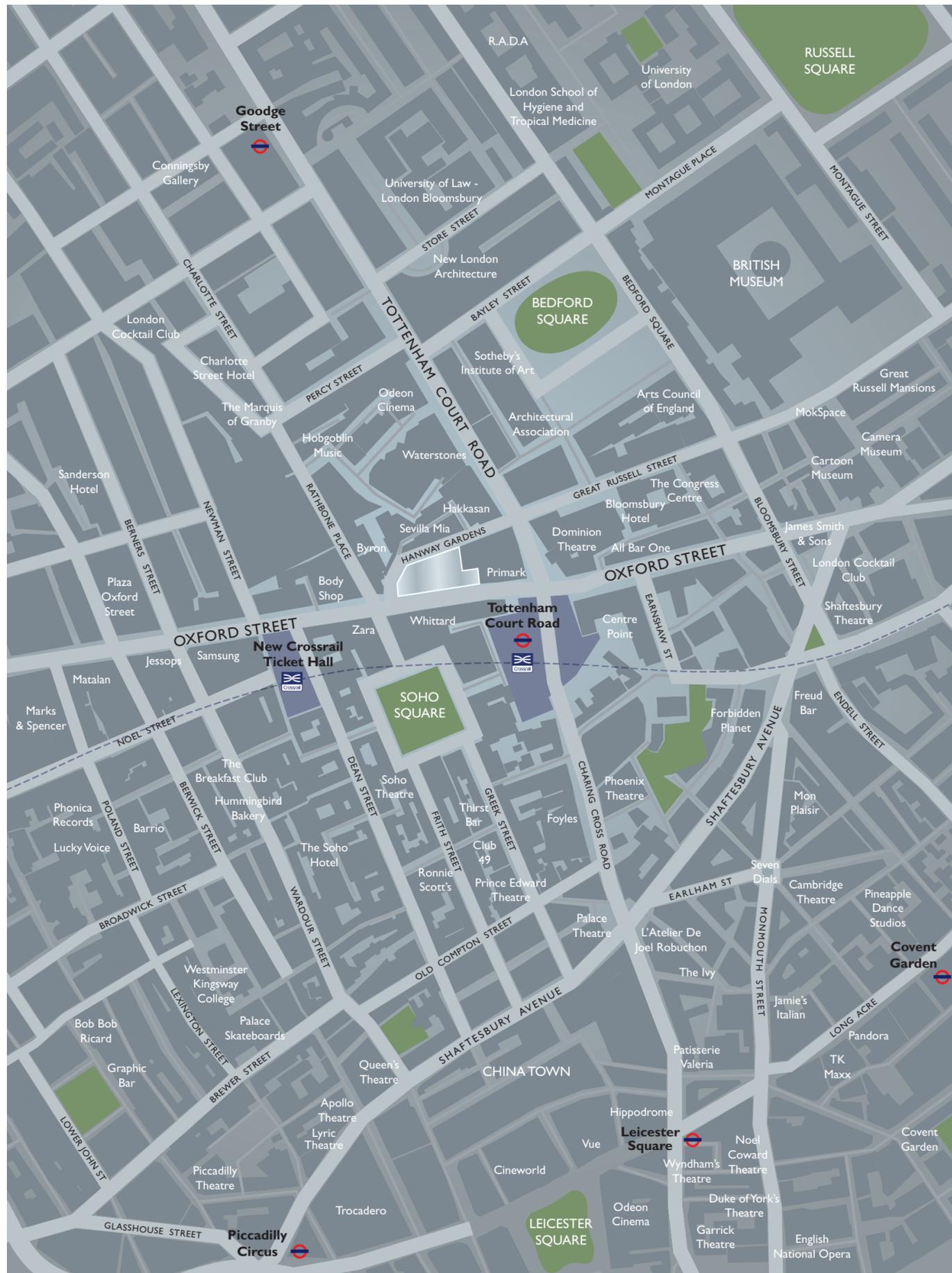
Hanway Gardens is situated in a fabulous West End location with excellent connectivity across the Capital which will be further enhanced by Crossrail entering service in 2019.

The development is central to many London landmarks and lies within 3 minutes walk of Tottenham Court Road tube and Crossrail interchange, and Soho Square gardens.

-  Average walking times include:
- Dominion Theatre 2 mins
 - Crossrail Ticket Hall (Dean Street) 2 mins
 - Soho Square Gardens 2 mins
 - Tottenham Court Road tube station 3 mins
 - Charlotte Street Hotel 4 mins
 - Sanderson Hotel 6 mins
 - British Museum 7 mins
 - Shaftesbury Avenue 7 mins
 - Liberty 9 mins
 - Palladium 10 mins
 - Leicester Square 11 mins
 - Regent Street 11 mins
 - University of London 13 mins
 - Covent Garden 13 mins
 - Selfridges 19 mins



HANWAY GARDENS



Additional journey times by tube from Tottenham Court Road to key destinations include:

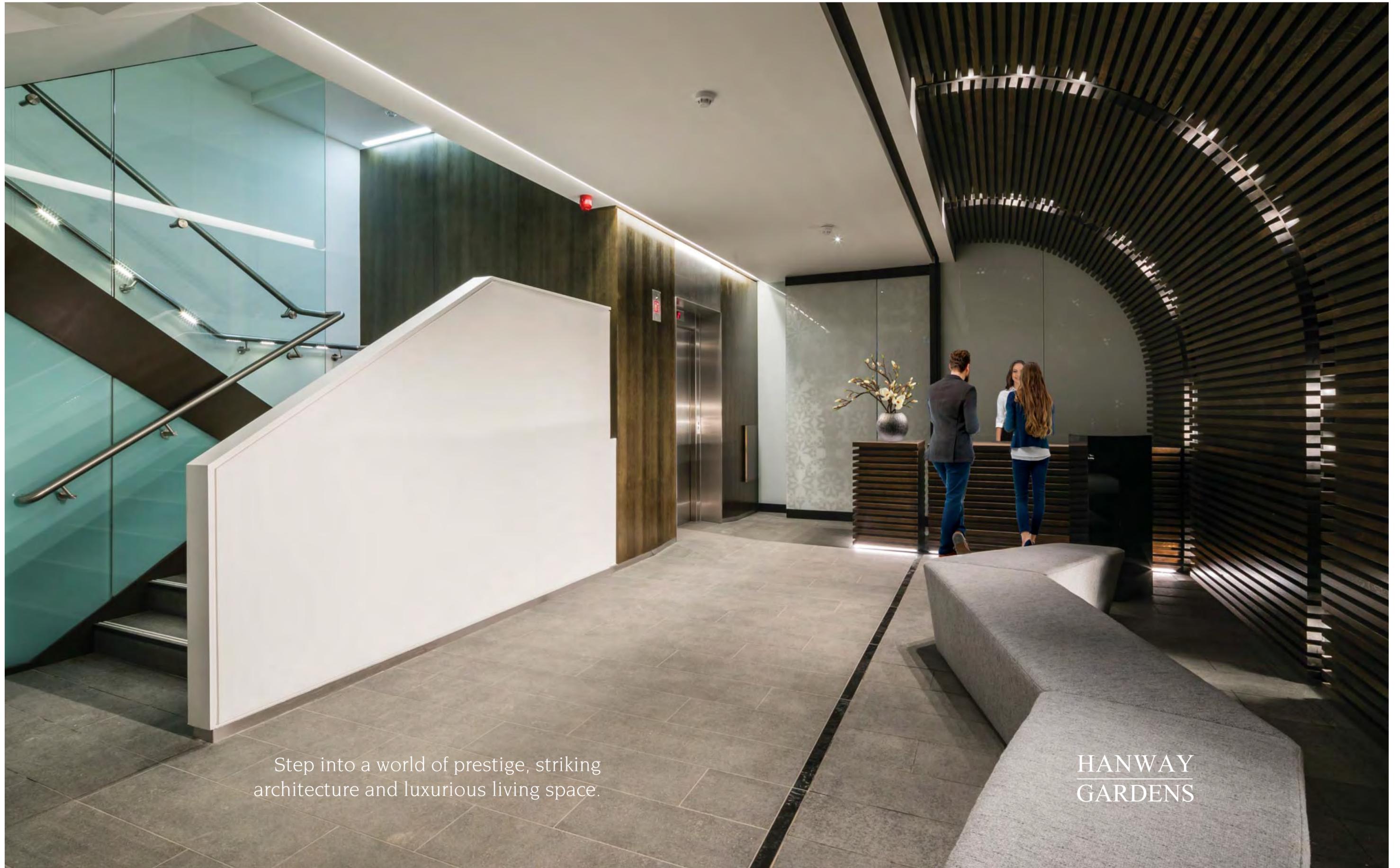
Oxford Circus	1 min
Leicester Square	2 mins
Bond Street	3 mins
Marble Arch	4 mins
Covent Garden	5 mins
Bank	7 mins
Piccadilly Circus	7 mins
Green Park	8 mins
Euston	8 mins
Liverpool Street	9 mins
King's Cross	10 mins
Westminster	11 mins
Waterloo	11 mins
Knightsbridge	16 mins
Tower Hill	16 mins
South Kensington	19 mins

The Crossrail station at Tottenham Court Road will provide a service of 24 trains per hour travelling in both directions at peak times.

The existing underground station will be fully upgraded with new larger ticket halls, new entrances and streamlined access to the Northern and Central line platforms.



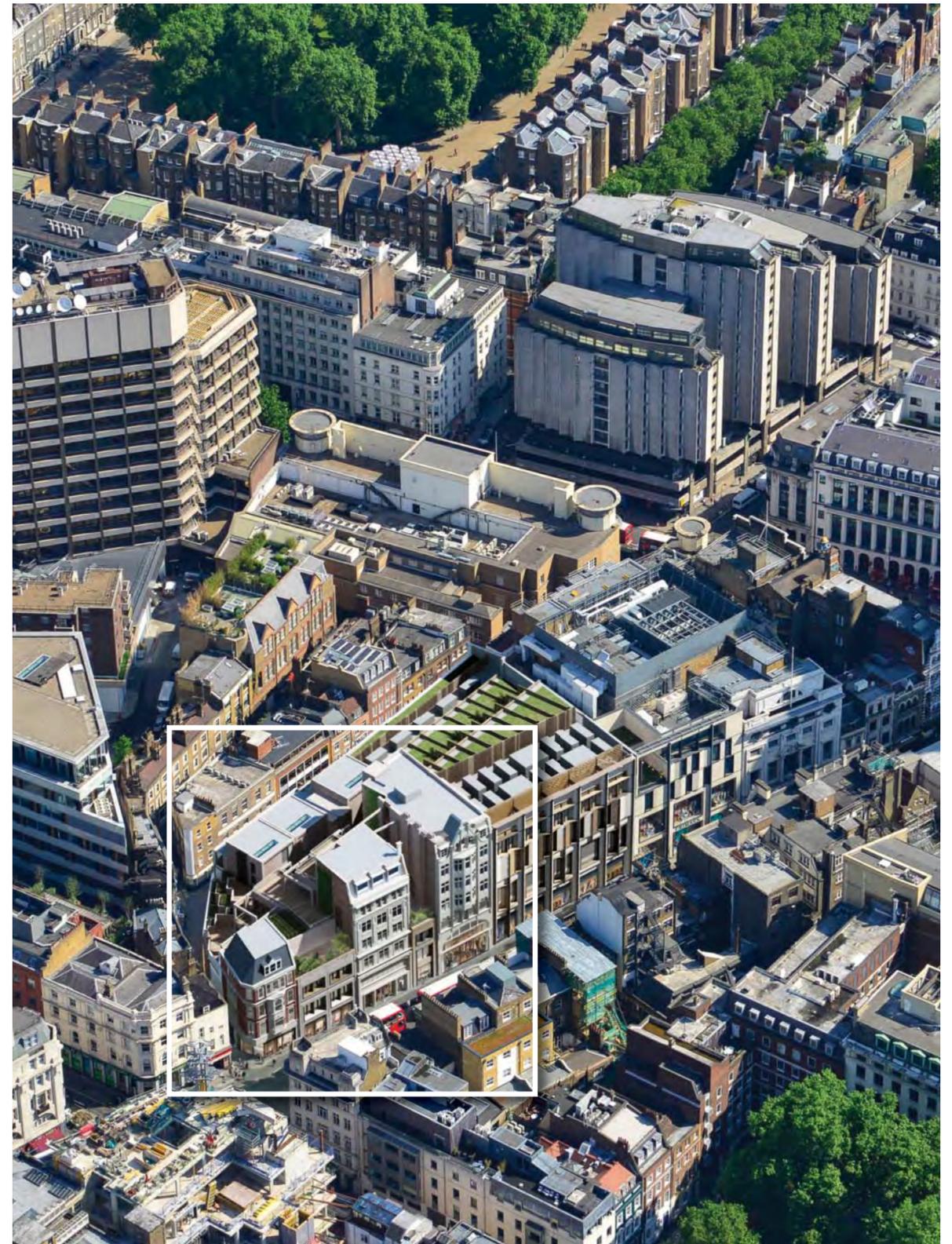
The £1 billion re-development of Tottenham Court Road station will transform journey times - greatly enhancing transport links for residents at Hanway Gardens.



Step into a world of prestige, striking architecture and luxurious living space.

HANWAY
GARDENS

Hanway Gardens offers refined living in a quiet side street moments from the bohemian urban village atmosphere of Fitzrovia.





The development features an array of hard and soft landscaped areas with specimen shrubs, green walls, sedum wild flower green roofs and decked terraces.

Private apartment terraces extend to 624 sq.ft. with internal areas ranging from 954 sq.ft. to over 1,490 sq.ft.



Plan showing multi level private & communal landscaped roof terraces.





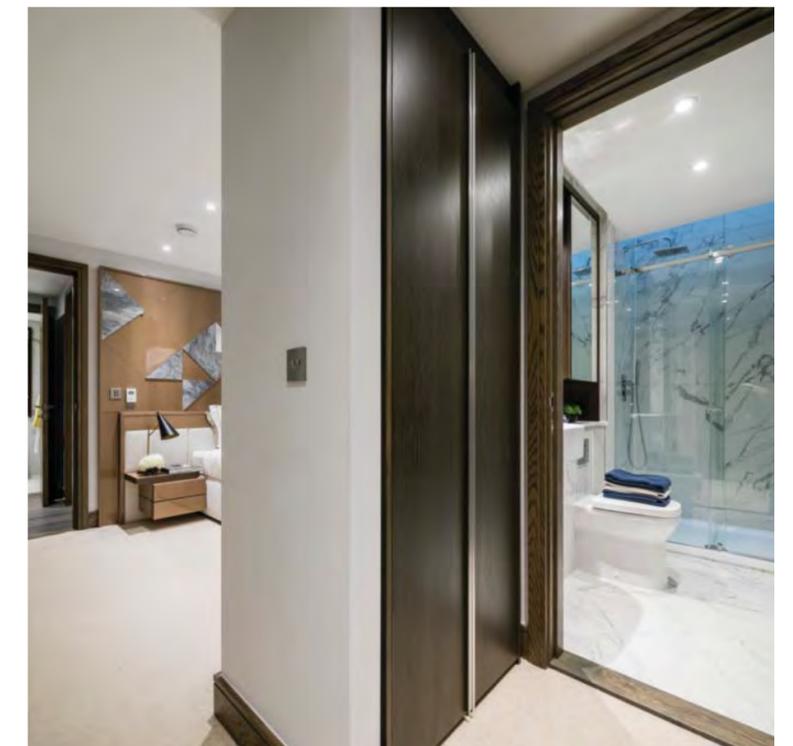
Images are
3 bedroom duplex
apartment no. PM02
at Hanway Gardens.

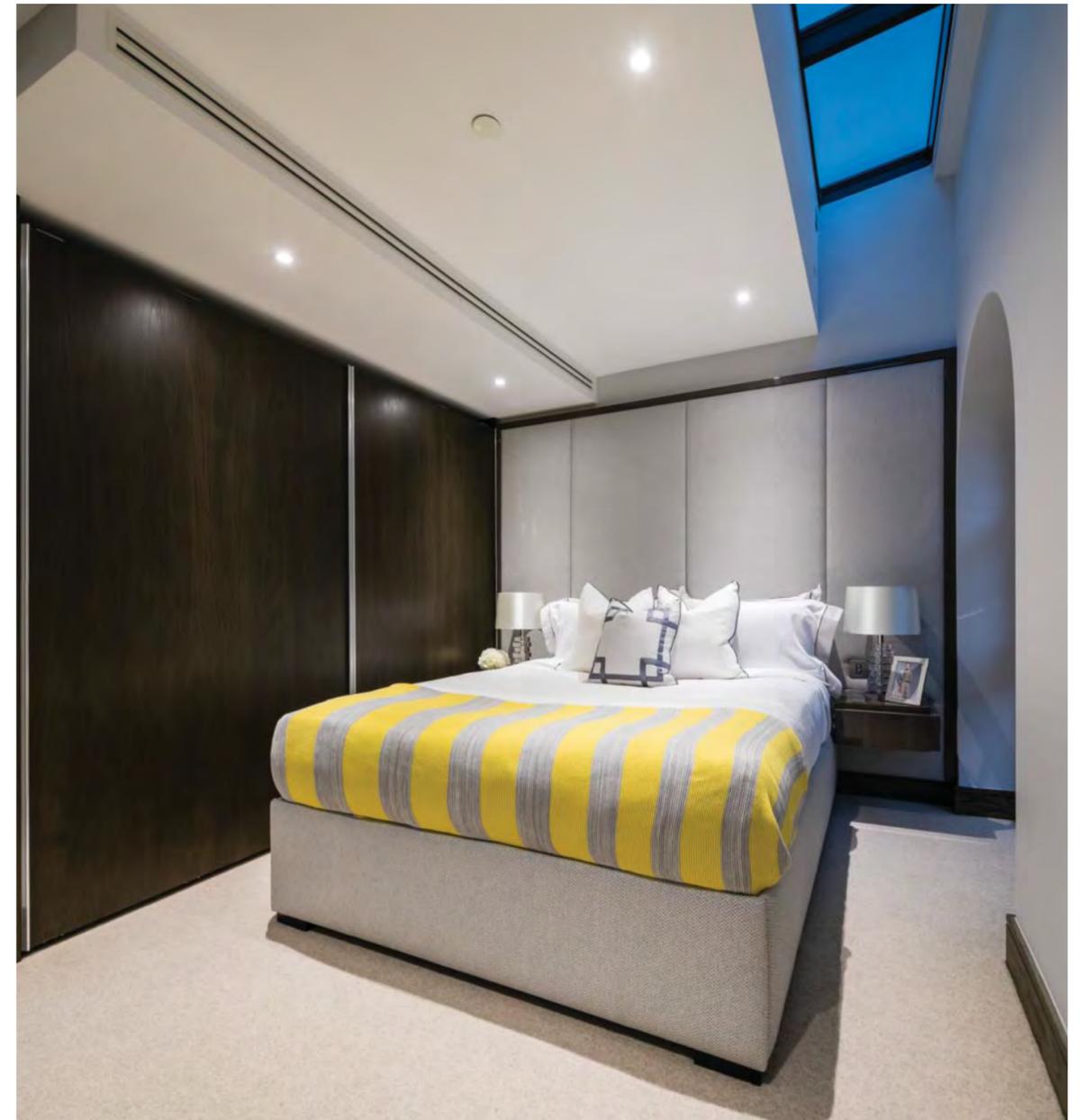






Each master en-suite and family bathroom will be specified with Anima Bianco porcelain marble wall and floor tiles.





Each master bedroom has a beautifully appointed en-suite with the majority also having a private dressing area.

All bedrooms are fitted with floor to ceiling wardrobes fronted with stylish dark oak veneered doors.



General Specification

- Matt brilliant white painted walls and smooth ceilings.
- Dark stained natural oak hardwood door linings, architraves and skirtings.
- Extended height dark stained oak veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates.
- Programmable mood lighting to principal living area and all bedrooms.
- Colour video security entry phone system.
- Recessed downlight low energy light fittings with white bezels.
- Thermostatically controlled central heating and cooling to living/dining areas and all bedrooms.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Underfloor heating to wet areas.

Kitchen Area

- Engineered one strip dark stained oak veneer flooring.
- Dark grey finish to base units with white matt to upper units, all with concealed handles.
- Smoke grey quartz stone worktop with coloured glass splashback.
- Smeg stainless steel fully integrated electric appliances to include:- single low level oven, 4 ring ceramic hob, cooker hood, washer/drier (freestanding if within utility cupboard off hallway), dishwasher, fridge/freezer, microwave.
- Stainless steel bowl and a half under-mounted sink with square profile monobloc mixer tap and grooved worktop drainer.
- Wall unit under lighting.
- Centralised appliance isolator switch panel.

Living/Dining Room

- Engineered one strip dark stained oak veneer flooring.
- Sonos Play Bar.
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone socket to living/dining area.

Bathroom/Shower Room

- Large format porcelain marble floor and fully tiled walls.
- Electric mat underfloor warming.
- Plumbing concealed (where possible) with stone vanity tops.
- Oak framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern and square profiled semi-recessed basin.
- Chrome plated square profile taps, bottle trap, cistern push plate, thermostatic bath filler/shower mixer, shower rail, handset and hose.
- Coloured glass bath panel.
- Chrome plated square profile thermostatic electric heated towel rail.
- Clear glass frameless bath screen.

Cloakroom

- Large format porcelain marble floor tiles.
- Large format tiles to ducting and splashback to basin.
- White sanitaryware featuring hand rinse basin and back to wall WC with dual flush concealed cistern.
- Chrome plated square profile monobloc tap.
- Mirror over basin.
- Chrome plated square profile thermostatic electric heated towel rail.

Bedroom

- Quality oatmeal coloured carpet with underlay.
- Floor to ceiling fitted wardrobe with dark oak veneered doors to all bedrooms.
- Sonos Play Bar.
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone extension socket to all bedrooms.

Apartment Hallway and Landing

- Engineered one strip dark oak veneer flooring.
- Audio/visual entryphone system connected to communal entrance door.

Communal Areas

- Imposing private entrance foyer featuring large format tile flooring, contemporary furnishings, wall finishes and feature lighting.
- Lift to second floor apartment entrance levels.
- Low energy wall light fittings.

HANWAY
GARDENS



4 2 BED APARTMENT

Living Area	4.4 x 4.1	14'4" x 13'4"
Kitchen Area	3.0 x 2.7	9'9" x 8'10"
Dining Area	3.6 x 2.6	11'9" x 8'6"
Master Bedroom	4.7 x 3.3	15'4" x 10'9"
Bedroom 2	3.6 x 2.7	11'9" x 8'10"

INTERNAL AREA 88.6 SQ.M. 954 SQ.FT.



Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.

6 2 BED APARTMENT

Living/Dining	7.1 x 6.0	23'2" x 19'8"
Inc Kitchen	1.9 x 1.4	6'2" x 4'6"
Utility	4.2 x 4.3	13'8" x 14'0"
Master Bedroom	3.1 x 1.6	10'2" x 5'2"
Bedroom 2	5.3 x 3.0	17'3" x 9'9"

INTERNAL AREA 123.1 SQ.M. 1325 SQ.FT.



KITCHEN

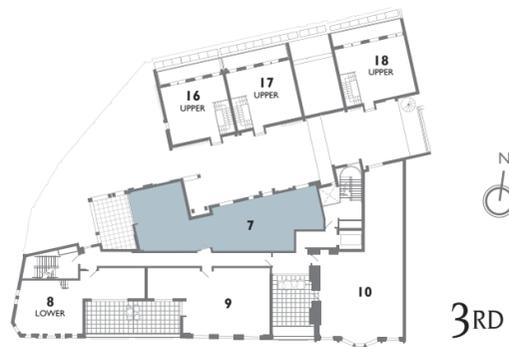
BEDROOM 2

LIVING / DINING

MASTER BEDROOM

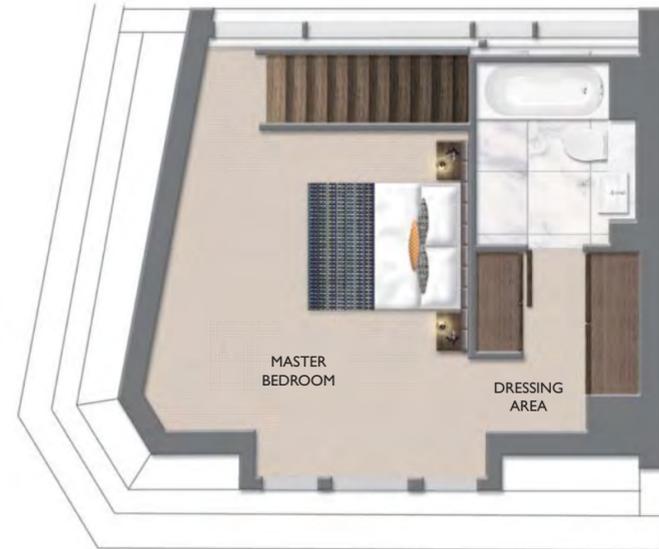
DRESSING AREA

UTILITY



7 3 BED APARTMENT		
Living/Dining inc Kitchen	7.5 x 6.0	24'6" x 19'7"
Master Bedroom	5.0 x 4.8	16'4" x 15'9"
Bedroom 2	3.7 x 3.1	12'1" x 10'1"
Bedroom 3	3.1 x 3.1	10'1" x 10'1"
INTERNAL AREA	114 sq.m.	1227 sq.ft.
EXTERNAL AREA	21.5 sq.m.	231 sq.ft.

Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.

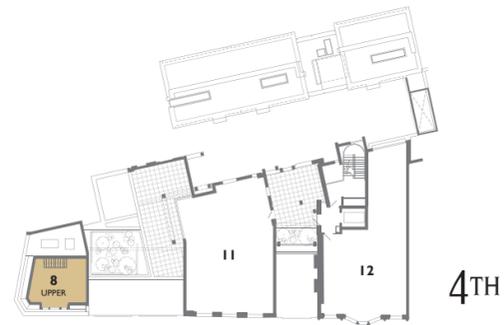


4TH

8 2 BED DUPLEX APARTMENT

Living/Dining inc Kitchen	7.4 x 4.8	24'2" x 15'8"
Master Bedroom	4.4 x 4.0	14'4" x 13'0"
Dressing Area	2.4 x 2.1	7'10" x 6'10"
Bedroom 2	3.8 x 3.3	12'5" x 10'9"

INTERNAL AREA 93.6 SQ.M. 1008 SQ.FT.
EXTERNAL AREA 18.4 SQ.M. 198 SQ.FT.



4TH



3RD



Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



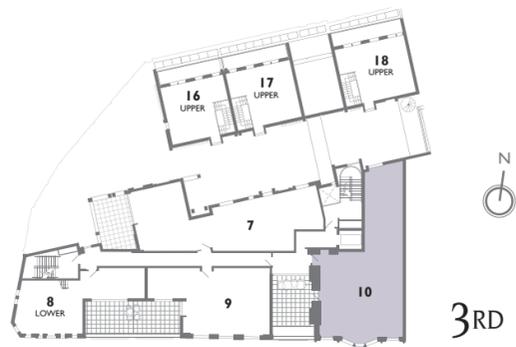
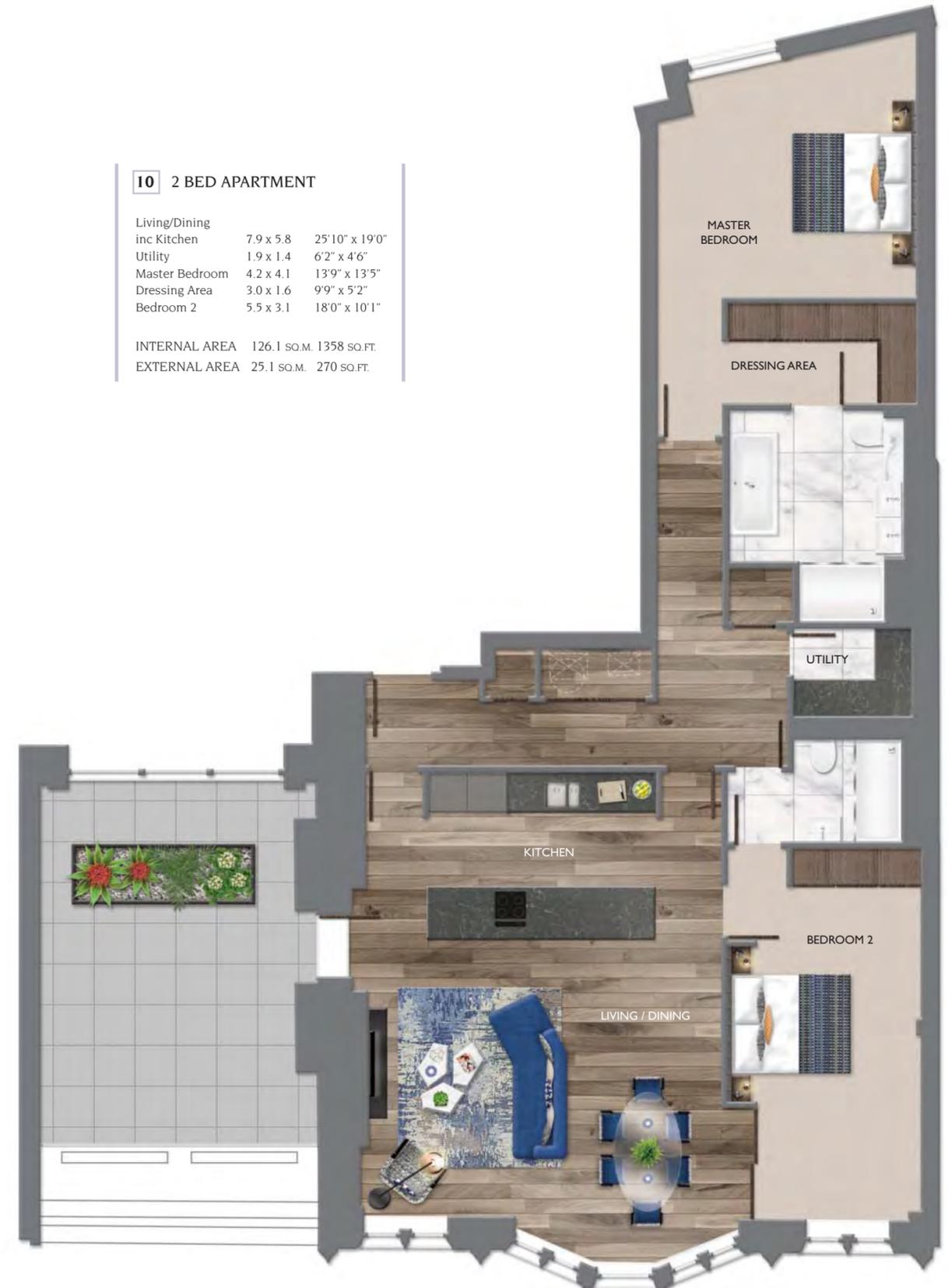
3RD



10 2 BED APARTMENT

Living/Dining inc Kitchen	7.9 x 5.8	25'10" x 19'0"
Utility	1.9 x 1.4	6'2" x 4'6"
Master Bedroom	4.2 x 4.1	13'9" x 13'5"
Dressing Area	3.0 x 1.6	9'9" x 5'2"
Bedroom 2	5.5 x 3.1	18'0" x 10'1"

INTERNAL AREA 126.1 SQ.M. 1358 SQ.FT.
EXTERNAL AREA 25.1 SQ.M. 270 SQ.FT.

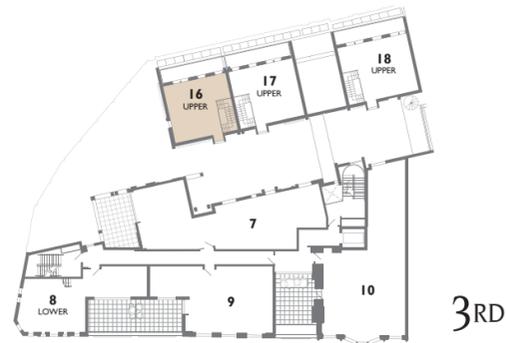


Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.

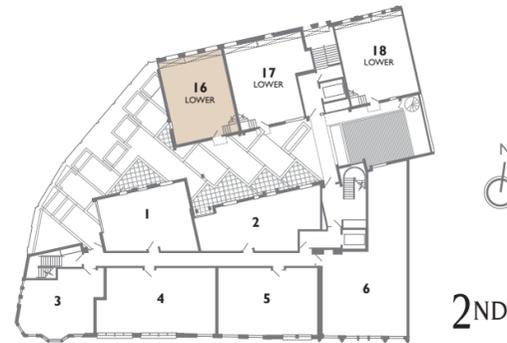


16 3 BED DUPLEX APARTMENT

Living/Dining	7.0 x 3.8	22'10" x 12'5"
Kitchen Area	4.1 x 2.6	13'4" x 8'6"
Master Bedroom	4.4 x 2.7	14'4" x 8'10"
Bedroom 2	3.9 x 3.3	12'9" x 10'9"
Bedroom 3	3.7 x 2.6	12'1" x 8'6"
INTERNAL AREA	108.7 SQ.M.	1170 SQ.FT.
EXTERNAL AREA	2.8 SQ.M.	30 SQ.FT.



3RD



2ND

Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



3RD



2ND

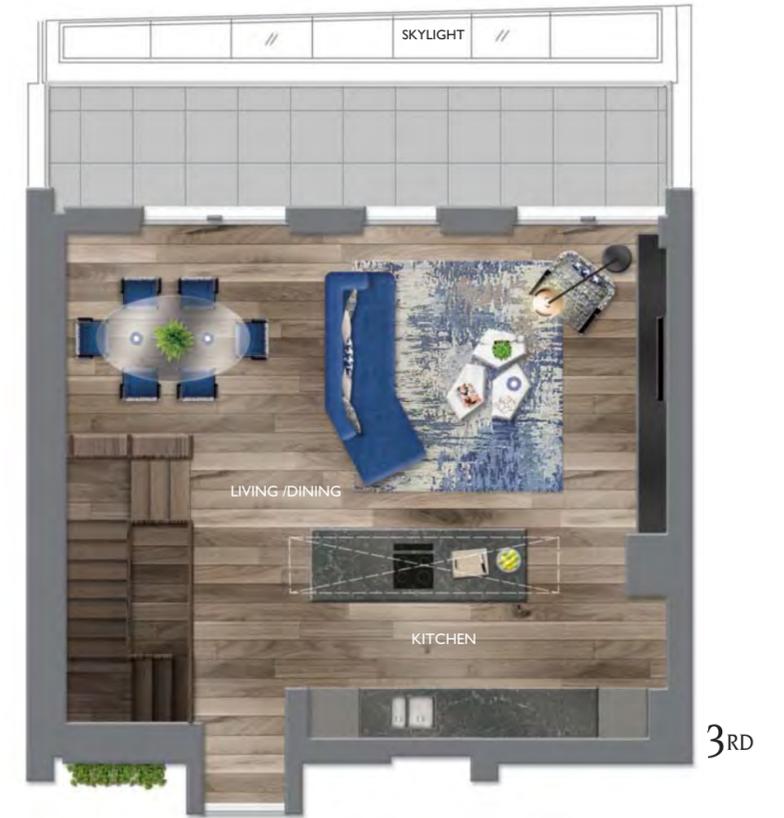
17 3 BED DUPLEX APARTMENT

Living/Dining	7.1 x 3.8	23'2" x 12'5"
Kitchen Area	4.3 x 2.6	14'0" x 8'6"
Master Bedroom	4.4 x 2.9	14'4" x 9'6"
Dressing Area	2.1 x 2.1	6'10" x 6'10"
Bedroom 2	3.7 x 3.3	12'1" x 10'9"
Bedroom 3	3.9 x 3.3	12'8" x 10'9"
INTERNAL AREA	118.0 SQ.M.	1270 SQ.FT.



18 3 BED DUPLEX APARTMENT

Living/Dining	7.6 x 3.8	24'10" x 12'5"
Kitchen Area	4.8 x 2.6	15'8" x 8'6"
Master Bedroom	4.2 x 3.4	13'8" x 11'1"
Bedroom 2	3.9 x 3.0	12'9" x 9'9"
Bedroom 3	3.9 x 3.0	12'9" x 9'9"
INTERNAL AREA	116.6 SQ.M.	1255 SQ.FT.

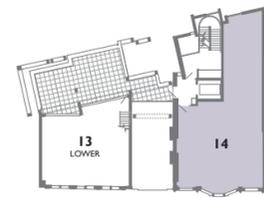


Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.

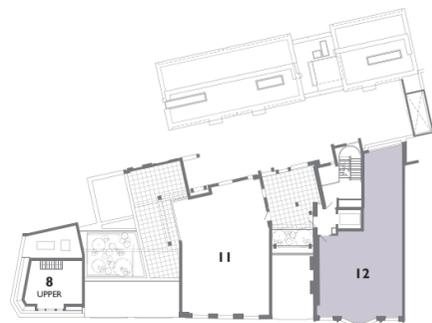
12 2 BED APARTMENT

Living/Dining		
Inc Kitchen	7.9 x 6.1	25'10" x 20'0"
Utility	1.9 x 1.4	6'2" x 4'6"
Master Bedroom	4.2 x 3.9	13'9" x 12'9"
Dressing Area	3.0 x 1.6	9'9" x 5'3"
Bedroom 2	5.5 x 3.2	18'0" x 10'5"

INTERNAL AREA 122.2 SQ.M. 1316 SQ.FT.



5TH



4TH

Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.

14 2 BED APARTMENT

Living/Dining		
Inc Kitchen	8.0 x 5.9	26'2" x 19'3"
Utility	1.9 x 1.4	6'2" x 4'6"
Master Bedroom	4.2 x 4.2	13'8" x 13'8"
Dressing Area	3.0 x 1.6	9'9" x 5'3"
Bedroom 2	5.4 x 3.2	17'8" x 10'5"

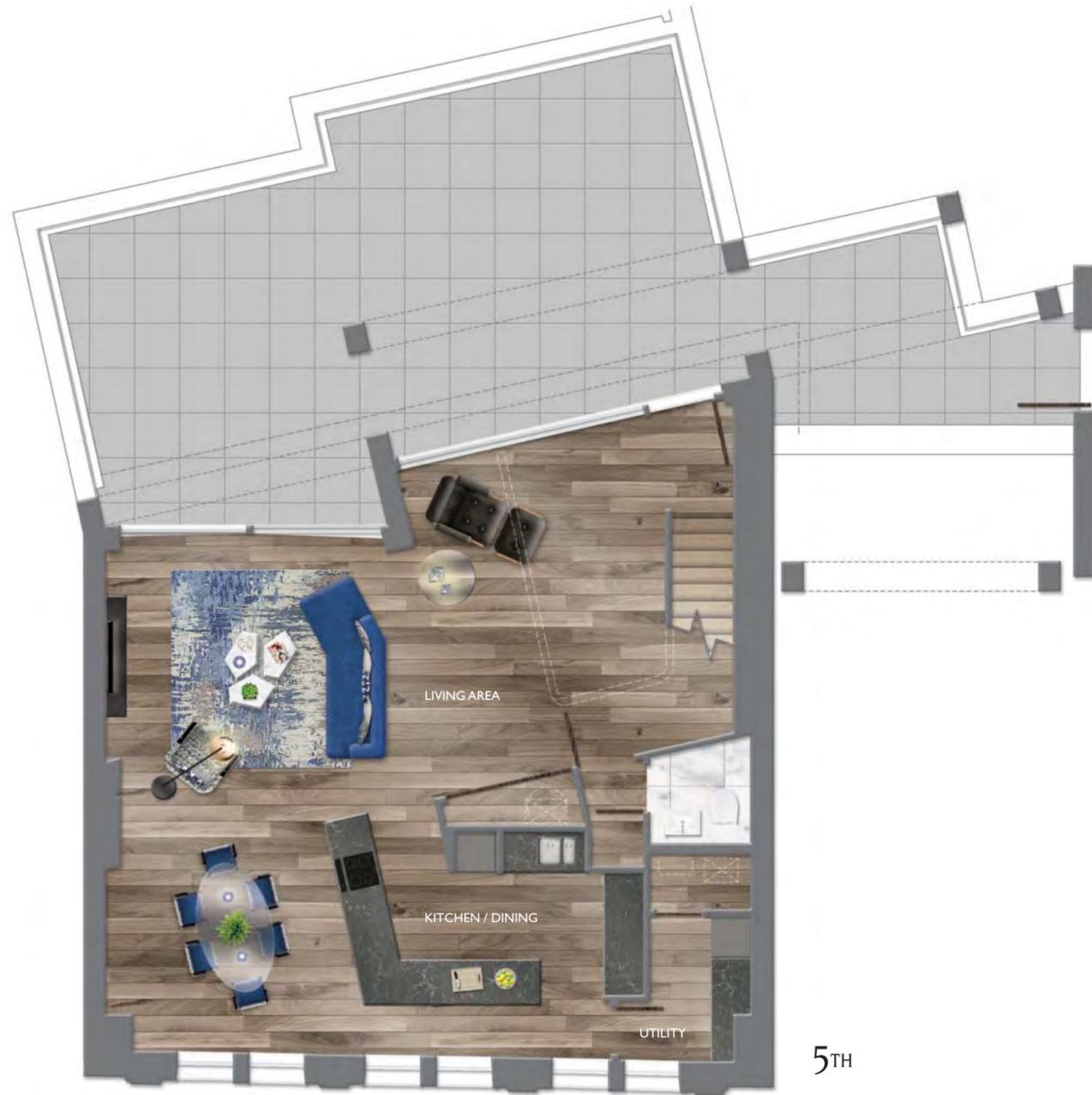
INTERNAL AREA 124.4 SQ.M. 1339 SQ.FT.



KITCHEN

BEDROOM 2

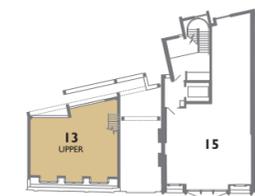
LIVING / DINING



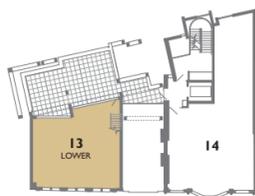
5TH



6TH



6TH



5TH



13 2 BED DUPLEX APARTMENT

Living Area	8.2 x 5.0	26'10" x 16'4"
Kitchen/Dining	8.0 x 3.8	26'2" x 12'4"
Utility	3.0 x 1.7	9'9" x 5'6"

Master Bedroom	5.0 x 3.9	16'4" x 12'8"
Bedroom 2	3.6 x 3.7	11'9" x 12'1"
Study Area	3.0 x 1.7	9'9" x 5'6"

INTERNAL AREA	138.6 SQ.M.	1492 SQ.FT.
EXTERNAL AREA	58.0 SQ.M.	624 SQ.FT.

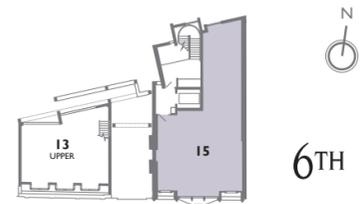
Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



15 2 BED APARTMENT

Living/Dining		
Inc Kitchen	7.4 x 5.9	24'3" x 19'4"
Master Bedroom	4.2 x 4.3	13'8" x 14'0"
Dressing Area	3.0 x 1.6	9'9" x 5'3"
Bedroom 2	4.8 x 3.1	15'8" x 10'1"

INTERNAL AREA 121.3 sq.m. 1306 sq.ft.



6TH

Floor plans shown are intended to be correct, precise details may vary, floor finishes and furniture are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.

HANWAY GARDENS

For further information please contact:



sales@galliardhomes.com
0208 418 1070

CBRE

westend.sales@cbre.com
020 7420 3050

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All journey times stated are approximate, source tfl.gov.uk. Walking times taken from google.com. Exterior images of the development are computer generated. Hanway Gardens is a preferred marketing name and may not be the adopted postal address.

A JOINT DEVELOPMENT BY



