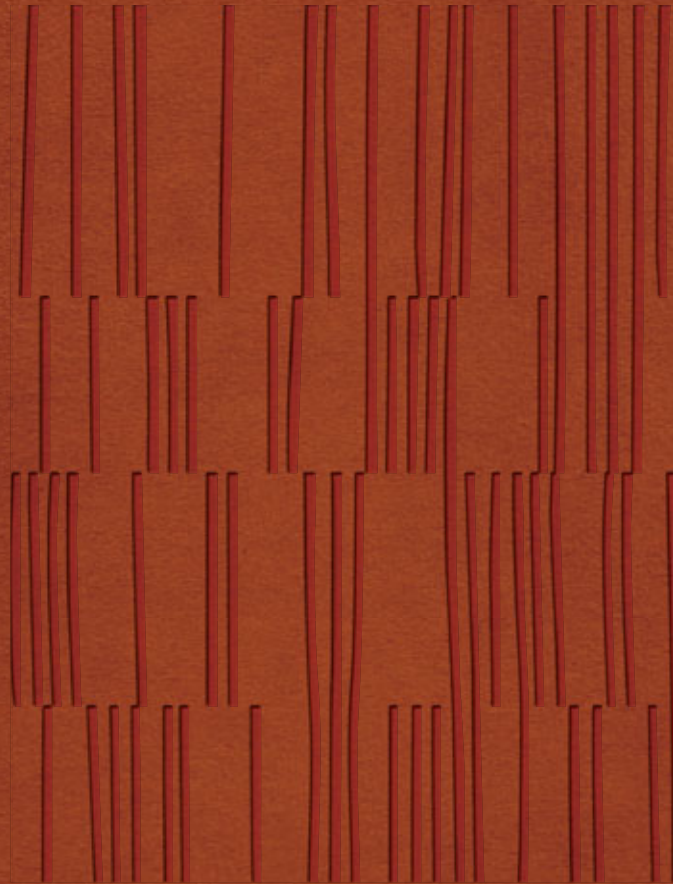


TwentyFive



MARYLEBONE WI

TwentyFive

MARYLEBONE W1



THE
PORTMAN
ESTATE

TwentyFive

Holland Park Villas



Holland Park Villas

Burlington Gate



NEO Bankside

TwentyFive

NATIVE LAND

TwentyFive is a development by Native Land in partnership with The Portman Estate.

Native Land are a property developer that understands how place enhances lifestyle, unlocking London's potential. Their award-winning developments are created with experience in mind, to inspire, motivate, revitalise or relax the people that live, work and spend time there. Bold vision, premium service and meticulous attention to detail define everything they do. Native Land strive to create exceptional places in ways which are authentic to their neighbourhoods and believe their portfolio of world-class London developments reflects a genuine belief in excellence.

WWW.NATIVE-LAND.COM



LOCATION

4 - 21

OVERVIEW

22 - 27

APARTMENTS

28 - 37

PENTHOUSES

38 - 49

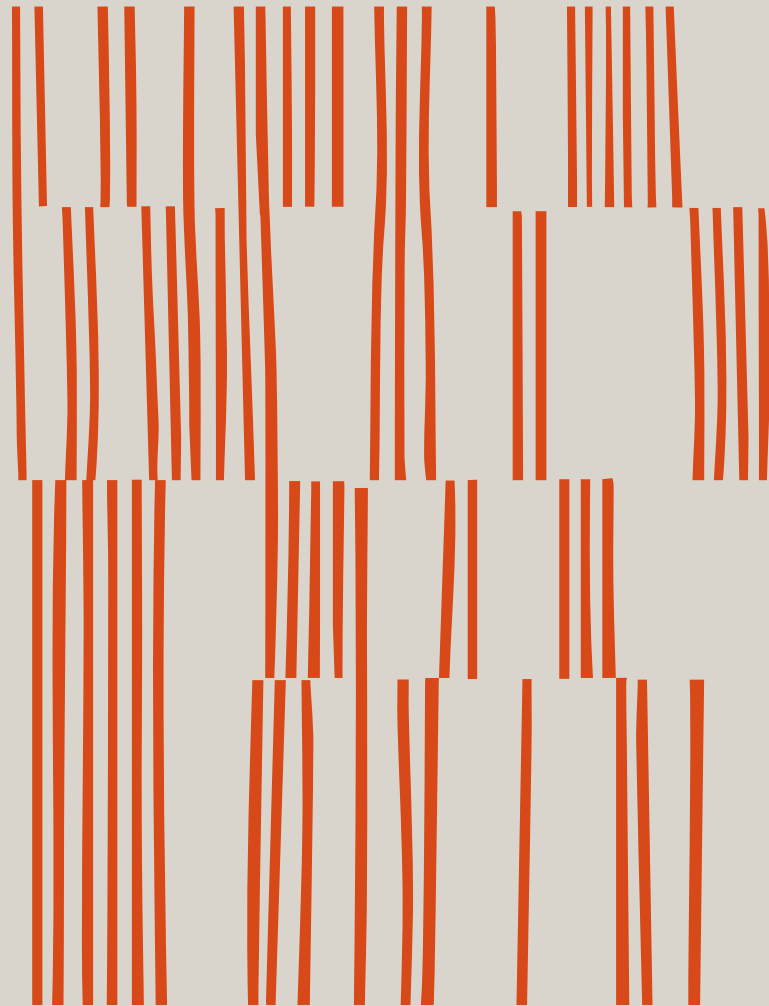
AMENITIES

FLOOR PLANS SPECIFICATION

50 - 89

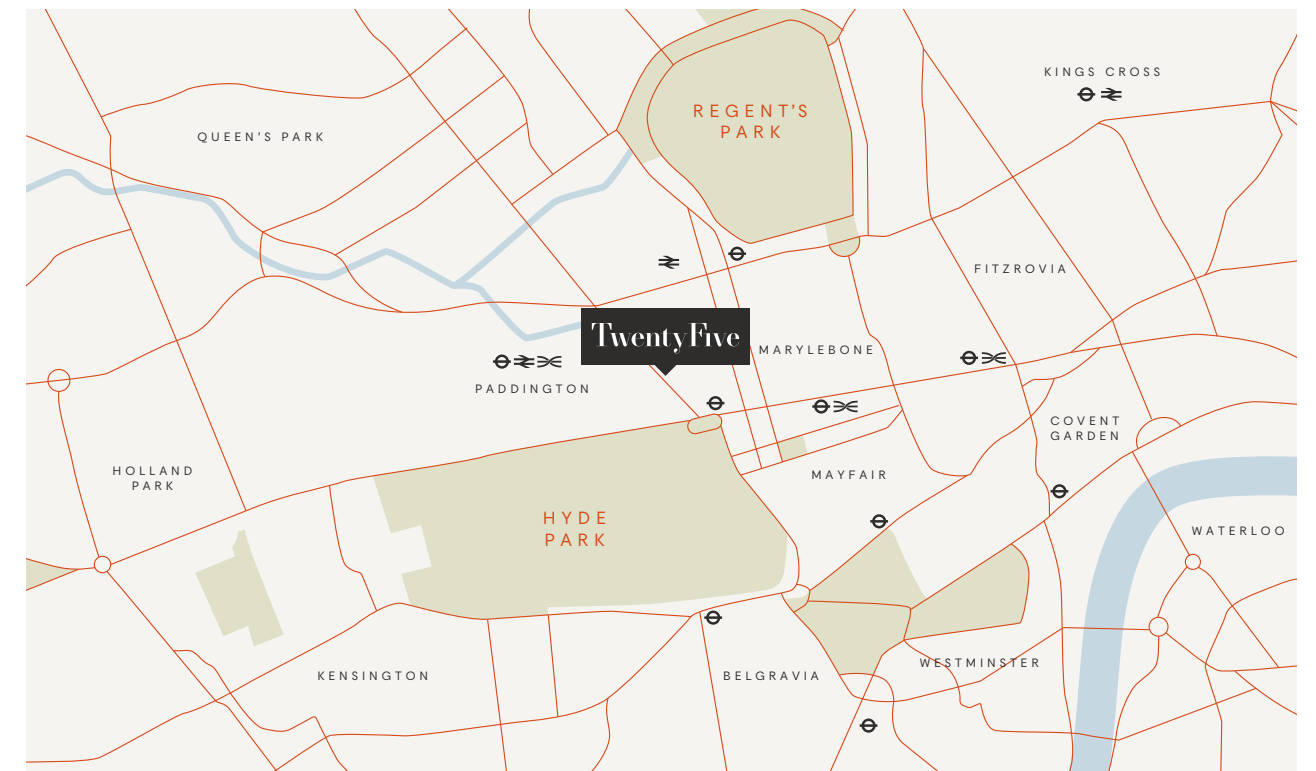
PROJECT TEAM

90 - 91



WELCOME TO THE WEST END

Become part of a unique local neighbourhood in the West End and enjoy all that London has to offer.




- 23 LATERAL STUDIO, 1, 2 AND 3 BEDROOM APARTMENTS
- 2 LATERAL 4 BEDROOM PENTHOUSES
- CONCIERGE & 24-HOUR SECURITY
- FULLY EQUIPPED GYMNASIUM
- SECURE BASEMENT CAR PARKING
- CAR SHARE BAY
- EXTENSIVE STORAGE FACILITIES
- IN PARTNERSHIP WITH THE PORTMAN ESTATE
- 5 MINUTES WALK TO MAYFAIR

Location

TwentyFive

OXFORD STREET

BOND STREET 

SEYMOUR PLACE

ST. JAMES'S PARK


GREAT CUMBERLAND PLACE

MARBLE ARCH 

GREEN PARK

TwentyFive

PARK LANE


VICTORIA STATION 

HYDE PARK CORNER 

HYDE PARK

BELGRAVIA

CONNAUGHT VILLAGE

KNIGHTSBRIDGE 

SLOANE SQUARE 

CHELSEA

PADDINGTON 



MAYFAIR

MARYLEBONE

WORDS BY OLIVER FENN-SMITH
CHIEF EXECUTIVE, THE PORTMAN ESTATE



Over the next 10 years The Portman Estate is committed to investing more than £250m into Marylebone and the surrounding areas.

Despite its bustling central location, this burgeoning part of the Edgware Road in the London Borough of Westminster has a unique village charm, and is a welcoming environment. Located in the west of The Portman Estate, residents will enjoy all of the benefits of living in Marylebone with its broad range of independent shops, boutiques, cafés and restaurants, peaceful green spaces and excellent transport links.

The Portman Estate comprises 110 acres of Marylebone, including frontages to Oxford Street, Baker Street and Edgware Road, and covers 69 streets, 650 buildings and four garden squares, over 700 homes, 290 offices, 27 hotels and seven pubs.

The Estate is also home to over 150 shops and restaurants, many of which are located on our three independent retail streets: New Quebec Street, Seymour Place and Chiltern Street, known locally as Portman Marylebone.



THE
PORTMAN
ESTATE



Portman Square Garden

The Portman Estate plays a major part in shaping and influencing Marylebone. Over the next ten years we plan to invest more than £250m into Marylebone and the surrounding areas to ensure long term growth and create attractive vibrant spaces for the local community to enjoy. We understand the importance of place-making, working with leading organisations from the public and private sector to develop visionary public realm initiatives with ongoing projects focusing on transport and the environment.

We are a forward thinking property business with an enduring heritage and a commitment to promoting and protecting the long term success of Marylebone and London's West End. We recognise our responsibility to provide a high quality, sustainable environment while seeking to safeguard our community, manage responsibly and evolve our portfolio for the benefit of all. Finally, we aim to do this with a Clean Heart and a Cheerful Spirit, as the family motto directs.

WWW.PORTMANESTATE.CO.UK

A magnet for the discerning shopper, Marylebone is home to the crème-de-la-crème of London's specialist shops, boutiques and independent stores.



The Conran Shop, Marylebone High Street

Here in Marylebone people can take their time to peruse the exclusive shops stocking everything from fashionable clothing to books and homewares.



Margaret Howell, Wigmore Street

PM Flowers, Connaught Street



Sunspel, Seymour Street

Daunt Books, Marylebone High Street



Casely-Hayford, Chiltern Street



Opportunities for fine dining in this thriving area are plentiful with authentic family-run eateries and coffee shops nestled alongside established and highly acclaimed restaurants. Locanda Locatelli is one of the finest Michelin-starred restaurants in London, noted as much for its conviviality as the quality of its food while Saint Aymes is considered London's prettiest café serving exquisite pastries and signature coffees. Alternatively head to Bernardi's for a sophisticated Italian experience. Autumn 2020 will see the arrival of Nobu Hotel London Portman Square to the immediate area, the second of the luxury hotels to open in the capital. This will be home to a world-class restaurant, ballroom and outdoor terrace bar bringing the trademark 'Nobu style' to the area.

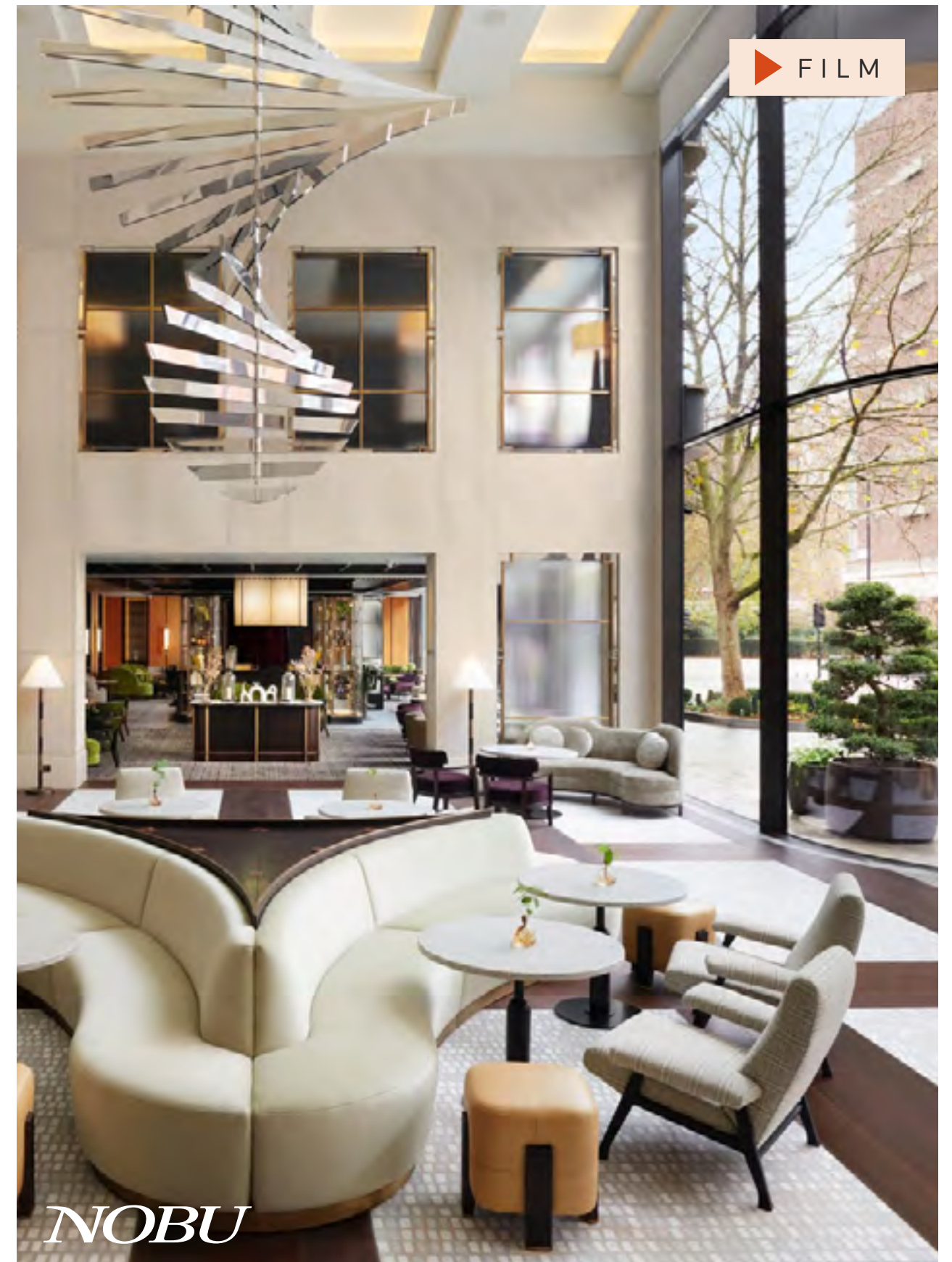


Locanda Locatelli
Saint Aymes



Bernardi's

Marylebone is renowned for its elegant bistros, bars and Michelin-starred restaurants, serving some of the best gastronomic delights from around the globe.



FILM

NOBU

Nobu Hotel London Portman Square



The Wallace Collection



Wigmore Hall

Boasting classical music venue Wigmore Hall and The Wallace Collection gallery alongside famous London parks and theatres, the historic Georgian streets of Marylebone brim with an eclectic mix of art and culture.



Hyde Park

Fashionable since the 17th century, Marylebone is flanked on either side by two of London's most famous Royal Parks - Regent's Park, a 26 minute walk to the north, and Hyde Park, 11 minutes to the south. Both are expansive green spaces in which to enjoy leisurely strolls, family picnics, exercise or just to relax under the shade of the trees.



TwentyFive

Shopping

- | | |
|---|--|
| 1 CASELY-HAYFORD
3 Chiltern Street, WIU 7PB | 27 KUROBUTA
17-20 Kendal Street, W2 2AW |
| 2 CIRE TRUDON
36 Chiltern Street, WIU 7QJ | 28 THE LARRIK
32 Crawford Place, WIH 5NN |
| 3 LA FROMAGERIE
2-6 Moxon Street, WIU 4EW | 29 LOCANDA LOCATELLI
8 Seymour Street, WIH 7JZ |
| 4 LUCY CHOI
18 Connaught Street, W2 2AF | 30 LURRA
9 Seymour Place, WIH 5BA |
| 5 MARGARET HOWELL
22 New Cavendish Street, WIG 8TT | 31 MARYLEBONE FARMERS' MARKET
Aybrook Street, WIU 4DF |
| 6 NICOLAÏ
9 New Quebec Street, WIH 7RL | 32 NOBU HOTEL PORTMAN SQUARE
22 Portman Square, WIH 7BG |
| 7 PAOLITA
18 New Quebec Street, WIH 7RX | 33 LA PETITE POISSONNERIE
19 New Quebec Street, WIH 7RY |
| 8 PREWETT MILLER
53 Connaught Street, W2 2BB | 34 PHILGLAS & SWIGGOT
22 New Quebec Street, WIH 7SB |
| 9 SELFRIDGES
400 Oxford Street, W1A 1AB | 35 SCOTT'S
20 Mount St, WIK 2HE |
| 10 SUZANNAH
3 New Quebec Street, WIH 7RE | 36 TEXTURE RESTAURANT
34 Portman St, WIH 7BY |
| 11 TALIARE
5A Seymour Place, WIH 5BA | 37 TRISHNA
15-17 Blandford St, WIU 3DG |
| 12 TRUNK CLOTHIERS
8 Chiltern Street, WIU 7PU | 38 THE ZETTER TOWNHOUSE
28-30 Seymour Street, WIH 7JB |

Eating and drinking

- | | |
|---|---|
| 13 A.O.K KITCHEN & BAKERY
52-55 Dorset St, Marylebone, WIU 7NH | 39 DAUNT BOOKS
84 Marylebone High St, WIU 4QW |
| 14 BERNARDI'S
62 Seymour Street, WIH 5BN | 40 EVERYMAN CINEMA
Baker Street, W1V 6TJ |
| 15 THE BOROUGH BARISTA
60 Seymour Street, WIH 7JN | 41 MADAME TUSSAUDS
Marylebone, NW1 5LR |
| 16 BOXCAR
23 New Quebec Street, WIH 7SD | 42 THE WALLACE COLLECTION
Manchester Square, WIU 3BN |
| 17 BUCHANANS CHEESEMONGER
5a Porchester Place, W2 2BS | 43 WIGMORE HALL
36 Wigmore Street, WIU 2BP |
| 18 THE CARPENTERS ARMS
12 Seymour Place, WIH 7NE | |
| 19 CASA MALEVO
23 Connaught Street, W2 2AY | |
| 20 CHILTERN FIREHOUSE
1 Chiltern Street, WIU 7PA | |
| 21 THE CHURCHILL BAR
30 Portman Square, WIH 7BH | |
| 22 CLARIDGE'S
Brook Street, WIK 4HR | |
| 23 THE CONNAUGHT HOTEL
Carlos Place, WIK 2AL | |
| 24 GAIL'S
4-6 Seymour Place, WIH 7NA | |
| 25 THE GRAZING GOAT
6 New Quebec Street, WIH 7RQ | |
| 26 HOME HOUSE
20 Portman Square, WIH 6LW | |

Culture

- | |
|---|
| 39 DAUNT BOOKS
84 Marylebone High St, WIU 4QW |
| 40 EVERYMAN CINEMA
Baker Street, W1V 6TJ |
| 41 MADAME TUSSAUDS
Marylebone, NW1 5LR |
| 42 THE WALLACE COLLECTION
Manchester Square, WIU 3BN |
| 43 WIGMORE HALL
36 Wigmore Street, WIU 2BP |

Wellness

- | |
|--|
| 44 BXR LONDON
Chiltern Street, London, WIU 5QY |
| 45 EVERYONE ACTIVE GYM & POOL
75 Crawford St, WIH 5LR |
| 46 LONDON MARRIOTT HOTEL
134 George Street, WIH 5DN |
| 47 MATHEW ALEXANDER
21 New Quebec St, WIH 7SA |
| 48 PERSONAL PILATES
92a Seymour Place, WIH 2NL |
| 49 TED'S GROOMING ROOM
46 Dorset Street, WIU 7NB |
| 50 THIRD SPACE
Bulstrode Place, WIU 2HU |



Many world-class education establishments are located close by including outstanding secondary schools, music colleges and universities.

Imperial College London

Kensington, SW7 2AZ

🚶 11 minutes 🚲 12 minutes

King's College London

Strand, WC2R 2LS

🚶 6 minutes 🚲 18 minutes

London School of Oriental and African Studies (SOAS)

Bloomsbury, London WC1H 0XG

🚶 7 minutes 🚲 13 minutes

Central St. Martins

1 Granary Square, Kings Cross, NIC 4AA

🚶 10 minutes 🚲 20 minutes

Royal Academy of Music

Marylebone Rd, Marylebone, London NW1 5HT

🚶 24 minutes 🚲 8 minutes

Westminster University

35 Marylebone Rd, Marylebone, London NW1 5LS

🚶 16 minutes 🚲 7 minutes

University College London

Gower Street, WC1E 6BT

🚶 7 minutes 🚲 12 minutes

London School of Economics

Houghton Street, WC2A 2AE

🚶 6 minutes 🚲 17 minutes

Royal College of Art (RCA)

Kensington Gore, Kensington, London SW7 2EU

🚶 29 minutes 🚲 11 minutes

London College of Fashion

20 John Prince's Street, W1G 0BJ

🚶 26 minutes 🚲 8 minutes

London Business School

26 Sussex Pl, Marylebone, London NW1 4SA

🚶 25 minutes 🚲 12 minutes

Regent's American College

Inner Circle, NW1 4NS

🚶 28 minutes 🚲 10 minutes

Where applicable, travel times are the quickest route from the nearest appropriate Underground station, or from TwentyFive itself when walking or cycling. Walking distance is shown if the journey is less than 30 minutes. Information taken from TFL.



London School of Economics



University College London



King's College London




Central St. Martins



Paddington Basin

TWENTYFIVE IS WITHIN A FIVE MINUTE WALK OF MARBLE ARCH AND EDGWARE ROAD LONDON UNDERGROUND STATIONS, PROVIDING RAPID ACCESS ACROSS CENTRAL LONDON.

When it launches, Bond Street and Paddington will be key stations on the future Elizabeth Line, connecting the South West and North East of London as well as Surrey and Hertfordshire in exceptional time. Less than 15 minutes walk away, this will be a remarkably quick and convenient service to have on your doorstep.

 5 minutes


 Marble Arch



 5 minutes

 Edgware Road



 10 minutes

 Marylebone



 12 minutes

 Paddington




Elizabeth Line from 2021

 12 minutes

 Baker Street



 14 minutes

 Bond Street



Elizabeth Line from 2021

 ELIZABETH LINE FROM PADDINGTON

Farringdon	8 mins
Liverpool Street	10 mins
Canary Wharf	17 mins
Heathrow	22 mins



Heathrow	34 mins
City Airport	47 mins
Gatwick	72 mins



Oxford Street	5 mins
Mayfair	5 mins
Hyde Park	7 mins
Chiltern Street	12 mins
Regent's Park	17 mins

Where applicable, travel times are the quickest route from the nearest appropriate Underground station, or from TwentyFive itself when walking. Information taken from TFL. Elizabeth Line is expected to open in 2021.

TwentyFive from Nutford Place.
CCIs are indicative only.

PLAY FILM



Overview

WORDS BY ALASDAIR NICHOLLS
CHIEF EXECUTIVE, NATIVE LAND



First-class architecture and interior design come together at TwentyFive to create the covetable opportunity to live in beautiful apartments and penthouses on the edge of Marylebone.

Native Land are experts in creating high quality, distinctive homes in vibrant neighbourhoods of London. We're proud to be involved in the conception and development of these 23 boutique apartments and two penthouses within The Portman Estate in Westminster.

In addition to the premium apartments that we will be bringing to this prominent site, Native Land will also be delivering 44,520 sq ft of Grade A office space occupied by Smart Pensions and 12,400 sq ft of retail space all in partnership with The Portman Estate, as part of their continued investment in the area. At ground floor and basement level, the retail offering will include quality shops, a local convenience store and premium neighbourhood eatery.

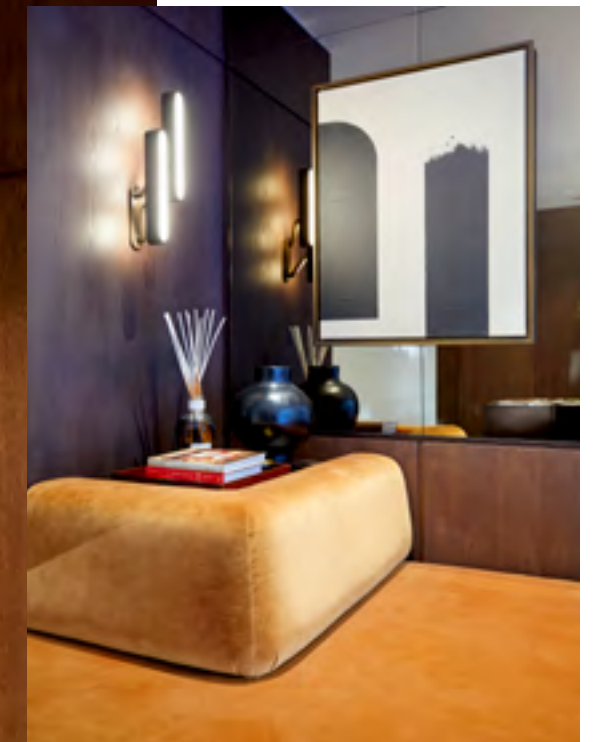
The thoughtfully designed apartments, each with Juliet balconies, and many with balconies or terraces, range from studio to four bedrooms and offer excellent amenities including a fully equipped gymnasium, 24-hour security, concierge and secure basement car parking for the larger apartments.

Surrounded by some of the city's most prestigious establishments and currently in the midst of a transformative regeneration programme, this emerging part of London's West End has so much to offer discerning residents and investors.



KEY

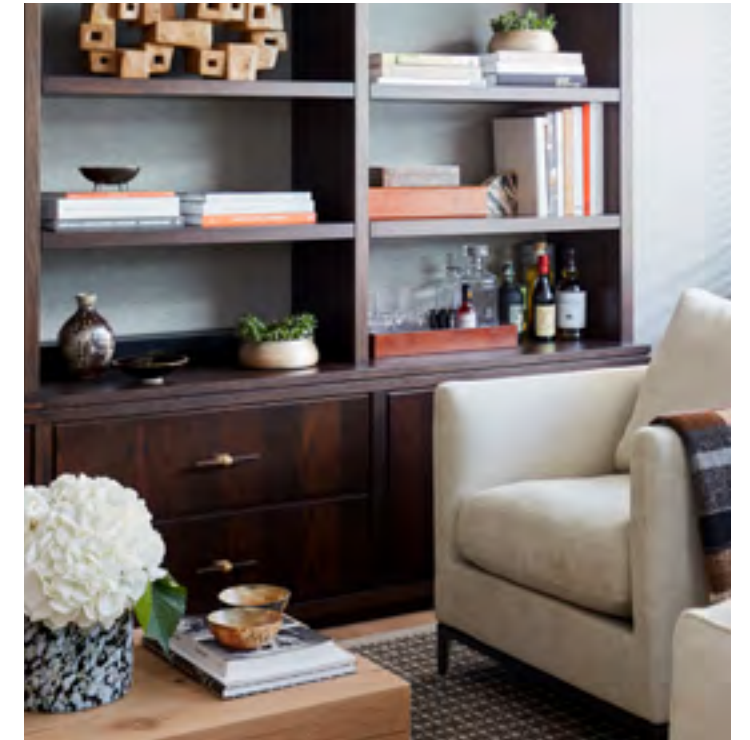
- Residential
- Commercial
- Retail



The residents' lobby, with concierge and 24-hour security, is a tranquil space in which to meet friends and family. With generous proportions, it is a welcoming place with easy access to the Porte Corchere, or residents' car park entrance.



WORLD CLASS DESIGN



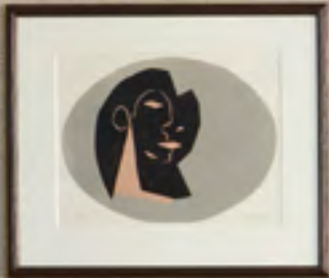
“

The apartments at TwentyFive reflect the spirit and vibrancy of their location and bear the hallmarks of quality.

WORDS BY MIKE STOREY
DIRECTOR, MSMR ARCHITECTS

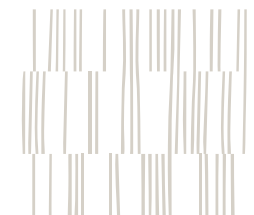
Our approach to the interior architecture focussed on creating an ambience that complements TwentyFive's redbrick exterior and Marylebone location. It's a very vibrant part of the West End and we thought a lot about how residential space should feel within that context. We selected softly coloured oak flooring and subtle stone colours. We also played with matt and polished surfaces to reflect the light and to create a calmness as you transition from outside to inside. We carefully considered how residents would move through each room.

The apartments optimise space and stand up to the demands of city living but at the same time bear the hallmarks of quality, craftsmanship and originality.





Streamlined contemporary kitchens feature integrated Miele appliances or similar, stone worktops, stainless steel fittings and effortless design that optimises light, storage and space.







Master bedrooms feature French doors with Juliet balconies and timber flooring. Many bedrooms also include generous dressing rooms.

Master bedroom and dressing room.



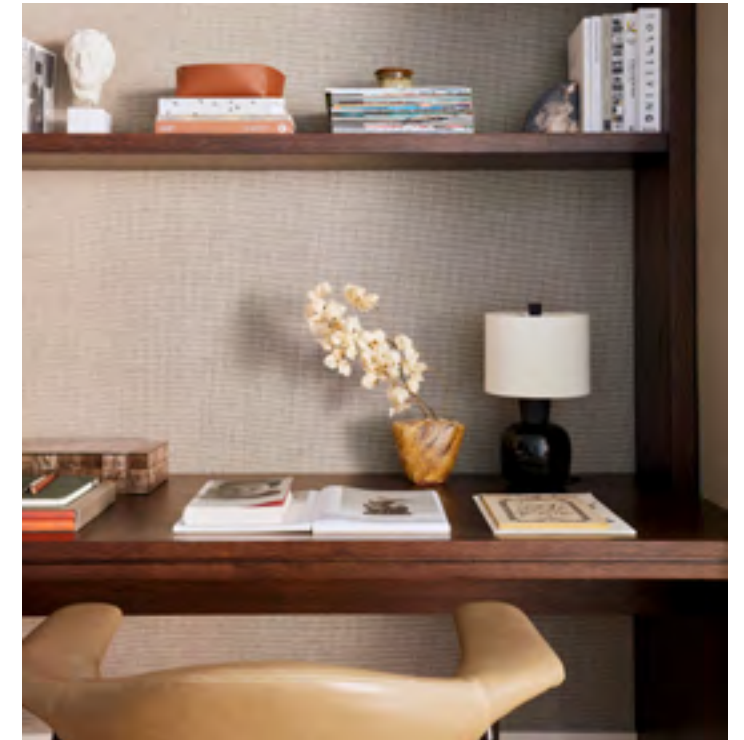




Master bathroom floors and walls are finished in a light, white-veined grey marble, offset with smart black fixtures and fittings by MGS, Duravit, Bette or similar.



CURATED CRAFTED ORIGINAL



“

The triple-aspect penthouses at TwentyFive deliver an exceptional living experience.

WORDS BY MIKE STOREY
DIRECTOR, MSMR ARCHITECTS

The two penthouses at TwentyFive with timber flooring and a light palette throughout, both benefit from triple aspects, and one has a spacious wrap-around terrace. On entering the penthouses, the long view from the hall through to the reception room instantly feels welcoming and open.

Spacious kitchens and dining areas provide the perfect set up for entertaining friends and family.

The bedrooms have been thoughtfully placed on the quieter east side and benefit from the early morning light.

Both penthouses have been designed with the fourth bedroom near the entrance so it can be used as a study if preferred.







Elegant, restful and designed for optimum comfort, the penthouse bedrooms are all this and more. Each with en-suite bathrooms and expansive views, they also express the style and quality of these exceptional penthouses.





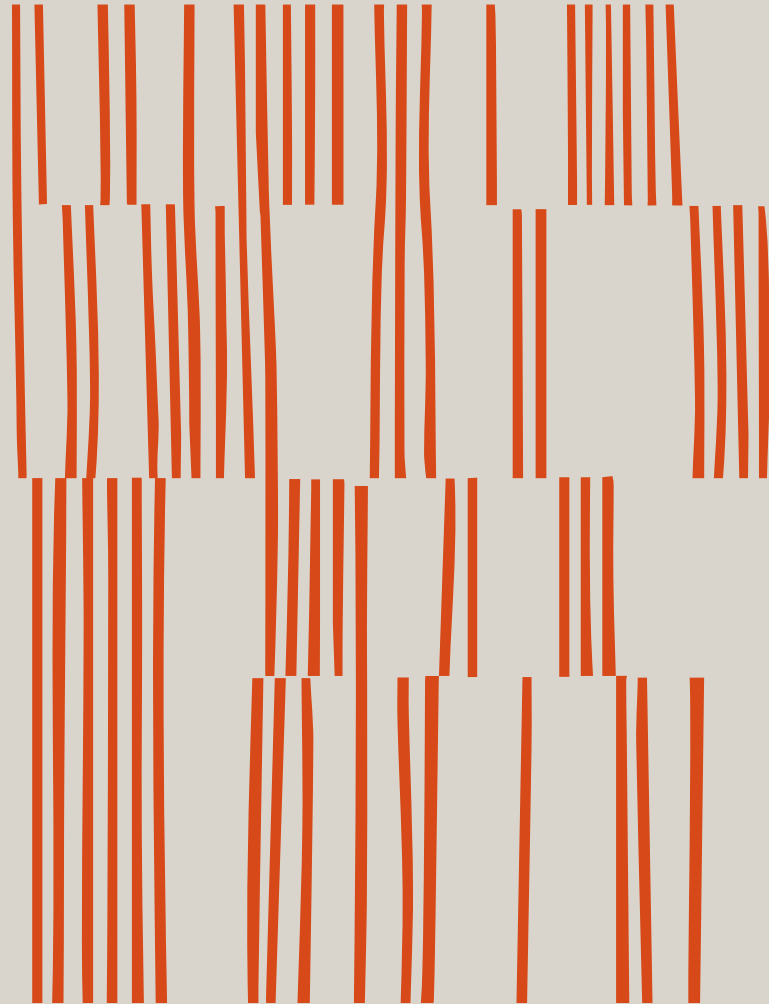
Fine detailing combines the perfection of function with the beauty of form in these spacious penthouse master bathrooms. They are finished with the highest quality fixtures and fittings by MGS, Duravit, Bette or similar to complement the grey marble floors and walls.





The spacious terrace of Penthouse 701 surrounds the length and width of this home and benefits every room by becoming an extension of the living space. It allows natural light to flood through all of the rooms and provides a unique view of London.

Penthouse 701 terrace. CGIs are indicative only.

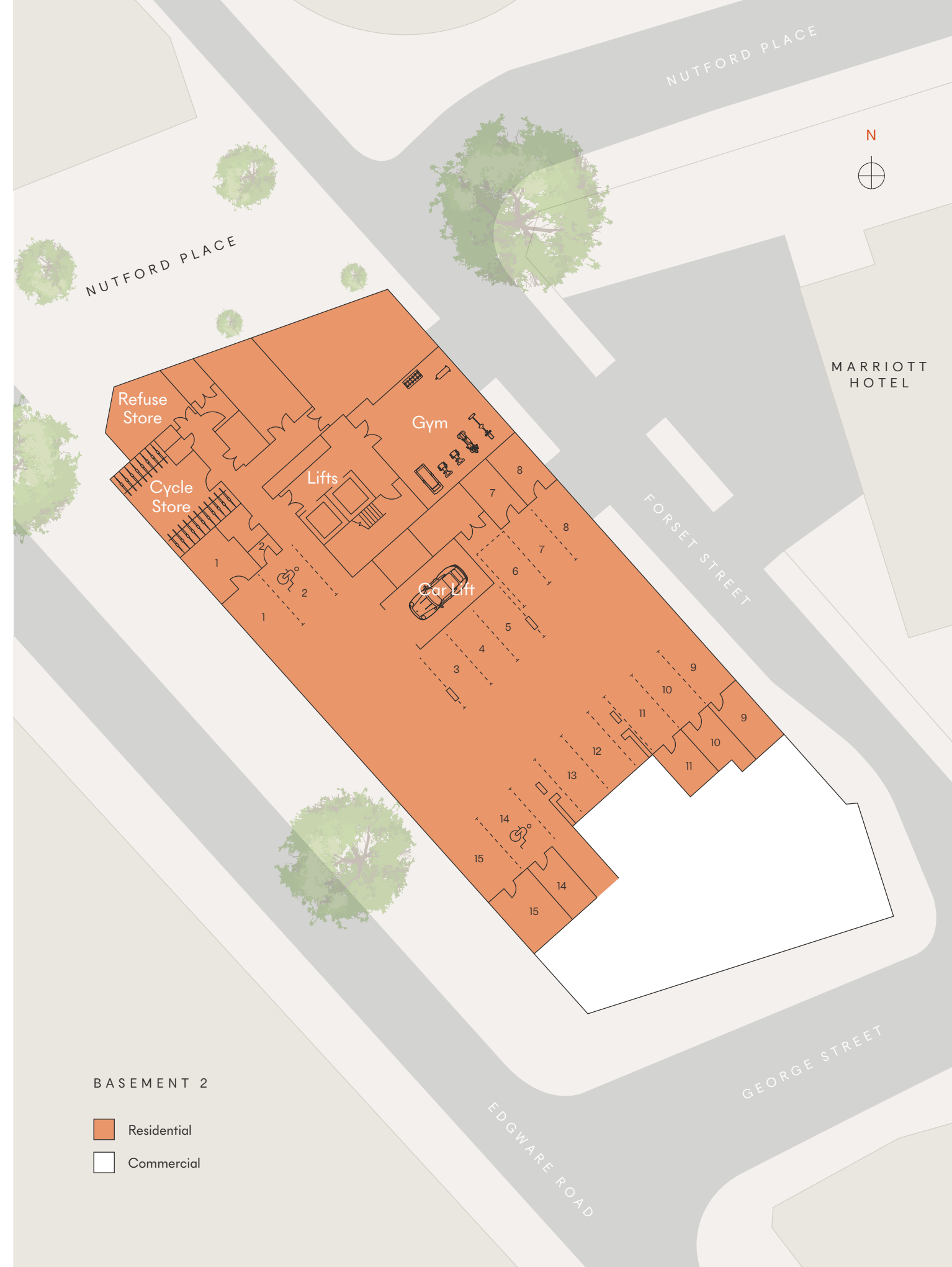


AMENITIES FLOOR PLANS SPECIFICATION

Amenities, Floor plans, Specification



- CONCIERGE & 24-HOUR SECURITY
- FULLY EQUIPPED GYMNASIUM
- PUBLIC MEMBERSHIP AVAILABLE TO THE NEIGHBOURING MARRIOTT HOTEL'S GYMNASIUM, POOL & SPA
- SECURE BASEMENT CAR PARKING
- CAR SHARE BAY
- ELECTRIC CAR CHARGERS
- EXTENSIVE STORAGE FACILITIES
- CYCLE RACKS

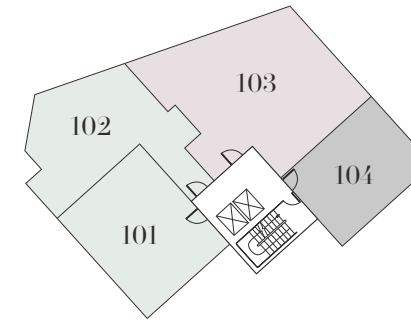
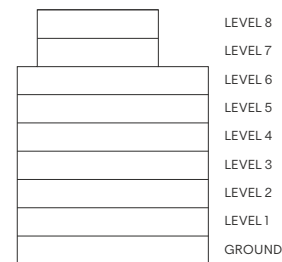
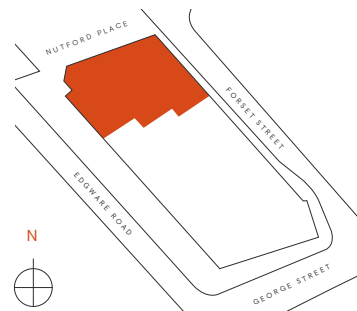


BASEMENT 2

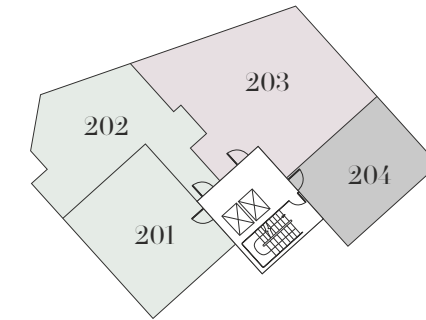
- Residential
- Commercial

Apartment Locator

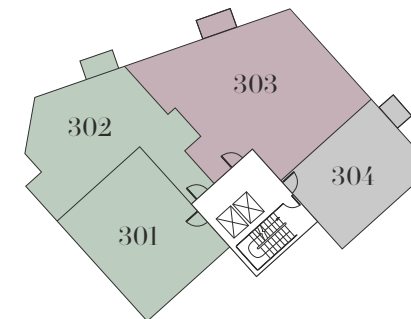
APARTMENT	LEVELS	INTERNAL AREA	PAGE
Studio			
503	5	49 sq. m. / 524 sq. ft.	56
One bedroom			
204	2	58 sq. m. / 628 sq. ft.	58
104	1	60 sq. m. / 647 sq. ft.	60
304, 404	3, 4	60 sq. m. / 647 sq. ft.	62
One bedroom and large study			
101, 201	1, 2	76 sq. m. / 819 sq. ft.	64
202	2	79 sq. m. / 845 sq. ft.	66
102	1	81 sq. m. / 870 sq. ft.	68
Two bedrooms			
301, 401, 501, 601	3 - 6	79 sq. m. / 846 sq. ft.	70
302, 402, 502	3 - 5	82 sq. m. / 884 sq. ft.	72
Two bedrooms and large study			
203	2	114 sq. m. / 1,231 sq. ft.	74
103	1	120 sq. m. / 1,288 sq. ft.	76
Three bedrooms			
303, 403	3, 4	120 sq. m. / 1,288 sq. ft.	78
504, 603	5, 6	131 sq. m. / 1,406 sq. ft.	80
602	6	135 sq. m. / 1,455 sq. ft.	82
Penthouses – Four bedrooms			
701	7	197 sq. m. / 2,119 sq. ft.	84
801	8	197 sq. m. / 2,118 sq. ft.	86



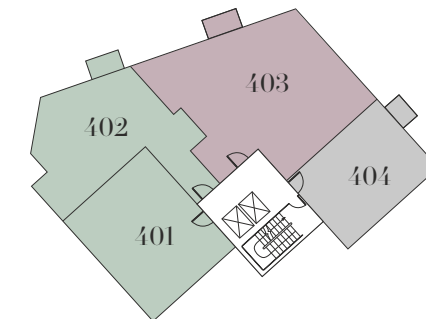
LEVEL 1



LEVEL 2



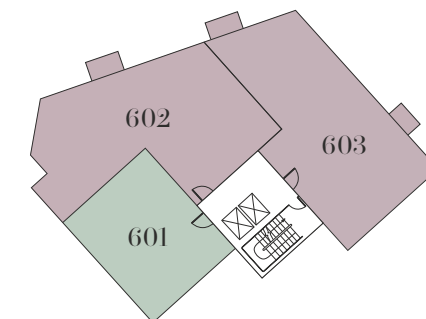
LEVEL 3



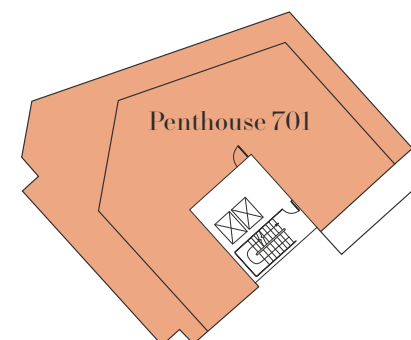
LEVEL 4



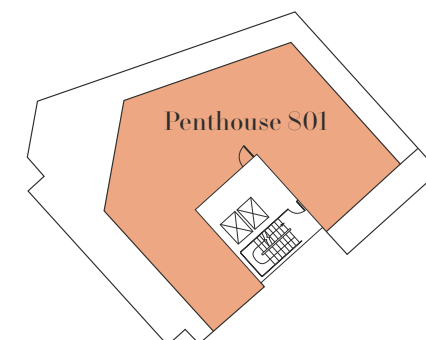
LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8

ONE BEDROOM

APARTMENT 204

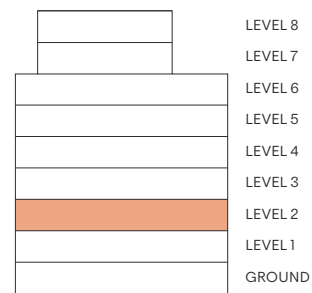
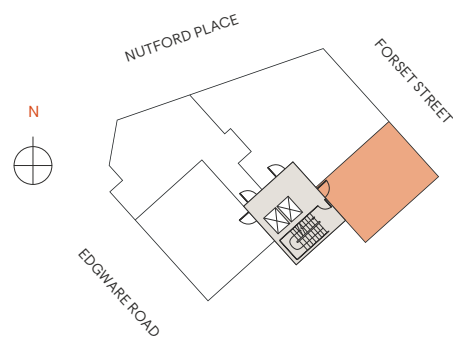
LEVEL 2

58 sq. m.
628 sq. ft.

ROOM DIMENSIONS

Kitchen	2.6m x 3.0m	8'6" x 9'10"
Living	5.6m x 3.8m	18'4" x 12'6"
Bedroom	5.6m x 2.8m	18'4" x 9'2"
Bathroom	2.7m x 2.6m	8'10" x 8'6"

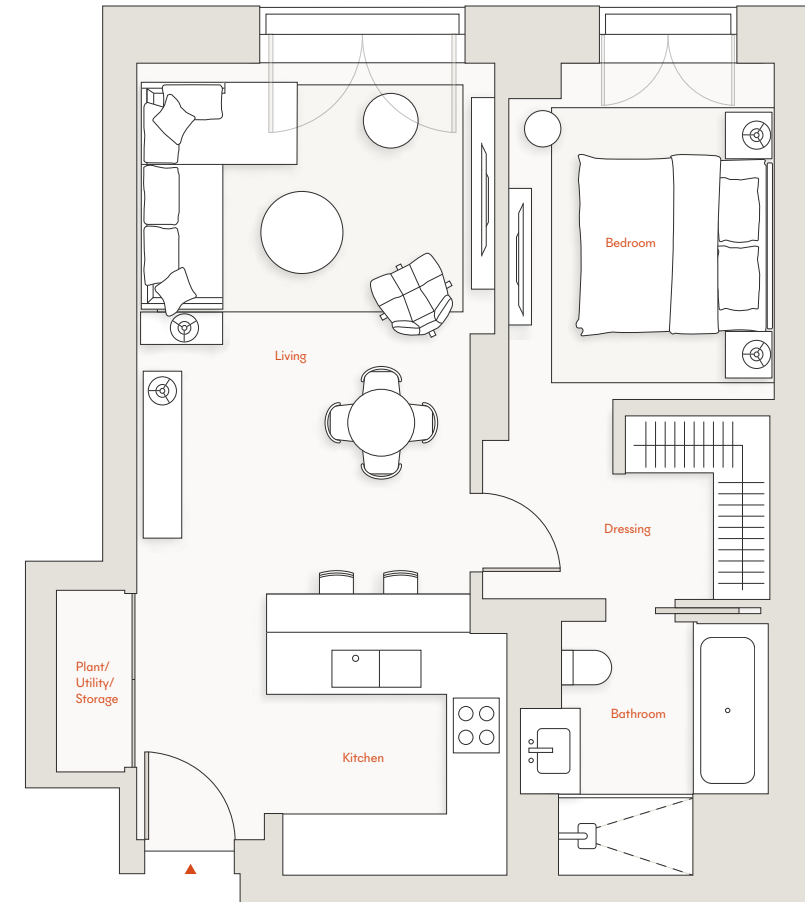
FLOORPLATE



Scale 1:80



FORSET STREET



Floorplans are indicative only.
Window sills to all second floor windows are a maximum of 800mm high (subject to change).

ONE BEDROOM

APARTMENT 104

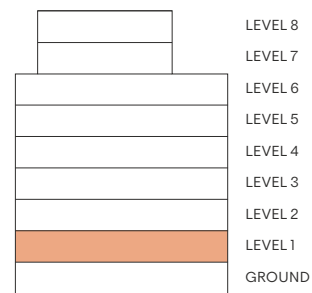
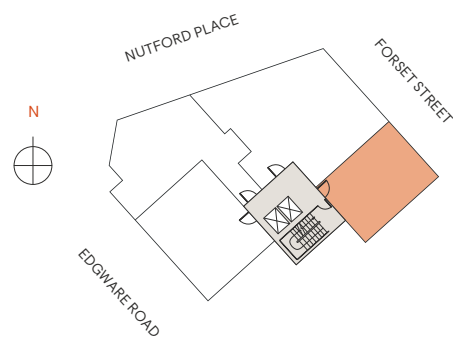
LEVEL 1

60 sq. m.
647 sq. ft.

ROOM DIMENSIONS

Kitchen	2.6m x 3.0m	8'6" x 9'10"
Living	5.6m x 3.8m	18'4" x 12'6"
Bedroom	5.6m x 2.8m	18'4" x 9'2"
Bathroom	2.7m x 2.6m	8'10" x 8'6"

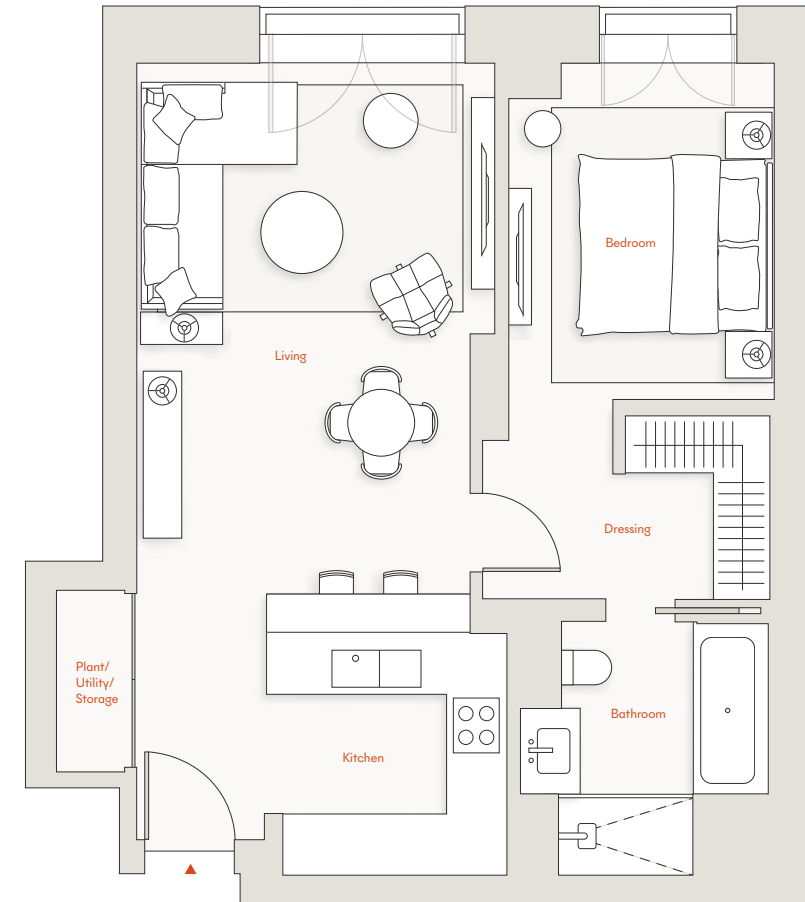
FLOORPLATE



Scale 1:80



FORSET STREET



Floorplans are indicative only.
All windows have Juliet balconies.



ONE BEDROOM

APARTMENTS 304, 404

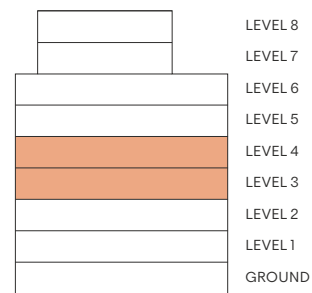
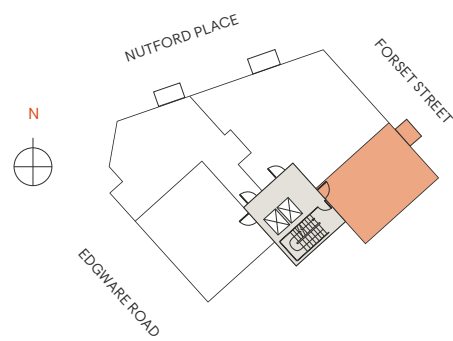
LEVELS 3 AND 4

60 sq. m.
647 sq. ft.

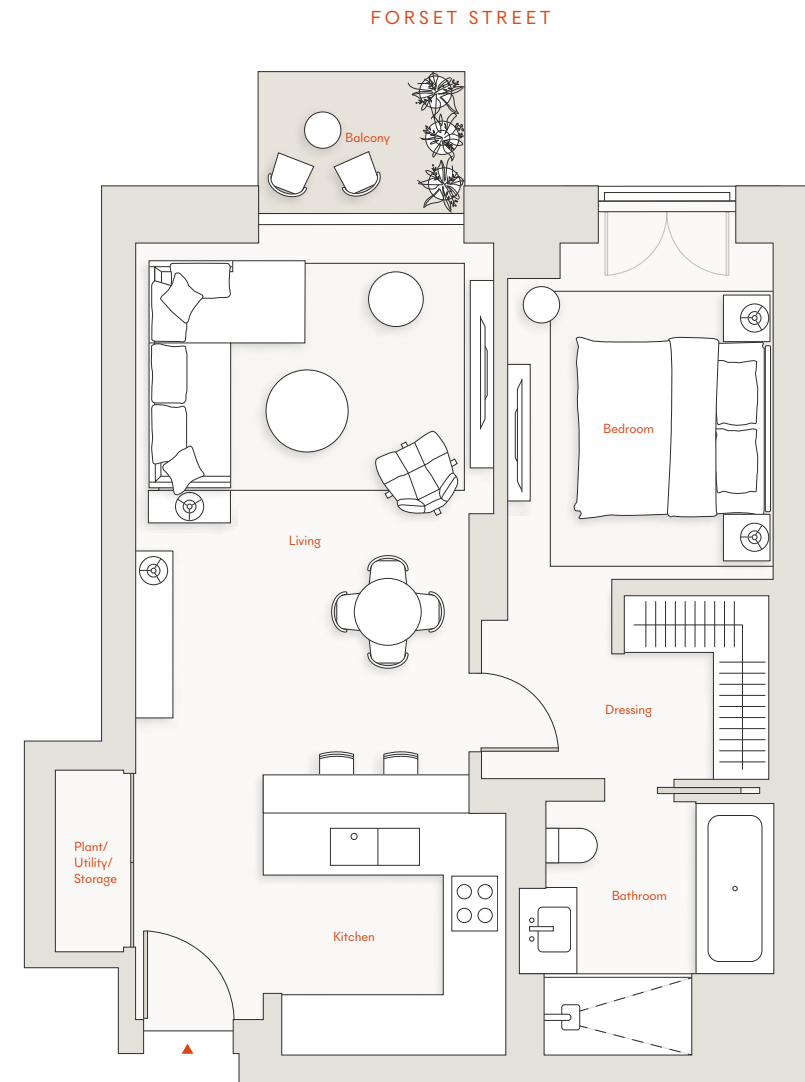
ROOM DIMENSIONS

Kitchen	2.6m x 3.0m	8'6" x 9'10"
Living	5.6m x 3.8m	18'4" x 12'6"
Bedroom	5.6m x 2.8m	18'4" x 9'2"
Bathroom	2.7m x 2.6m	8'10" x 8'6"

FLOORPLATE



Scale 1:80



Floorplans are indicative only.
All windows have Juliet balconies.



ONE BEDROOM & LARGE STUDY

APARTMENTS 101, 201

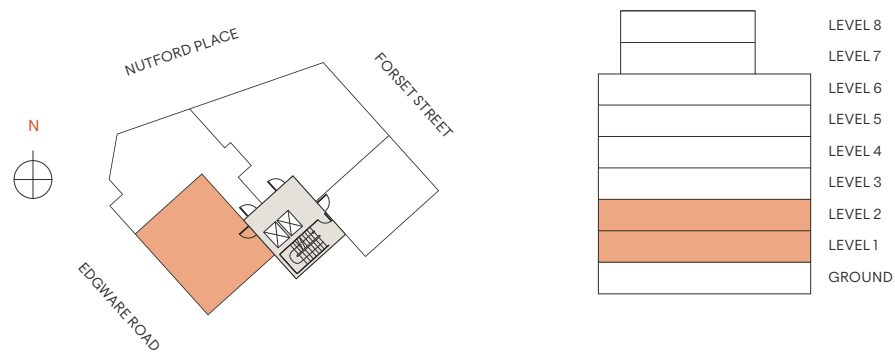
LEVELS 1 AND 2

76 sq. m.
819 sq. ft.

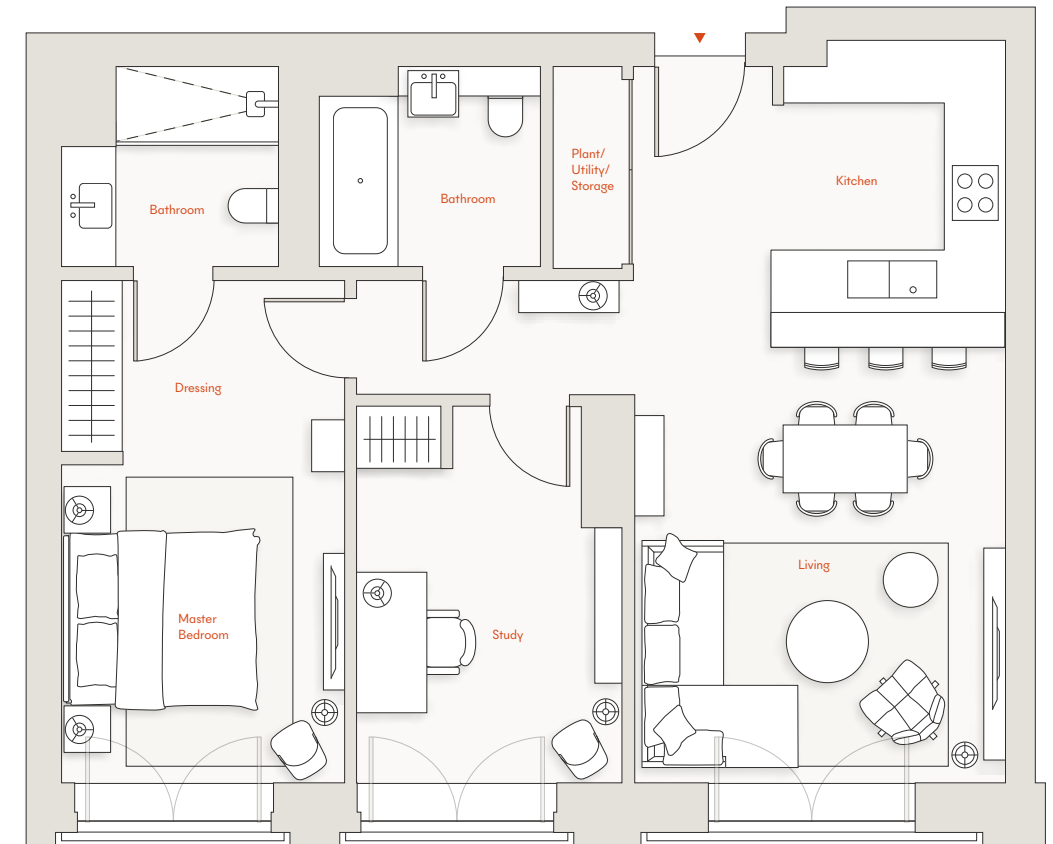
ROOM DIMENSIONS

Kitchen	3.2m x 2.4m	10'6" x 7'10"
Living	4.6m x 3.9m	15'1" x 12'10"
Master Bedroom	5.3m x 3.0m	17'5" x 9'10"
Bathroom	2.6m x 2.1m	8'6" x 6'11"
Study	3.9m x 2.8m	12'10" x 9'2"
Bathroom	2.3m x 2.1m	7'7" x 6'11"

FLOORPLATE



Scale 1:80



Floorplans are indicative only.
Window sills to all first floor windows on Edgware Road are approximately 700mm high (subject to change).
Window sills to all second floor windows are a maximum of 800mm high (subject to change).



ONE BEDROOM & LARGE STUDY

APARTMENT 202

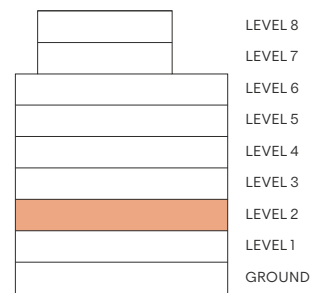
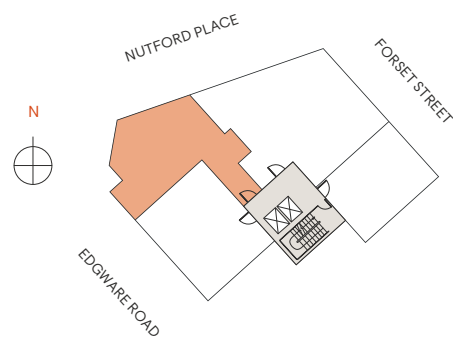
LEVEL 2

79 sq. m.
845 sq. ft.

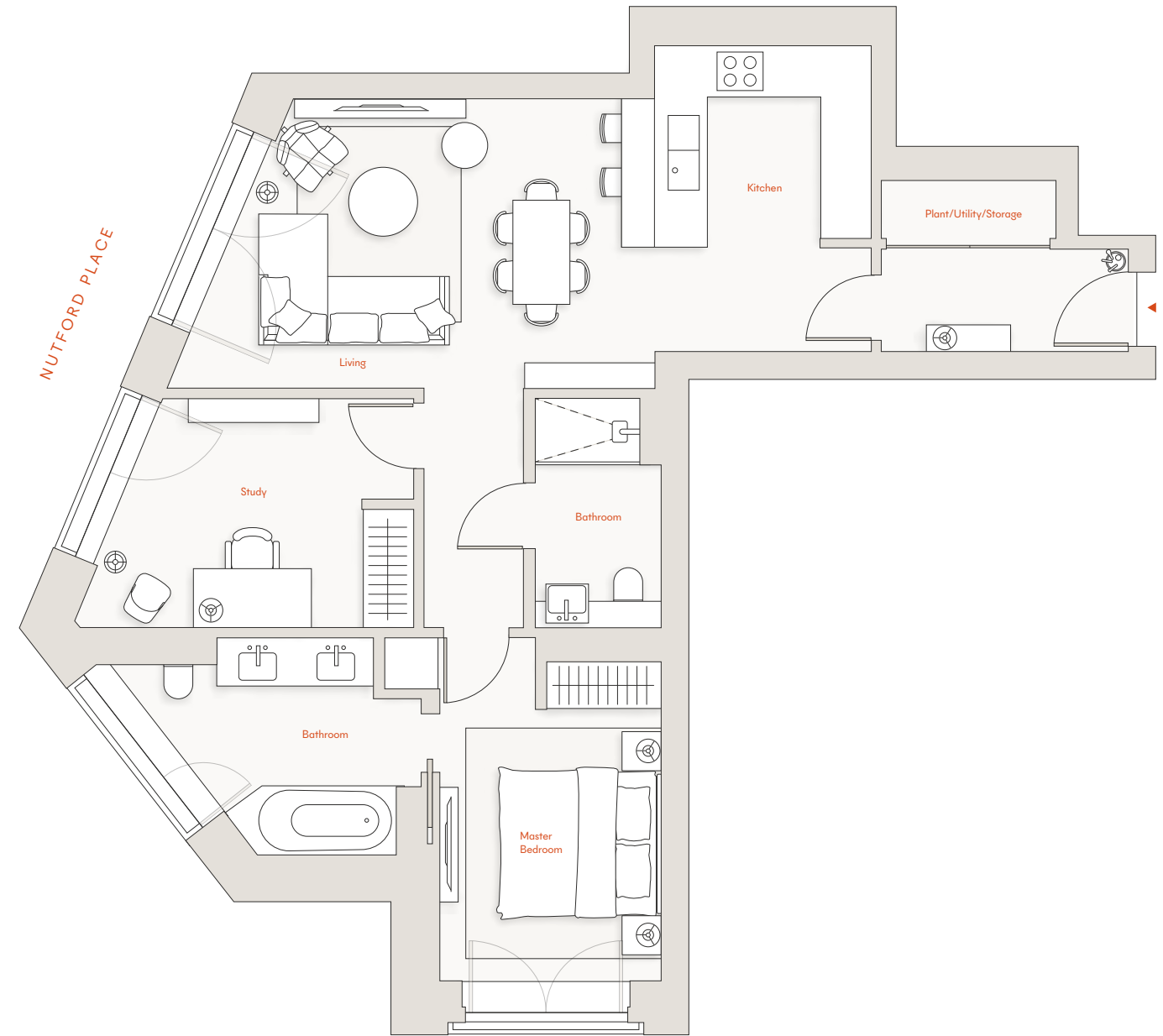
ROOM DIMENSIONS

Kitchen	3.1m x 2.5m	10'2" x 8'2"
Living	3.6m x 3.6m	11'10" x 11'10"
Master Bedroom	4.0m x 2.7m	13'1" x 8'10"
Bathroom	3.1m x 2.7m	10'2" x 8'10"
Study	3.5m x 2.8m	11'6" x 9'2"
Bathroom	2.8m x 1.5m	9'2" x 4'11"

FLOORPLATE



Scale 1:80



Floorplans are indicative only.
Window sills to all second floor windows are a maximum of 800mm high (subject to change).



ONE BEDROOM & LARGE STUDY

APARTMENT 102

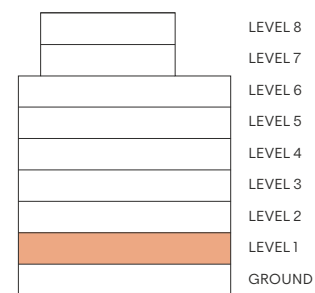
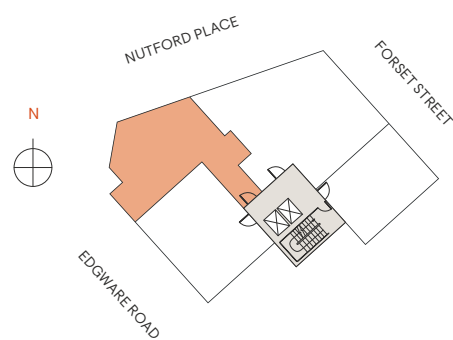
LEVEL 1

81 sq. m.
870 sq. ft.

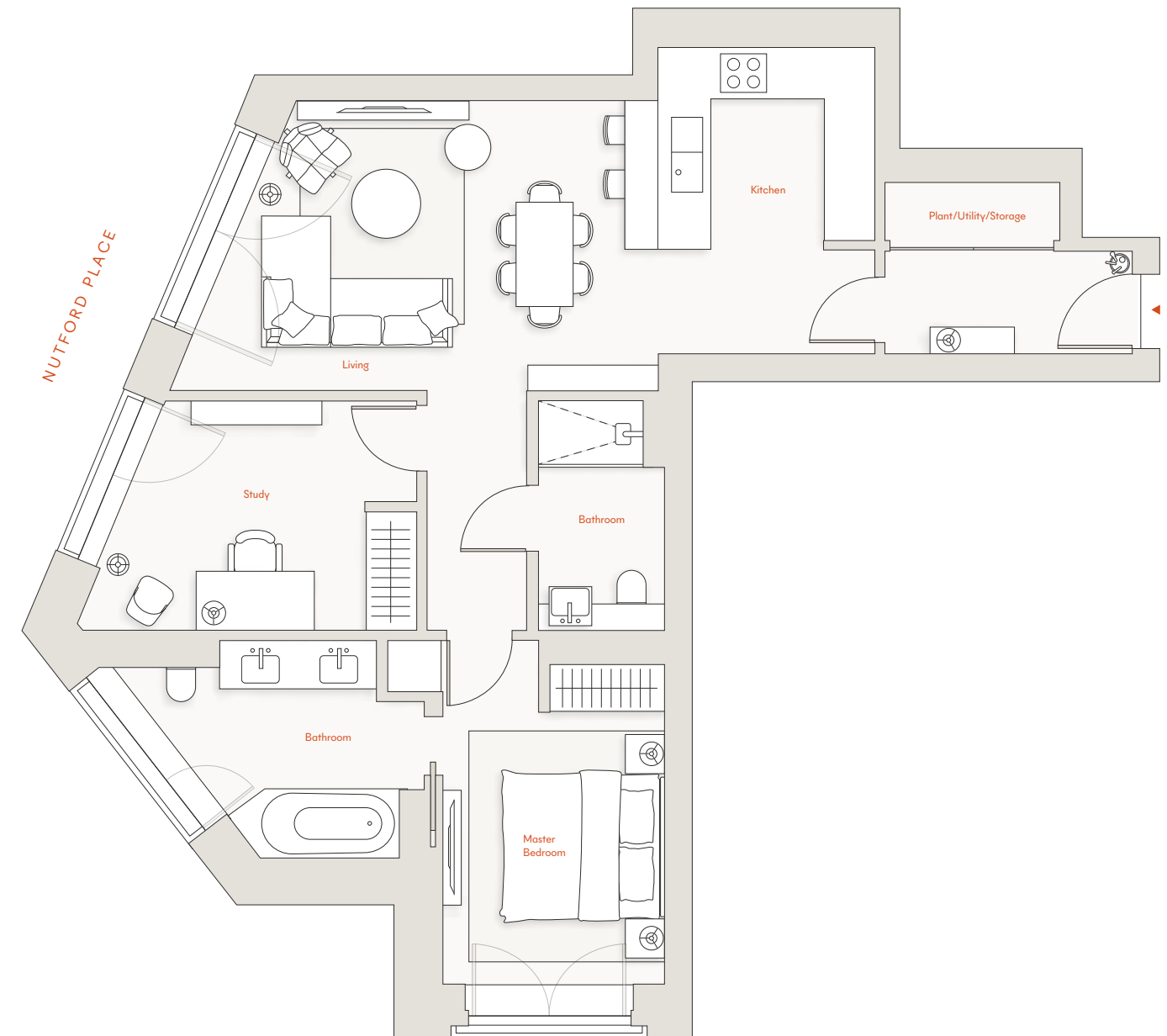
ROOM DIMENSIONS

Kitchen	3.1m x 2.5m	10'2" x 8'2"
Living	3.6m x 3.6m	11'10" x 11'10"
Master Bedroom	4.0m x 2.7m	13'1" x 8'10"
Bathroom	3.1m x 2.7m	10'2" x 8'10"
Study	3.5m x 2.8m	11'6" x 9'2"
Bathroom	2.8m x 1.5m	9'2" x 4'11"

FLOORPLATE



Scale 1:80



Floorplans are indicative only.
Most windows have Juliet balconies.
Window sills to all first floor windows on Edgware Road are approximately 700mm high (subject to change).



TWO BEDROOMS

APARTMENTS 301, 401, 501, 601

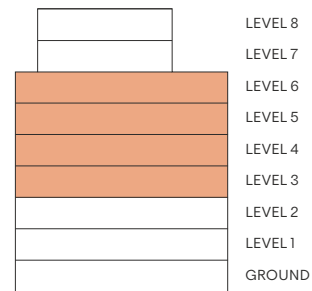
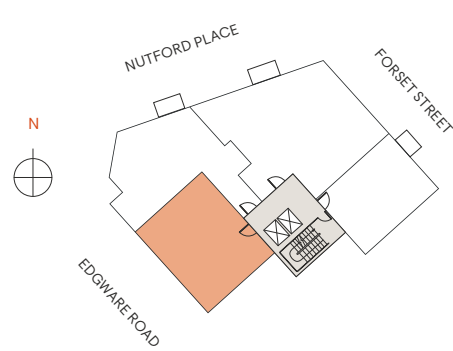
LEVELS 3 TO 6

79 sq. m.
846 sq. ft.

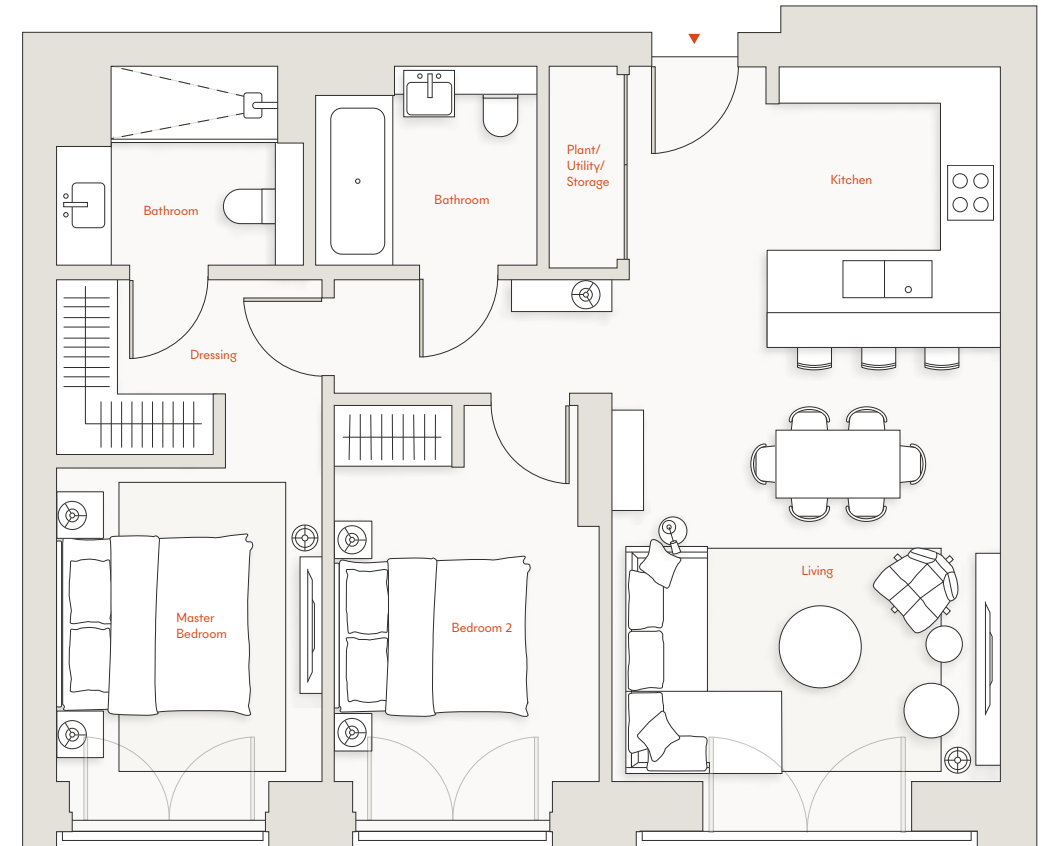
ROOM DIMENSIONS

Kitchen	3.2m x 2.4m	10'6" x 7'10"
Living	4.6m x 4.1m	15'1" x 13'5"
Master Bedroom	5.3m x 2.8m	17'5" x 9'2"
Bathroom	2.6m x 2.1m	8'6" x 6'11"
Bedroom 2	3.9m x 2.8m	12'10" x 9'2"
Bathroom	2.3m x 2.1m	7'7" x 6'11"

FLOORPLATE



Scale 1:80



Floorplans are indicative only.
All windows have Juliet balconies.



TWO BEDROOMS

APARTMENTS 302, 402, 502

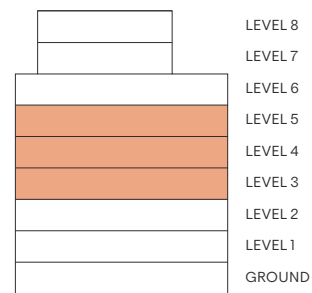
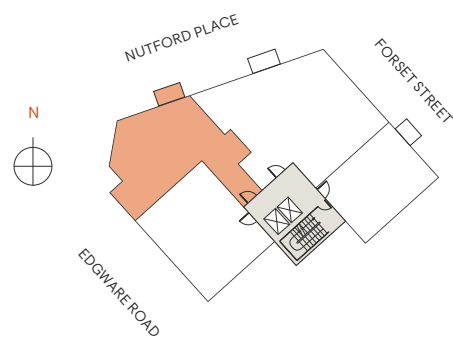
LEVELS 3 TO 5

82 sq. m.
884 sq. ft.

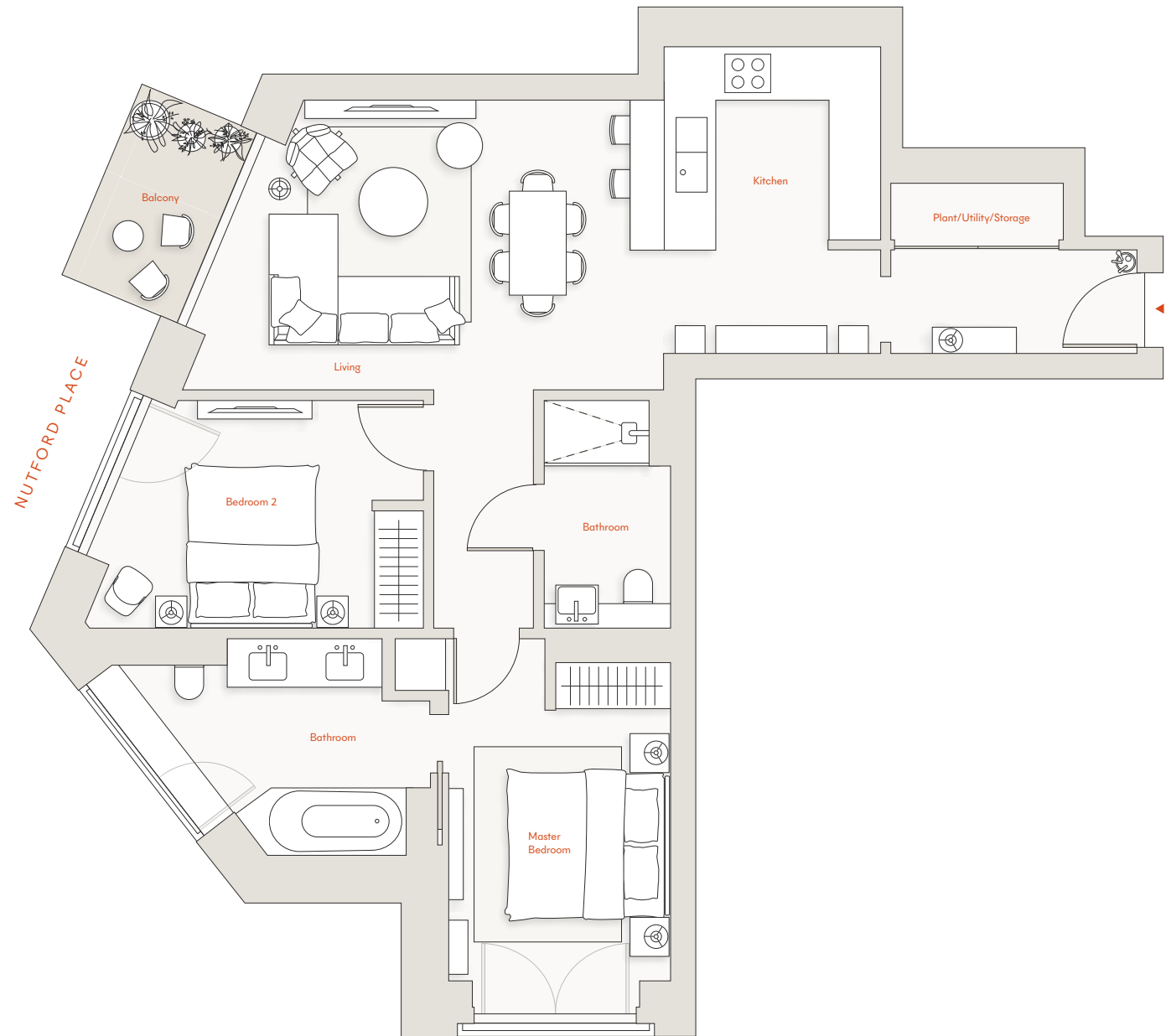
ROOM DIMENSIONS

Kitchen	3.1m x 2.5m	10'2" x 8'2"
Living	3.6m x 3.6m	11'9" x 11'10"
Master Bedroom	4.0m x 2.7m	13'1" x 8'10"
Bathroom	3.1m x 2.7m	10'2" x 8'10"
Bedroom 2	3.5m x 2.8m	11'6" x 9'2"
Bathroom	2.8m x 1.5m	9'2" x 4'11"

FLOORPLATE



Scale 1:80



Floorplans are indicative only.
All windows have Juliet balconies.



TWO BEDROOMS & LARGE STUDY

APARTMENT 203

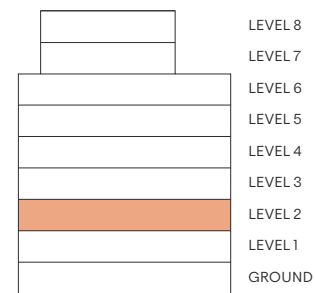
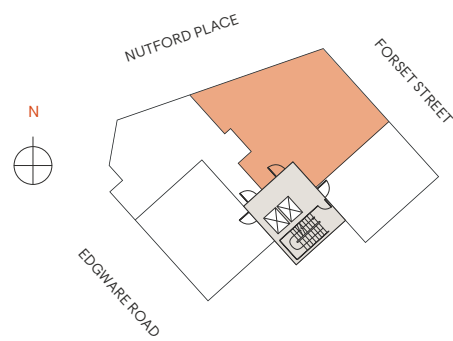
LEVEL 2

114 sq. m.
1,231 sq. ft.

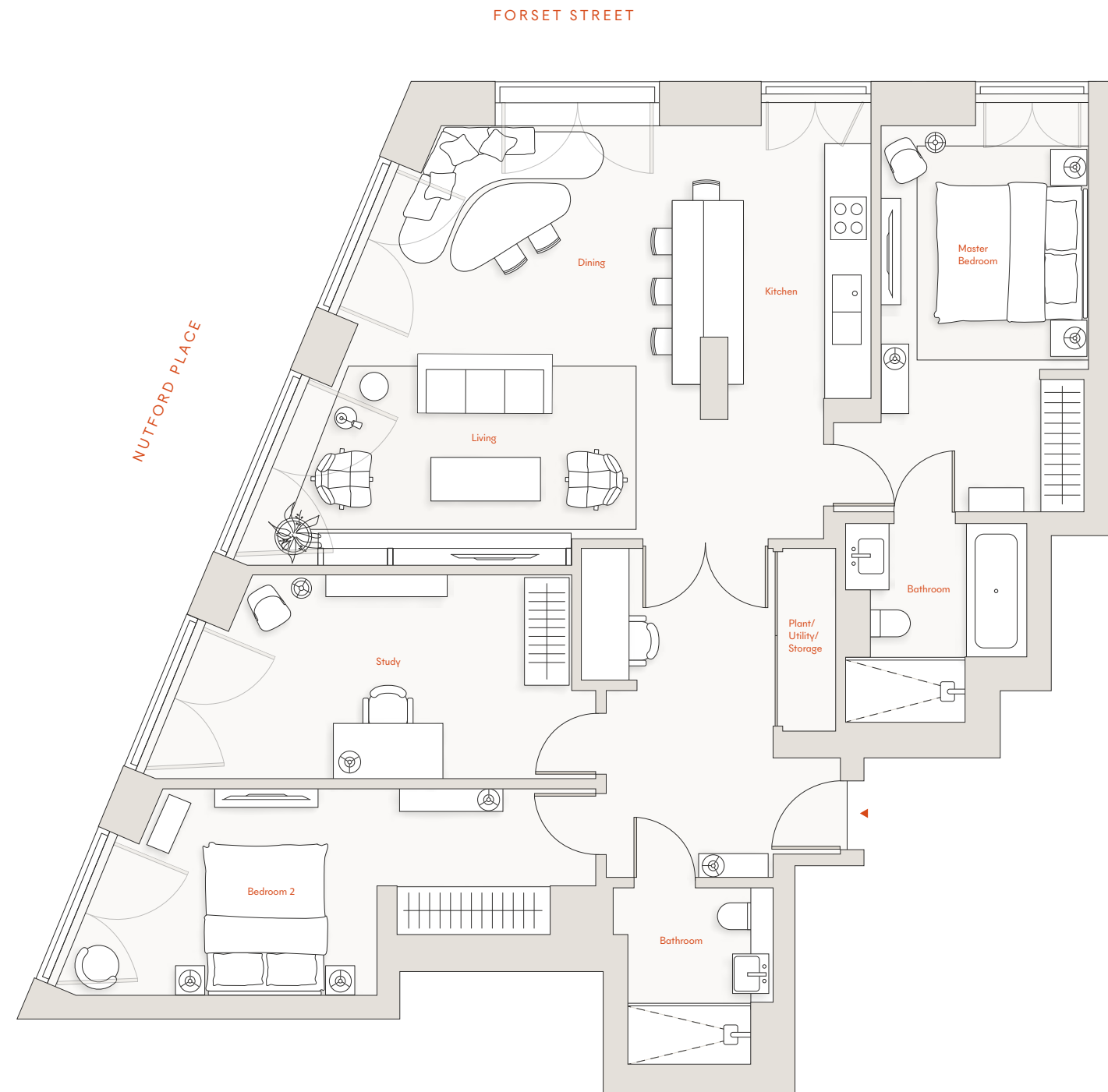
ROOM DIMENSIONS

Kitchen	3.7m x 2.7m	12'2" x 8'10"
Living/Dining	5.9m x 4.2m	19'4" x 13'9"
Master Bedroom	5.2m x 2.7m	17'1" x 8'10"
Bathroom	2.6m x 2.4m	8'6" x 7'10"
Study	5.3m x 2.7m	17'5" x 8'10"
Bedroom 2	6.4m x 2.8m	21'0" x 9'2"
Bathroom	2.5m x 1.9m	8'2" x 6'3"

FLOORPLATE



Scale 1:80



Floorplans are indicative only.
Window sills to all second floor windows are a maximum of 800mm high (subject to change).



TWO BEDROOMS & LARGE STUDY

APARTMENT 103

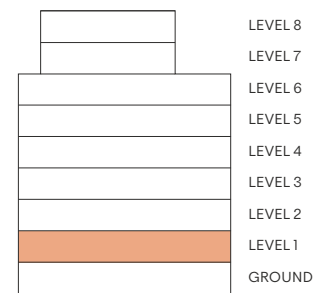
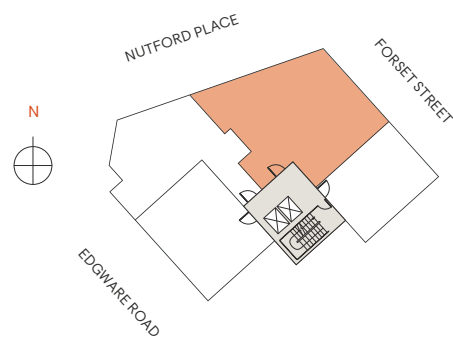
LEVEL 1

120 sq. m.
1,288 sq. ft.

ROOM DIMENSIONS

Kitchen	3.7m x 2.7m	12'2" x 8'10"
Living/Dining	5.9m x 4.2m	19'4" x 13'9"
Master Bedroom	5.2m x 2.7m	17'1" x 8'10"
Bathroom	2.6m x 2.4m	8'6" x 7'10"
Study	5.3m x 2.7m	17'5" x 8'10"
Bedroom 2	6.4m x 2.8m	21'0" x 9'2"
Bathroom	2.5m x 1.9m	8'2" x 6'3"

FLOORPLATE



Scale 1:80



FORSET STREET

NUTFORD PLACE



Floorplans are indicative only.
All windows have Juliet balconies.



THREE BEDROOMS

APARTMENTS 303, 403

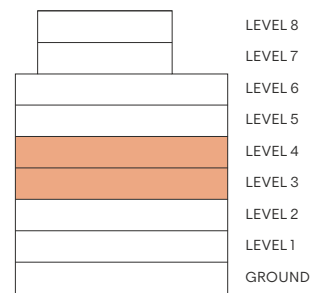
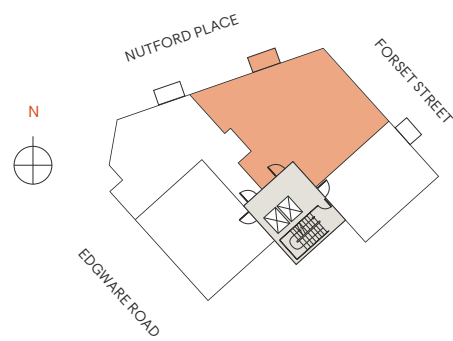
LEVELS 3 AND 4

120 sq. m.
1,288 sq. ft.

ROOM DIMENSIONS

Kitchen	3.4m x 2.7m	11'2" x 8'10"
Living	5.6m x 4.4m	18'4" x 14'5"
Master Bedroom	5.2m x 2.7m	17'1" x 8'10"
Bathroom	2.6m x 2.4m	8'6" x 7'10"
Bedroom 2	3.6m x 2.7m	11'10" x 8'10"
Bathroom	2.2m x 1.7m	7'3" x 5'7"
Bedroom 3	3.8m x 2.8m	12'6" x 9'2"
Bathroom	2.5m x 1.9m	8'2" x 6'3"

FLOORPLATE



Scale 1:80



FORSET STREET



Floorplans are indicative only.
All windows have Juliet balconies.



THREE BEDROOMS

APARTMENTS 504, 603

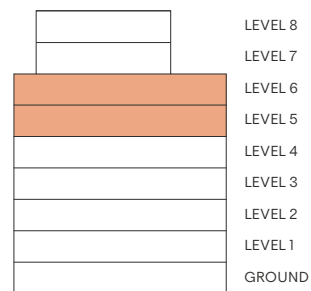
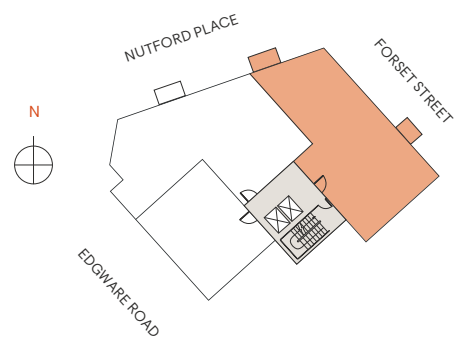
LEVELS 5 AND 6

131 sq. m.
1,406 sq. ft.

ROOM DIMENSIONS

Kitchen	3.7m x 2.7m	12'2" x 8'10"
Living	6.0m x 4.4m	19'8" x 14'5"
Master Bedroom	6.3m x 2.8m	20'8" x 9'2"
Bathroom	4.1m x 2.1m	13'5" x 6'11"
Bedroom 2	3.7m x 3.9m	12'2" x 12'10"
Bathroom	2.5m x 2.2m	8'2" x 7'3"
Bedroom 3	3.9m x 3.0m	12'10" x 9'10"
Bathroom	2.4m x 1.8m	7'10" x 5'11"

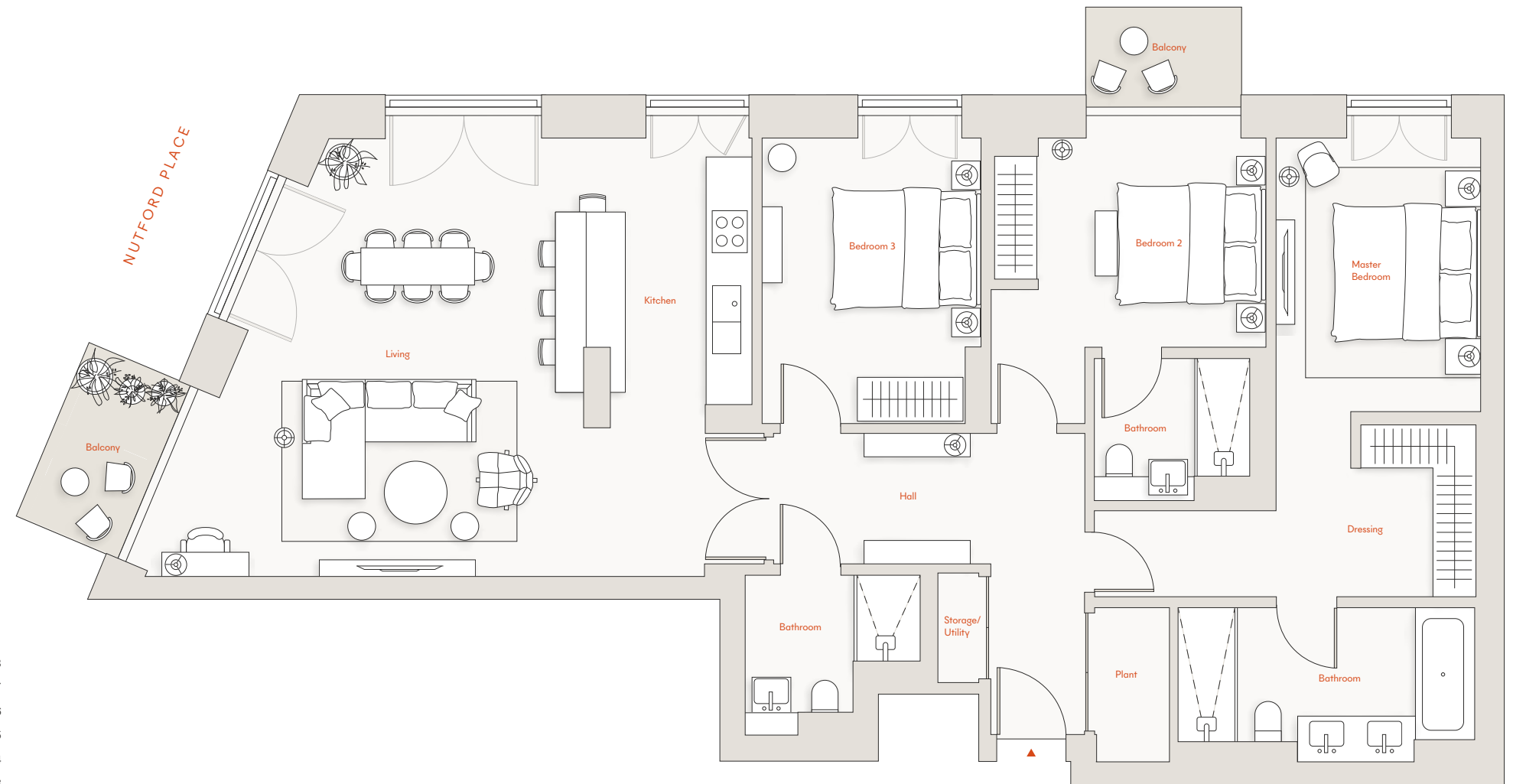
FLOORPLATE



Scale 1:80



FORSET STREET



Floorplans are indicative only.
All windows have Juliet balconies.



FORSET STREET

PENTHOUSE 701

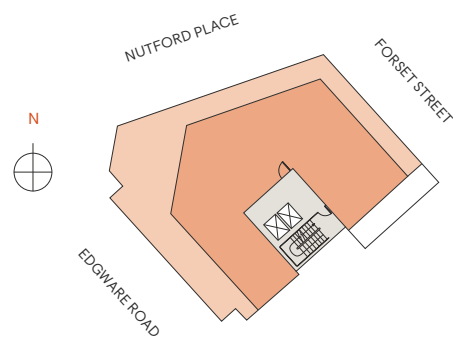
FOUR BEDROOMS

LEVEL 7	TERRACE
197 sq. m.	131 sq. m.
2,119 sq. ft.	1,415 sq. ft.

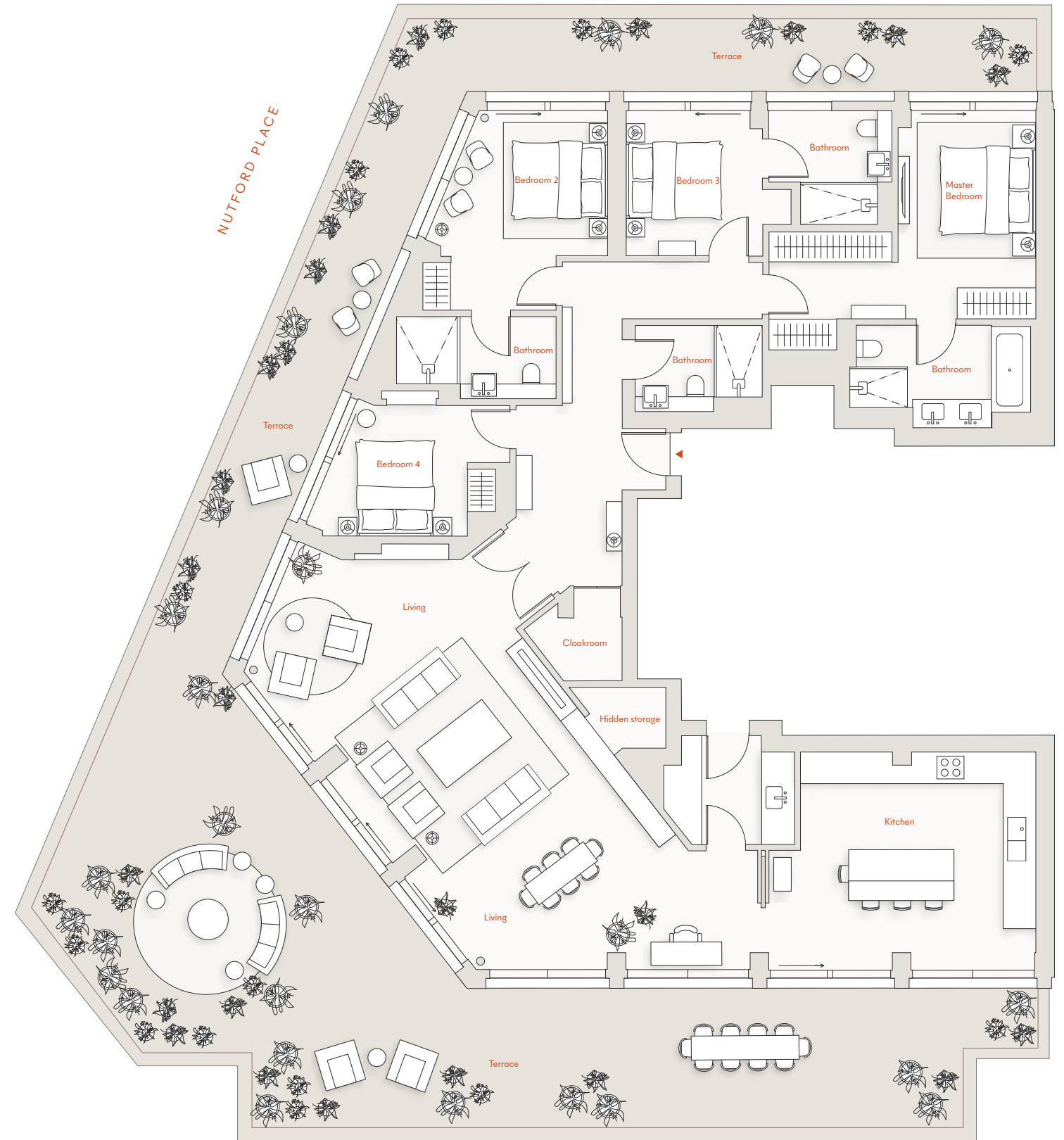
ROOM DIMENSIONS

Kitchen	4.9m x 4.5m	16'1" x 14'9"
Living	10.8m x 5.0m	35'5" x 16'5"
Master Bedroom	4.4m x 2.8m	14'5" x 9'2"
Bathroom	3.6m x 1.8m	11'10" x 5'11"
Bedroom 2	3.3m x 3.0m	10'10" x 9'10"
Bathroom	3.3m x 1.7m	10'10" x 5'7"
Bedroom 3	3.0m x 2.8m	9'10" x 9'2"
Bathroom	2.5m x 2.4m	8'2" x 7'10"
Bedroom 4	3.0m x 2.7m	9'10" x 8'10"
Cloakroom	2.6m x 1.8m	8'6" x 5'11"

FLOORPLATE



Scale 1:114



Floorplans are indicative only.

EXTERNAL SPECIFICATION

Moleanos Limestone
 Mid Grey granite to plinths
 Red brick
 Dark bronze anodised aluminium window frames
 Dark bronze PPC Juliet balconies and terrace balustrading
 Composite timber decking or similar

COMMON PARTS AND AMENITIES

Interior designed common lobby and reception at ground floor level
 Interior designed private gymnasium with changing rooms and drying room is accessible direct from the lift core
 One secure car lift to access the basement car park
 A number of car parking spaces and storage units are available by separate negotiation
 24 hour security based on site with Concierge service provided at reception

WALLS, FLOORS AND CEILINGS

Party walls are double stud partitioned with plywood and plasterboard lining with skim and painted finish
 Internal partition walls are skim coated with paint finished MDF skirting
 Ceilings are set plasterboard on metal framework with skim and painted finish
 Floor to ceiling heights in reception rooms and bedrooms are 2.6m and in bathrooms, hallways and kitchens are 2.4m
 Timber floors to entrance, reception rooms, kitchen, master bedrooms and all penthouse bedrooms
 Secondary bedrooms in standard apartments carpeted
 Stone finish to bathrooms
 AV, telephone and DATA systems
 CAT 5 or CAT 6 wiring fitted throughout
 TV signal amplifier provided
 All apartments have video intercom interface located at the apartment entrance

JOINERY

Front doors are dark veneer externally, white paint finish internally with bronzed surrounds to entry side
 Trims and ironmongery is a bronzed finish
 Built-in wardrobe doors match walls paint finish with routed handles. Wardrobe carcass is finished in a light oak veneer with bronze hanging rail and hinges

LIGHTING

LED lighting provided to all rooms
 Recessed LED downlights installed with additional feature lighting in joinery and recesses where appropriate
 Cabling provisions for decorative pendant luminaires in living/dining areas and 5 amp light switch controlling 5 amp sockets for table/free standing luminaires provided by tenant

HEATING AND COOLING

Underfloor heating system in all principal rooms and bathrooms
 All principal rooms comfort cooled

KITCHEN SPECIFICATION

Leicht worktop and splashback are in white polished or grey textured finish in stone composite
 Leicht wall units in a tan finish
 Kitchens include integrated Miele and Siemens appliances unless otherwise specified:

- Combi microwave
- Oven
- Induction hob
- Westin extractor
- Dishwasher
- Fridge/freezer
- Miele or Caple wine fridge to three bedroom and penthouse only
- Blanco insinkerator to penthouses only
- Geyser instant hot water tap to penthouses only

BATHROOM SPECIFICATION

Master bathroom floors and walls finished in dark grey marble with white veins
 Sanitaryware has a matt black finish
 Bathroom fittings by Duravit, MGS, Bette, Catalano and CP Hart
 Secondary bathroom floors and walls finished in a light grey marble with white veins. Sanitaryware has a stainless steel finish
 Demister to all mirror cabinets

Important notice: Please note that aspects of the design & specification for TwentyFive are continuously reviewed and Clan (Regent Property) LLP reserve the right to make alterations to the design without further notice.

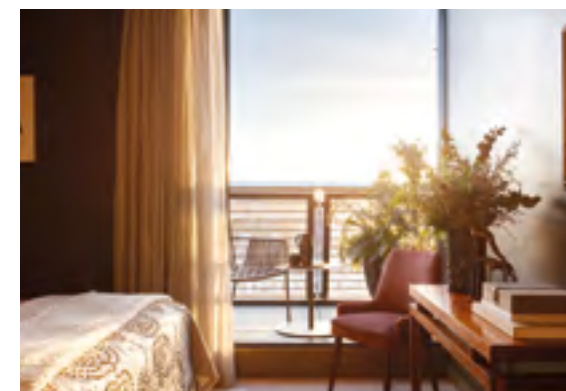


Exterior of the Smart Pensions offices from Edgware Road. CGIs are indicative only.

THE RIGHT TEAM



Holland Park Villas



Burlington Gate

DEVELOPER NATIVE LAND

Native Land is an internationally recognised property development and investment company specialising in high quality residential and mixed-use developments in central London.

As developers, Native Land are experts in creating distinctive luxury homes that put the people who live in them first. They have an enviable reputation within the industry as pioneers of high-quality residences with outstanding attention to detail.

ARCHITECT STIFF + TREVILLION

Established in the early 1980s, the award-winning Stiff + Trevillion are a mix of interior and furniture designers as well as architects and technicians working across the commercial, restaurant, retail and private residential sectors. With a strong reputation for elegant and sophisticated architecture, they take an holistic approach to every project.

ARCHITECT (INTERIORS) MSMR

A leading architectural practice, MSMR has a portfolio of high-end, Central London residential architecture and interior projects. As well as new build design, they are specialists in prime, super-prime and historic building developments.

They take a consistent and meticulous approach towards architectural design, including spatial sequencing, proportion, material selection and quality of finish to deliver exceptional projects.

INTERIOR DESIGNERS (RESIDENTS' AREAS) HUDSON & MERCER

Established in 2010, Hudson & Mercer is an architectural and interior design practice based in London.

Founder Sam Chapman and Creative Director Eloisa Cuturi lead a close team of highly skilled designers, makers and artisans, curating relaxed, contemporary and luxurious interiors and have been working alongside Native Land for a many years on a number of successful projects.

DESIGN DEVELOPMENT

Please note that all aspects of the design for TwentyFive are continuously reviewed and Clan (Regent Property) LLP reserve the right to make alterations to the design without notice.

THE LEASE

125 year leases with right to extend by a further 90 years after 2 years of ownership.

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sales@native-land.com

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A development by



In partnership with



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PORTMAN
ESTATE

