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CH.

CHAPTERHOUSE

COVENT GARDEN

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## FOREWORD

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Londonewcastle presents Chapter House, an intimate collection of 40 contemporary residential apartments housed in a dramatic Victorian building at the heart of Covent Garden, London's most celebrated cultural neighbourhood.

Steeped in history, with a rich theatrical legacy, recent years have seen a change in the landscape of Covent Garden. While the area has maintained its unique character and old school charm, it has kept pace with the times with the opening of luxury fashion boutiques, high-end eateries and a plethora of boutique hotels, all of which have put this much-loved area of Central London firmly on the map as a world-famous destination.

Within all this, Chapter House depicts an outstanding opportunity to live amongst the character, heritage and culture that Covent Garden has to offer. Tucked away down a quiet side street in the Seven Dials Conservation Area, this impressive development is home to a collection of unique apartments designed with the sophisticated and discerning in mind.

Bringing together modern architecture and interior design, within a carefully restored 19th century building, Chapter House is one of very few contemporary luxury residences in the area. Each of the individually designed apartments within this opulent development draw on style cues from the area's decadent theatrical legacy, translated as contemporary loft living with distinctive design details and high-end finishes, they set a new benchmark for luxury living.

Together with its secluded location, within an historic, eclectic and vibrant community at the heart of London's West End, the reimaged Chapter House is a truly unique find.

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01

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# LONDON'S CULTURAL NEIGHBOURHOOD

WITH A RICH ARTISTIC LEGACY, WORLD-CLASS THEATRE,  
BOOMING SHOPPING SCENE AND A PLETHORA OF DECADENT  
BARS AND EATERIES, COVENT GARDEN IS A TRULY  
EXCITING AND UNIQUE PLACE TO LIVE.



A.



B.

- A. Apple Market
- B. Balthazar
- C. Paul Smith



C.

## MODERNITY MEETS HERITAGE

Covent Garden is one of London’s most celebrated cultural neighbourhoods. Of late, this pocket of London has become a world-famous destination for fashion and food lovers alike. With a booming shopping scene and exciting new eateries, the boutique hoteliers have moved in too, here to build on its decadent history and famed theatres – all adding to the unique character of this much-loved part of Central London.

The attraction of Covent Garden lies in its mix of old and new. It has moved with the times, making it a modern, exciting and effervescent place to be. Yet as the landscape continues to change, Covent Garden has managed to maintain its character and old school charm. It’s where you’ll find Grande Dames of the London restaurant scene like J Sheekey and The Ivy, sitting alongside new kids on the block, Balthazar and The Barbary. It’s where smart new neighbourhood hotels such as The Henrietta, and soon-to-be opened Wellington, meet hotel heavyweights like the venerable Savoy<sup>1</sup>, and Ian Schrager’s St Martin’s Lane Hotel. Let’s not forget that Covent Garden was the chosen location of one of Britain’s foremost fashion designers, Paul Smith<sup>2</sup>, to open his first shop in 1979, which now rubs shoulders with more recent additions to the fashion scene including the pioneers of modern poolside style, Orlebar Brown.

The attraction of Covent Garden lies in its mix of old and new. It’s moved with the times, yet managed to maintain much of its character and old school charm.

1. The Savoy hotel sits on the Strand overlooking the River Thames. Built by the impresario Richard D’Oyly Carte in the 1800s, it was the first luxury hotel in Britain featuring lavishly furnished rooms and what were then considered highly innovative features such as constant hot water, electric lights and lifts.
2. Sir Paul Smith, one of Britain’s foremost fashion designers, opened his flagship store on Floral Street in 1979. It is still there today.



At the heart of Covent Garden lies The Piazza and famous Market Building, both of which have a long history as a centre of trade for London. The Piazza was built in the 1600s, with the addition of the Market Building coming in the 1800s. Up until the 1970s the Market Building remained home to London’s wholesale fruit and veg market. But having outgrown the space, the market and its traders moved to South London and the building was transformed into what we know it as today – Apple Market. A modern-day shopping arcade and market, you’ll find one-off handmade jewellery, antiques and other collectables, alongside leading luxury fashion and beauty brands such as Mulberry, Dior, Chanel, Deciem, Aesop and Tom Ford.

To the south of the bustling Piazza sits St Paul’s Church, also known as “The Actors’ Church” due to its long association with the theatre community, and to the north is The Royal Opera House, home to both The Royal Opera and The Royal Ballet. Built in 1732, The Royal Opera House has a remarkable history having had three incarnations due to two major fires, and played host to performances by some of the finest talents in opera, music, ballet and dance.

#### A RICH THEATRICAL LEGACY

Of course, Covent Garden is synonymous with theatre and the performing arts with a long history of writers, performers and artists coming to live and work here. Icons including Samuel Pepys, John Dryden and Alexander Pope would gather in Covent Garden’s Coffee Houses which became popular meeting places within literary circles. Charles Dickens famously lived and worked on Tavistock Street, where for many years he published his weekly magazine, All Year Round. Russell Street is where, in 1763, what is said to be one of the most significant literary friendships began, when writer and biographer James Boswell met his contemporary Samuel Johnson. Thirty years after this meeting, Boswell wrote The Life of Samuel Johnson, widely considered to be one of the greatest biographies of all time.

Covent Garden has a long association with theatre and literature - icons including Samuel Pepys, John Dryden, Alexander Pope and Charles Dickens all gathered and worked here.



A.



B.

- A. Floral Court
- B. Covent Garden Hotel
- C. Dior



C.









A.



B.

- A. The Piazza
- B. Restaurants by The Piazza
- C. Monmouth Street
- D. Covent Garden Grind



C.



D.

Henrietta Street, now home to some of fashion's most discerning brands including homegrown bootmaker Cheaney, and Japanese import Edwin, has also had its fair share of famous residents in the past. Landscape painter Samuel Scott took up residence at number two (now the site of The Henrietta Hotel) and celebrated novelist Jane Austen stayed in the street during visits to London in the 1700s.

Around The Piazza, among the now legendary street artists and performers, sits the store of tech giant Apple, which is housed in the historic Grade II listed building, Number 1 The Piazza, as well as the refurbished Flower Cellars building which now houses the London Film Museum as well as the aforementioned Balthazar restaurant. From The Piazza a network of cobbled streets, pretty laneways and larger thoroughfares stretch in every direction. Each is lined with an eclectic mix of cafes and eateries, including the newly opened Petersham Nurseries, as well as some of the best high street and high-end fashion stores in London. From Burberry, Sandro and Claudie Pierlot on King Street, to Paul Smith, Kent & Curwen and Nicole Farhi on Floral Street.

To the west, just before you hit Soho, sits Seven Dials, an area made up of seven streets cleverly designed on a triangular grid by 17th Century MP Thomas Neale. Seven Dials is home to numerous independent high-end fashion boutiques, luxury beauty brands, traditional pubs, cocktail bars, smart hotels, restaurants, members clubs and theatres. Think stores like Fred Perry, Carhartt, Diesel, Ollie Quinn, Kiehl's, Malin & Goetz and Le Labo, interspersed with smart eateries such as concept cafe Boki, restaurant and cabaret bar Circus, high-end steak house Hawksmoor and Italian Peruvian tapas restaurant Monmouth Kitchen, not forgetting award-winning chocolates from Rococo Chocolates, and coffee lovers' favourite, Monmouth Coffee. The area is also home to the famed Hospital Club and the discreet but well-heeled Covent Garden Hotel.

The famed Covent Garden Piazza and surrounding streets are home to stores like Burberry and Apple, restaurants including Balthazar, Petersham Nurseries and The Ivy Market Grill, as well as the The London Film and London Transport Museums.



Covent Garden lies at the heart of London's Theatreland and is home to many of London's best known classic and contemporary theatres including the Donmar Warehouse, Theatre Royal, The Lyceum Theatre and New London Theatre Drury Lane. Not to mention the recently revamped London Coliseum<sup>1</sup>, Covent Garden's largest theatre and home of the English National Opera and English National Ballet. Each venue has its own unique story, run of shows, and place in history, but together they offer performances for every theatre goer's taste; from opera, to ballet, drama, dance, musicals and fringe.

Covent Garden's cultural attractions include many museums and galleries too, with The Courtauld Gallery, The National Gallery and The National Portrait Gallery all calling the area home, as well as Somerset House, an exciting cultural centre housed in a stunning 18th Century Neoclassical building overlooking the River Thames. Once home to royalty, it has a long association with the arts and today is renowned for its dynamic and diverse range of contemporary art and design exhibitions held throughout the year, as well as its open-air gigs during the summer, and ice rink during the winter.



A.

Covent Garden is home to many of London's best known theatres, as well as some of its most popular museums and galleries including The National Gallery and Somerset House.



B.

1. The London Coliseum is one of London's largest and most luxurious theatres. When it opened in 1904 it was described as the "people's palace of entertainment" of its age.



C.



D.

- A. The National Gallery
- B. The Ivy
- C. St Martin's Theatre
- D. Cambridge Theatre
- E. Aldwych Theatre



E.









A.



B.

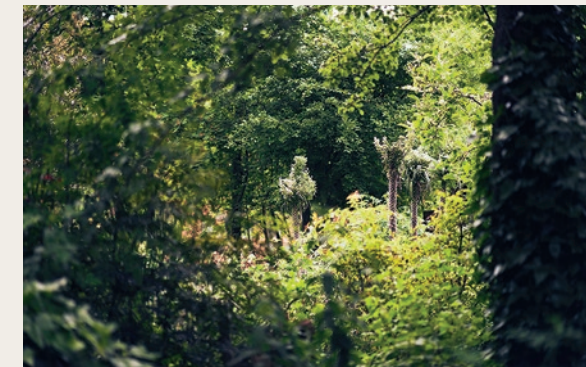
- A. Neal Street
- B. King Street
- C. Phoenix Garden

Covent Garden's location at the heart of London also means it sits within close proximity to a number of world class educational institutions, including the London School of Economics, King's College London and the prestigious London Film School. It is also a stone's throw from the large open spaces of Hyde Park and Regent's Park, the popular shopping areas of Oxford Street and Bond Street, and the buzzing cultural hub of South Bank.

While there is certainly much going on in and around this bustling area of Central London, there are still plenty of pockets of peace and tranquility to be found within places like the magical [Phoenix Garden](#)<sup>1</sup>, which lies to the north of the area, the historic [Neal's Yard](#)<sup>2</sup>, home to Neal's Yard Remedies, Neal's Yard Dairy and St Martin's Courtyard, an urban oasis where you'll find a day spa, blow bar and yoga and pilates studio frequented by locals and visitors alike. This, together with the shopping, theatre, restaurants, bars, history and culture and its location at the very heart of London, one of the most exciting and diverse cities in the world, makes Covent Garden a truly special place to live.



C.



C.

While there is much going on in this bustling area of Central London, there is still peace and tranquility to be found in the pretty cobbled courtyards and quiet public gardens.

1. Nestled between Covent Garden and Soho is The Phoenix Garden, a local community run garden that is something of an oasis in this bustling part of Central London.
2. Neal's Yard was transformed in 1976 when activist and entrepreneur Nicolas Saunders opened his Whole Food Warehouse there.



## THE AREA BY DAY

WITH SO MUCH TO DISCOVER, COVENT GARDEN IS THE PERFECT PLACE FOR A WANDER. GRAB A DELICIOUS COFFEE FROM THE MONMOUTH COFFEE SHOP AS YOU BROWSE THE STALLS AT APPLE MARKET, BEFORE STOPPING FOR LUNCH AT ONE OF THE MANY RESTAURANTS IN THE AREA.



A.



B.



C.

- A. Petersham Nurseries
- B. Apple Market
- C. Monmouth Coffee
- D. Balthazar

# BALTHAZAR

BALTHAZAR SERVES ONE OF THE BEST BREAKFASTS IN LONDON AND HAS AN UNBEATABLE ATMOSPHERE.

D.



## THE AREA BY NIGHT

AT NIGHT, THE PRETTY STREETS AND LANEWAYS AROUND COVENT GARDEN BECOME A HAVEN OF BUZZING RESTAURANTS, HIDDEN BARS AND QUIET MEMBERS CLUBS.



A.



B.



C.



D.

- A. Covent Garden Market
- B. Clos Maggiore
- C. The Ivy
- D. Seven Dials
- E. St Martin's Theatre



COVENT GARDEN PLAYS HOME TO MORE THAN 20 THEATRES IN A RADIUS LESS THAN A SQUARE MILE.

E.





## THE LOCAL AREA

Chapter House has some of London's best restaurants, bars, coffee shops, boutiques, galleries and museums, as well as world-class theatre, opera and ballet, all within walking distance.

### THEATRE

- 01 The Shaftesbury Theatre
- 02 New London Theatre
- 03 Gillian Lynne Theatre
- 04 Peacock Theatre
- 05 Cambridge Theatre
- 06 Aldwych Theatre
- 07 Arts Theatre
- 08 Duchess Theatre
- 09 Lyceum Theatre
- 10 Vaudeville Theatre
- 11 Garrick Theatre
- 12 Adelphi Theatre

### CULTURE

- 13 British Museum
- 14 The Royal Opera House
- 15 St Paul's Church
- 16 English National Opera
- 17 National Gallery and National Portrait Gallery

### BARS AND RESTAURANTS

- 18 Kimchee
- 19 Holborn Dining Room
- 20 Mirror Room
- 21 Belgo
- 22 The Hospital Club
- 23 Margot
- 24 The Barbary
- 25 The Ivy
- 26 Balthazar
- 27 Cafe Murano
- 28 Clos Maggiore
- 29 Petersham Nurseries
- 30 J Sheekey
- 31 Frenchie
- 32 Rules
- 33 Frog by Adam Handling

### HOTELS

- 34 The Hoxton
- 35 Rosewood
- 36 Covent Garden Hotel
- 37 The Delaunay
- 38 St Martin's Lane Hotel
- 39 The Henrietta
- 40 Savoy

### SHOPPING

- 41 Thomas Farthing
- 42 Neal's Yard
- 43 Paul Smith
- 44 Mulberry
- 45 Apple Store
- 46 Burberry
- 47 Chanel
- 48 Tom Ford
- 49 Dior
- 50 Benjamin Pollock's Toy Shop
- 51 The Piazza
- 52 Apple Market
- 53 Penhaligon's
- 54 Aubaine Deli
- 55 Stefanel

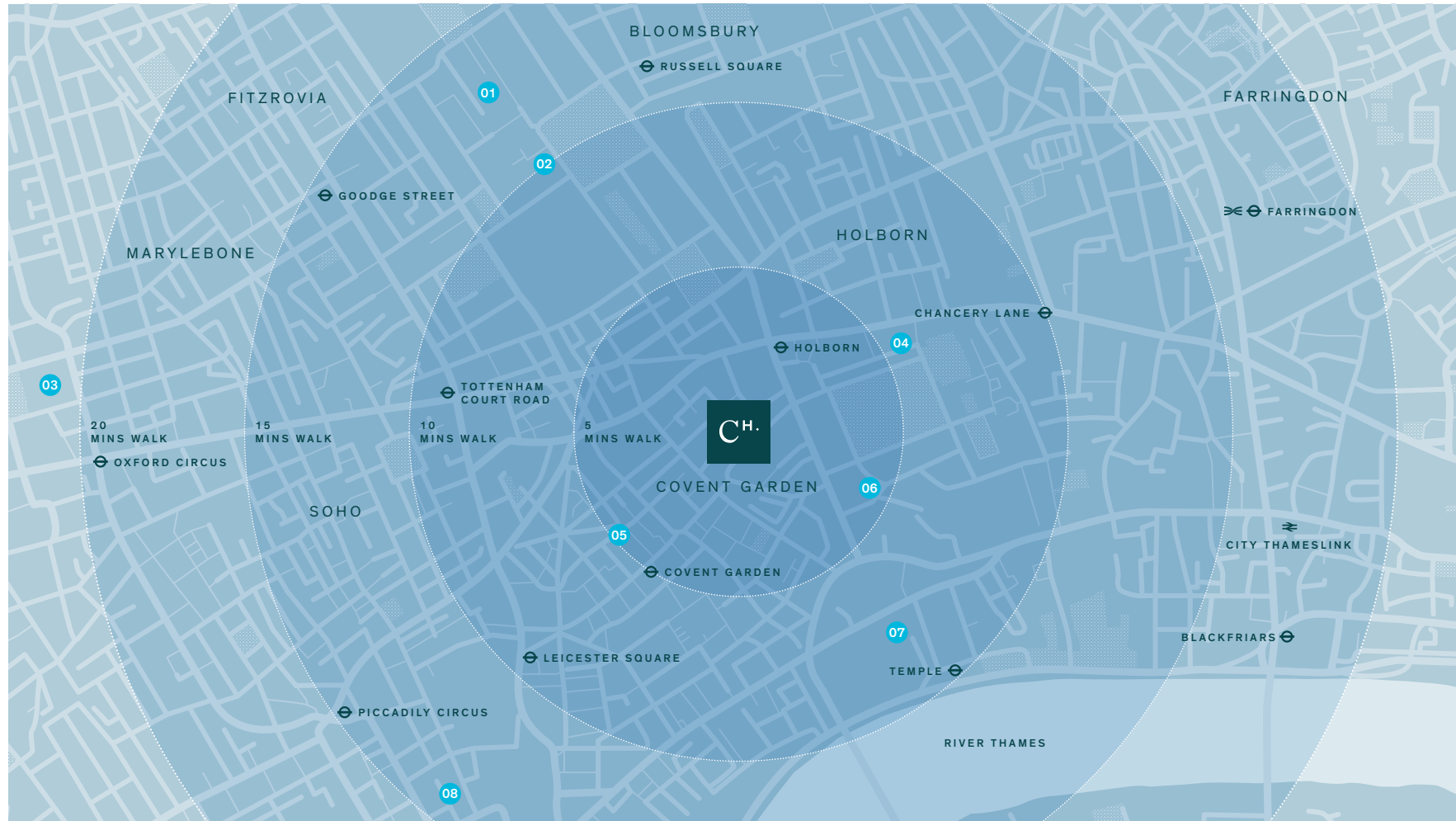
### BEAUTY & WELLBEING

- 56 Aveda
- 57 Sanctuary Spa
- 58 Trevor Sorbie
- 59 Aesop

### FITNESS

- 60 Good Vibes
- 61 Six3Nine
- 62 Triyoga

# UNIVERSITIES



- 01 SOAS University of London
- 02 University of London
- 03 University of Westminster
- 04 UAL, University of the Arts London
- 05 London Film School
- 06 London School of Economics
- 07 King's College
- 08 University of Notre Dame (USA) in England

# TRAVEL TIMES



From Chapter House 🚶	From Covent Garden 🚇	
Holborn Station 4 minutes	King's Cross St Pancras 5 minutes	Victoria 12 minutes
Covent Garden 5 minutes	Charing Cross 6 minutes	Marylebone 13 minutes
Leicester Square 10 minutes	Waterloo 7 minutes	Farringdon 15 minutes
Tottenham Court Road 10 minutes	Euston 10 minutes	Paddington 16 minutes
Embankment 16 minutes		
Waterloo 21 minutes		
From Covent Garden ✈️	From Holborn 🚇	From Tottenham Court Road 🚇
London City 36 minutes	King's Cross St Pancras 4 minutes	Farringdon 3 minutes
Heathrow T 1, 2 & 3 38 minutes	Bond Street 4 minutes	Liverpool Street 5 minutes
Heathrow T 4 & 5 49 minutes	Bank 4 minutes	Paddington 5 minutes
Gatwick 57 minutes	Waterloo 9 minutes	Heathrow T 1, 2 & 3 28 minutes
Stanstead 70 minutes	Victoria 10 minutes	Heathrow T 4 & 5 36 minutes
	Liverpool Street 6 minutes	



Walking times sourced from Citymapper  
Underground and rail times sourced from TFL  
Crossrail times sourced from crossrail.co.uk  
Crossrail will be fully open in 2019



02

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# ABOUT THE DEVELOPMENT

CHAPTER HOUSE IS A DRAMATIC RESIDENCE THAT OFFERS  
TRULY LUXURIOUS LIVING IN THE HEART OF LONDON'S MOST  
CELEBRATED CULTURAL NEIGHBOURHOOD.





CGI - External entrance

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## ARCHITECTURE

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### DEVELOPING A HISTORIC VICTORIAN BUILDING

Chapter House was originally designed and built in the late 19th Century by Gibson and Russell, a team of architects known for a mild-Baroque style. Fast forward to today and this dramatic building has been exquisitely restored by award-winning architects Apt (formerly known as Robin Partington & Partners).

Apt creates attractive residences that are richly detailed and diverse in character, celebrating the climate, culture, customs and heritage of their setting, as well as reinforcing a sense of identity, and individuality. Chapter House, an intimate development of 40 residential apartments in the Seven Dials Conservation Area of Covent Garden, is no exception.

Tucked away down a quiet side street, the architectural design of this impressive building, with its rich history and heritage, draws on the bohemian neighbourhood in which it lies. While the magnificent original Victorian red brick facade has been retained, having been meticulously restored, once inside you will find a fully modernised space that delivers a truly luxurious living experience, all while remaining sympathetic to the design and character of the original building and its surroundings.





CGI - External facade



Rich materials, such as copper and bronze, together with carefully designed interiors and outstanding residents' amenities, give Chapter House a sense of opulence and magic that's in a class of its own. Many of the individually designed apartments feature balconies or terraces, giving residents their own private outdoor space, a rare haven in the West End. All are complimented by a bespoke concierge service and intimate gym and training studio with specially selected walnut accessories.

Outside, the terraces at Chapter House have been created by Chelsea award-winning landscape and garden designer Andy Sturgeon. Reflecting the architecture and interiors of the building, his team has blended strong design, natural materials and innovative planting to create a bold and timeless look for the outdoor spaces that perfectly compliments the feeling of seclusion and tranquility that Chapter House offers.



CGI - Indicative of residents' lobby



CGI - Indicative of gym and training studio





CGI - Indicative of penthouse living area

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## INTERIORS

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### DESIGN PHILOSOPHY

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Once again drawing on its location at the heart of London's cultural neighbourhood, the interiors of Chapter House are opulent, sophisticated and playful. A palette of warm colours and rich, luxurious materials create a relaxed yet sumptuous atmosphere.

As you step inside the doors of Chapter House you enter an unexpected world. The breathtaking entrance lobby embodies the theatrical spirit of Covent Garden magnificently with the use of distinctive design details, dramatic lighting and a stunning feature fireplace. While residents are greeted by a bespoke concierge service, visitors are able to recline in the space, enjoying the carefully selected furniture.

The on-floor lobbies leading to the apartments echo the design of the entrance lobby. Soft elegant lighting and large black stained oak entrance doors with bronze details set the tone for what is to come...

Once inside the generously sized, individually designed apartments you will find carefully considered rich finishes and high-end features throughout. These include hardwood smoked oak floors, porcelain bathroom tiles, recessed and architectural linear lighting, and touchscreen home automation, with penthouse apartments enjoying integrated sound systems. Each apartment also features underfloor heating, as well as a sophisticated air cooling system to principal rooms, keeping the apartments at a comfortable temperature all year round.





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The Italian Dada kitchens feature stone worktops with full splash backs, dark wood cabinetry with ‘handleless’ soft close-doors, Hansgrohe mixer taps, induction hobs, concealed LED lighting and integrated Miele and Siemens appliances, including dishwashers, washing machines and microwaves.

In the penthouse apartments, large marble-topped islands form the heart of each of the kitchen spaces. They also feature full height fridge freezers, wine coolers, warming drawers and separate utility rooms.

Open-plan living areas within the apartments have been cleverly designed to improve the fluidity of each of the living spaces and feature bespoke joinery, the use of long linear light troughs and impressive full height doors.

Bedrooms comprise a colour palette of soft warm tones to create a calming atmosphere and feature cove lighting, matt lacquer finished wardrobes with interior lighting and plenty of storage, and sumptuous velvet wool carpets. Bedrooms with double height windows come fitted with convenient motorised blinds.

The sophisticated bathrooms feature built-in wall-hung vanity units, lit top and bottom with linear LED lighting and large format porcelain floor and wall tiles, together with heated towel rails, polished gun metal-finished fittings from iconic Italian brand Zucchetti and sleek frameless glass screened walk-in showers.

Depending on apartment location, either large wooden sash windows mimic the original designs, or contemporary floor-to-ceiling picture windows flood the apartments with natural light.

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DRAWING ON ITS LOCATION AT THE HEART OF LONDON’S CULTURAL NEIGHBOURHOOD, THE INTERIORS OF CHAPTER HOUSE ARE OPULENT, SOPHISTICATED AND PLAYFUL.





CGI - Indicative of penthouse living room





CGI - Indicative of bedroom

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# SPECIFICATION

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## OVERALL FINISHES & FEATURES

### KEY FEATURES

- 999 year lease
- 10 year BLP warranty
- Communal residents' lobby and gym
- Secure cycle parking
- Concierge and residential management company
- CHP (combined heat and power) system
- Each apartment with individual HIU units – fitted in utility cupboards
- Comfort cooling to living rooms and master bedrooms
- Underfloor heating throughout

### GENERAL

- A combination of new brickwork tied into an existing restored brick façade
- Top two storeys clad in powder coated aluminium with matching planters and balustrades, all in 'Anodic Bronze' finish
- A mix of aluminium casement windows and new timber sash windows to the retained façade

### ENTRANCE LOBBY & LIFTS

- Main residential entrance into private lobby area, feature walls, a bespoke concierge and post box area
- Feature fireplace by guests' seating area
- 2 passenger lifts (1 per core) and 1 service lift to the basement
- Architectural cove lighting

### COMMUNAL GYM

- Secure fobbed access (opening times TBC)
- A range of cardiovascular, strength and resistance equipment
- Integrated water fountain
- Concrete-effect walls and wall-mounted mirrors
- Pavigym floor matting
- Communal television screen and integrated speakers
- CCTV
- Wifi connection
- WC

## SAFETY & SECURITY

- Concierge in the main entrance lobby
- CCTV to all communal areas and residential amenities (entrance, lobby, gym, bike store etc)
- Secure key-fobbed access points on all floors and within lift
- Fire alarm integration to every apartment

## STANDARD APARTMENTS – PREMIUM UPLIFT WHERE SPECIFIED TO UNITS 35, 36, 37, 38

### APARTMENT ENTRANCES

- Black stained oak veneered timber entrance doors
- Ironmongery in bronze finish

### FLOORING

- Smoked oak engineered timber flooring laid in plank format throughout apartments and master bedrooms
- In premium units: smoked oak engineered timber flooring in chevron format

### WALLS

- Walls to be painted in matt finish

### DOORS

- Internal doors – white lacquered
- Ironmongery in bronze finish

### LIGHTING

- Recessed downlights throughout apartments to lounges, kitchens, bedrooms, bathrooms and hallways
- Architectural linear ceiling track lighting in lounges
- LED lighting integrated into lounge ceiling coves, bathroom vanity units and kitchen units

## AUDIO / VIDEO

- Secure video entry
- Home automation with touchscreen panel to control heating, cooling and door entry
- In premium units: Home automation system to also control the lighting
- Television: Communal digital and satellite (eg Sky Q) television system provided via points to living / dining areas and master bedrooms (subsequent selection, connection and related charges for services are choice of the purchaser).
- Brushed stainless steel sockets and switches
- Selection of power sockets to have integrated USB port
- One telephone point in the living / dining area and one telephone point in the service cupboard
- Internet: Hyperoptic fibre

## BEDROOMS

- Fitted wardrobes to all master and second bedrooms
- Matt paint finish with metal handle detail
- Wardrobes fitted with LED lighting
- Smoked oak engineered timber flooring laid in plank format in master bedrooms
- Carpet fitted in second and third bedrooms where applicable
- Double height windows (units 23, 24, 31, 32) provided with motorised blinds

## LIVING / DINING ROOMS

- Mostly open-plan kitchen/living layouts
- Studios to include bespoke joinery units where specified

## BATHROOMS / ENSUITES

- Bathrooms to be finished in various combinations; either a light, dark matt or dark gloss palette (seek confirmation of exact locations)
- Large format porcelain floor and wall tiles
- White ceramic wall-hung WC with soft-close seat, polished gunmetal flush button and concealed cistern
- White semi-counter wash basin with polished gun metal mixer tap
- Built-in wall-hung mirrored vanity unit
- Walk-in shower with glass shower screen and polished gun metal-finished shower fittings (by Zucchetti)
- Bathtubs where specified
- Heated towel rail

## KITCHEN

- Italian kitchens by DADA
- Two tone cabinets – black oak veneer to lower units and matt lacquered high-level units
- All units 'handleless' with soft-close doors
- Silestone worktop with full splash back detail in dark and light palette (seek confirmation of exact location)
- Brushed stainless steel single lever mixer tap by Hansgrohe
- Stainless steel sink
- Veneered cutlery tray
- Integrated Miele appliances include:
  - 4 zone induction hob
  - Oven
  - Microwave
  - Integrated extractor
- Integrated Siemens appliances include:
  - Fridge/freezer
  - Dishwasher
  - Premium units include wine cooler
  - Washing machine (housed in utility cupboard)

## TERRACES / BALCONIES

- Landscaping concepts designed by award-winning landscape architect Andy Sturgeon Design
- Balconies fitted with porcelain stone-effect floor tiles
- Balcony balustrades in 'Anodic Bronze' finish
- In some locations, bespoke powder-coated steel planters in 'Anodic Bronze' finish
- Where specified on patio gardens, spike mounted spotlights to light trees, foliage and footpath

## PENTHOUSES (UNITS 39 & 40)

### GENERAL

- Direct lift access to 5th floor (lobby access to 4th floor)
- Home automation system with touchscreen panel to control heating, cooling, lighting window blinds, speakers and door entry
- Integrated speakers in living rooms, bedrooms and lower-level bathrooms
- Comfort cooling (except 3rd bedroom)

### KITCHEN

- Marble worktop and splashback
- Appliances by Miele and Siemens
- Full height fridge and freezer
- 6 zone induction hob
- Separate oven and combi oven
- Warming drawer
- Large kitchen island with integrated pop-up power sockets
- Wine cooler
- Separate utility/larder room

### FLOORING

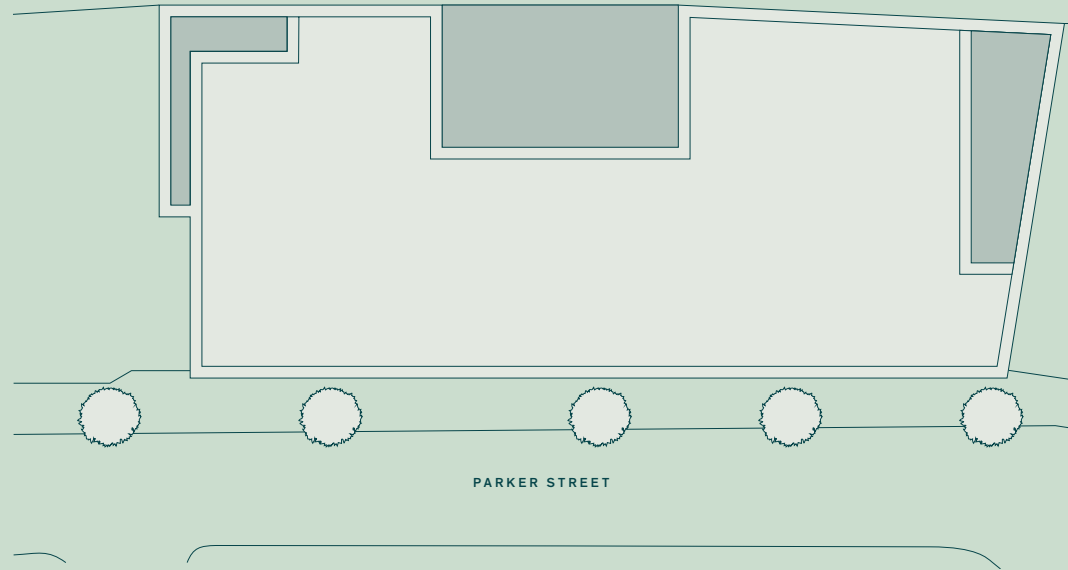
- Smoked oak engineered timber flooring laid in chevron format

### BATHROOMS / ENSUITES

- Feature walls in both main bathroom and ensuite
- Polished gun metal trims to vanity units

# FLOORPLANS

STUDIOS	P53
1 BEDS	P55
2 BEDS	P69
3 BEDS	P88



Please Note: Room dimensions and internal and external areas are approximate and for indicative purposes only. They should not be relied upon to form any part of contract.



# STUDIO — UNIT 7

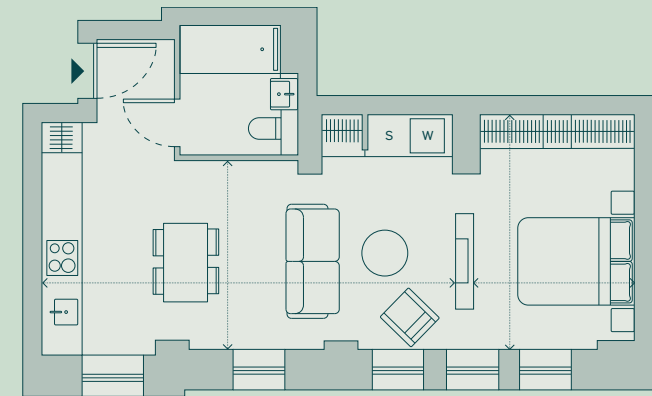
## GROUND FLOOR

### INTERNAL AREA

44.8 SQ M      482 SQ FT

LIVING ROOM / KITCHEN      7.0 x 3.2m

MASTER BED      2.7 x 4.0m



S SERVICES

W WASHING MACHINE





## STUDIO — UNIT 16

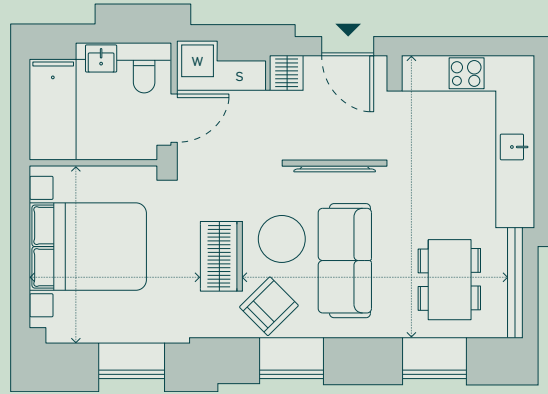
### 1ST FLOOR

#### INTERNAL AREA

42 SQ M      452 SQ FT

LIVING ROOM / KITCHEN      4.8 × 4.8m

MASTER BED      2.9 × 3.0m



S SERVICES  
W WASHING MACHINE



## 1 BED — UNIT 3

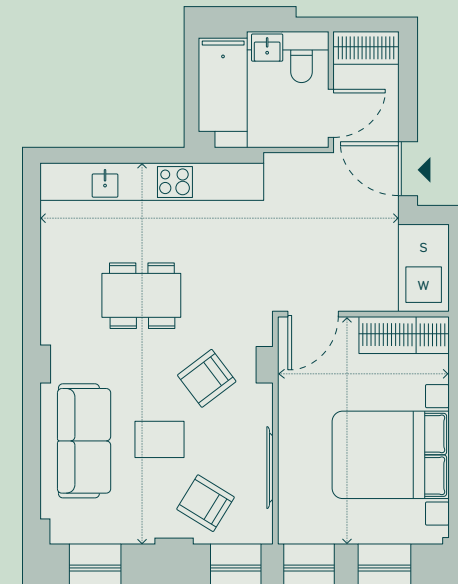
### GROUND FLOOR

#### INTERNAL AREA

51.7 SQ M      556 SQ FT

LIVING ROOM / KITCHEN      6.1 × 6.5m

MASTER BED      2.9 × 3.8m



S SERVICES  
W WASHING MACHINE



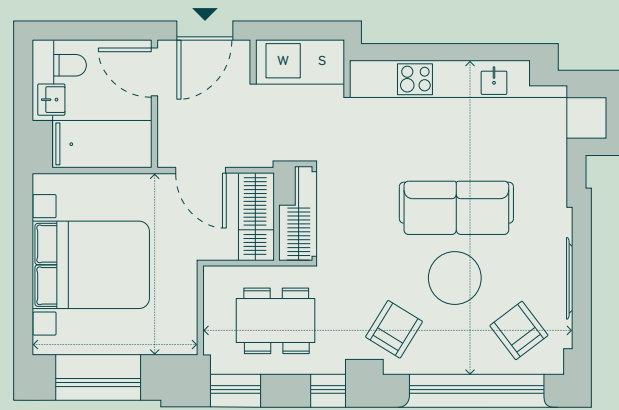
# 1 BED — UNIT 4

## GROUND FLOOR

### INTERNAL AREA

50.1 SQ M      539 SQ FT

LIVING ROOM / KITCHEN	6.3 × 5.3m
MASTER BED	2.9 × 3.0m



S SERVICES  
W WASHING MACHINE



# 1 BED — UNIT 5

## GROUND FLOOR

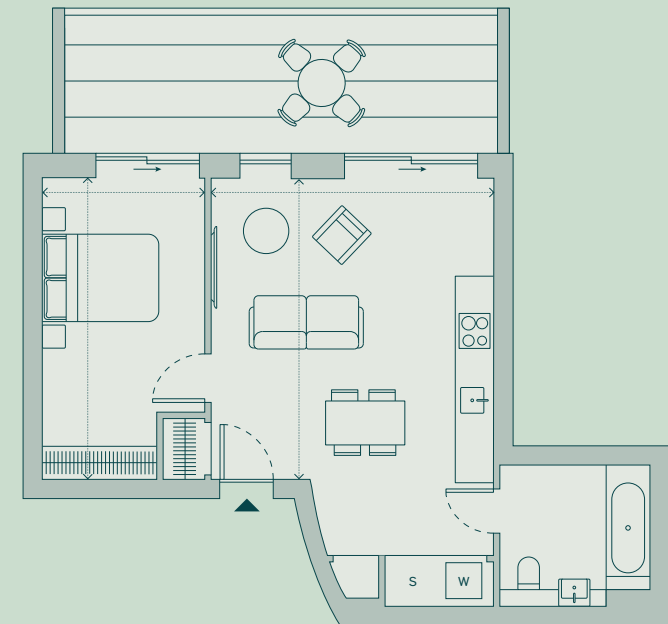
### INTERNAL AREA

52.7 SQ M      567 SQ FT

LIVING ROOM / KITCHEN	4.8 × 5.1m
MASTER BED	2.8 × 5.1m

### EXTERNAL AREA

15.9 SQ M      171 SQ FT



S SERVICES  
W WASHING MACHINE

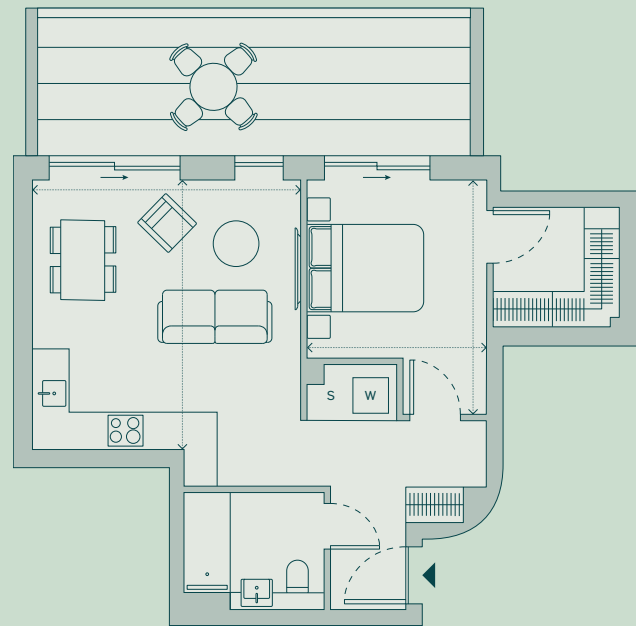


# 1 BED — UNIT 6

## GROUND FLOOR

INTERNAL AREA		EXTERNAL AREA	
52.2 SQ M	561 SQ FT	15.9 SQ M	171 SQ FT

LIVING ROOM / KITCHEN	4.6 × 4.6m
MASTER BED	3.0 × 3.9m



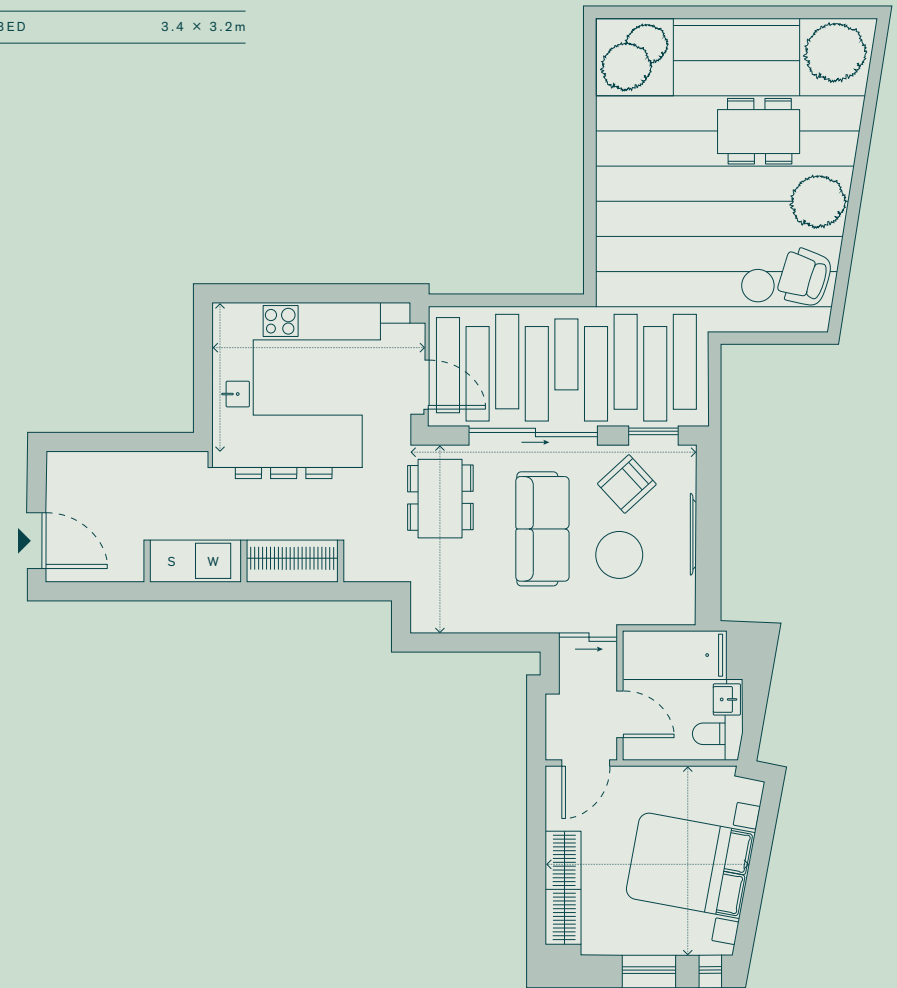
S SERVICES  
W WASHING MACHINE

# 1 BED — UNIT 8

## GROUND FLOOR

INTERNAL AREA		EXTERNAL AREA	
57.8 SQ M	622 SQ FT	31.7 SQ M	341 SQ FT

KITCHEN	3.6 × 2.5m
LIVING ROOM	4.8 × 3.2m
MASTER BED	3.4 × 3.2m



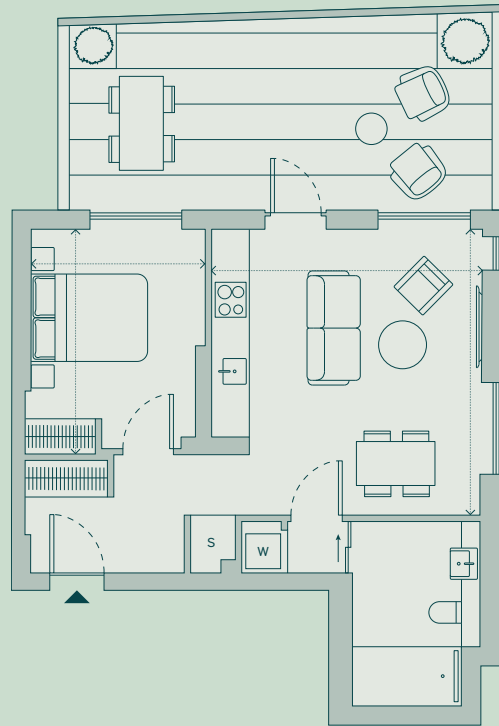
S SERVICES  
W WASHING MACHINE

## 1 BED — UNIT 11

### 1ST FLOOR

INTERNAL AREA		EXTERNAL AREA	
50 SQ M	538 SQ FT	20.6 SQ M	222 SQ FT

LIVING ROOM / KITCHEN	4.5 × 4.8m
MASTER BED	2.9 × 3.8m



S SERVICES  
W WASHING MACHINE

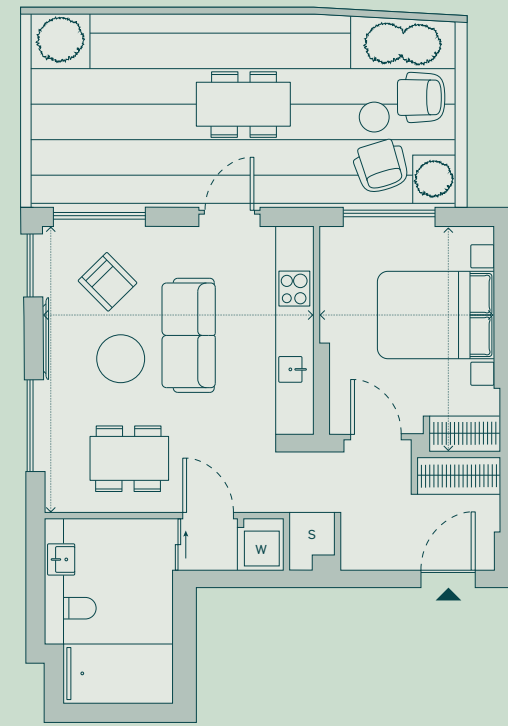


## 1 BED — UNIT 19

### 1ST FLOOR

INTERNAL AREA		EXTERNAL AREA	
50 SQ M	538 SQ FT	20.8 SQ M	224 SQ FT

LIVING ROOM / KITCHEN	4.5 × 4.8m
MASTER BED	2.9 × 3.8m



S SERVICES  
W WASHING MACHINE

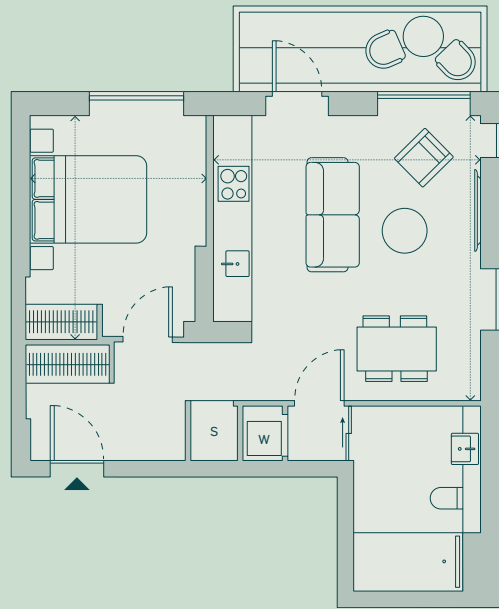


## 1 BED — UNIT 20

2ND FLOOR

INTERNAL AREA		EXTERNAL AREA	
50.1 SQ M	539 SQ FT	6.2 SQ M	67 SQ FT

LIVING ROOM / KITCHEN	4.5 × 5.1m
MASTER BED	2.9 × 3.8m



S	SERVICES
W	WASHING MACHINE

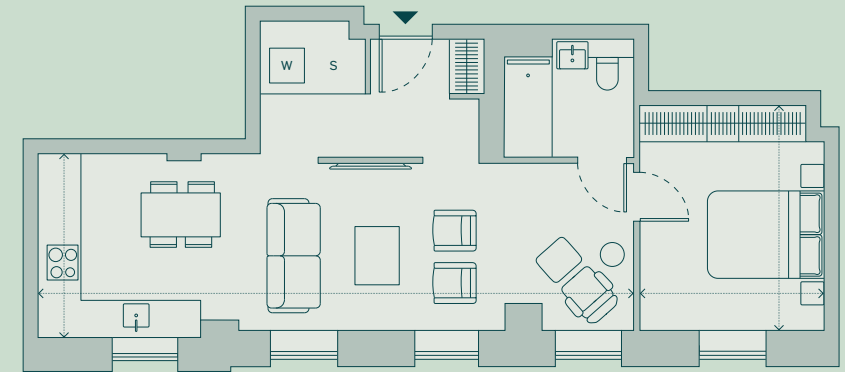


## 1 BED — UNIT 25

2ND FLOOR

INTERNAL AREA	
55.5 SQ M	597 SQ FT

LIVING ROOM / KITCHEN	10.1 × 3.1m
MASTER BED	3.0 × 3.8m



S	SERVICES
W	WASHING MACHINE



## 1 BED — UNIT 26

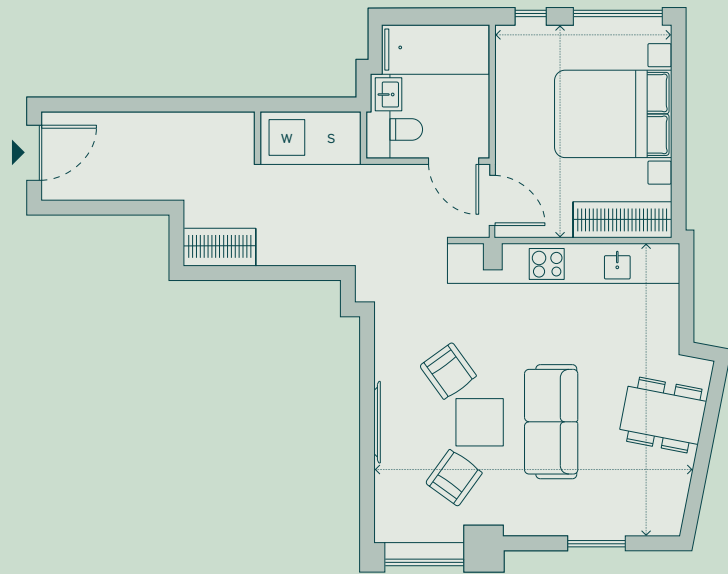
### 2ND FLOOR

#### INTERNAL AREA

58.5 SQ M      630 SQ FT

LIVING ROOM / KITCHEN      5.4 × 4.9m

MASTER BED      2.9 × 3.6m



S SERVICES  
W WASHING MACHINE



## 1 BED — UNIT 28

### 2ND FLOOR

#### INTERNAL AREA

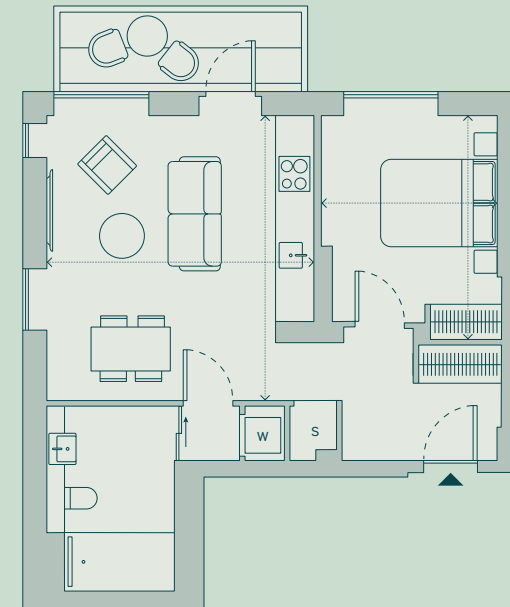
50.1 SQ M      539 SQ FT

LIVING ROOM / KITCHEN      4.5 × 4.8m

MASTER BED      2.9 × 3.8m

#### EXTERNAL AREA

6.2 SQ M      67 SQ FT



S SERVICES  
W WASHING MACHINE

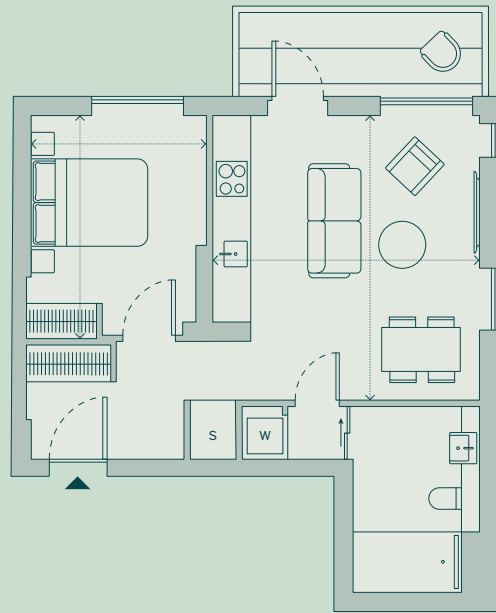


# 1 BED — UNIT 29

## 3RD FLOOR

INTERNAL AREA		EXTERNAL AREA	
50.1 SQ M	539 SQ FT	6.2 SQ M	67 SQ FT

LIVING ROOM / KITCHEN	4.5 × 4.8m
MASTER BED	2.9 × 3.8m



S SERVICES  
W WASHING MACHINE

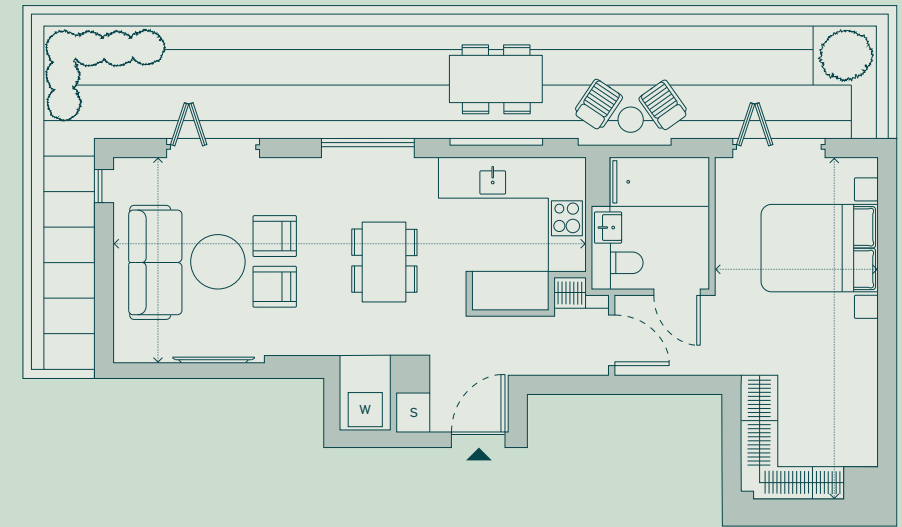


# PREMIUM 1 BED — UNIT 35

## 4TH FLOOR

INTERNAL AREA		EXTERNAL AREA	
54.5 SQ M	587 SQ FT	27.5 SQ M	296 SQ FT

LIVING ROOM / KITCHEN	8.0 × 3.4m
MASTER BED	2.7 × 5.9m



S SERVICES  
W WASHING MACHINE

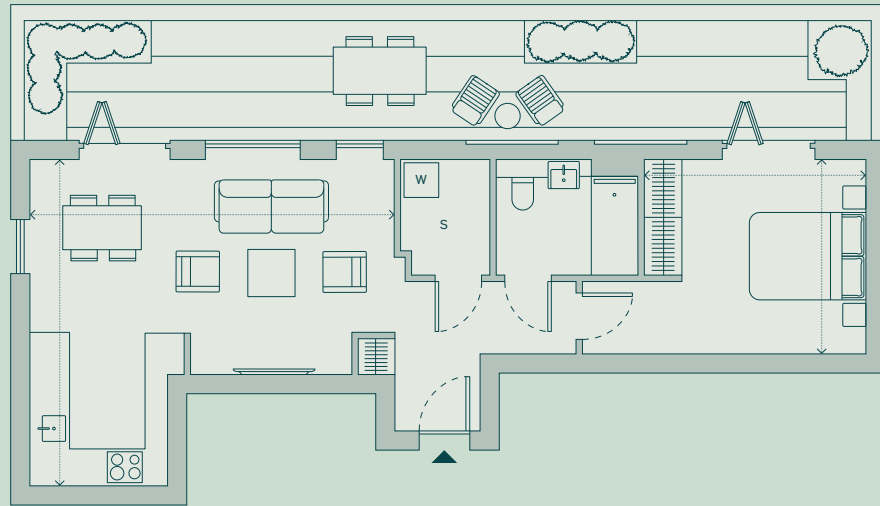


PREMIUM  
1 BED — UNIT 38

4TH FLOOR

INTERNAL AREA		EXTERNAL AREA	
56.4 SQ M	607 SQ FT	24 SQ M	254 SQ FT

LIVING ROOM / KITCHEN	6.2 × 5.6m
MASTER BED	3.7 × 3.3m



S SERVICES  
W WASHING MACHINE

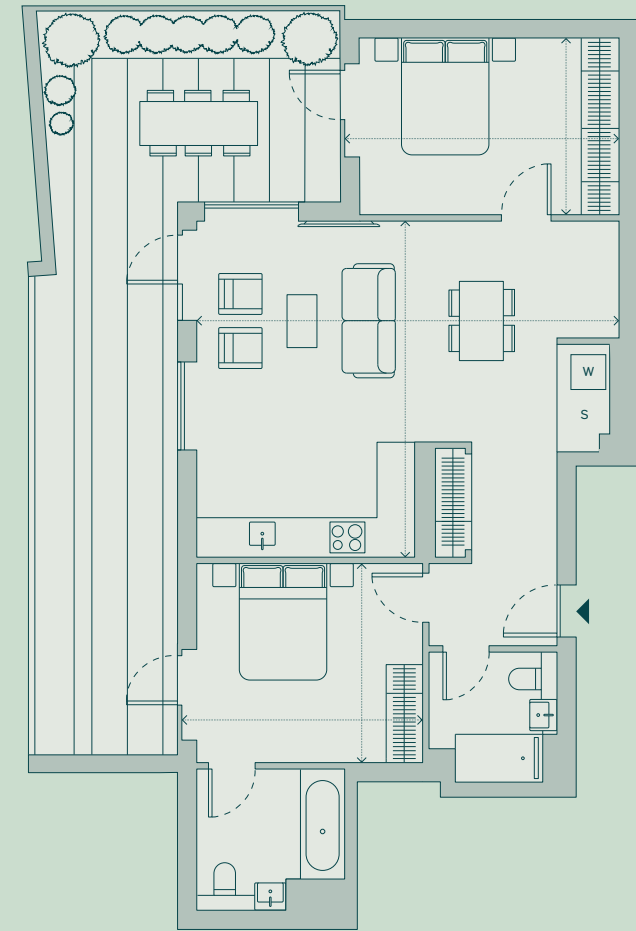


2 BED — UNIT 2

GROUND FLOOR

INTERNAL AREA		EXTERNAL AREA	
81.9 SQ M	881 SQ FT	36.2 SQ M	390 SQ FT

LIVING ROOM / KITCHEN	7.2 × 5.7m
MASTER BED	3.8 × 3.4m
BED 2	3.0 × 4.3m



S SERVICES  
W WASHING MACHINE



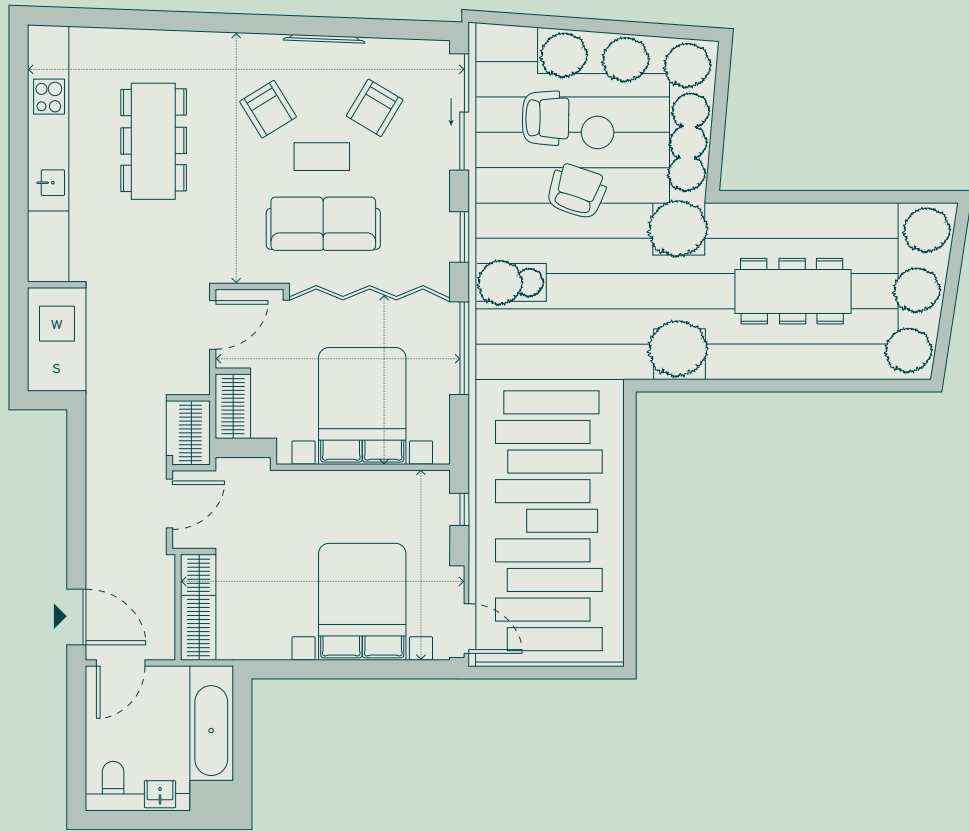


## 2 BED — UNIT 9

### GROUND FLOOR

INTERNAL AREA		EXTERNAL AREA	
78.5 SQ M	845 SQ FT	49.2 SQ M	530 SQ FT

LIVING ROOM / KITCHEN	7.3 × 4.1m
MASTER BED	4.8 × 3.2m
BED 2	4.2 × 2.8m



S	SERVICES
W	WASHING MACHINE
	FLEXIBLE PARTITION WALL

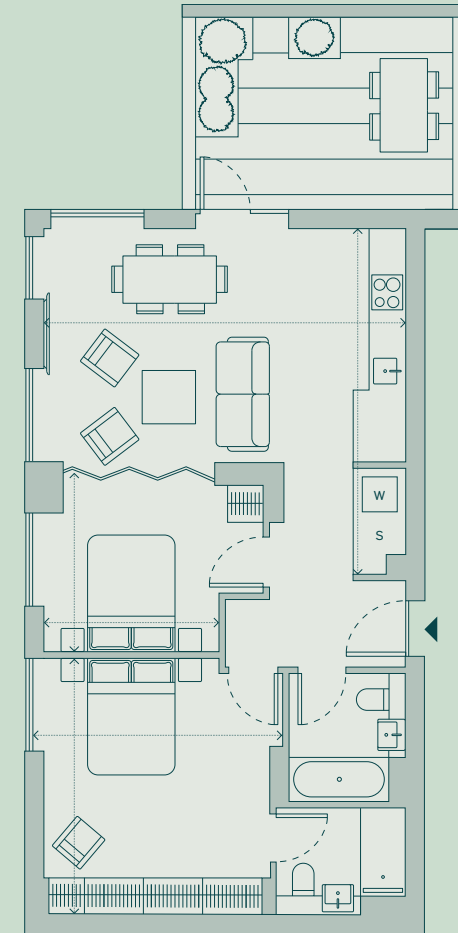


## 2 BED — UNIT 12

### 1ST FLOOR

INTERNAL AREA		EXTERNAL AREA	
71.9 SQ M	774 SQ FT	12.5 SQ M	135 SQ FT

LIVING ROOM / KITCHEN	6.2 × 3.9m
MASTER BED	4.3 × 4.3m
BED 2	2.9 × 3.1m



S	SERVICES
W	WASHING MACHINE
	FLEXIBLE PARTITION WALL



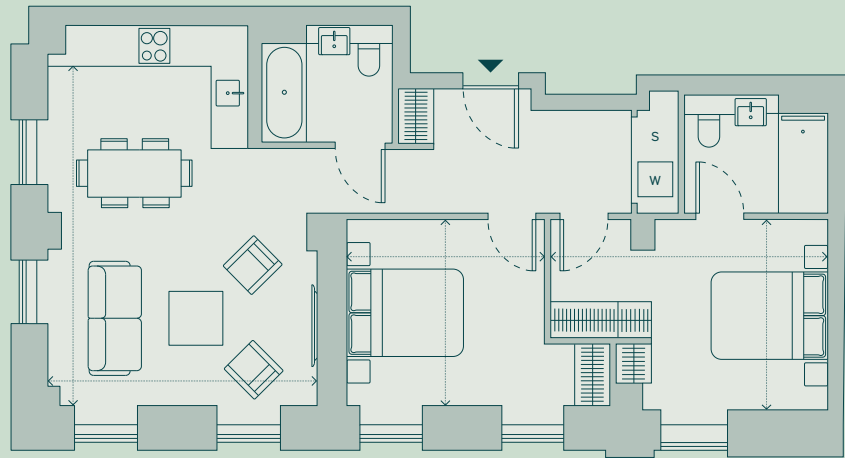
## 2 BED — UNIT 13

### 1ST FLOOR

#### INTERNAL AREA

76.7 SQ M      826 SQ FT

LIVING ROOM / KITCHEN	4.6 × 6.4m
MASTER BED	4.6 × 3.2m
BED 2	3.3 × 3.1m



S SERVICES  
W WASHING MACHINE

## 2 BED — UNIT 14

### 1ST FLOOR

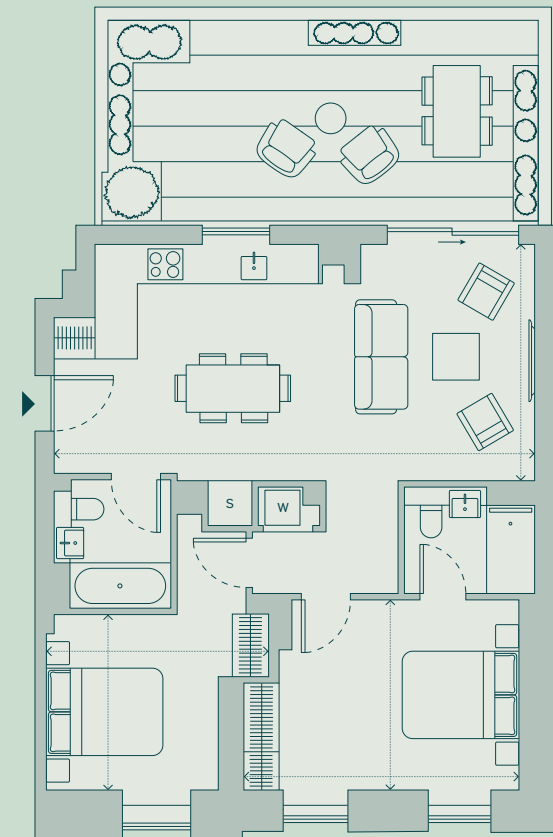
#### INTERNAL AREA

75 SQ M      807 SQ FT

LIVING ROOM / KITCHEN	8.2 × 4.0m
MASTER BED	4.9 × 3.1m
BED 2	3.7 × 3.0m

#### EXTERNAL AREA

44.7 SQ M      481 SQ FT



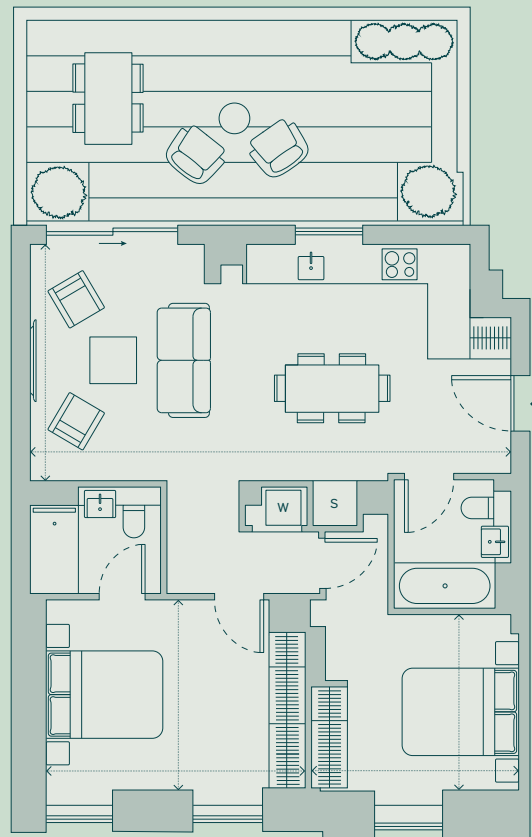
S SERVICES  
W WASHING MACHINE

## 2 BED — UNIT 15

### 1ST FLOOR

INTERNAL AREA		EXTERNAL AREA	
75.1 SQ M	808 SQ FT	44.7 SQ M	481 SQ FT

LIVING ROOM / KITCHEN	8.2 × 4.0m
MASTER BED	4.5 × 3.1m
BED 2	3.7 × 3.0m



S SERVICES  
W WASHING MACHINE

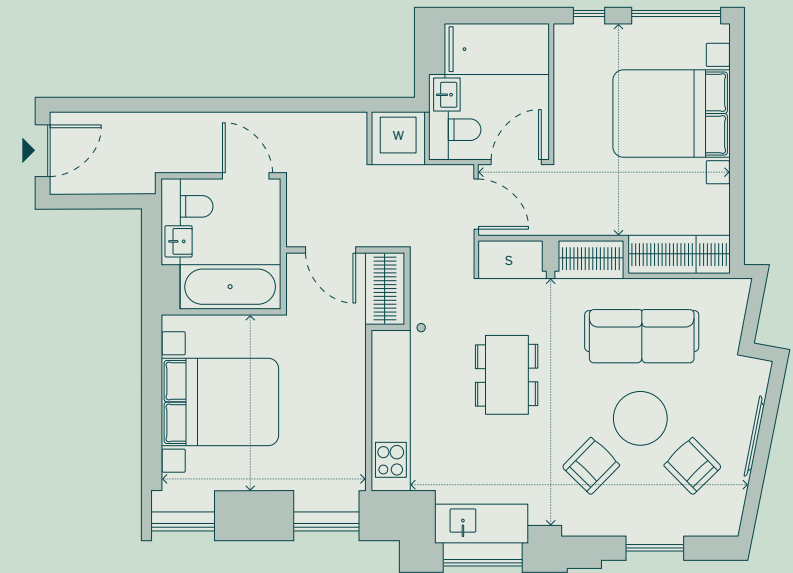


## 2 BED — UNIT 17

### 1ST FLOOR

INTERNAL AREA	
78.5 SQ M	845 SQ FT

LIVING ROOM / KITCHEN	6.4 × 4.4m
MASTER BED	4.2 × 3.5m
BED 2	3.7 × 3.0m



S SERVICES  
W WASHING MACHINE

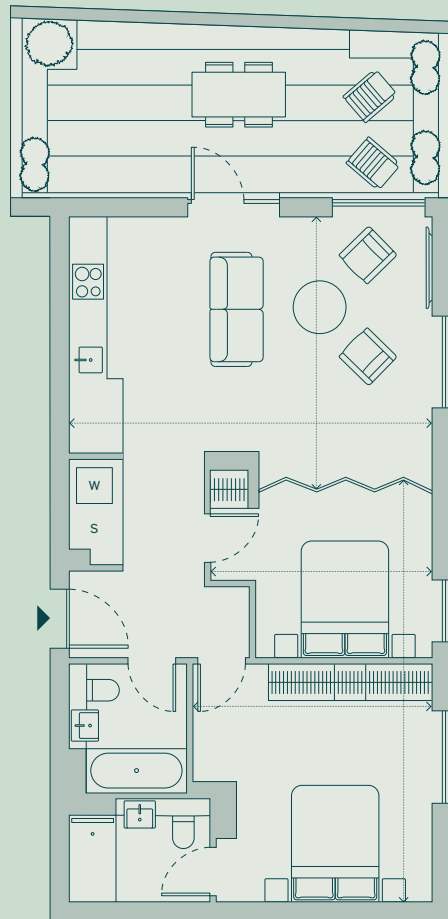


## 2 BED — UNIT 18

### 1ST FLOOR

INTERNAL AREA		EXTERNAL AREA	
72.5 SQ M	780 SQ FT	19.3 SQ M	208 SQ FT

LIVING ROOM / KITCHEN	6.2 × 4.7m
MASTER BED	4.0 × 4.1m
BED 2	3.7 × 2.7m



S	SERVICES
W	WASHING MACHINE
	FLEXIBLE PARTITION WALL

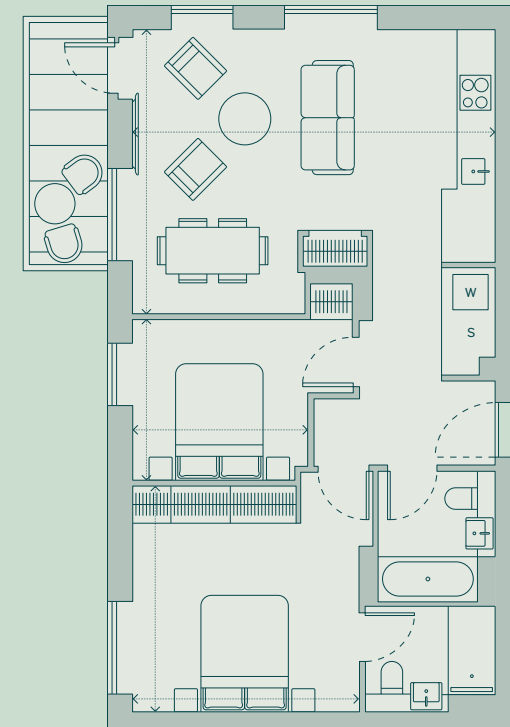


## 2 BED — UNIT 21

### 2ND FLOOR

INTERNAL AREA		EXTERNAL AREA	
72.1 SQ M	776 SQ FT	6.2 SQ M	67 SQ FT

LIVING ROOM / KITCHEN	6.2 × 4.8m
MASTER BED	3.8 × 3.8m
BED 2	2.9 × 2.7m



S	SERVICES
W	WASHING MACHINE

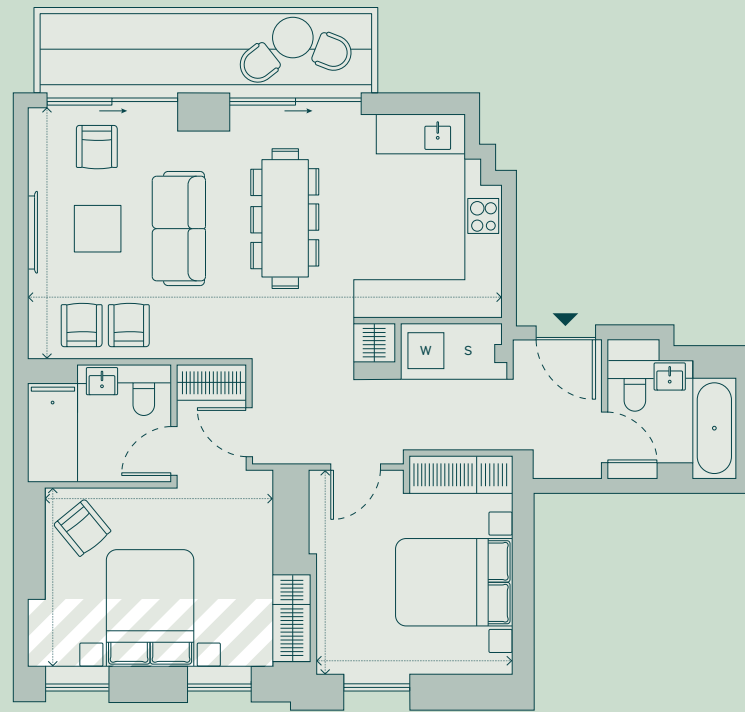


## 2 BED — UNIT 24

### 2ND FLOOR

INTERNAL AREA		EXTERNAL AREA	
84.8 SQ M	913 SQ FT	8.1 SQ M	87 SQ FT

LIVING ROOM / KITCHEN	8.0 × 4.1m
MASTER BED	4.1 × 3.0m
BED 2	3.3 × 3.5m



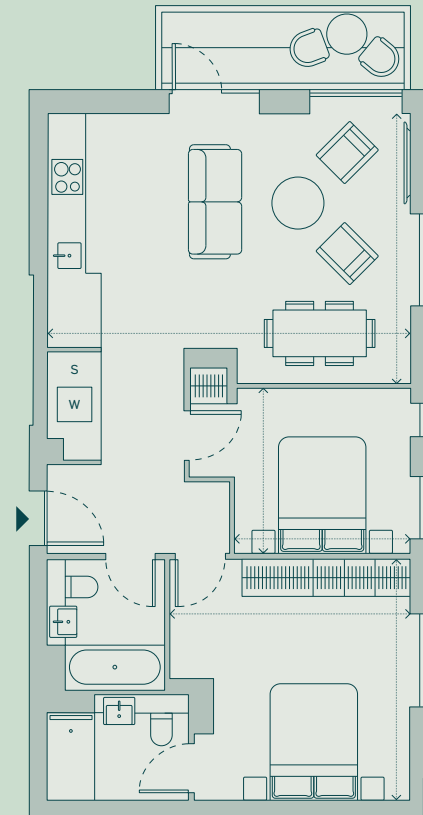
S	SERVICES
W	WASHING MACHINE
	DOUBLE HEIGHT AREA

## 2 BED — UNIT 27

### 2ND FLOOR

INTERNAL AREA		EXTERNAL AREA	
72.6 SQ M	781 SQ FT	6.2 SQ M	67 SQ FT

LIVING ROOM / KITCHEN	6.2 × 4.7m
MASTER BED	4.0 × 4.1m
BED 2	2.9 × 2.7m



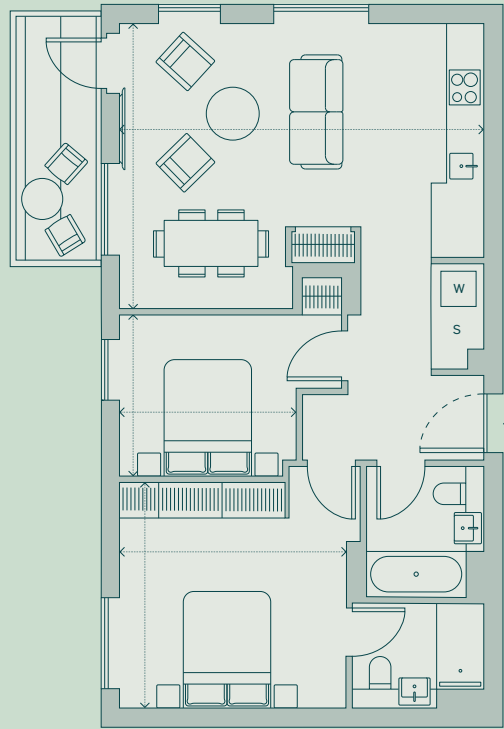
S	SERVICES
W	WASHING MACHINE

## 2 BED — UNIT 30

### 3RD FLOOR

INTERNAL AREA		EXTERNAL AREA	
72.1 SQ M	776 SQ FT	6.2 SQ M	67 SQ FT

LIVING ROOM / KITCHEN	6.2 × 4.8m
MASTER BED	3.8 × 3.8m
BED 2	2.9 × 2.7m



S SERVICES  
W WASHING MACHINE

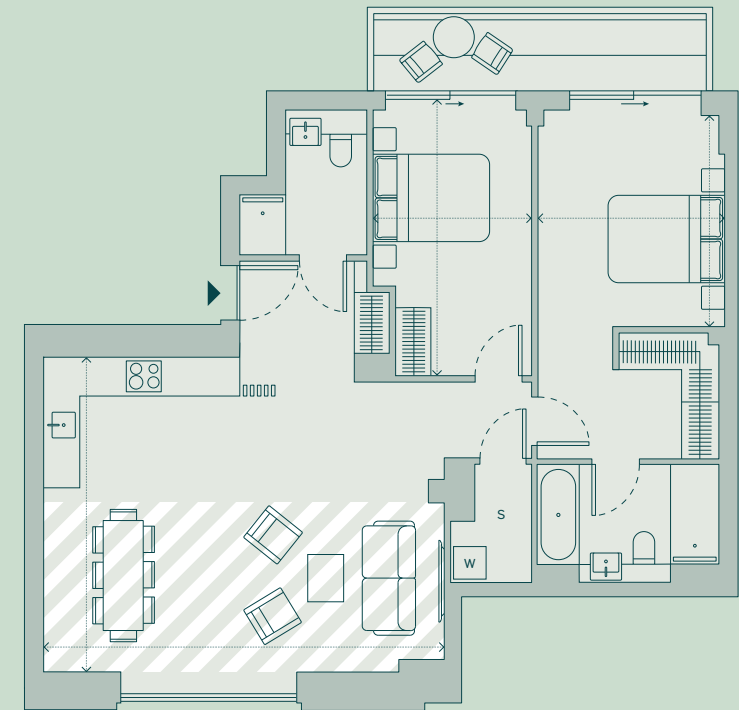


## 2 BED — UNIT 31

### 3RD FLOOR

INTERNAL AREA		EXTERNAL AREA	
89.1 SQ M	959 SQ FT	8 SQ M	87 SQ FT

LIVING ROOM / KITCHEN	6.9 × 5.4m
MASTER BED	3.1 × 3.5m
BED 2	2.7 × 4.4m



S SERVICES  
W WASHING MACHINE  
DOUBLE HEIGHT AREA

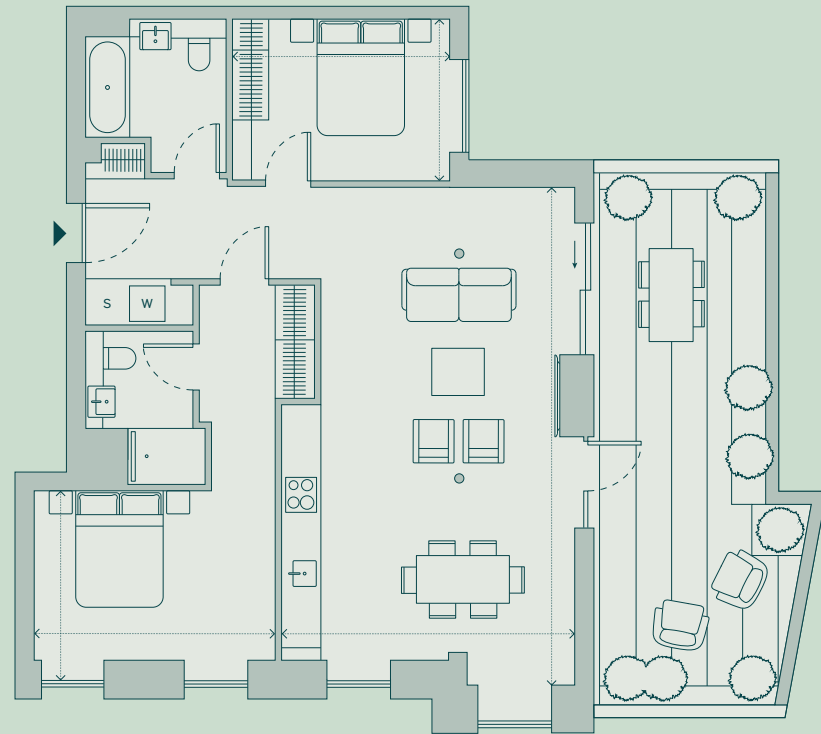


## 2 BED — UNIT 33

### 3RD FLOOR

INTERNAL AREA		EXTERNAL AREA	
88.9 SQ M	957 SQ FT	30.4 SQ M	327 SQ FT

LIVING ROOM / KITCHEN	4.9 × 8.5m
MASTER BED	4.1 × 2.9m
BED 2	3.6 × 2.7m



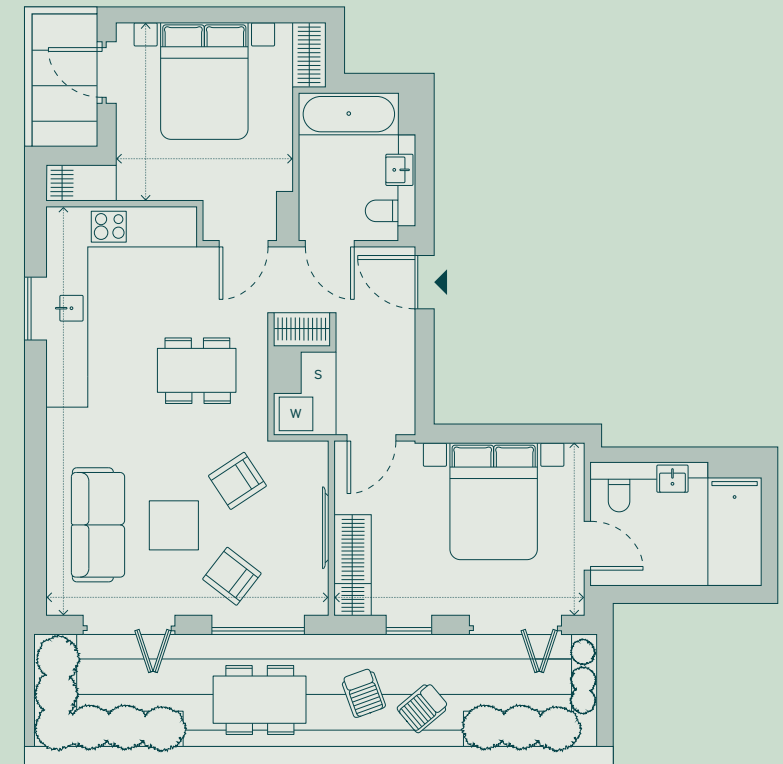
S SERVICES  
W WASHING MACHINE

## PREMIUM 2 BED — UNIT 36

### 4TH FLOOR

INTERNAL AREA		EXTERNAL AREA	
73.3 SQ M	789 SQ FT	18 SQ M	194 SQ FT

LIVING ROOM / KITCHEN	4.7 × 6.9m
MASTER BED	4.2 × 2.9m
BED 2	2.9 × 3.0m



S SERVICES  
W WASHING MACHINE

## 2 BED DUPLEX — UNIT 1

GROUND AND LOWER  
GROUND FLOORS

---

TOTAL INTERNAL AREA  
125.7 SQ M      1353 SQ FT

---

TOTAL EXTERNAL AREA  
46 SQ M      493 SQ FT

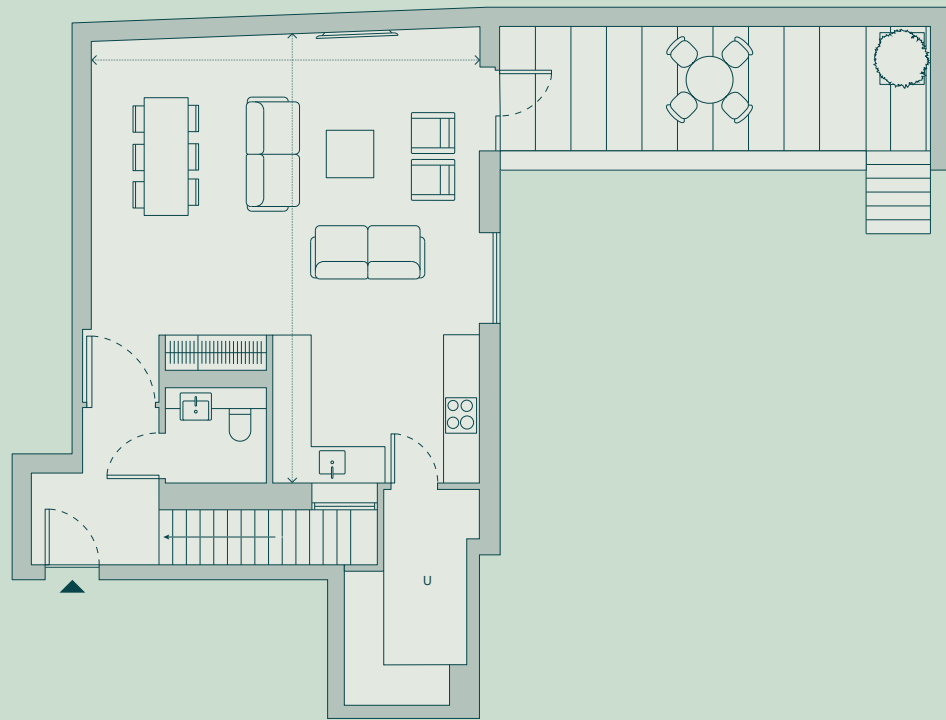
GROUND FLOOR

---

INTERNAL AREA  
66.1 SQ M      712 SQ FT

---

LIVING ROOM / KITCHEN      7.6 × 6.6m



S SERVICES

---

W WASHING MACHINE

---

U UTILITY

---



LOWER GROUND

---

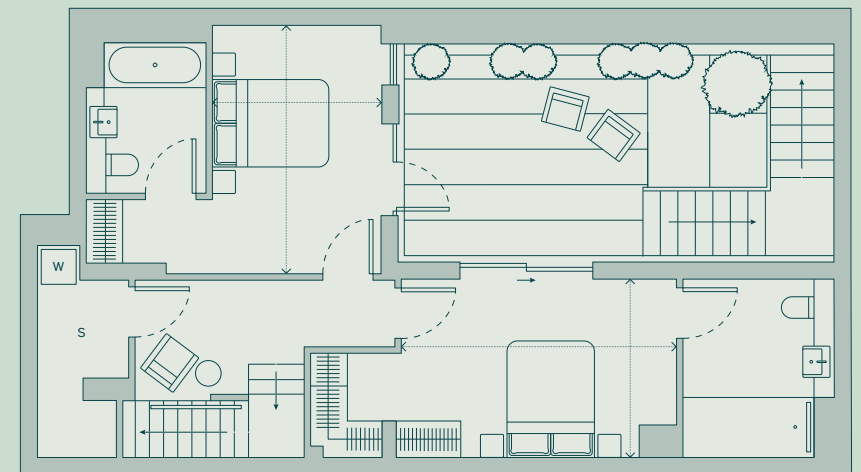
INTERNAL AREA  
59.6 SQ M      642 SQ FT

---

MASTER BED      4.6 × 3.0m

---

BED 2      2.8 × 4.0m





## 2 BED DUPLEX — UNIT 10

GROUND AND LOWER  
GROUND FLOORS

---

TOTAL INTERNAL AREA  
118 SQ M      1270 SQ FT

---

TOTAL EXTERNAL AREA  
46 SQ M      493 SQ FT

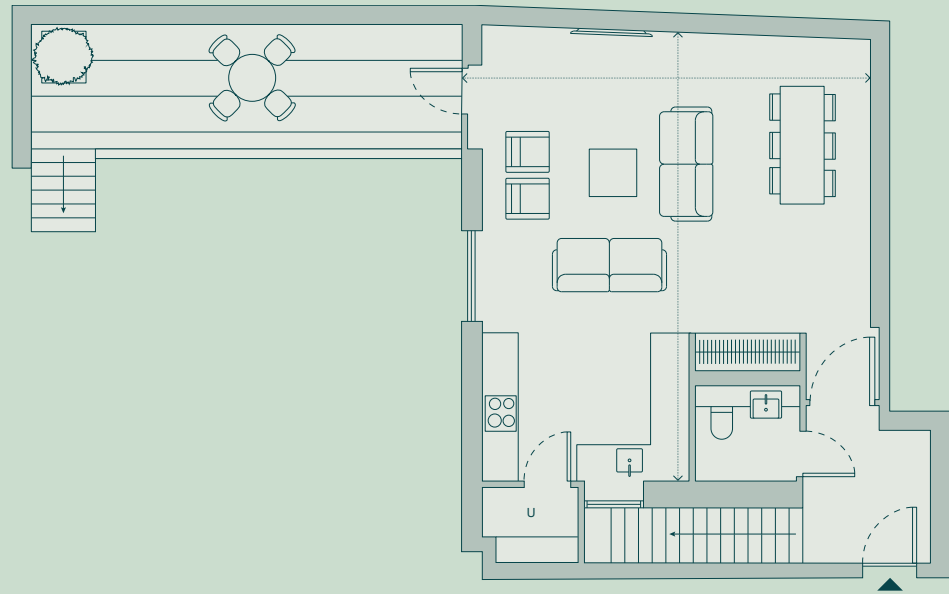
GROUND FLOOR

---

INTERNAL AREA  
60.9 SQ M      656 SQ FT

---

LIVING ROOM / KITCHEN      6.9 × 7.4m



S SERVICES

---

W WASHING MACHINE

---

U UTILITY



LOWER GROUND

---

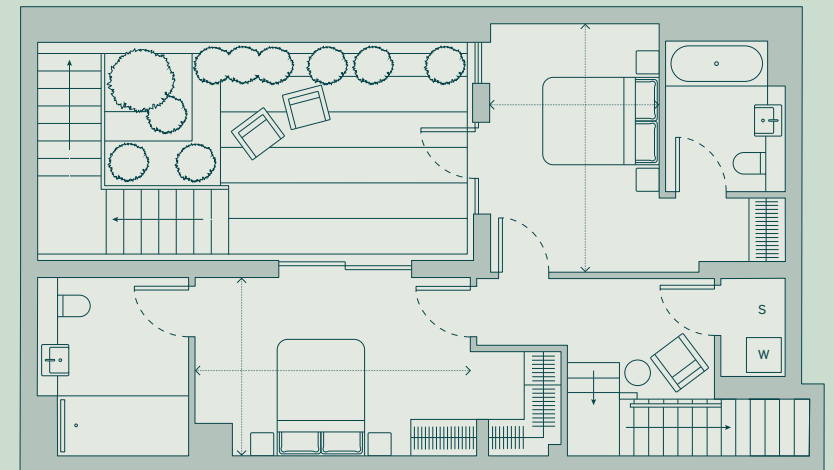
INTERNAL AREA  
57.1 SQ M      615 SQ FT

---

MASTER BED      4.6 × 3.0m

---

BED 2      2.9 × 4.0m



## 2/3 BED DUPLEX — UNIT 22

### 2ND & 3RD FLOORS

#### TOTAL INTERNAL AREA

120.8 SQ M      1300 SQ FT

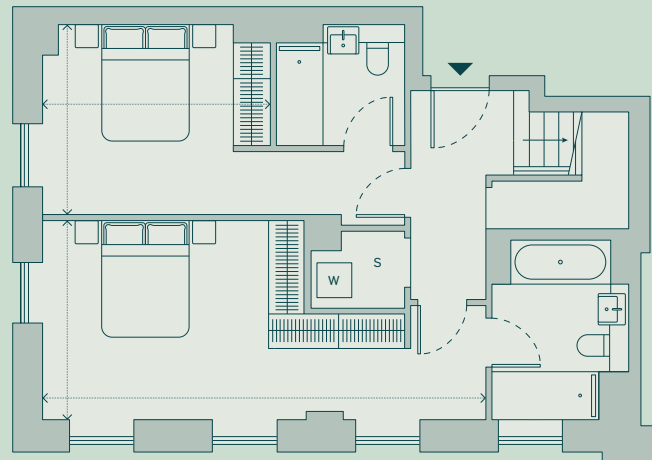
### 2ND FLOOR

#### INTERNAL AREA

59.5 SQ M      640 SQ FT

MASTER BED      7.4 × 3.3m

BED 2      3.8 × 3.1m



- S SERVICES
- W WASHING MACHINE
- FLEXIBLE PARTITION WALL



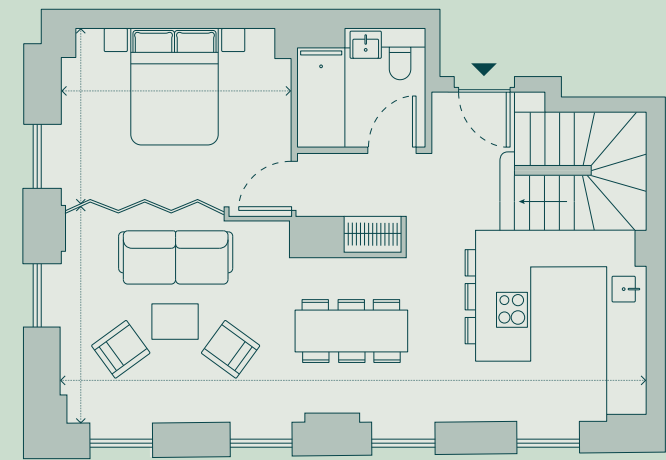
### 3RD FLOOR

#### INTERNAL AREA

61.3 SQ M      660 SQ FT

LIVING ROOM / KITCHEN      10 × 3.5m

BED 3      3.9 × 3.0m

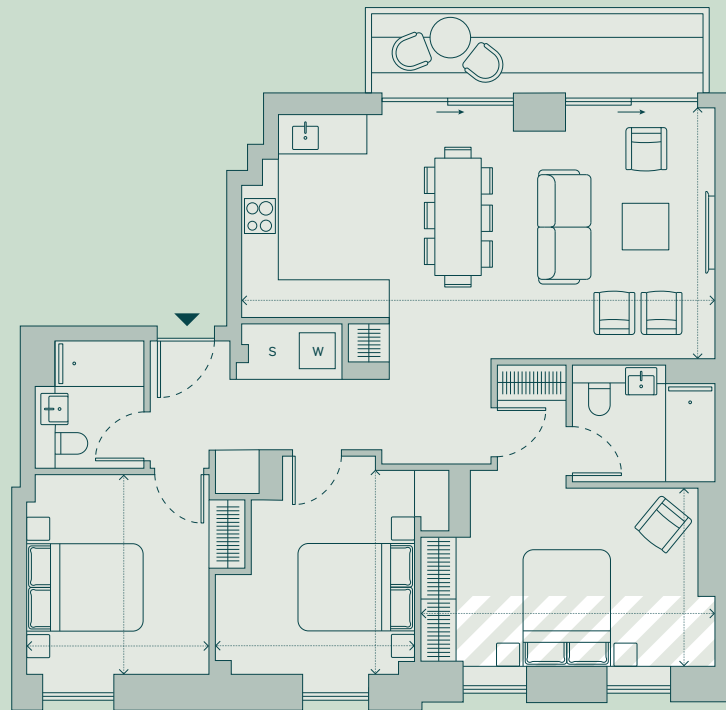


## 3 BED — UNIT 23

### 2ND FLOOR

INTERNAL AREA		EXTERNAL AREA	
95.8 SQ M	1031 SQ FT	8.1 SQ M	87 SQ FT

LIVING ROOM / KITCHEN	8.1 × 4.1m
MASTER BED	5.0 × 3.0m
BED 2	3.0 × 3.3m
BED 3	3.3 × 3.4m



- S SERVICES
- W WASHING MACHINE
- DOUBLE HEIGHT AREA

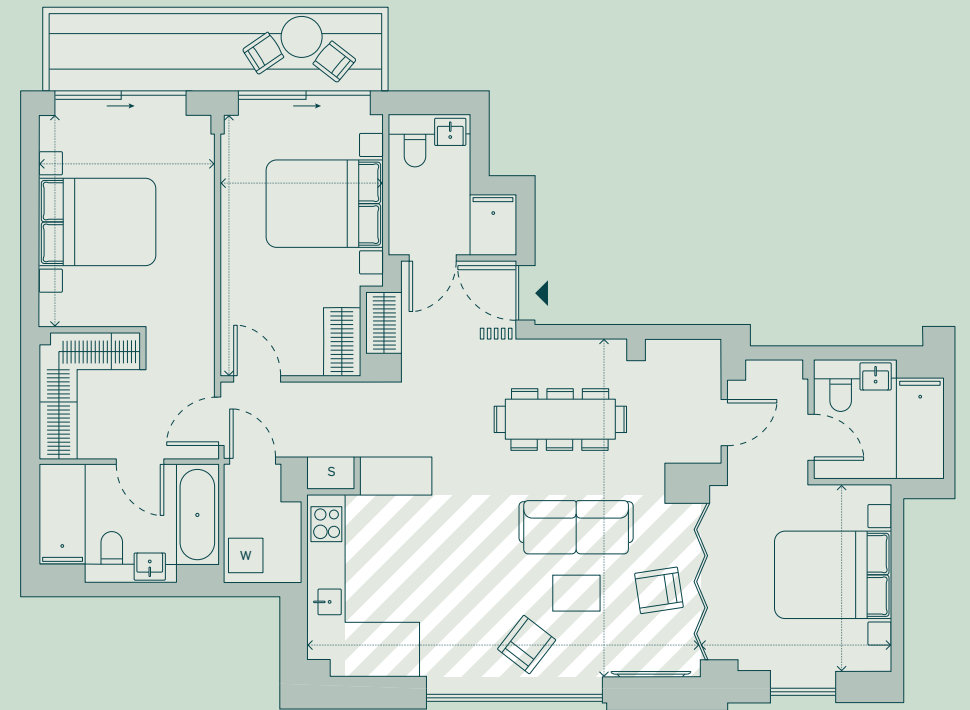


## 3 BED — UNIT 32

### 3RD FLOOR

INTERNAL AREA		EXTERNAL AREA	
106.6 SQ M	1147 SQ FT	8 SQ M	87 SQ FT

LIVING ROOM / KITCHEN	6.8 × 5.7m
MASTER BED	2.9 × 3.5m
BED 2	2.7 × 4.4m
BED 3	3.1 × 3.1m



- S SERVICES
- W WASHING MACHINE
- DOUBLE HEIGHT AREA
- FLEXIBLE PARTITION WALL

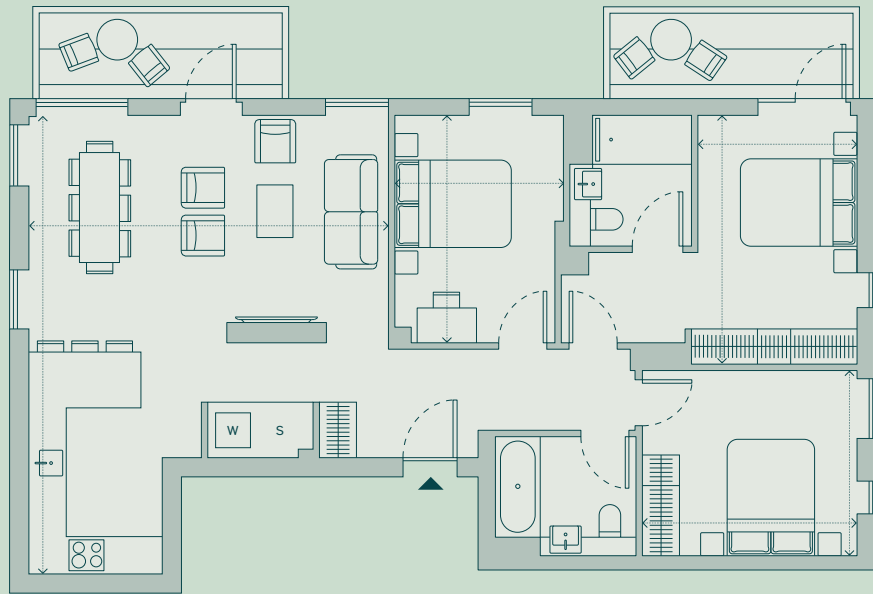


## 3 BED — UNIT 34

### 3RD FLOOR

INTERNAL AREA		EXTERNAL AREA	
97.9 SQ M	1054 SQ FT	12.4 SQ M	133 SQ FT

LIVING ROOM / KITCHEN	6.1 × 7.8m
MASTER BED	2.7 × 4.2m
BED 2	3.6 × 3.1m
BED 3	2.9 × 3.8m



S SERVICES  
W WASHING MACHINE

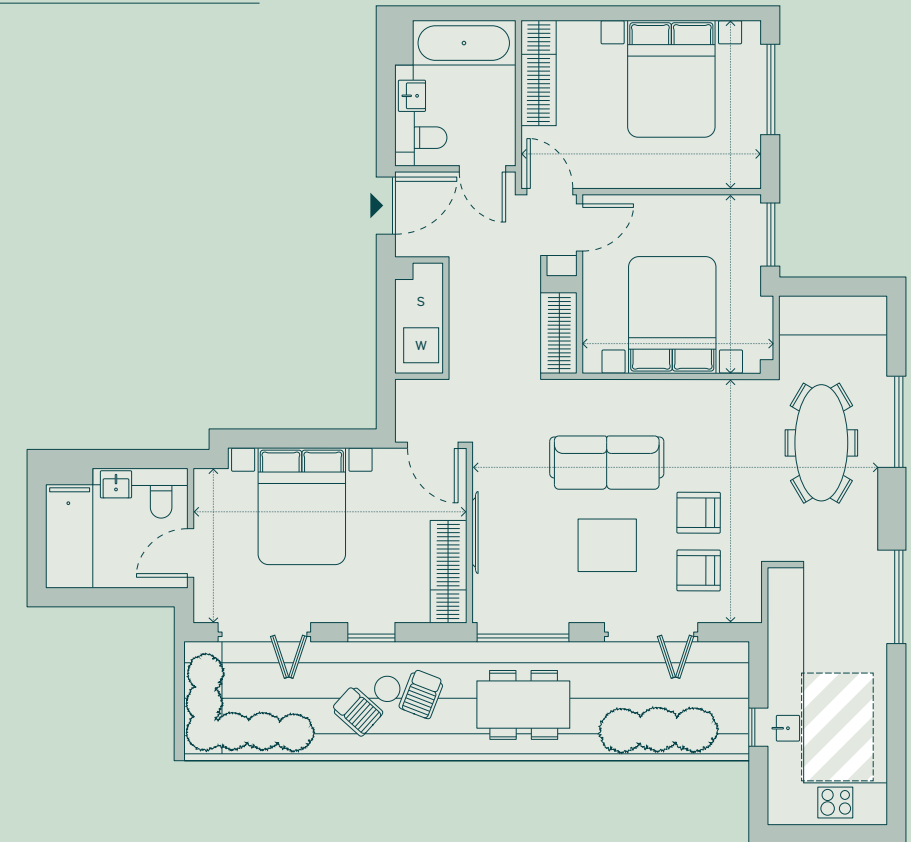


## PREMIUM 3 BED — UNIT 37

### 4TH FLOOR

INTERNAL AREA		EXTERNAL AREA	
97.6 SQ M	1050 SQ FT	16.8 SQ M	181 SQ FT

LIVING ROOM / KITCHEN	6.7 × 4.1m
MASTER BED	4.6 × 2.9m
BED 2	4.0 × 2.8m
BED 3	3.2 × 3.0m

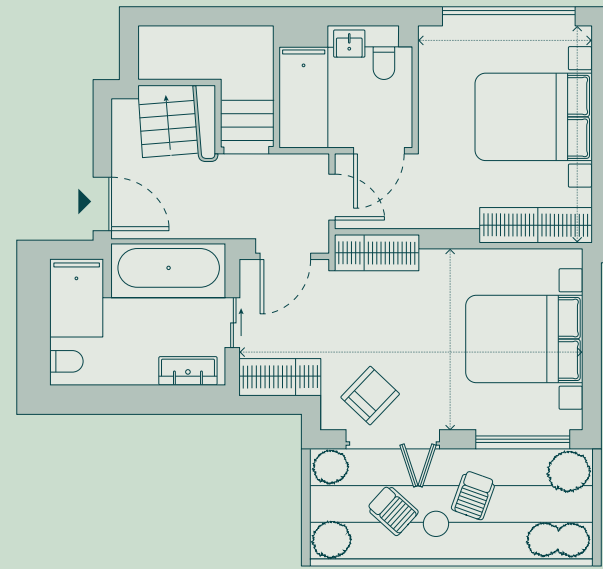


S SERVICES  
W WASHING MACHINE  
DOUBLE HEIGHT AREA  
ROOF LIGHT ABOVE



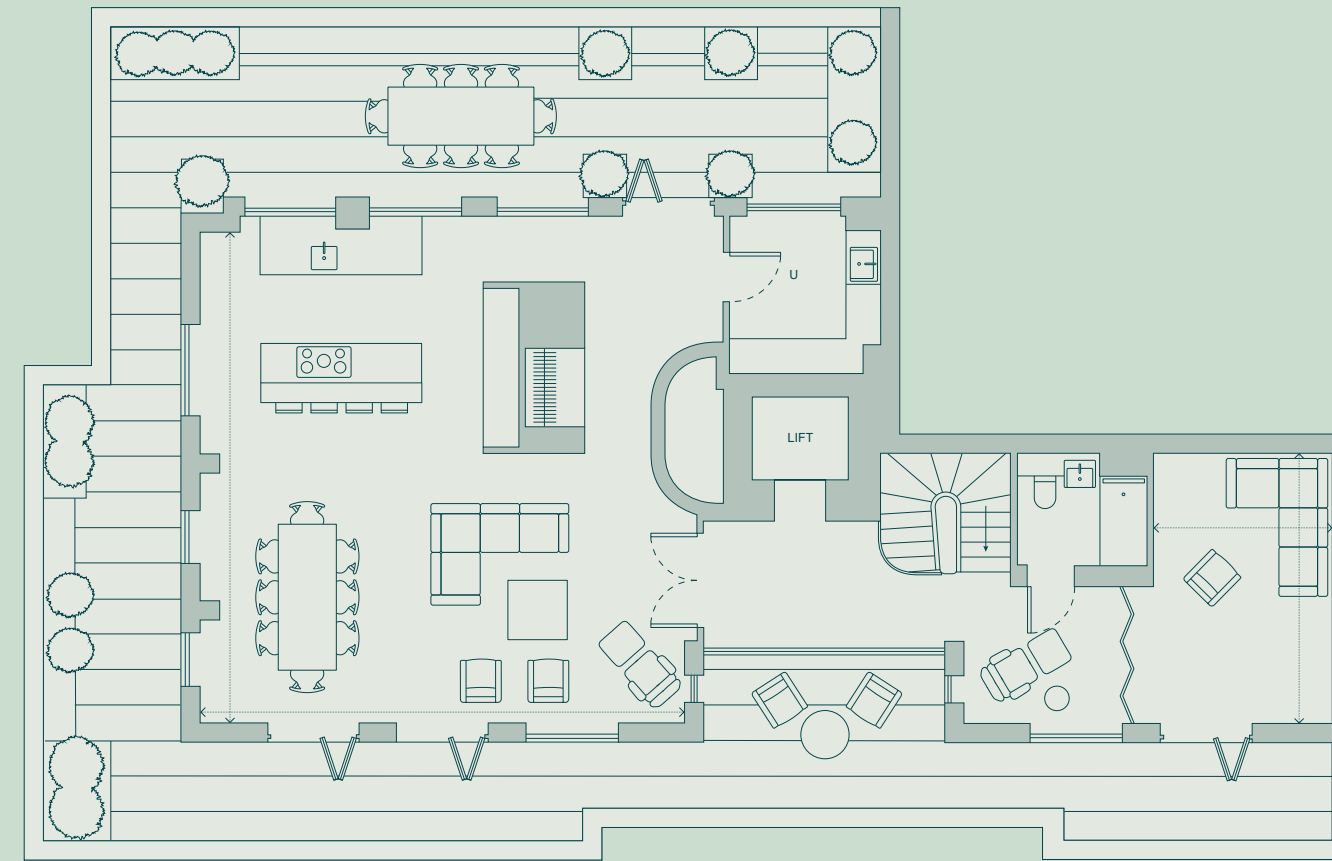
## 3 BED DUPLEX PENTHOUSE — UNIT 39

4TH FLOOR & 5TH FLOORS		4TH FLOOR	
TOTAL INTERNAL AREA		INTERNAL AREA	
170.9 SQ M	1839 SQ FT	53.3 SQ M	574 SQ FT
TOTAL EXTERNAL AREA		MASTER BED	
96 SQ M	1029 SQ FT	5.8 × 3.0m	
		BED 2	
		2.9 × 3.6m	



U UTILITY  
 ~ FLEXIBLE PARTITION WALL

5TH FLOOR	
INTERNAL AREA	
117.6 SQ M	1266 SQ FT
LIVING ROOM / KITCHEN	
8.2 × 8.5m	
BED 3	
3.8 × 4.7m	



### 3 BED DUPLEX PENTHOUSE — UNIT 40

5TH FLOOR PLAN



4TH FLOOR & 5TH FLOORS

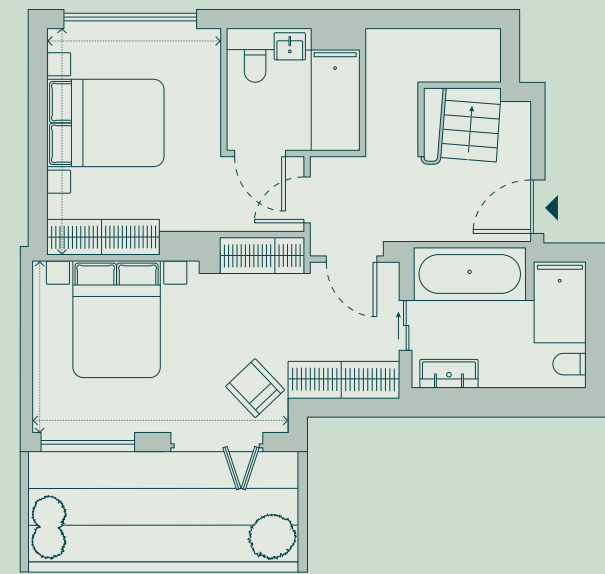
TOTAL INTERNAL AREA  
185.5 SQ M    1997 SQ FT

TOTAL EXTERNAL AREA  
98 SQ M    1059 SQ FT

4TH FLOOR

INTERNAL AREA  
54.4 SQ M    586 SQ FT

MASTER BED	4.3 × 2.8m
BED 2	2.9 × 3.7m



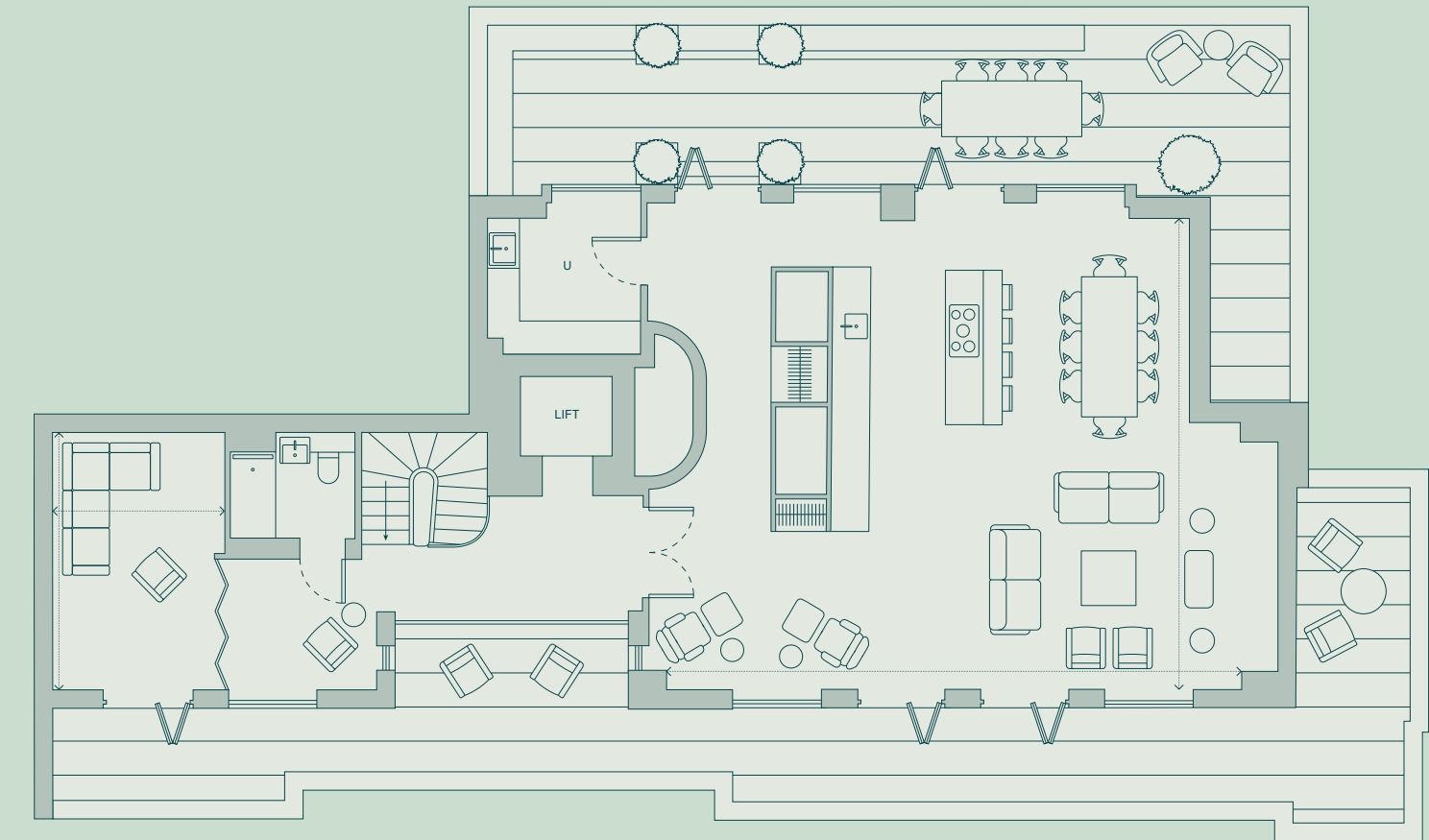
U UTILITY  
FLEXIBLE PARTITION WALL



5TH FLOOR

INTERNAL AREA  
131 SQ M    1411 SQ FT

LIVING ROOM / KITCHEN	10.0 × 8.5m
BED 3	3.0 × 4.7m







# LONDONNEWCASTLE

Londonewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth and success has been driven by our ability to remain committed to our core beliefs. We are here to create design-led, mixed-use developments of the highest quality; delivering the highest levels of service from origination to after care.

Our homes are more than just apartments and penthouses; they are a determined lifestyle choice.

## SELECTED PROJECTS



### QUEEN'S PARK PLACE

A collection of apartments and penthouses arranged around private courtyard gardens. In leafy Queen's Park, our latest collaboration with SimpsonHaugh and Partners is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking.

### ROSEBERY AVENUE

A Victorian factory transformed, combining commercial use with four residential duplex penthouses. The former factory, behind Exmouth Market in Clerkenwell, was refurbished to incorporate mixed use accommodation across five storeys. The interiors of the four duplex penthouses were designed by Sheldon Studios as contemporary warehouse living spaces. The result is a successful example of the collaborative and creative approach required for successful modern development.



Queen's Park Place



Rosebery Avenue



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DEVELOPMENT TEAM  
LONDONNEWCASTLE

LANDSCAPE CONCEPTS  
ANDY STURGEON DESIGN

ARCHITECTURE & INTERIORS  
APT

DESIGN AND ART DIRECTION  
HINGSTON STUDIO

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