
GARDEN HOUSE

KENSINGTON GARDENS SQUARE
LONDON W2 4BB

GARDEN HOUSE

KENSINGTON GARDENS SQUARE
LONDON W2 4BB



Overlooking tranquil Kensington Gardens Square,
Garden House offers a rare collection of
one, two and three bedroom apartments.
This Grade II listed building of distinction benefits
from an exceptional outlook and direct access
to these exclusive classic gardens.



A MAGNIFICENT ADDRESS



An elegant residence with impeccable character, Garden House occupies a position of undeniable status and prestige in one of London's most exclusive postcodes. The perfect choice for contemporary living in this most desirable of areas.

GARDEN HOUSE



AN EXCLUSIVE CLASSIC GARDEN



Garden House has the unique privilege of opening directly onto one of London's few remaining traditional Garden Squares. A rare and tranquil space available only to the privileged few, with mature trees, green lawns and carefully tended flowerbeds providing a welcome escape from the pressures of everyday life.



Photographs courtesy of The Kensington Gardens Square Garden Association

GARDEN HOUSE

THE CITY

SELFRIDGES

LONDON EYE

HYDE PARK

BAYSWATER TUBE STATION

KENSINGTON GARDENS

ROYAL ALBERT HALL

KENSINGTON PALACE

KENSINGTON HIGH STREET

CANARY WHARF

THE SHARD

WESTBOURNE GROVE

LANCASTER GATE

KNIGHTSBRIDGE

QUEENSWAY TUBE STATION

NOTTING HILL

KENSINGTON PALACE GARDENS

NOTTING HILL GATE TUBE STATION



A NEIGHBOURHOOD LIKE NO OTHER



With the fashionable areas of Notting Hill, Westbourne Grove and Portobello Road right on the doorstep as well as the £1 billion regeneration of nearby Queensway, residents can enjoy all the benefits of a cosmopolitan London lifestyle.





SOPHISTICATED ELEGANCE



Home to prestigious designers, desirable goods and luxury brands, this relaxed and attractive quarter is the epitome of panache and style, a haven for the fashion conscious.

01 PAUL SMITH, a uniquely British brand, in the formal setting of a town house. 02 Sharp and sleek, HELMUT LANG specialises in minimalist design. 03 Chic, stylish clothing, accessories and shoes at CLUB MONACO. 04 IRIS offers a range of designer shoes from around the globe.

WORLD-CLASS CUISINE



Traditional cuisine with a modern outlook. Well-established restaurants with highly acclaimed chefs sit alongside talented newcomers, offering a different twist and a fresh new approach.



01 THE LEDBURY has gained many accolades including the much coveted second Michelin star. **02** At GRANGER & CO the mood is Australian, sunny, easy going and generous. **03** Fine dining at LAUNCESTON PLACE, a Michelin starred restaurant set in an 1839 townhouse. **04** A club bar and restaurant, BEACH BLANKET BABYLON for the discerning. **05** Creative modern Indian cuisine at ZAIKA. **06** Immerse yourself in the decadent originality of JULIE'S RESTAURANT & CHAMPAGNE BAR.



UNRIVALLED EDUCATION



Widely recognised as a global centre for education, London has a long-standing reputation for achieving the highest academic standards. Garden House is ideally located for students wishing to attend the capital's leading schools and universities.

01 KING'S COLLEGE LONDON has a particularly distinguished reputation in humanities, law, the sciences and international affairs. **02** LONDON SCHOOL OF ECONOMICS is a world-leading pioneer in the social sciences. **03** Ranked number five in the world, UNIVERSITY COLLEGE LONDON is extremely popular with international students. **04** IMPERIAL COLLEGE LONDON is ranked at number two in the world and is well known for leadership in engineering, natural sciences, in addition to having a prestigious business school and medical faculties. **05** The QUEEN MARY UNIVERSITY OF LONDON offers teaching and research across a wide range of subjects including medicine and dentistry.

PERFECTLY POSITIONED



Residents of Garden House can enjoy superb shopping, restaurants and bars and take advantage of easy access to the very best that London offers in terms of arts, culture and entertainment.

RESTAURANTS

- 01 The Ledbury
- 02 E&O
- 03 First Floor
- 04 Osteria Basilico
- 05 Beach Blanket Babylon
- 06 Granger & Co.
- 07 The Commander Porterhouse & Oyster Bar
- 08 Snowflake Gelato
- 09 Hereford Road
- 10 Santorini Restaurant
- 11 The Shiori
- 12 Royal China
- 13 Julie's Restaurant & Bar
- 14 Polpo
- 15 Min Jian Restaurant
- 16 Zaika
- 17 Launceston Place

BARS

- 18 Trailer Happiness
- 19 The Porchester Pub
- 20 65 & King Pub
- 21 The Prince Edward Pub
- 22 The Mitre Rooms
- 23 Prince Albert
- 24 The Champion
- 25 The Hillgate
- 26 Mall Tavern Pub
- 27 Kensington Wine

SHOPPING

- 28 Planet Organic
- 29 Marks & Spencers
- 30 Waitrose
- 31 Sainsbury's Local
- 32 Little Waitrose

FASHION & DESIGN

- 33 The Merchant
- 34 Paul Smith
- 35 All Saints
- 36 Fiorentini & Baker
- 37 Temperley
- 38 Ben Day
- 39 Iris
- 40 Petit Bateau
- 41 Matches Fashion
- 42 Anya Hindmarch
- 43 Joesph
- 44 LK Bennett
- 45 Helmut Lang
- 46 The Kooples
- 47 202
- 48 Zadig & Voltaire
- 49 Wolf & Badger
- 50 Heidi Klein
- 51 Brora
- 52 Farrow and Ball Showroom
- 53 Whiteleys

CULTURE

- 54 Electric Cinema
- 55 Museum of Brandy
- 56 Salon Contemporary
- 57 Temple Gallery
- 58 Piano Nobile
- 59 The Gate Theatre
- 60 The Print Room
- 61 The Coronet
- 62 Royal Albert Hall

GARDEN HOUSE



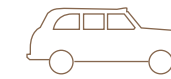
CONNECTED LIVING



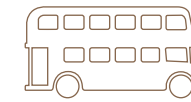
Based in Zone 1, with excellent transport links, including Bayswater and Queensway tube stations within just five minutes walk, plus forthcoming Crossrail services from nearby Paddington station set to arrive in 2018, travelling in and around London, the UK and beyond couldn't be more straightforward.



LONDON UNDERGROUND
FROM BAYSWATER/
QUEENSWAY



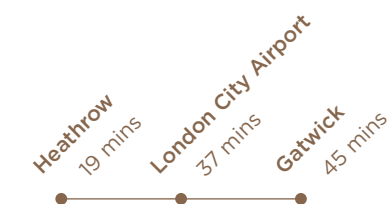
TAXI
FROM GARDEN HOUSE



BUS
FROM WESTBOURSE GROVE/
NOTTING HILL GATE/
QUEENSWAY



AIRPORTS
VIA TUBE/RAIL NETWORK



CROSSRAIL
FROM PADDINGTON
*FROM 2018





WELCOME
TO GARDEN
HOUSE



GARDEN
HOUSE
21



A STRIKING LOBBY



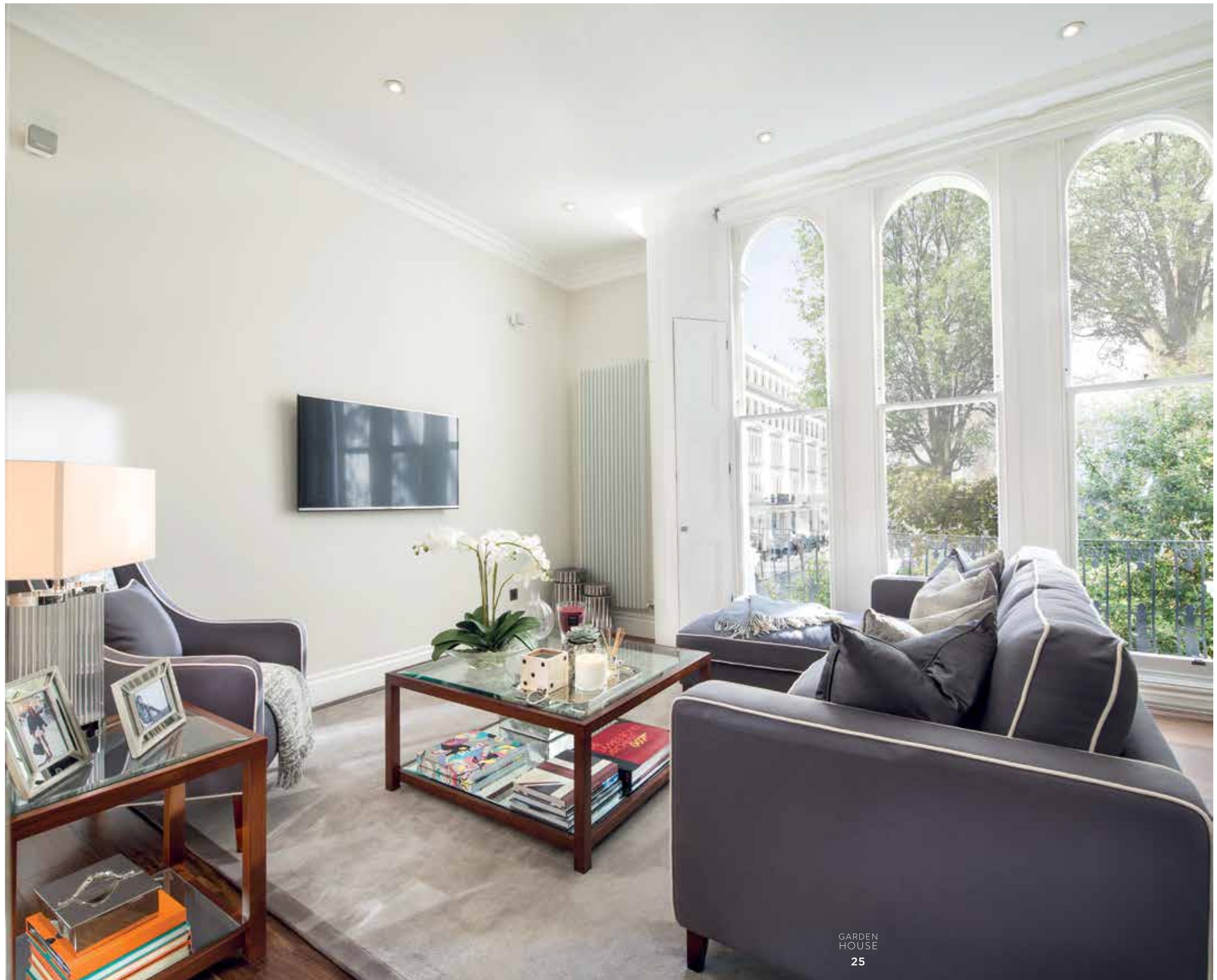
A statement of classic grace and elegance, with feature wall and floor finishes and a comfortable waiting area for guests, the stylish and impressive lobby opens directly onto a private garden square. Behind the bespoke desk, the concierge is on hand 24 hours a day, seven days a week.



LUXURIOUS INTERIORS



Quality and comfort are the hallmarks of these prestigious apartments. The living space features beautiful traditional architraves and fittings, blending seamlessly with modern comforts such as American walnut timber flooring, remotely operated handmade roller blinds, a 47" smart TV, integrated speakers and controlled mood lighting throughout.





DINE IN STYLE



The living space incorporates an elegant dining area, perfectly designed for relaxed gatherings with friends or family alike, or equally appointed for more formal entertaining.





DESIGN MEETS FUNCTION



The bespoke high gloss 'Macassar' Kitchen units combined with polished quartz worktops create an impressive and stylish finish. The fully integrated appliances, including temperature controlled wine cabinet, further enhance a kitchen where form and function are perfectly balanced.



A TRANQUIL HAVEN



Elegant finishes, walnut veneer fitted wardrobes, handmade roman blinds, large airy windows and a sumptuously soft carpet form the backdrop to the elegant bedrooms. With a 42" smart LED TV, iPad and docking station to the master bedroom, relaxation is the order of the day.





A STYLISH RETREAT



With exquisite polished marble floors and walls, a walnut veneer fitted vanity unit, and beautiful sanitaryware, the bathrooms are designed to the highest standards of comfort.

BESPOKE FURNITURE



Each apartment at Garden House will benefit from a bespoke suite of furniture, conceptualised by Residential Land's own interior designers. The chosen pieces perfectly complement the residences and enhance the luxurious finishes and joinery within.





STATE-OF-THE-ART LIVING



In addition to the concierge service, on hand 24 hours a day to monitor the building and greet visitors, there is an array of modern conveniences at hand for the residents of Garden House. Each home features advanced audio-visual technology, controlled by a Crestron home automation system. This system facilitates day-to-day living including lighting, heating, audio and security, all linked directly from a personalised iPad.



SPECIFICATION



ENTRANCE

- Walnut veneer entrance door with chrome trim
- 2x locks (including deadlock)
- Spy hole

ENTRANCE HALL

- Premiere grade American walnut timber flooring
- Polished plaster walls

RECEPTION

- Premier grade American walnut timber flooring
- 47" Panasonic Smart LED television
- Integrated stereo speaker system
- Remotely operated handmade voile roller blinds

KITCHEN

- Bespoke high gloss 'Macassar' kitchen with fully integrated appliances
- Miele multi-functional oven
- Miele microwave
- Miele induction hob
- Concealed extractor hood
- Miele or Neff fridge freezer or fridge with ice compartment
- Miele dishwasher
- Miele washer dryer
- Franke 3 in 1 tap providing boiling, hot and cold water
- Franke stainless steel under mounted sink
- Temperature controlled wine cabinet
- Glass splash back
- Polished quartz worktops
- Integrated under unit lighting
- Low voltage LED lighting

POWDER ROOM

- Crystal white marble
- Bespoke walnut veneer fitted vanity unit with integrated basin and marble surface
- Wall mounted chrome mixer tap
- Inset bevelled above basin mirrors
- Wall mounted WC with concealed push button cistern and soft close seat cover
- Low voltage LED lighting

MASTER BEDROOM

- Fully fitted carpet
- Walnut veneer fully fitted wardrobes with inset mirrored doors
- Handmade roman blinds
- 42" Panasonic Smart LED television
- Integrated stereo speaker system
- Low voltage LED lighting

BATHROOMS

- Polished "Crema Marfil" with inset "Marron Imperial" detail marble
- Bespoke walnut veneer fitted vanity unit with integrated basin and marble surface
- Over basin mirrored vanity cabinet
- Fitted bath with overhead shower, wall mounted hand shower and mixer taps (as marked on plan)
- Shower enclosure with wall mounted rain shower and hand shower (as marked on plan)
- Wall mounted WC with concealed push button cistern and soft close seat cover
- Polished chrome sanitary ware fittings
- Polished chrome heated towel rail
- Low level night lighting
- Low voltage LED lighting

BEDROOM 2

- Fully fitted carpet
- Walnut veneer fully fitted wardrobes with inset mirrored doors
- Handmade roman blinds
- 39" Panasonic Smart LED television
- Low voltage LED lighting
- Integrated stereo speaker system

BEDROOM 3

- Fully fitted carpet
- Walnut veneer fitted wardrobes with inset mirrored doors
- Handmade roman blinds
- 39" Panasonic Smart LED television
- Low voltage LED lighting

AUDIO VISUAL

- Panasonic Smart LED televisions in reception room and all bedrooms
- Centralised stereo sound system with Bluray player and Sky HD connection
- Pre-wired for internet, telephone and multimedia distribution.
- Crestron in-wall touch panel with iPad mini and docking station included in master bedroom

HOME AUTOMATION

- Crestron system programmed for whole house functionality to include:
 - Heating and cooling* (to include 7 day scheduling and manual override)
 - Audio Visual
 - Controlled mood lighting throughout via Crestron iLux® Integrated Lighting System
 - Remotely operated reception room blinds
 - Intercom and porter communication
 - Power saving features
- System controlled via Creston touch panel and iPad (included)

HEATING AND COOLING

- Heating and hot water supplied by communal system (individually metered)
- Bathrooms heated via an electric under floor heating system with electric heated towel radiators
- Comfort cooling to apartments listed opposite*

GENERAL

- Walnut veneer doors with polished chrome handles
- Georgian style, bespoke stepped cornice
- Classic profile painted skirting and architraves
- Neutral paint palette on walls throughout

SECURITY & PEACE OF MIND

- 24 hour porter/security
- Video entry system with direct link to concierge
- CCTV in communal areas and rear garden
- Keyless entry system via main entrance door
- All apartments provided with mains supply smoke detectors and heat detectors

OUTSIDE SPACE

REAR TERRACES (LOWER GROUND FLOOR)

- Black and white mosaic tiled floors
- Up and down wall lights
- White painted walls

BALCONIES

- Original period outside space

COMMUNAL GARDENS

- Direct access to Kensington Gardens Square from entrance lobby
- All residents entitled to use of the Gardens

INTERIOR DESIGNED ENTRANCE LOBBY

- Spacious reception lobby with bespoke feature wall and floor finishes
- Mail and delivery storage facilities
- Comfortable waiting area for guests
- Bespoke concierge desk

PARKING

- Each apartment is entitled to up to 2 residents parking permits from Westminster City Council

LIFTS

- 2 x high speed passenger lifts serving all floors

TENURE

- 999 year lease

GROUND RENT

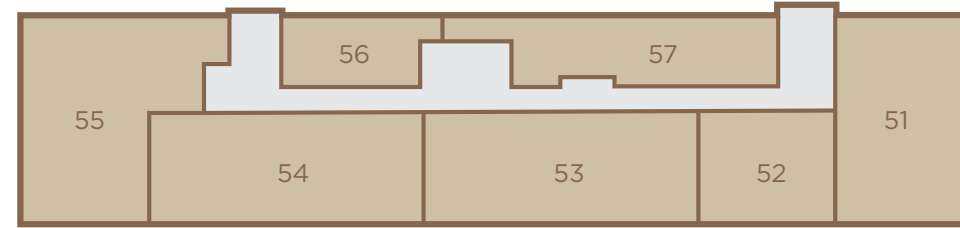
- 1 bed: £650 per annum
- 2 bed: £850 per annum
- 3 bed: £1,000 per annum

The developer reserves the right to alter any of the design specifications listed above. Any alterations will be of a quality commensurate with this luxury standard development.

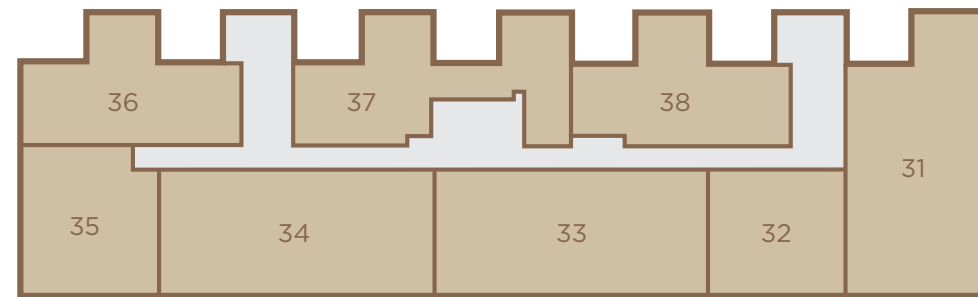
**Comfort cooling in apartments G2, G3, G4, G5, G6, 11, 12, 13, 14, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27 only.*

Please refer to separate specification for apartment 56.

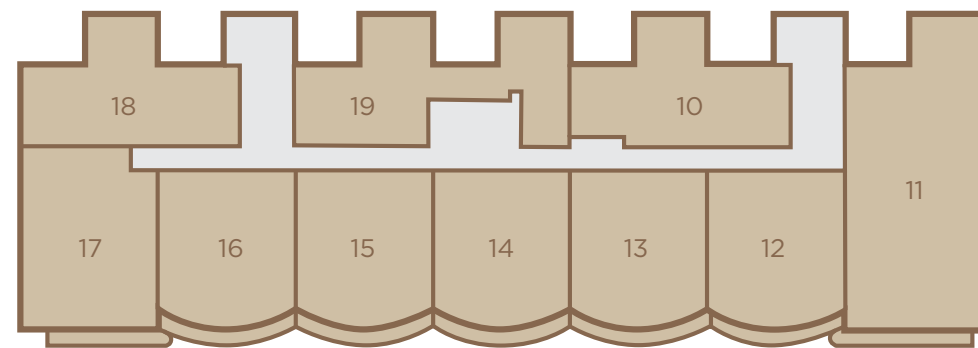
PLOT LOCATOR



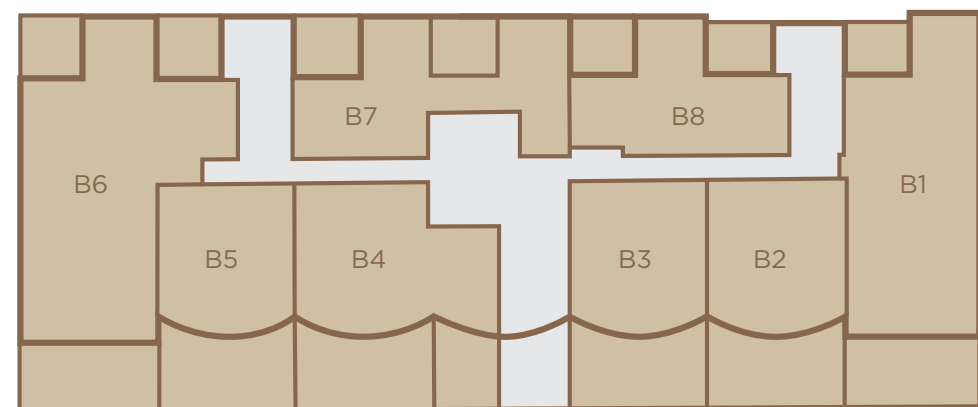
Fifth Floor



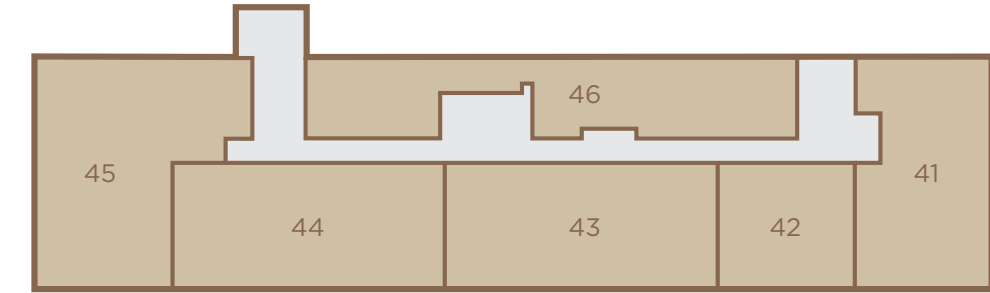
Third Floor



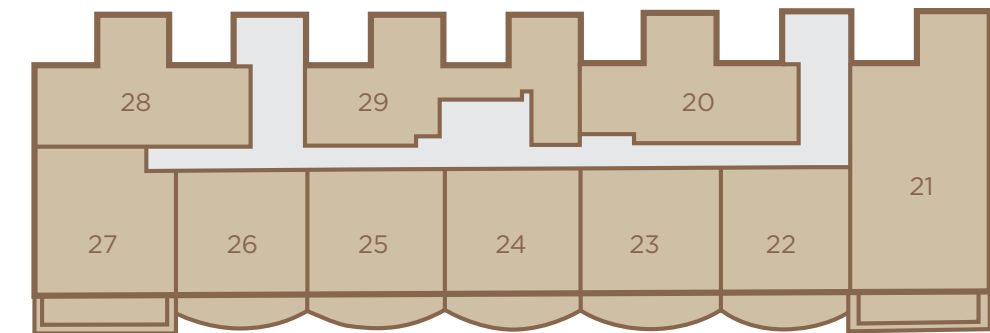
First Floor



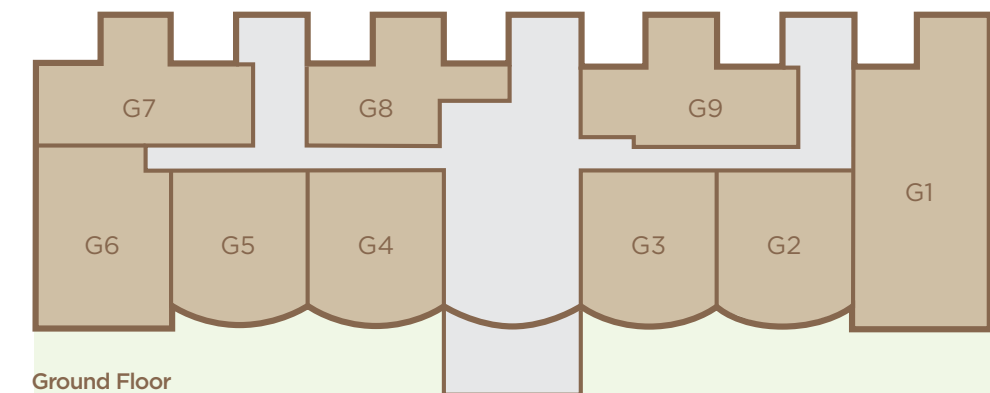
Lower Ground Floor



Fourth Floor



Second Floor



Ground Floor



ACCOMMODATION SCHEDULE



Arranged over seven floors, Garden House boasts a selection of one, two & three bedroom apartments. With meticulous attention to detail, every single aspect has been most carefully and thoughtfully considered.

APARTMENT	LEVEL	BEDS	TOTAL AREA SQ FT	TOTAL AREA SQ M	PAGE
B1	Lower Ground	2	768	71.35	43
B2	Lower Ground	1	391	36.33	43
B3	Lower Ground	1	389	36.14	43
B4	Lower Ground	2	537	49.89	44
B5	Lower Ground	1	391	36.33	43
B6	Lower Ground	3	928	86.21	44
B7	Lower Ground	1	477	44.31	45
B8	Lower Ground	1	402	37.25	45
G1	Ground	2	782	72.65	46
G2	Ground	1	390	36.23	46
G3	Ground	1	390	36.23	46
G4	Ground	1	390	36.23	46
G5	Ground	1	390	36.23	46
G6	Ground	1	466	43.29	47
G7	Ground	1	413	38.37	47
G8	Ground	1	324	30.10	48
G9	Ground	1	405	37.63	47
10	First	1	404	37.53	48
11	First	2	781	72.56	49
12	First	1	390	36.23	49
13	First	1	390	36.23	49
14	First	1	390	36.23	49
15	First	1	390	36.23	49
16	First	1	390	36.23	49
17	First	1	464	43.11	50
18	First	1	414	38.46	48
19	First	1	478	44.41	50
20	Second	1	408	37.90	51
21	Second	2	688	63.92	51
22	Second	1	330	30.66	52
23	Second	1	330	30.66	52
24	Second	1	330	30.66	52
25	Second	1	326	30.29	52
26	Second	1	326	30.29	52
27	Second	1	371	34.47	52
28	Second	1	410	38.09	51
29	Second	1	477	44.31	53
31	Third	2	700	65.03	53
32	Third	1	326	30.29	54
33	Third	2	690	64.10	54
34	Third	2	689	64.01	54
35	Third	1	376	34.93	55
36	Third	1	411	38.18	55
37	Third	1	474	44.04	56
38	Third	1	406	37.72	55
41	Fourth	2	604	56.11	56
42	Fourth	1	344	31.96	57
43	Fourth	2	698	64.85	57
44	Fourth	2	702	65.22	57
45	Fourth	2	783	72.74	59
46	Fourth	2	697	64.75	58
51	Fifth	1	545	50.63	59
52	Fifth	1	329	30.57	60
53	Fifth	2	659	61.22	60
54	Fifth	2	662	61.50	60
55	Fifth	2	685	63.64	61
56	Fifth	1	200	18.58	61
57	Fifth	1	410	38.09	62

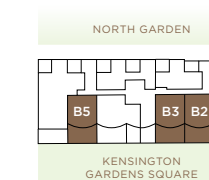
APARTMENT B1 2 BEDROOM APARTMENT LOWER GROUND FLOOR

Reception	18'6" x 13'6"	5.64 x 4.11m
Kitchen	9'3" x 7'9"	2.82 x 2.36m
Master Bedroom	13' 6" x 9'3"	4.11 x 2.82m
Bedroom 2	10'9" x 9'0"	3.28 x 2.74m
Total	768 sq ft	71.35 sq m



APARTMENTS B2, B3 & B5 1 BEDROOM APARTMENT LOWER GROUND FLOOR

Reception/Kitchen	21'9" x 8'9"	6.63 x 2.67m
Bedroom	10'6" x 9'0"	3.20 x 2.74m
Total	391 sq ft	36.33 sq m
<i>B3 dimensions differ as below</i>		
Reception/Kitchen	21'6" x 9'0"	6.55 x 2.74m
Bedroom	10'3" x 8'9"	3.12 x 2.67m
Total	389 sq ft	36.14 sq m

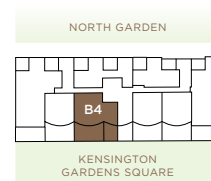


Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



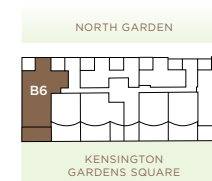
APARTMENT B4
2 BEDROOM APARTMENT
LOWER GROUND FLOOR

Reception/Kitchen	
22' x 8'9"	6.71 x 2.67m
Master Bedroom	
9'0" x 9'0"	2.74 x 2.74m
Total	
537 sq ft	49.89 sq m



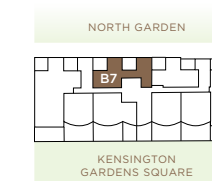
APARTMENT B6
3 BEDROOM APARTMENT
LOWER GROUND FLOOR

Reception/Kitchen	
19'0" x 18'6"	5.79 x 5.64m
Master Bedroom	
12'6" x 10'9"	3.81 x 3.28m
Bedroom 2	
15'3" x 9'3"	4.65 x 2.82m
Bedroom 3	
10'9" x 10'3"	3.28 x 3.12m
Total	
928 sq ft	86.21 sq m



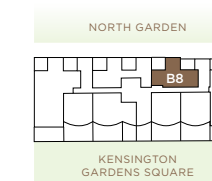
APARTMENT B7
1 BEDROOM APARTMENT
LOWER GROUND FLOOR

Reception	
11'3" x 10'9"	3.43 x 3.28m
Kitchen	
13'0" x 9'3"	3.96 x 2.82m
Bedroom	
12'0" x 9'6"	3.66 x 2.90m
Total	
477 sq ft	44.31 sq m



APARTMENT B8
1 BEDROOM APARTMENT
LOWER GROUND FLOOR

Reception	
11'9" x 10'9"	3.58 x 3.28m
Kitchen	
9'0" x 8'0"	2.74 x 2.44m
Bedroom	
10'9" x 10'3"	3.28 x 3.12m
Total	
402 sq ft	37.35 sq m

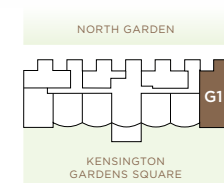


Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



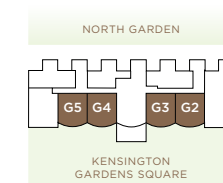
APARTMENT G1
2 BEDROOM APARTMENT
GROUND FLOOR

Reception	18'6" x 15'9"	5.64 x 4.80m
Kitchen	9'3" x 6'0"	2.82 x 1.83m
Master Bedroom	13'6" x 9'9"	4.11 x 2.97m
Bedroom 2	11'9" x 9'0"	3.58 x 2.74m
Total	782 sq ft	72.65 sq m



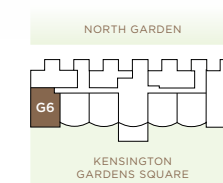
APARTMENTS G2, G3, G4 & G5
1 BEDROOM APARTMENT
GROUND FLOOR

Reception/Kitchen	21'9" x 9'0"	6.63 x 2.74m
Bedroom	10'9" x 9'0"	3.28 x 2.74m
Total	390 sq ft	36.23 sq m



APARTMENT G6
1 BEDROOM APARTMENT
GROUND FLOOR

Reception/Kitchen	18'6" x 14'0"	5.64 x 4.27m
Bedroom	11'6" x 8'9"	3.51 x 2.67m
Total	466 sq ft	43.29 sq m



APARTMENTS G7 & G9
1 BEDROOM APARTMENT
GROUND FLOOR

Reception	11'9" x 11'9"	3.58 x 3.58m
Kitchen	9'3" x 6'9"	2.82 x 2.06m
Bedroom	11'9" x 10'3"	3.58 x 3.12m
Total	413 sq ft	38.37 sq m

G9 dimensions differ as below

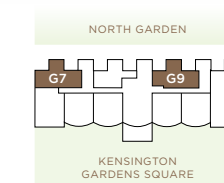
Reception	11'9" x 10'6"	3.58 x 3.20m
Kitchen	9'6" x 6'9"	2.90 x 2.06m
Total	405 sq ft	37.63 sq m



G7



G9



Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



APARTMENT G8
1 BEDROOM APARTMENT
GROUND FLOOR

Reception/Kitchen	12'6" x 11'9"	3.81 x 3.58m
Bedroom	9'6" x 8'6"	2.90 x 2.59
Total	324 sq ft	30.10 sq m

APARTMENTS 10 & 18
1 BEDROOM APARTMENT
FIRST FLOOR

Reception	11'9" x 11'9"	3.58 x 3.58m
Kitchen	9'3" x 6'9"	2.82 x 2.06m
Bedroom	11'9" x 10'3"	3.58 x 3.12m
Total	414 sq ft	38.46 sq m

10 dimensions differ as below

Reception	11'9" x 10'6"	3.58 x 3.20m
Kitchen	9'3" x 6'9"	2.82 x 2.06m
Total	404 sq ft	37.53 sq m

APARTMENT 11
2 BEDROOM APARTMENT
FIRST FLOOR

Reception	18'6" x 13'3"	5.64 x 4.04m
Kitchen	9'9" x 8'6"	2.97 x 2.59m
Master Bedroom	13'6" x 9'9"	4.11 x 2.97m
Bedroom 2	11'3" x 9'0"	3.43 x 2.74
Total	781 sq ft	72.56 sq m

APARTMENTS 12, 13, 14, 15 & 16
1 BEDROOM APARTMENT
FIRST FLOOR

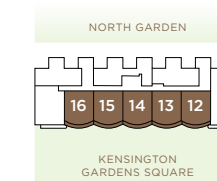
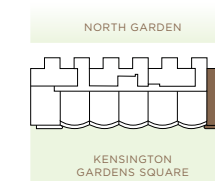
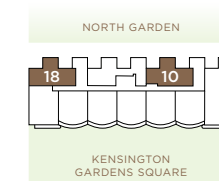
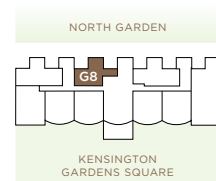
Reception/Kitchen	22' x 8'6"	6.71 x 2.59m
Bedroom	10'3" x 9'6"	3.12 x 2.90m
Total	390 sq ft	36.23 sq m



18



10



Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.

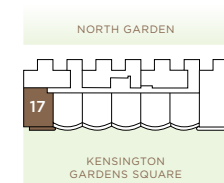


APARTMENT 17
1 BEDROOM APARTMENT
FIRST FLOOR

Reception/Kitchen
18'6" x 14'0" 5.64 x 4.27m

Bedroom
11'6" x 8'9" 3.51 x 2.67m

Total
464 sq ft 43.11 sq m



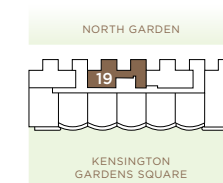
APARTMENT 19
1 BEDROOM APARTMENT
FIRST FLOOR

Reception
11'9" x 11'3" 3.58 x 3.43m

Kitchen
12' x 9'3" 3.66 x 2.82m

Bedroom
10'9" x 9'6" 3.28 x 2.90m

Total
478 sq ft 44.41 sq m



APARTMENTS 20 & 28
1 BEDROOM APARTMENT
SECOND FLOOR

Reception
11'11" x 10'11" 3.6 x 3.3m

Kitchen
9'10" x 7' 3.0 x 2.1m

Bedroom
11'0" x 10'9" 3.4 x 3.3m

Total
410 sq ft 38.09 sq m

20 dimensions differ as below

Reception
11'11" x 11'2" 3.6 x 3.4m

Kitchen
9'6" x 7'3" 2.9 x 2.2m

Bedroom
11'2" x 11'0" 3.4 x 3.4m

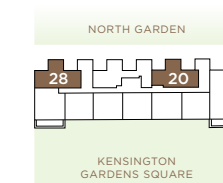
Total
408 sq ft 37.90 sq m



28



20



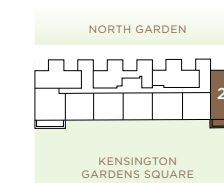
APARTMENT 21
2 BEDROOM APARTMENT
SECOND FLOOR

Reception/Kitchen
18'6" x 17'3" 5.64 x 5.26m

Master Bedroom
13'6" x 9'9" 4.11 x 2.97m

Bedroom 2
11' x 9'0" 3.35 x 2.74m

Total
688 sq ft 63.92 sq m



Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



APARTMENTS 22, 23, 24, 25 & 26

1 BEDROOM APARTMENT
SECOND FLOOR

Reception/Kitchen
17'3" x 10'9" 5.26 x 3.28m

Bedroom
10'0" x 9'3" 3.05 x 2.82m

Total
330 sq ft 30.66 sq m

25 & 26 dimensions differ as below

Total
326 sq ft 30.29 sq m

APARTMENT 27

1 BEDROOM APARTMENT
SECOND FLOOR

Reception/Kitchen
18'6" x 10'3" 5.64 x 3.12m

Bedroom
10'3" x 8'9" 3.12 x 2.67m

Total
371 sq ft 34.47 sq m

APARTMENT 29

1 BEDROOM APARTMENT
SECOND FLOOR

Reception
11'5" x 11'1" 3.50 x 3.40m

Kitchen
12'4" x 9'5" 3.80 x 2.9m

Bedroom
10'9" x 9'9" 3.30 x 3.00m

Total
477 sq ft 44.31 sq m

APARTMENT 31

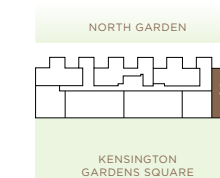
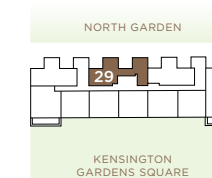
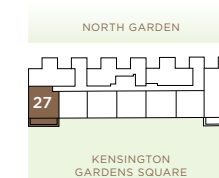
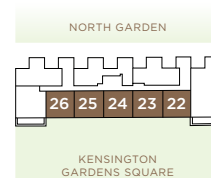
2 BEDROOM APARTMENT
THIRD FLOOR

Reception/Kitchen
18'6" x 17'6" 5.64 x 5.33m

Master Bedroom
13'6" x 9'9" 4.11 x 2.97m

Bedroom 2
11'0" x 9'0" 3.35 x 2.74m

Total
700 sq ft 65.03 sq m

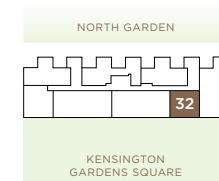


Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



APARTMENT 32
1 BEDROOM APARTMENT
THIRD FLOOR

Reception/Kitchen	17'6" x 9'0"	5.33 x 2.74m
Bedroom	9'9" x 9'0"	2.97 x 2.74m
Total	326 sq ft	30.29 sq m

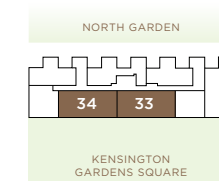


APARTMENTS 33 & 34
2 BEDROOM APARTMENT
THIRD FLOOR

Reception/Kitchen	18'6" x 17'9"	5.64 x 5.41m
Master Bedroom	10'3" x 8'3"	3.12 x 2.51
Bedroom 2	12'0" x 9'9"	3.66 x 2.97m
Total	690 sq ft	64.10 sq m

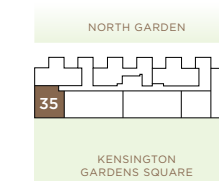
34 dimensions differ as below

Reception/Kitchen	18'6" x 17'3"	5.64 x 5.26m
Master Bedroom	10'3" x 8'0"	3.12 x 2.44m
Bedroom 2	10' x 8'0"	3.05 x 2.44m
Total	689 sq ft	64.01 sq m



APARTMENT 35
1 BEDROOM APARTMENT
THIRD FLOOR

Reception/Kitchen	18'6" x 9'9"	5.64 x 2.97m
Bedroom	11'0" x 8'9"	3.35 x 2.67m
Total	376 sq ft	34.93 sq m



APARTMENTS 36 & 38
1 BEDROOM APARTMENT
THIRD FLOOR

Reception	11'9" x 11'0"	3.58 x 3.35m
Kitchen	9'3" x 7'0"	2.82 x 2.13m
Bedroom	11'0" x 11'0"	3.35 x 3.35m
Total	411 sq ft	38.18 sq m

38 dimensions differ as below

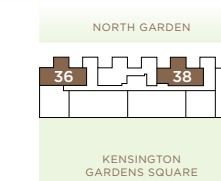
Reception	11'10" x 9'8"	3.6 x 3.0m
Kitchen	9'4" x 6'9"	2.9 x 2.1m
Bedroom	11'2" x 10'11"	3.4 x 3.3m
Total	406 sq ft	37.72 sq m



36



38



Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



APARTMENT 37
1 BEDROOM APARTMENT
THIRD FLOOR

Reception	11'3" x 11'0"	3.43 x 3.35m
Kitchen	9'3" x 7'9"	2.82 x 2.36m
Bedroom	9'9" x 7'6"	2.97 x 2.29m
Total	474 sq ft	44.04 sq m



APARTMENT 41
2 BEDROOM APARTMENT
FOURTH FLOOR

Reception/Kitchen	18'9" x 17'3"	5.71 x 5.26m
Master Bedroom	9'3" x 8'3"	2.82 x 2.51m
Bedroom 2	11'0" x 9'3"	3.35 x 2.82m
Total	604 sq ft	56.11 sq m



APARTMENT 42
1 BEDROOM APARTMENT
FOURTH FLOOR

Reception/Kitchen	17'6" x 9'0"	5.33 x 2.74m
Bedroom	9'9" x 7'6"	2.97 x 2.29
Total	344 sq ft	31.96 sq m

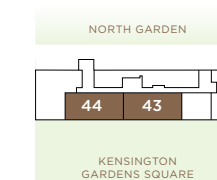
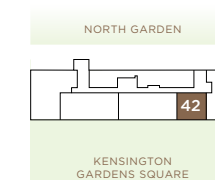
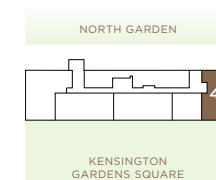
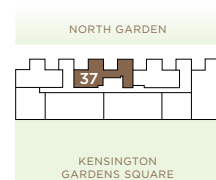


APARTMENTS 43 & 44
2 BEDROOM APARTMENT
FOURTH FLOOR

Reception/Kitchen	19'0" x 17'6"	5.79 x 5.33m
Master Bedroom	10' x 8'0"	3.05 x 2.44m
Bedroom 2	11'0" x 6'6"	3.35 x 1.98m
Total	698 sq ft	64.85 sq m

44 dimensions differ as below

Reception/Kitchen	19'6" x 17'6"	5.94 x 5.33m
Master Bedroom	10'0" x 7'9"	3.05 x 2.36m
Total	702 sq ft	65.22 sq m



Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



APARTMENT 46
2 BEDROOM APARTMENT
FOURTH FLOOR

Reception	12'0" x 11'1"	3.7 x 3.4m
Kitchen	11'1" x 6'7"	3.4 x 2m
Master Bedroom	19'1" x 11'2"	5.8 x 3.4m
Bedroom 2	11'2" x 10'8"	3.4 x 3.2
Total	697 sq ft	64.75 sq m



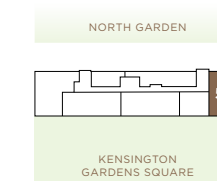
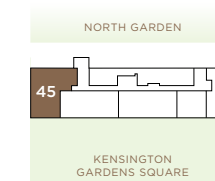
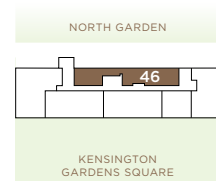
APARTMENT 45
2 BEDROOM APARTMENT
FOURTH FLOOR

Reception	19'1" x 12'6"	5.8 x 3.8m
Kitchen	8'11" x 8'2"	2.7 x 2.5m
Master Bedroom	12'4" x 11'3"	3.8 x 3.4m
Bedroom 2	11'3" x 11'0"	3.4 x 3.4
Total	783 sq ft	697 sq m



APARTMENT 51
1 BEDROOM APARTMENT
FIFTH FLOOR

Reception/Kitchen	18'2" x 16'2"	5.5 x 4.9m
Bedroom	10'7" x 9'2"	3.2 x 2.8m
Total	545 sq ft	50.63 sq m



Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



APARTMENT 52
1 BEDROOM APARTMENT
FIFTH FLOOR

Reception/Kitchen	
16'0" x 9'0" / 4.88 x 2.74m	
Bedroom	
10'0" x 8'6" / 3.05 x 2.59m	
Total	
329 sq ft	30.57 sq m



APARTMENTS 53 & 54
2 BEDROOM APARTMENT
FIFTH FLOOR

Reception/Kitchen	
19'3" x 16'0" 5.87 x 4.88m	
Master Bedroom	
8'6" x 8'6" 2.59 x 2.59m	
Bedroom 2	
10'9" x 8'3" 3.28 x 2.51m	
Total	
659 sq ft	61.22 sq m

54 dimensions differ as below

Master Bedroom	
8'6" x 8'3" / 2.59 x 2.51m	
Total	
662 sq ft	61.50 sq m



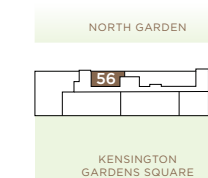
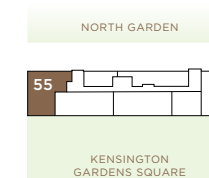
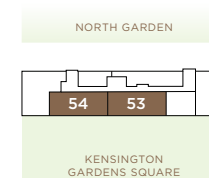
APARTMENT 55
2 BEDROOM APARTMENT
FIFTH FLOOR

Reception/Kitchen	
18'0" x 14'3" 5.49 x 4.34m	
Master Bedroom	
11'0" x 9'6" 3.35 x 2.90m	
Bedroom 2	
11'0" x 9'6" 3.35 x 2.90m	
Total	
685 sq ft	63.64 sq m



APARTMENT 56
1 BEDROOM APARTMENT
FIFTH FLOOR

Reception/Kitchen	
9'6" x 6'6" 2.9 x 1.98m	
Bedroom	
7'6" x 6'6" 2.29 x 1.98m	
Total	
200 sq ft	18.58 sq m



Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



APARTMENT 57
 1 BEDROOM APARTMENT
 FIFTH FLOOR

Reception/Kitchen	
18'9" x 9'9"	5.7 x 3m
Bedroom	
10'6" x 9'8"	3.2 x 2.9m
Total	
410 sq ft	38.09 sq m

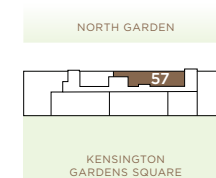


RESIDENTIAL LAND HEADQUARTERS, MAYFAIR

RESIDENTIAL LAND

GARDEN HOUSE IS BROUGHT TO YOU BY RESIDENTIAL LAND, A PRIME CENTRAL LONDON PROPERTY EXPERT WITH A 20-YEAR TRACK RECORD IN DELIVERING HIGH-QUALITY DESIGN, REFURBISHMENT AND DEVELOPMENT.

Based in the heart of Mayfair, Residential Land is one of London's largest private landlords with an exclusive portfolio of over 1,000 properties located in the best areas across London. Residential Land has completed over 850 transactions and are specialists in acquisitions, high-end interior design and construction.



Floor plans shown are for approximate measurements only. Floor plans not to scale. Exact layout and sizes may vary. Furniture sizes and layout are for indicative purposes only.



GARDEN HOUSE



GARDENHOUSELONDON.COM

Map not to scale and is for indicative purposes only. The information contained within this brochure is for guidance only. Certain external photographs have been computer enhanced for indicative purposes only. Jones Lang LaSalle, Knight Frank and Residential Land for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein; and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. Some services within the concierge will be at additional costs. All travel distances are approximate only. Computer enhanced photography of building exterior are for illustrative purposes only. All features, finishes and specifications are subject to design development and therefore may vary from time to time. Designed & produced by SECTORLIGHT www.sectorlight.com (1504333).

