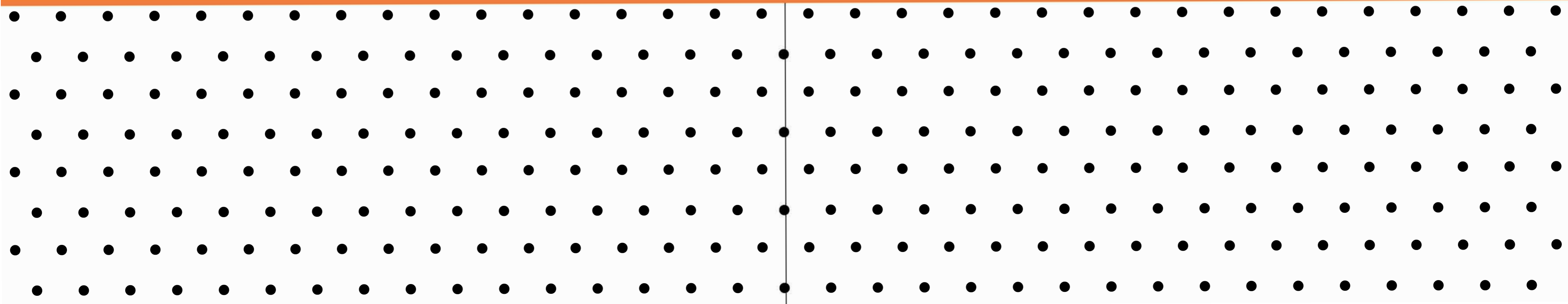


13.
BΛΓΕΜΑΝ
S̄

SOHO





VISION

Put yourself at the *centre*.

Four apartments of this exquisite quality and style just don't exist in Soho. They are rare; a prize for the buyer that understands the importance of this location. They are immaculate; a showcase for modern design and spatial art. They are characterful; residences inspired by their eclectic address. And they are state-of-the-art; their technology exists to seamlessly move with their residents.

Soho's legendary social prowess is the key inspiration for the look and feel of the spaces. Layouts echo the area's venerated bars, encouraging easy flow between different areas. Lighting is intelligently designed to blend from day to night and to capture your mood, whatever it is. Integrated speakers take the music into every room. Materials and finishes chime with those of the finest Soho establishments.

Dean Street Townhouse

SOHO

Your Soho Neighbourhood.

Bateman Street is true Soho.

It links Dean Street and Greek Street, crossing Frith street at its mid-point. It is fundamental to the grid that holds Soho Square Gardens, Ronnie Scotts, Soho Theatre and too many bars, restaurants, shops and services to name.

DINING AND DRINKING

- 01 Dean Street Town House
- 02 Barrafinn
- 03 Bocca Di Lupo
- 04 Social Eating House
- 05 Bob Bob Richard
- 06 Yauatcha
- 07 Refuel Bar & Restaurant Soho Hotel
- 08 China Town
- 09 Bao
- 10 Bo drake
- 11 Ham Yard
- 12 Bone Daddies
- 13 Gauthier Soho
- 14 Quo Vadis
- 15 10 Greek Street
- 16 Tonkotsu
- 17 Andrew Edmunds
- 18 Hoppers
- 19 Chotto Matte
- 20 Burger and Lobster

ENTERTAINMENT

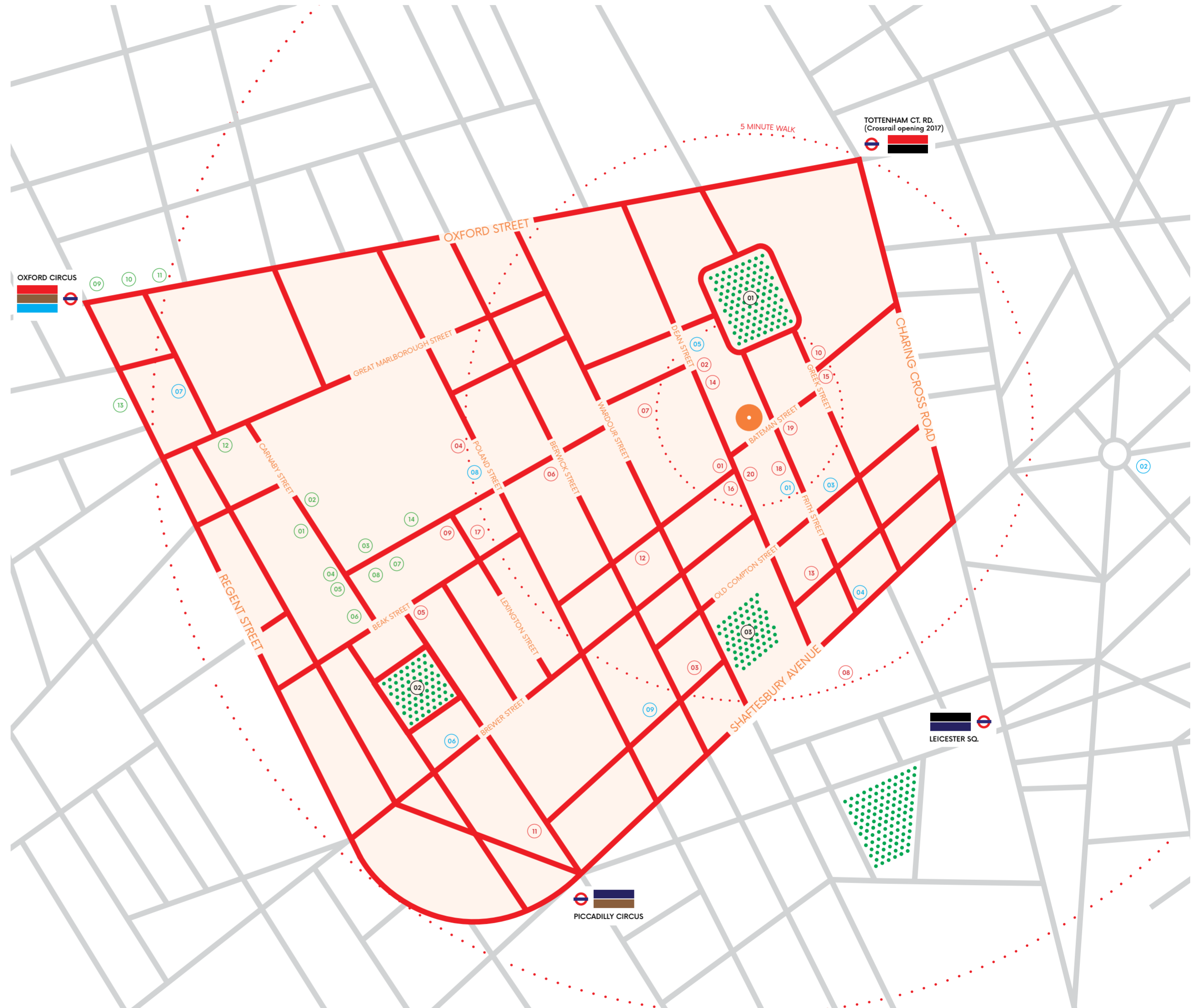
- 01 Ronnie Scotts
- 02 Cambridge Theatre
- 03 Princes Edward Theatre
- 04 Curzon Cinema
- 05 Soho Theatre
- 06 Hix Soho
- 07 Aqua Spirit
- 08 Milk & Honey
- 09 LAB

POINTS OF INTEREST

- 01 Soho Square
- 02 Golden Square
- 03 St Annes Churchyard Gardens

SHOPPING

- Carnaby Street*
- 01 Cheap Monday
- 02 Diesel
- 03 Scotch and Soda
- 04 Vans
- 05 Dr. Martens
- 06 Puma
- 07 Havianas
- 08 True Religion
- Oxford Street*
- 09 Niketown London
- 10 Topshop
- 11 Urban Outfitters
- Other*
- 12 Liberty London
- 13 Apple Store
- 14 Lazy Oaf





CENTRE YOUR- SELF.



In the restored facade, classic Soho architecture is alive and well.

Everything goes in Soho.

It never sleeps. It welcomes everyone then feeds, entertains and inspires them. It is the home of creativity, be it theatre, media, production, fashion, music or art. It is weird and wonderful. Alive and well. It always has, and always will, unapologetically and unreservedly set the London scene.

Soho people are true city-dwellers – savvy navigators of London life – real Londoners. Live at 13 Bateman Street and you are part of the fabric of this iconic destination. You thrive off and contribute to its unique energy.

A laid back place to congregate.
Soho Square



Classics are turned on their heads.
Yauatcha



ELECTIC VIBE

Urban in nature, urban in style.
Soho



Japan meets Peru on Frith Street.
Chotto Matte



Soho's soundtrack is as diverse as its culture.
Sounds of the Universe



Specialists find their niche in Soho.
Burger & Lobster

559 Soho restaurants feature in the *2017 Michelin Guide*. Nowhere else in the country is the food and drink menu more *diverse and divine*.

SEAM



LESS

30 different materials have been woven into the interiors. **Texture** is as prevalent as **tone**.

The 13 Bateman Street apartments are private dens, ready to play the role of calm sanctuary or perfect party venue.

In the lounge and dining area, stunning, minimal Gallotti & Radice storage makes a striking linear statement, while a deeply luxurious Italian sofa and ottoman soften the scene. Against the warm natural oak finish of the floor and doors, furniture fabrics fizz with colour and exposed original brick walls ground everything in heritage.



Flexibility inspires design and use. Furniture is placed to invite more modes than one.

RETREAT

...or entertain elegantly



Raw Hungarian timber *travelled 1964 miles via Italy for specialist handcrafting.*

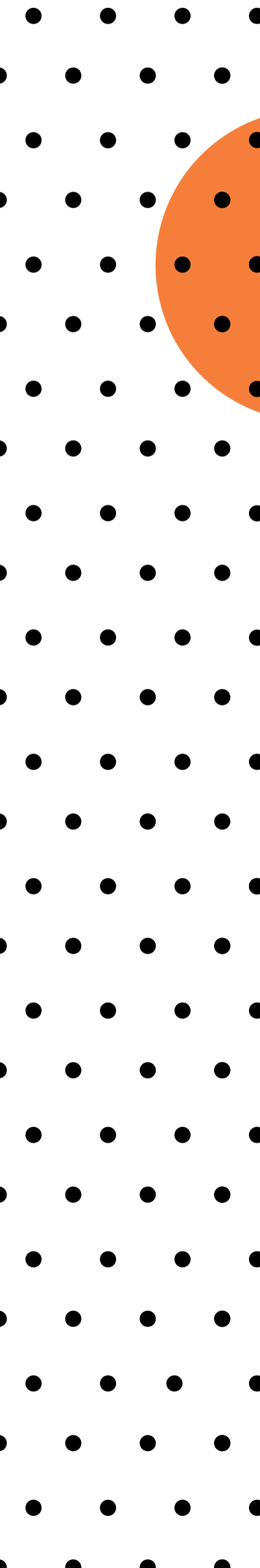
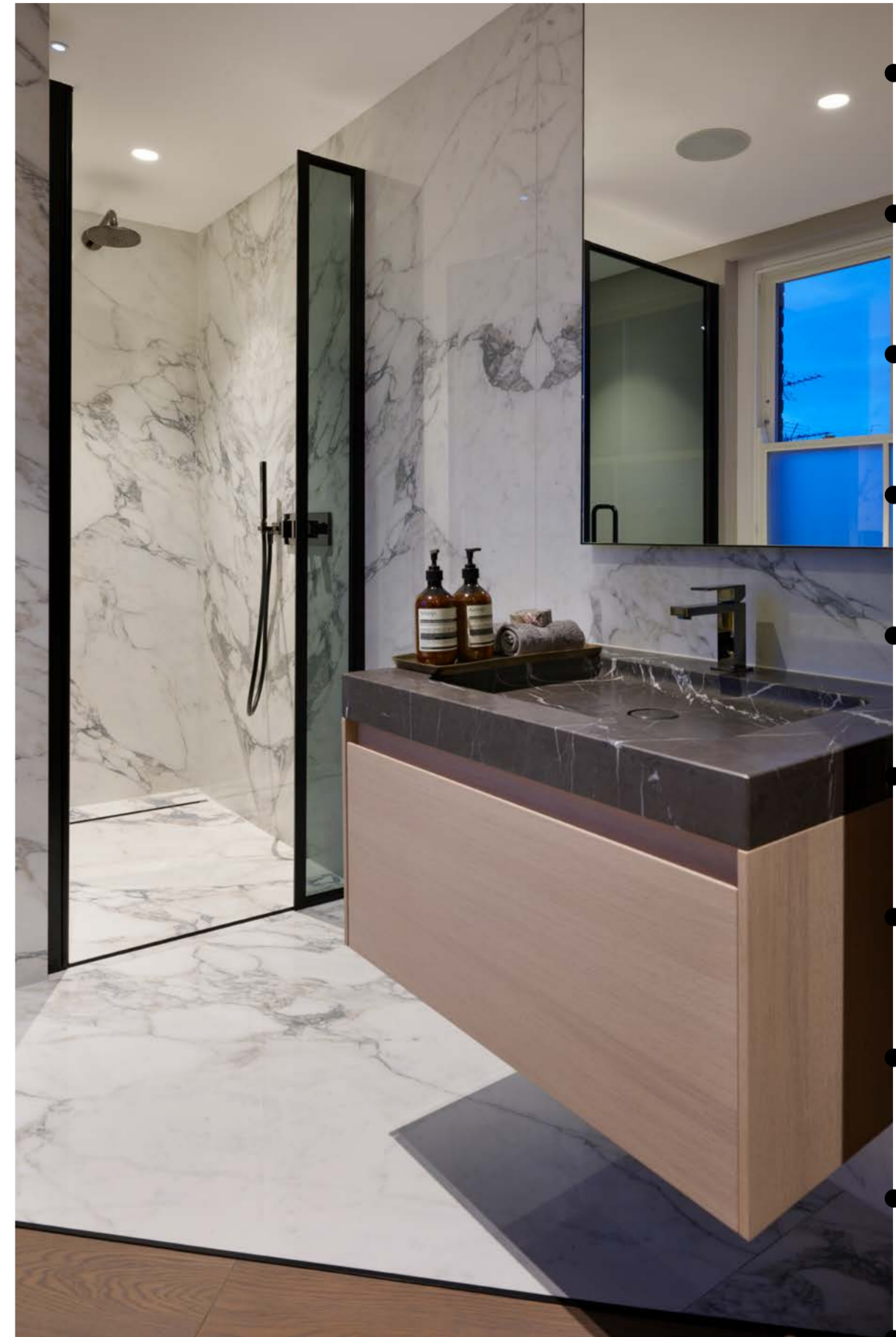
Intimate yet open, the main reception rooms blend sharp form with creative character. Restored sash windows and frameless glass roofs let abundant natural light in, to enhance the warm natural tones.

Even though Soho never sleeps...

Gradually building light wakes you naturally, before floor-to-ceiling, wall-to-wall *Crittal* windows bring the Soho views in.



Sumptuous fabrics offer soft sanctuary in an architectural context of modern minimalism.





Clean, effortless *freshness.*

Shadow Oak and polished black nickel offer a clean face behind which a full kitchen lives.



FLOOR PLANS

Four apartments work across the five levels of the building but *no two are the same*. One bed or two bed. Terrace or cinema room. Entering from Bateman Street or Royalty Mews. *Soho breeds individuality.*

APARTMENT



Gross Internal Area

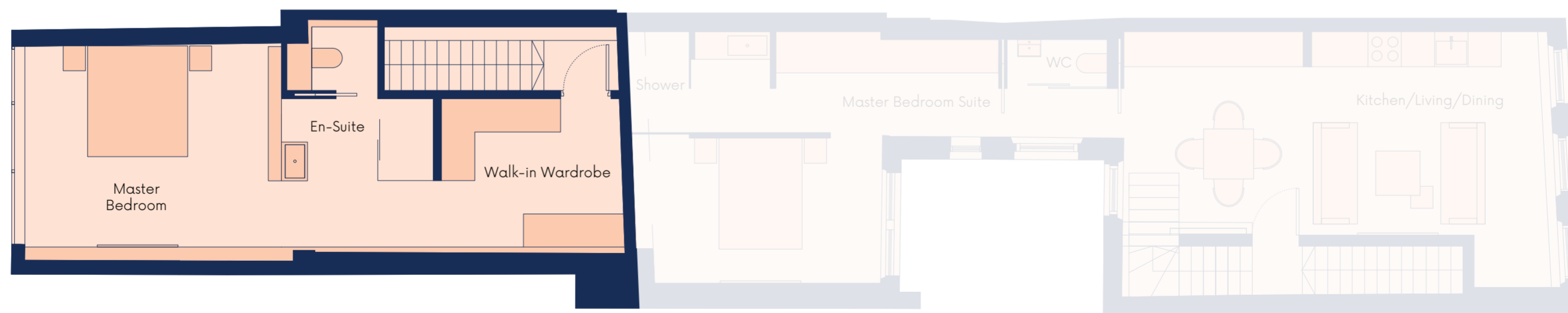
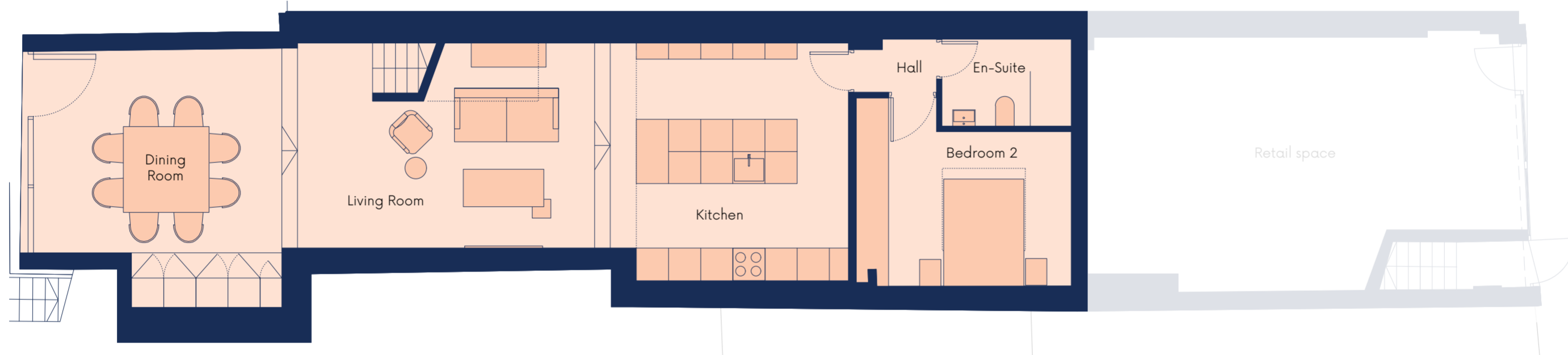
128.2 sq m / 1,380 sq ft

Ground Floor

Living Room	5.79 x 3.78m / 19'0" x 12'5"
Kitchen	4.85 x 4.32m / 15'11" x 14'2"
Dining Room	4.98 x 4.65m / 16'4" x 15'3"
Bedroom 2	3.91 x 2.79m / 12'10" x 9'2"

First Floor

Master Bedroom	4.52 x 3.73m / 14'10" x 12'3"
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APARTMENT 2

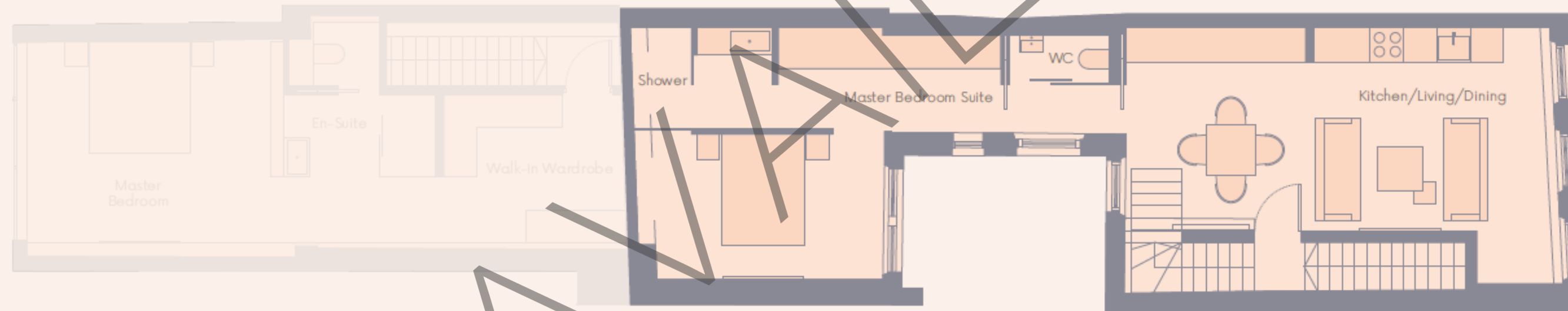


Gross Internal Area
58.9 sq m / 635 sq ft

First Floor

Kitchen/Living/Dining 7.59 x 4.62m / 24'11" x 15'2"

Master Bedroom Suite 4.27 x 2.64m / 14'0" x 8'8"



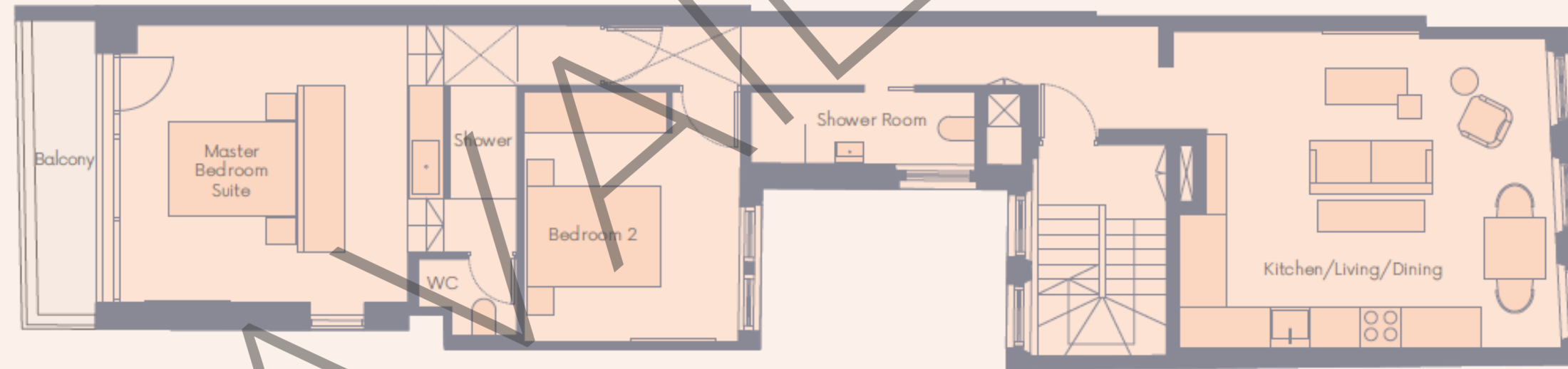
APARTMENT 3



Gross Internal Area
76.5 sq m / 824 sq ft

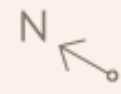
Second Floor

Kitchen/Living/Dining	5.44 x 4.55m / 17'10" x 14'11"
Master Bedroom Suite	4.14 x 2.97m / 13'7" x 9'9"
Bedroom 2	3.71 x 3.05m / 12'2" x 10'0"



APARTMENT

4.



Gross Internal Area

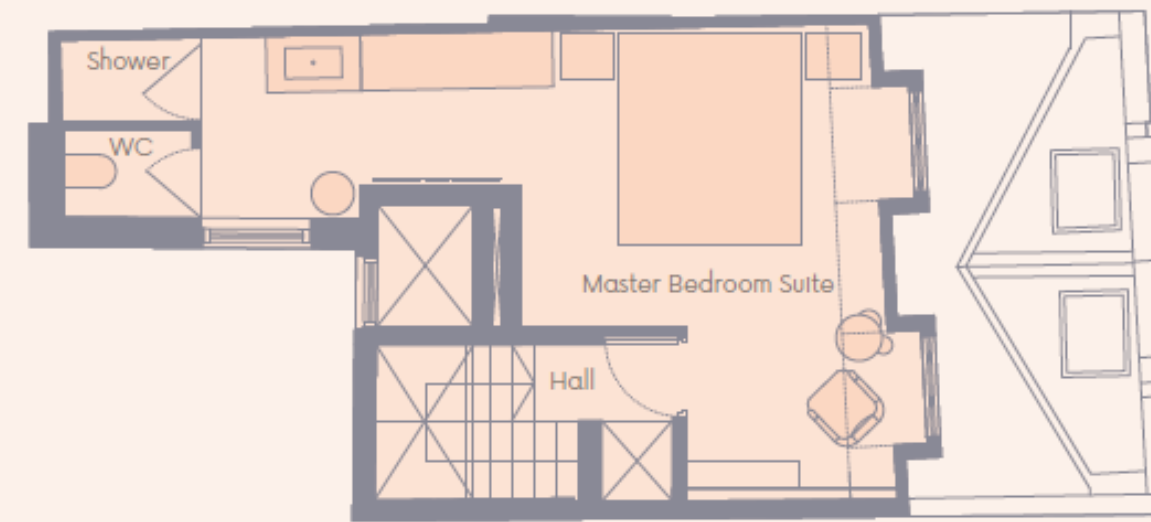
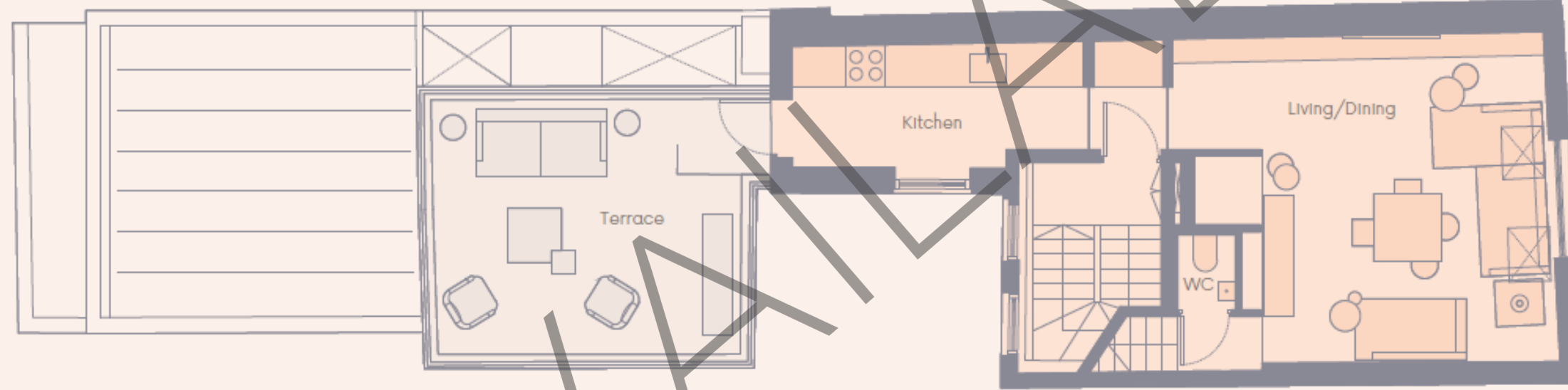
64.9 sq m / 699 sq ft

Third Floor

Living/Dining	4.85 x 4.17m / 15'11" x 13'8"
Kitchen	3.63 x 1.80m / 11'11" x 5'11"
Terrace	4.55 x 3.71m / 14'11" x 12'2"

Fourth Floor

Master Bedroom	4.93 x 4.60m / 16'2" x 15'1"
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UNAVAILABLE

SPECIFICATIONS

Floor-to-Ceiling Heights

Between 2.3m and 2.8m

Floors

- High-quality engineered timber floor finish in all rooms, except bathrooms
- Bookmatched Arabescato Marble Effect Porcelain tiles in bathrooms

Doors

- Handcrafted, full-height and flush, with a stained veneer to match timber floors
- High-quality stainless steel door furniture with a polished black nickel finish. 3 point multi-locking system to all entrance doors

Wardrobes

- Bespoke floor-to-ceiling Italian wardrobes with veneered doors

Legal and Warranties

- All apartments benefit from a 10-year Premiere Latent Defect Guarantee
- Centralised Services Charges will be payable to cover the costs of estate and building management, building maintenance and insurance

Kitchens

- Designer floor-to-ceiling handleless cabinets finished in high-quality timber veneer. Fully integrated and enclosed appliances create the ultimate minimal style
- Integrated LED lights and hidden retractable sockets
- 120 degree swiveling spout tap by *Gessi* for flexible use, accompanied by *Quooker* hot water tap and fully-integrated *Silgranit* Blanco sink
- Integrated *Miele* and *Siemens* appliances:
 - Fridge/Freezer
 - Multi-Function Microwave Oven Combi
 - 4-Burner electric induction hob
 - Dishwasher
 - Extractor fan with integrated lighting
 - Compartmentalised Waste storage
 - Combined washer/dryer
 - *Liebherr* built-in wine storage cabinet for 18 Bordeaux bottles

Note: variances occur between apartment types. Please refer to the sales team for individual kitchen specifications.

Bathrooms

- Continuously formed marble basin
- Individually designed storage system for each bathroom with veneer doors
- Wall-mounted WC with soft-close seat, concealed cistern and dual push button in black tempered glass by *Viega*
- Bookmatched Arabescato marble effect tiles at 3000 x 1500mm with minimal grout line
- Thermostatically-controlled shower with architecturally designed floor level shower channels seamlessly integrated into tiled floor
- Shower screens with smoked glass effect
- High-quality polished black nickel brassware
- Electric heated wall for towel and bathrobe warming

AV, Telephone and Data Systems:

- Centralised control system for all video/audio sources throughout
- Television (terrestrial and *SkyHD*) points to reception rooms and all bedrooms
- Multi-room audio with discreet flush-mounted speakers
- DAB aerial connection

Lighting and Electrical

- *KNX* intelligent building lighting system providing energy saving with unparalleled control
- Lighting switch plates and socket outlets finished in polished black nickel
- Lighting will generally comprise low voltage LED luminaires throughout
- Programmable mood lighting providing dimming and scene-set function
- Provision for table and floor lamps to be connected to 5-amp lighting circuit in reception rooms and bedrooms
- Windows pre-wired with power and control cabling to allow for range of motorised blind and curtain options in bedrooms
- Programmable daylight adjusting lighting responding to natural light levels in each room
- Programmable natural alarm clock built into lighting system

Heating and Cooling

- Comfort heating and cooling provided by fan coil units in reception rooms and bedrooms
- Electric underfloor heating in all bathrooms

Terraces and Balconies

- Stylish stone slabs in all balconies
- Bespoke powder-coated metal balustrades

Our creative team devoted 2,260 hours of meticulous architectural and interior design time to this project.



AVAILABILITY & PRICING

Unit No.	Fl. area sqM	Fl. area sqFT	Leasehold	Asking Price
9 Royalty Mews	128.2	1380	999 years from 26/04/18	£3,100,000
1, 13 Bateman Street	58.9	635	999 years from 26/04/18	
2, 13 Bateman Street	76.5	824	999 years from 26/04/18	
3, 13 Bateman Street	64.9	699	999 years from 26/04/18	

	EPC Rating	City of Westminster Council Tax Banding
9 Royalty Mews	C	G
1, 13 Bateman Street	B	G
2, 13 Bateman Street	B	F
3, 13 Bateman Street	B	F

Tenure

999 Years from 26th April 2018 with a total combined ground rent of £1,000 per annum, subject to 10 yearly RPI linked reviews.

Contact

For further information or to arrange a viewing, please contact:

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 020 3930 9708
 craig@tavistockbow.com

Jamie Read | Partner
 020 3930 9706
 jamie@tavistockbow.com



tavistockbow

about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



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