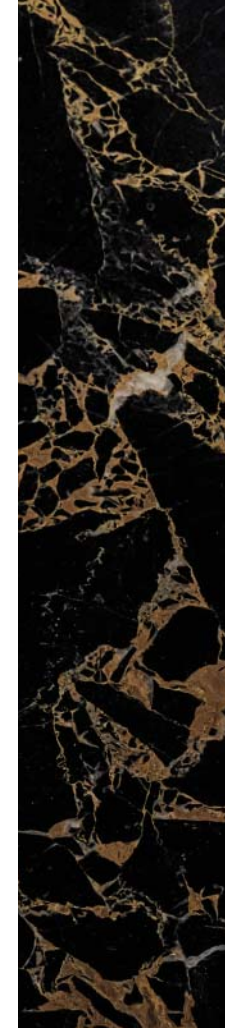


TCRW

SOHO | PENTHOUSES W1



Magnificent penthouse living in a world class location

The heart of London's West End

Moments from Crossrail connectivity

2 minutes from Bond Street



Penthouse C605 – over 1300 sq ft of visionary space, style & sophistication.

Interior image is computer generated and representative of penthouse C605.
Specifications and finishes may be subject to alteration during finalisation of design development programme.



Exterior image is computer generated, facade detailing, balustrades and finishes may vary and are subject to change during design development programme.

DEVELOPMENT OVERVIEW

4

- 11 individually designed 1, 2, 2/3 & 3 bedroom penthouses fronting Oxford Street.
- Conceptual interior design inspired by Nicola Fontanella of Argent Design.
- A major new landmark building situated above Tottenham Court Road West Crossrail station and ticket hall.
- Moments from Zone 1 Elizabeth Line links to London's entire tube and rail network.
- Brilliantly placed for Covent Garden, Theatreland, China Town and Soho itself.
- Within 20 minutes walk of six distinguished universities including University College London (UCL).
- Close proximity to many of London's most revered 5-star hotels including The Langham.
- Less than 5 minutes walk from Soho Square and tranquil gardens.
- Excellent links to London's financial centres - Liverpool Street 5 minutes, Canary Wharf 12 minutes via forthcoming Crossrail.
- 28 minutes journey time via forthcoming Crossrail to London Heathrow Airport.

Bespoke opulence amid a showcase of world renowned restaurants, shopping streets, theatre, arts, academic and cultural excellence.

TCRV
SOHO | PENTHOUSES W1

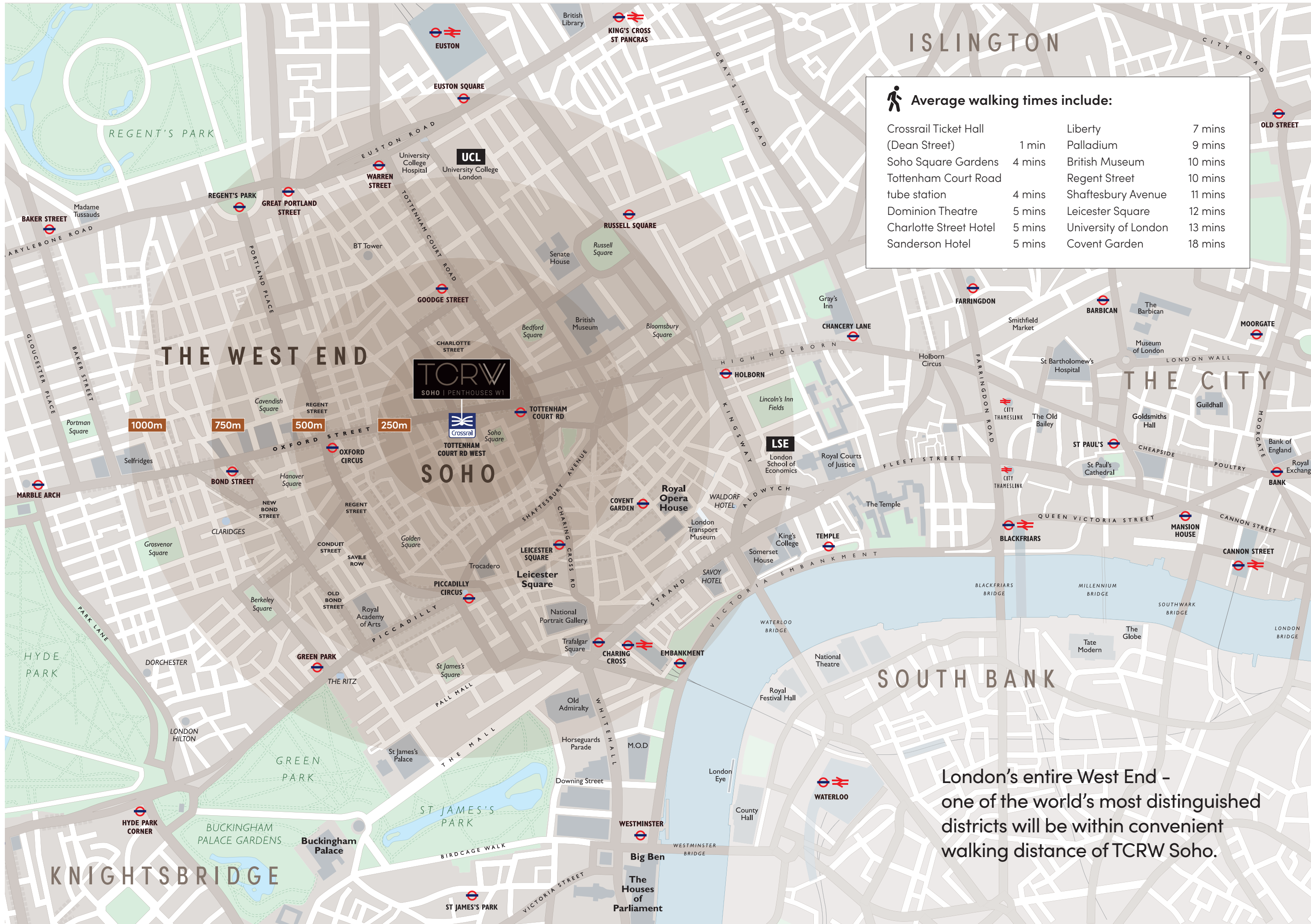


The new station entrance and ticket hall for Tottenham Court Road Crossrail interchange - located directly below Block C apartments and penthouses.

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BLOCK C BLOCK D



TCRW Soho is not only a new landmark for luxurious living in the heart of London's West End - it is a new focal point from which residents can take a leisurely stroll to the Capital's most revered shopping streets, its fashion houses, bespoke master tailors and royal appointed jewellers.

London's entire West End - one of the world's most distinguished districts will be within convenient walking distance of TCRW Soho.

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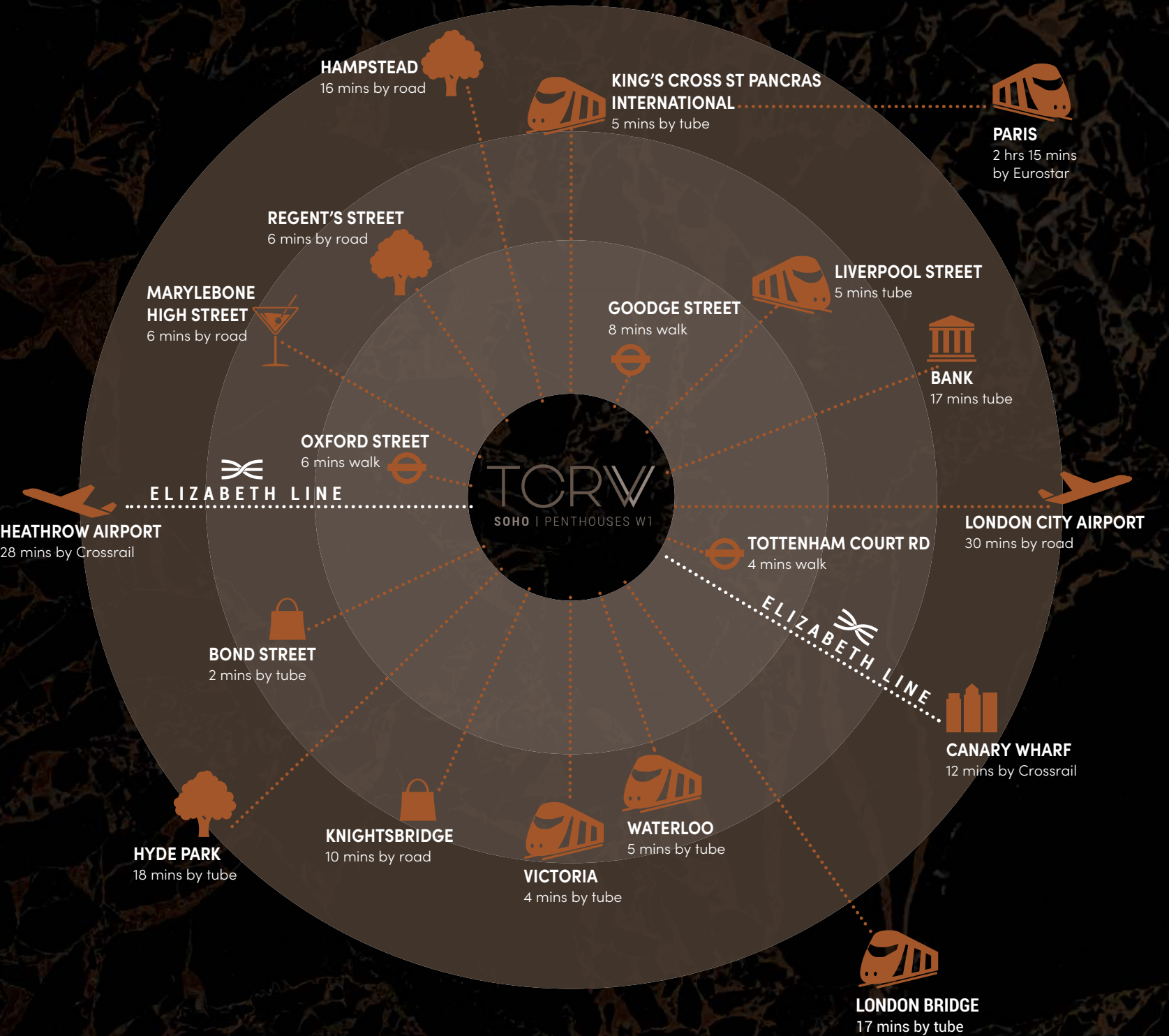


There are few locations in The Capital that can offer such close proximity to such a diversity of world renowned establishments, from the most prestigious shopping streets known to mankind to 5-star international hospitality - it is all there, from A-List celebrity haunts to theatre venues that stand alongside New York's Broadway.



Penthouse residents will have immediate access to The Capitals' most technologically advanced high speed rail network at ground level.

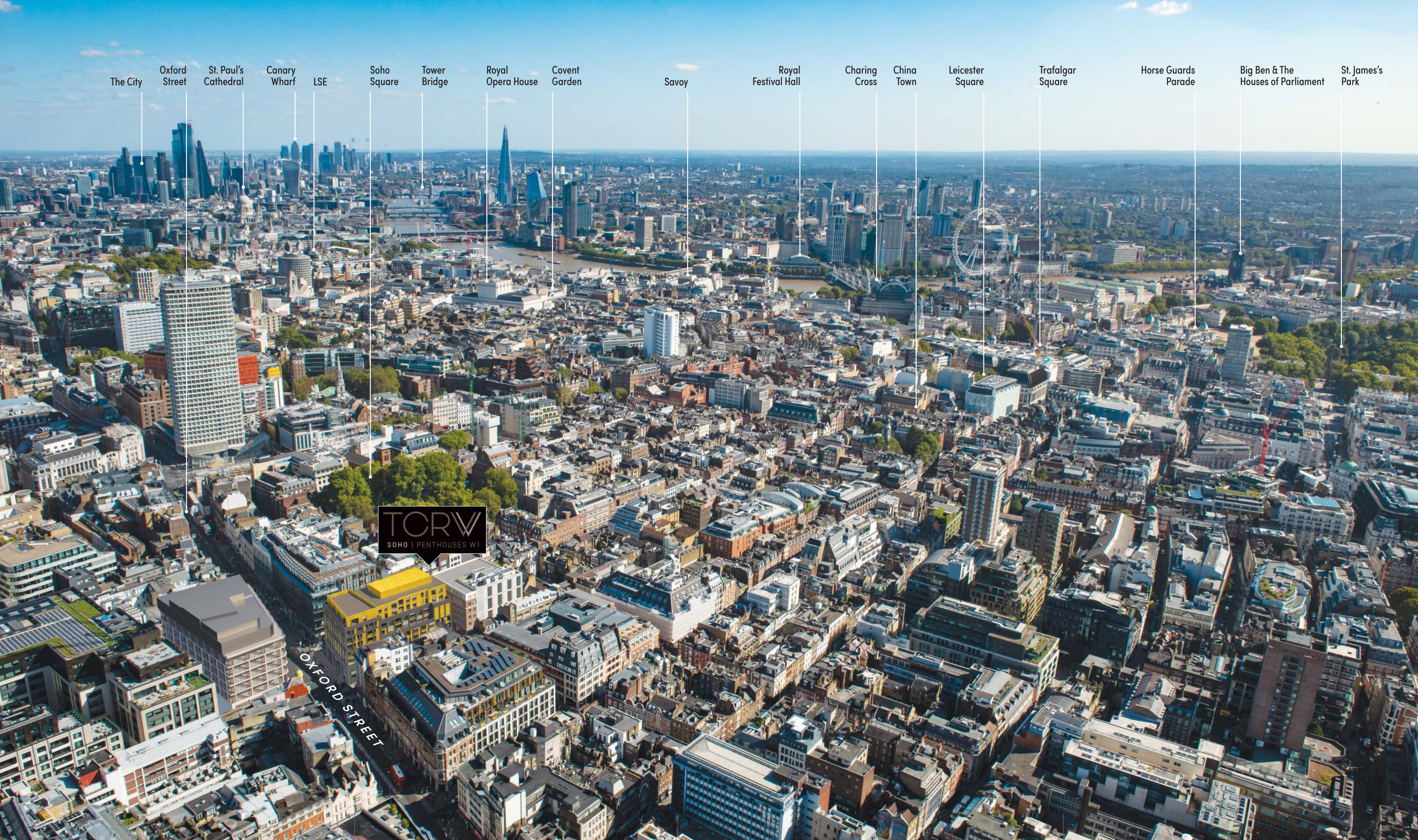
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The Capital on your doorstep

TCRW Soho will be central to all of London's landmark destinations and key transport hubs.

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The City

Oxford Street

St. Paul's Cathedral

Canary Wharf

LSE

Soho Square

Tower Bridge

Royal Opera House

Covent Garden

Savoy

Royal Festival Hall

Charing Cross

China Town

Leicester Square

Trafalgar Square

Horse Guards Parade

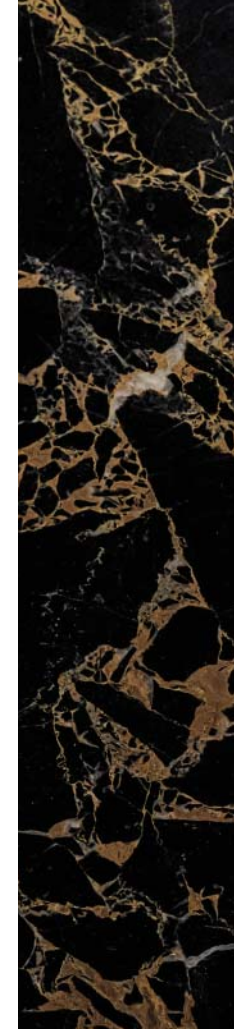
Big Ben & The Houses of Parliament

St. James's Park

TCRW
SOHO | PENTHOUSES W1

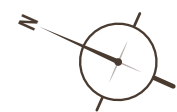
OXFORD STREET

TORW
SOHO | PENTHOUSES W1



The Soho Penthouse Collection

ELITE LONDON LIVING



1 BED
 2 BED
 2/3 BED
 3 BED

Illustrative site plan combining ground level street layout with Block C & D penthouse levels.

The 11 penthouses will be arranged at level six in Block C - fronting Oxford Street and level five in Block D. Access to both apartment buildings will be via interior designed reception foyers on Fareham Street.



Principal living area with bespoke timber crafted bar.

Interior image is computer generated and representative of penthouse C605.
Specifications and finishes may be subject to alteration during finalisation of design development programme.



Interior image is computer generated and representative of penthouse C605. Specifications and finishes may be subject to alteration during finalisation of design development programme.



Selected reception halls will feature a Terrazzo stone inlay with correspondingly shaped back lit coffer ceiling above. Internal doors will have shadow gap detailing amid a palette of soft tone wall finishes complemented with gracefully rounded contours and fittings.



Dining and kitchen with full width marbled porcelain splashback and beautifully formed reconstituted stone worktops.

Interior image is computer generated and representative of penthouse C605. Specifications and finishes may be subject to alteration during finalisation of design development programme.

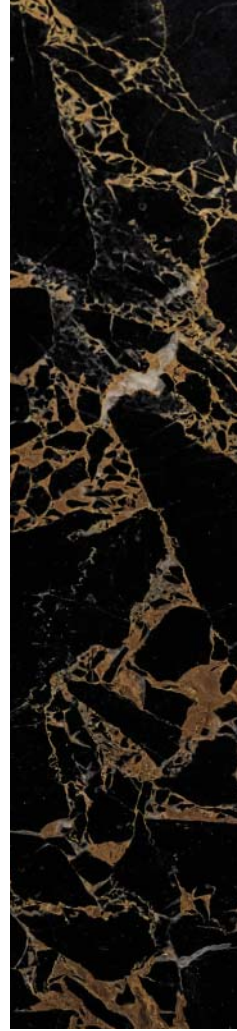
Each principal bedroom will be specified with natural timber flooring, illuminated coffer ceiling and vertically grained floor to ceiling curved form wardrobe. Penthouse C605 will also benefit terrace access from its principal and second bedroom. All bedrooms and principal living areas will have comfort cooling.



Interior image is computer generated and representative of penthouse C605. Specifications and finishes may be subject to alteration during finalisation of design development programme.



Interior image is computer generated and representative of penthouse G605. Specifications and finishes may be subject to alteration during finalisation of design development programme.



A masterful palette of bespoke finishes

All bathrooms will feature Geberit AquaClean remote control technology amid an array of highly sophisticated finishes and vanity detailing. Marbled porcelain wall and floor tiling, fabulous oversized walk-in showers and masterfully concealed lighting will together, provide an atmosphere of luxurious ambience. Each penthouse will be individually designed to provide a bespoke signature at TCRW Soho.

TCRW
SOHO | PENTHOUSES W1



C601 | 2/3 Bedroom Penthouse
93 sq.m. 1001 sq.ft.



C602 | 2/3 Bedroom Penthouse
93 sq.m. 1000 sq.ft.



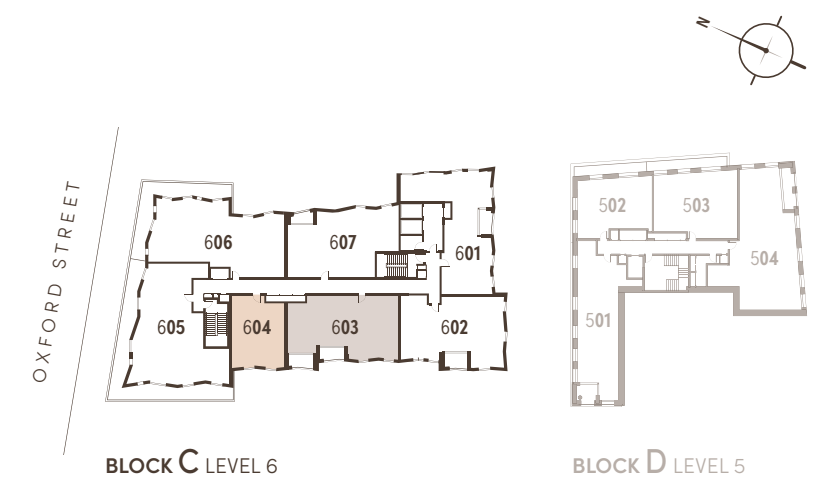
Penthouse apartment plans are intended to be correct but may be subject to modification during finalisation of design development programme. Floor finishes and furniture are shown for illustrative purposes only. Total areas stated are accurate to within 5% tolerance.



C603 | 3 Bedroom Penthouse
94 sq.m. 1009 sq.ft.



C604 | 1 Bedroom Penthouse
54 sq.m. 577 sq.ft.



BLOCK C LEVEL 6

BLOCK D LEVEL 5

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C605 | 3 Bedroom Penthouse
122 sq.m. 1309 sq.ft.

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BLOCK C FLOOR PLANS



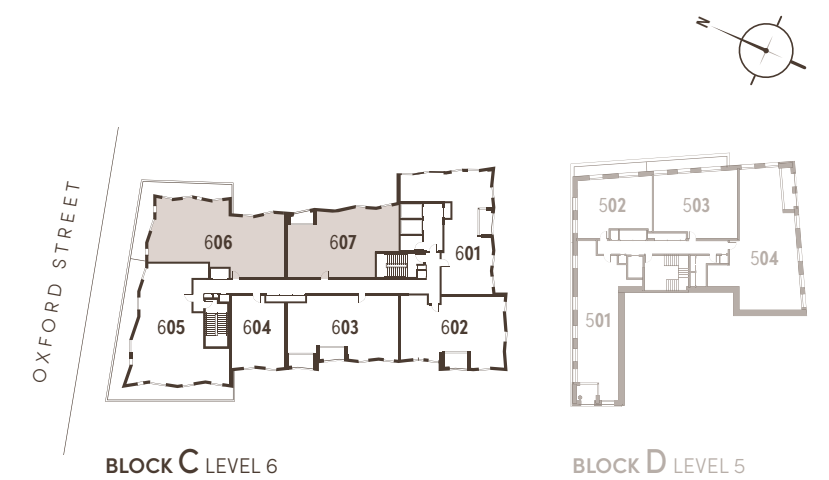
Exterior image is computer generated and representative of penthouse C605. Exterior facade, balustrade and finishes may vary and are subject to change during design development programme.



C606 | 3 Bedroom Penthouse
121 sq.m. 1298 sq.ft.



C607 | 3 Bedroom Penthouse
95 sq.m. 1025 sq.ft.



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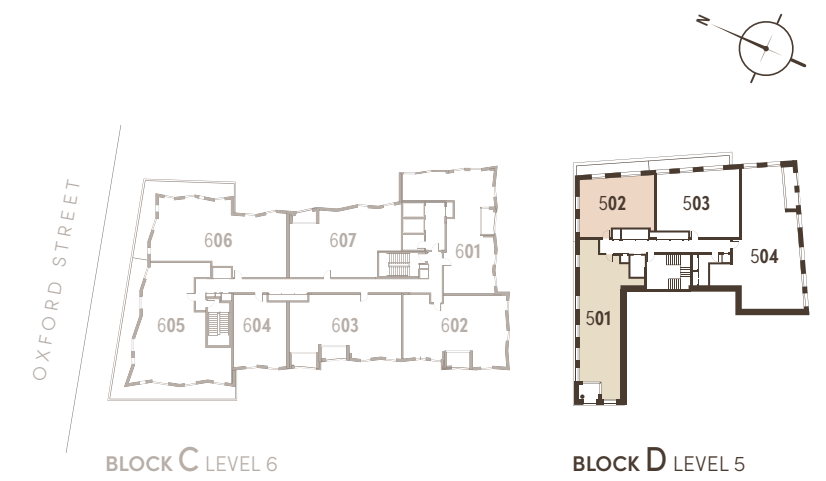
Exterior image is computer generated, facade detailing, balustrades and finishes may vary and are subject to change during design development programme.



D501 | 3 Bedroom Penthouse
90 sq.m. 964 sq.ft.



D502 | 1 Bedroom Penthouse
59 sq.m. 638 sq.ft.



BLOCK C LEVEL 6

BLOCK D LEVEL 5

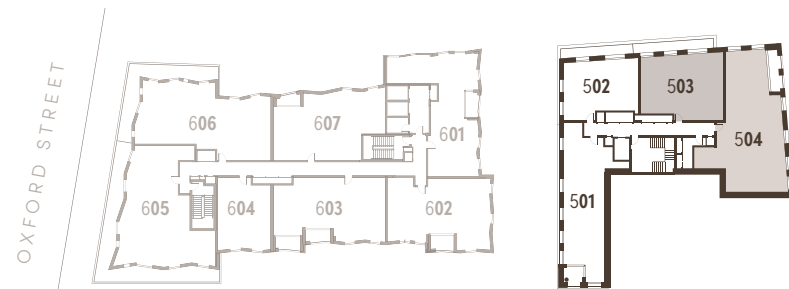
Penthouse apartment plans are intended to be correct but may be subject to modification during finalisation of design development programme. Floor finishes and furniture are shown for illustrative purposes only. Total areas stated are accurate to within 5% tolerance.



D503 | 2 Bedroom Penthouse
77 sq.m. 827 sq.ft.



D504 | 3 Bedroom Penthouse
137.8 sq.m. 1483 sq.ft.



BLOCK C LEVEL 6

BLOCK D LEVEL 5

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General Specification

- Matt painted walls.
- Matt painted ceilings.
- Feature coffered ceilings with lighting to principal living area and all bedrooms.
- Stained natural oak veneered door linings, architraves and skirtings.
- Extended height stained oak veneered internal doors.
- Decorative door furniture including lever door handles with square shaft and rose.
- Decorative switch and socket plates throughout with USB charging to selected sockets in kitchen, living room and bedrooms.
- Recessed low energy LED downlights with bezels.
- Programmable mood lighting to principal living area and all bedrooms.
- Recessed electrical curtain tracks to all windows and external doors.
- Cabled for Sky Q satellite and terrestrial TV. Sky service subject to Sky subscription.
- Ultra-fast fibre broadband enabled and pre-installed to each penthouse. Subject to subscription (speed: up to 1GB/s).
- Mesh WiFi system installed to ensure a seamless and optimal WiFi connection throughout each penthouse.
- Pre-wired to intruder alarm system.
- Thermostatically controlled space & water heating from communal system via individual penthouse heat interface unit.
- Cooling to living/dining areas and all bedrooms.

Entrance Hall Area

- Smart keyless lock with multipoint locking secure front entrance door.
- Natural oak one strip hardwood engineered flooring with Terrazzo stone feature inlay.
- Audio/video entry phone system connected to communal entrance door. Entry system will extend to downloadable app providing audio/video support.
- Hotel style integrated master switch to turn off TV and lighting on leaving and to turn on pre-set 'scene level' lighting on return.

Living/Dining Area

- Natural timber flooring.
- Bespoke entertainment unit providing low level cupboard space and bookcase storage.

- Feature bar with decorative shelved unit to selected penthouses.
- Large screen OLED smart TV.
- Telephone socket.

Kitchen Area

- Natural timber flooring.
- Oak veneer kitchen cabinets with contemporary style unit doors and drawer fronts with concealed handles.
- Reconstituted stone worktop with grooved drainer.
- Full height marbled porcelain splashback.
- Wall unit LED underlighting.
- Centralised appliance isolator switch panel.
- Miele fully integrated electric appliances to include:-
 - Single oven.
 - Microwave.
 - 4 ring induction hob.
 - Recirculating hood.
 - Fridge/freezer.
 - Washer/dryer (freestanding if within service cupboard).
 - Dishwasher.
- Stainless steel bowl and a half under-mount sink with '3-in-1' hot, cold & boiling water tap.

Bathroom/Shower Room

- Large format marbled porcelain floor and full height wall tiling.
- Electric mat underfloor warming.
- Bespoke design feature vanity unit with twin sinks to selected penthouse principal en-suite or bathroom.
- White steel bath or resin shower tray.
- Concealed cistern, dual flush, back to wall Geberit AquaClean WC.
- Rose gold plated square profile single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level handset and hose.
- Pressurised hot and cold water.
- Rose gold plated thermostatic electric heated towel rail.
- Recessed low energy LED downlights with white bezels.
- Clear glass framed hinged bath screen or frameless hinged door shower enclosure.

Cloakroom (where appropriate)

- Large format marbled porcelain floor and full height wall tiles.
- Wall mounted square profile basin.
- Concealed cistern, dual flush, back to wall Geberit AquaClean WC.
- Rose gold plated square profile single lever basin tap.
- Rose gold plated thermostatic electric heated towel rail.
- Recessed low energy LED downlights with white bezels.

Bedrooms

- Natural timber flooring to principal bedroom, one strip hardwood engineered flooring to bedroom 2, 3 and study (if applicable).
- TV socket set to all bedrooms (cabled for Sky). TV sockets also include digital radio and terrestrial sockets. Sky service subject to Sky subscription.
- Telephone extension socket to all bedrooms.
- Bespoke fitted wardrobe to all bedrooms with sliding doors (hinged doors where appropriate), oak veneered interior, drawers, rail, shelves with integral lighting.

Services Cupboard

- Large format marbled porcelain floor tiles.
- Freestanding washer/dryer (if applicable).
- Internal wall light to walk-in sized cupboards.

Communal Areas

- Communal entrance door with audio/video entryphone system.
- Interior designed entrance lobby with fully tiled floor, recessed entrance mat, decorative feature wall and lighting.
- Bank of individual mail boxes.
- Lifts to all apartment floors.
- Carpeted upper floor lift lobbies and common corridors.
- Secure communal cycle and refuse stores.

Galliard Homes reserve the right to alter or modify penthouse specifications and finishes which may be subject to further design development or review.

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