



CARLTON
GARDENS





5 CARLTON GARDENS

Presenting an exclusive penthouse apartment in the heart of St. James's, located just off the Mall in one of London's finest buildings. The final legacy of legendary British Architect Sir James Stirling.

5 Carlton Gardens is a celebration of Stirling's life and unique approach to architecture, he always strived to be different and came to be known as a "rebellion against conformity".


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The **ASPECT**

His signature style of curves juxtaposed against straight lines is apparent throughout his work, especially at the forefront of Sterling Square where curved balconies meet angular glass panelling.



The LOCATION

The St. James's region was first developed in the 17th Century as a residential location for British Aristocracy, today it lies at the centre of all the best amenities London has to offer. Carlton Gardens is a quiet and exclusive road just moments away from St. James's Park via the magnificent King George IV monument steps.

- A Fortnum & Mason
- B The Ritz
- C Royal Automobile Club
- D Theatre Land
- E Piccadilly Circus
- F Buckingham Palace
- G The Wolseley
- H The Royal Academy
- I Berry Bros & Rudd
- J Trafalgar Square
- K Burlington Arcade



Bond Street
1.0 mile



Piccadilly Circus
0.4 miles



Green Park
0.6 miles



Jermyn Street
0.3 miles



Covent Garden
0.9 miles



River Thames
0.7 miles



St. James's Park
0.07 miles



London Eye
0.9 miles



The Shard
3.1 miles



Buckingham Palace
0.5 miles





The **BUILDING**

Privacy

- Only five residential units arranged over the top two floors
- Dedicated residents' entrance
- Dedicated 13 person residents' lift
- Private garden for residents' enjoyment

Security

- 24 hour concierge and security
- CCTV throughout the building monitored 24/7
- Electronic access system

Parking & Storage

- Secure underground parking
- Monitored by CCTV 24/7
- Secure basement storage

Operational

- Full time building manager
- 1,800kg goods and services lift serving all flats





The APARTMENT

Sophistication meets style in the warm and elegant living space with exceptional views of the London skyline. Situated on the sixth and seventh floors, the penthouse comprises reception, dining and kitchen areas, three double bedroom suites and an impressive west-facing terrace.

Living Area

A tranquil space with natural wood panelled walls accented to a double sided, state of the art concealed television and fireplace, providing the perfect relaxation area.

Roof Terrace

Finished in hardwood decking, this area provides a fantastic open air living space with lounging and dining area, barbeque and outdoor 55" television, perfect for enjoying glorious summer evenings.





Dining

The oval table seats eight people comfortably and is the centre piece of this space, equally suited to both casual and formal dining. The dining area enjoys the opposite side of the aforementioned double fireplace and television.



Kitchen

Efficient bespoke kitchen finished in polished eucalyptus with marble counter tops and flooring, integrated appliances and separate utility area.





Master Bedroom

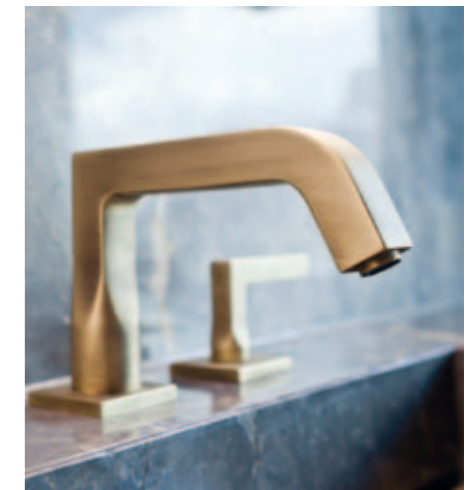
A large, bespoke master bed is the focal point for the room finished in fromental hand painted silk wallpaper making a comforting resting environment.





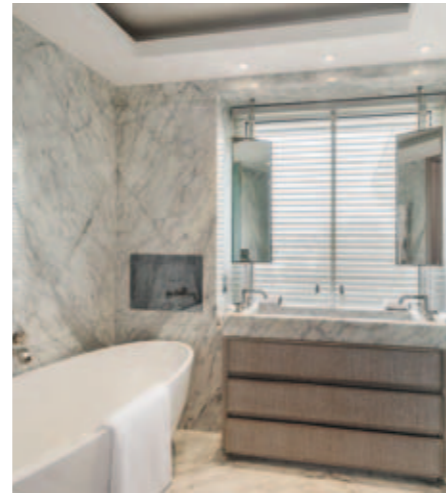
Master Bathroom

Covered wall to wall in Fior di Bosco marble with matching gold sanitary ware.

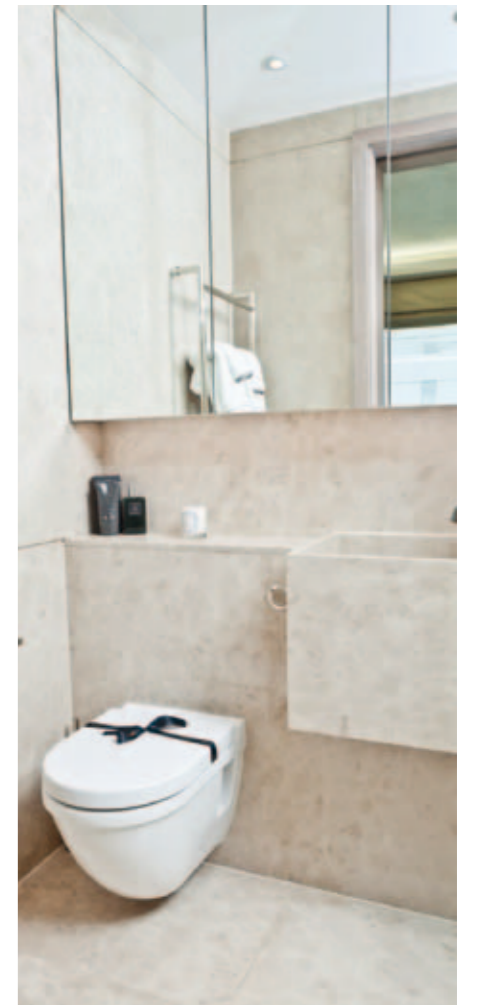




Second Bedroom & Bathroom



Third Bedroom & Shower Room





UNDER *The* SKIN

Nuhu's ethos of 'build to keep' ensures that everything you can't see has been specified and installed with as much care and consideration as the finishes you can.

Wall & Ceilings

- Gypson acoustic plasterboard on all ceiling and party walls
- Stud walls constructed using tanted C16 grade timber
- 12 mm water boiled proof ply wood fitted on all dividing walls
- 18 mm water boiled proof ply wood fitted on all bathroom walls

Electrics

- Bespoke cable management system
- Screened CAT 6 cable on AV system to prevent interference
- Oversized RCD protected Fuse board

Flooring

- Dittra matt laid under stone floor areas
- Therolay premium under lay in carpeted areas
- Fully tanked showers and bathroom floors
- Acoustic thermal insulation under wood floors

Technology

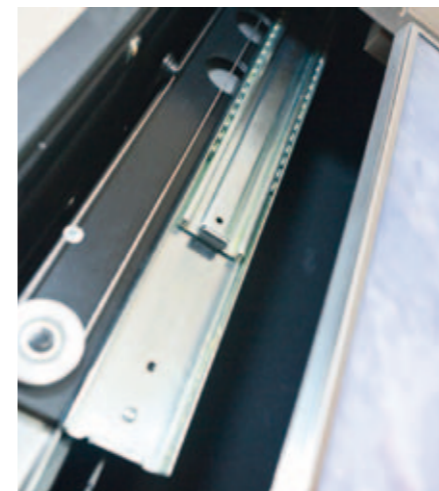
- Control 4 home automation system
- Lutron lighting
- Integrated speakers
- Remote access
- Future proofed cabling

Plumbing

- Premium copper piping used throughout
- High efficiency Vaillant gas fire boiler
- AVC hot water tank
- Timoleon wet underfloor heating throughout
- Linear drain system in showers
- Cabinet water softener

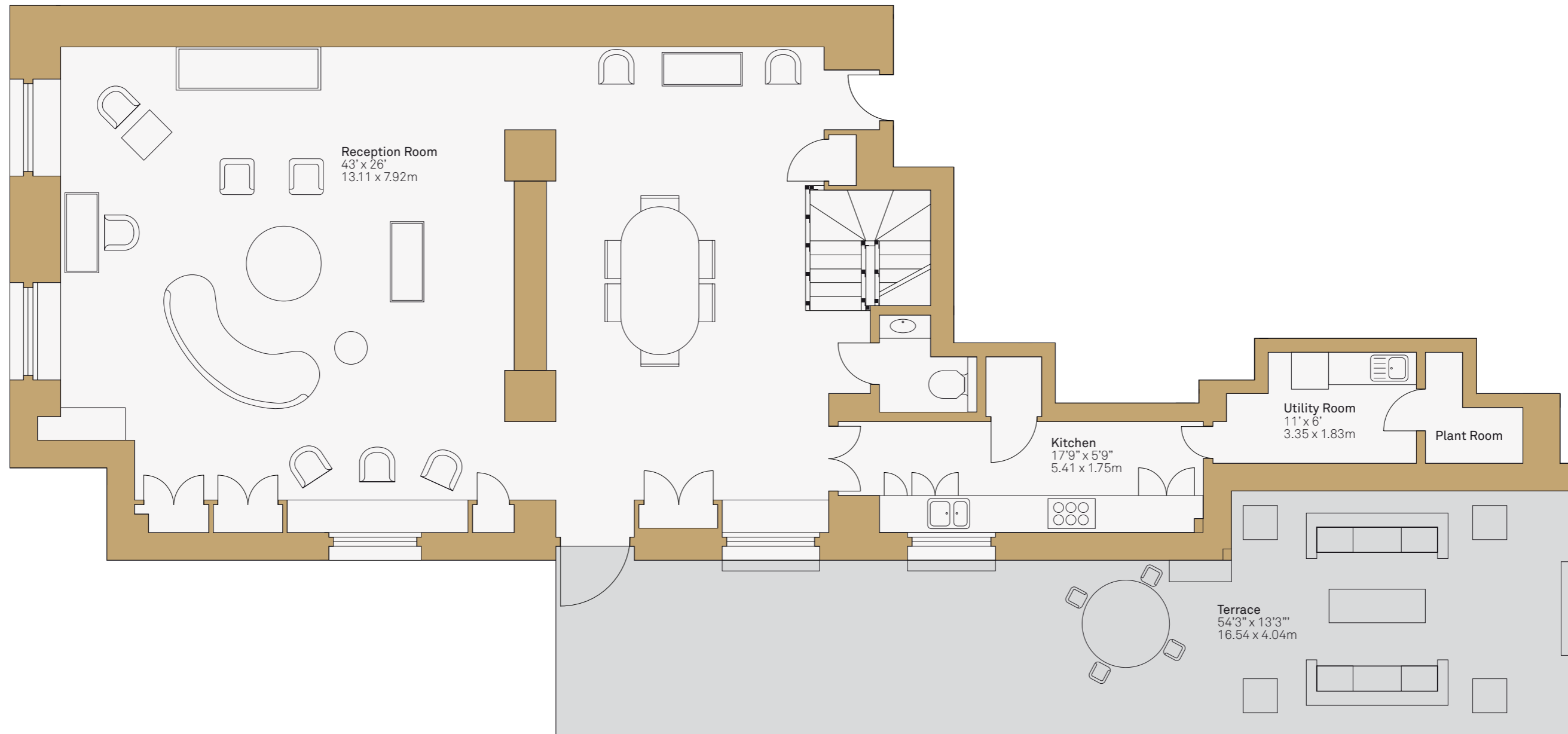
Heating Control & Ventilation

- Air conditioning provided throughout all occupied areas
- Underfloor heating throughout
- Internal FCU's are serviced by an external condenser located on the roof





The
FLOORPLANS



Seventh floor

**Gross internal area
Sixth & seventh floors**

2,610 sq ft
242 sq m

Basement storage*

167 sq ft
16 sq m

Gross internal total area

2,777 sq ft
258 sq m

**Gross external area
Seventh floor terrace***

589 sq ft
54 sq m

Parking space*

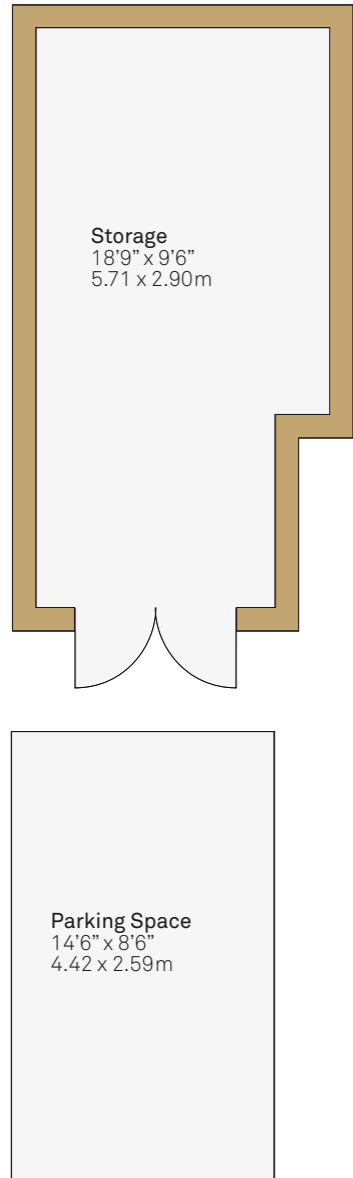
*Held by way of right
of use in lease terms

Gross total area

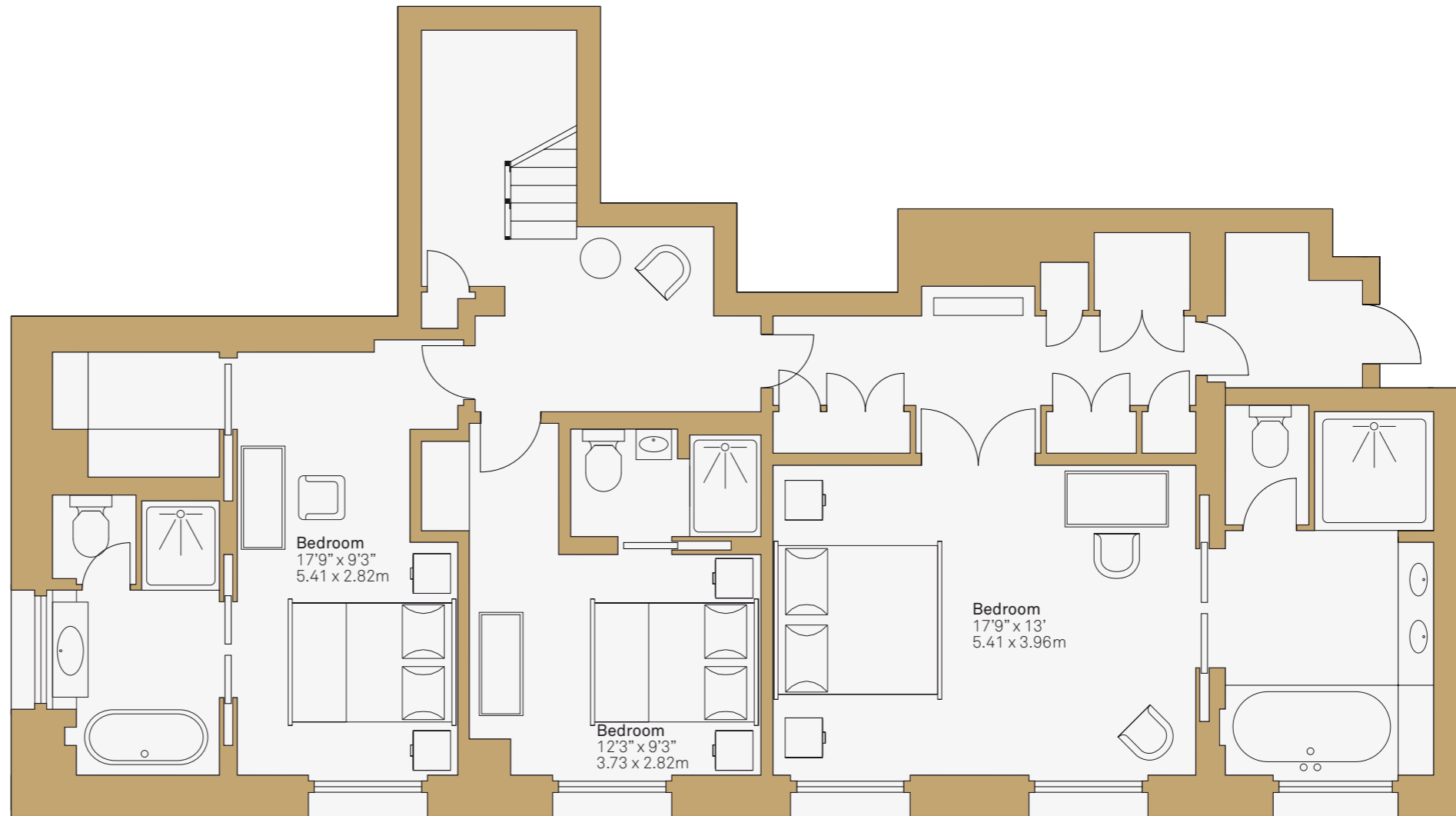
3,366 sq ft
312 sq m



The
FLOORPLANS



Lower ground floor



Sixth floor

**Gross internal area
Sixth & seventh floors**

2,610 sq ft
242 sq m

Basement storage*

167 sq ft
16 sq m

Gross internal total area

2,777 sq ft
258 sq m

**Gross external area
Seventh floor terrace***

589 sq ft
54 sq m

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The **TERMS**

Terms

Tenure Leasehold, term expires 2124
(Approx. 109 year unexpired)

Freeholder The Crown Estate

Ground Rent Peppercorn

Service Charge Approx. £18,000
per annum

EPC Rate B

Local Authority Westminster Council

Price on application

Contents by separate negotiation



The DEVELOPER

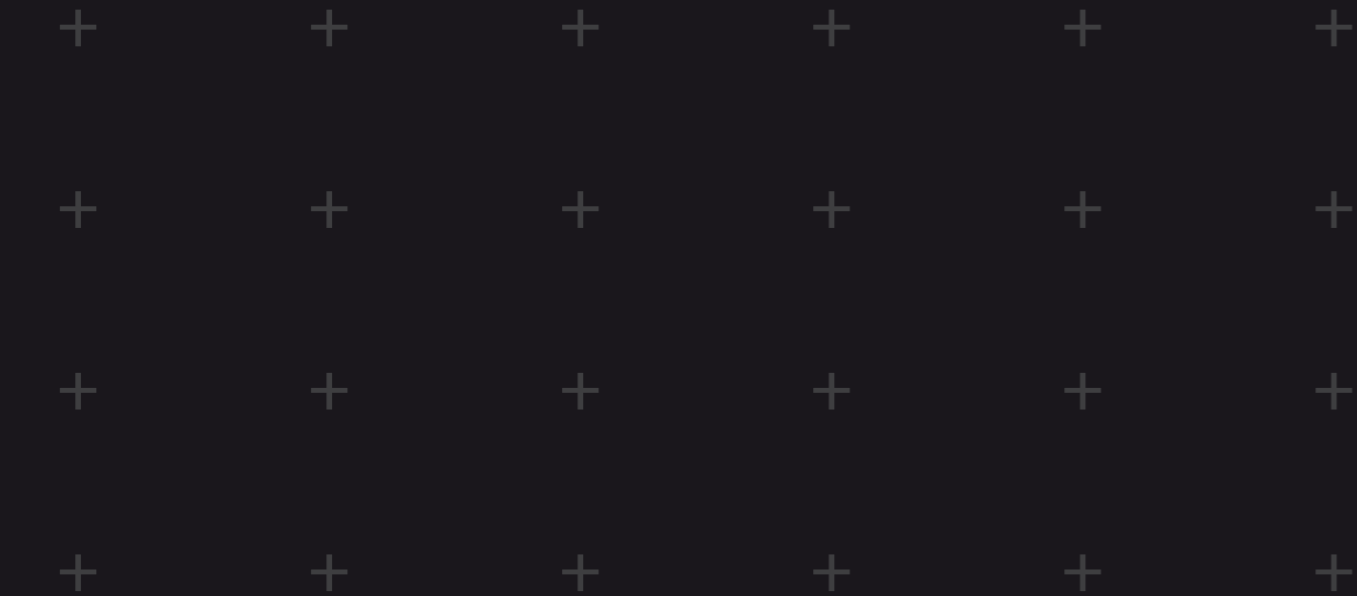
Nuhu+ brings together extensive international lifestyle and development expertise to provide properties of unparalleled style and sophistication within prime central London.

Nuhu+ is fast differentiating itself as the 'go to developer' for more considered design, enduring quality, growing value, and ease of lifestyle.

nuhu +

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POSITIVELY BETTER LIVING

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