

# A stunning collection of Three Luxury Lateral Apartments and One Exclusive Penthouse



The wide open spaces of St. James's Park and Green Park are a short walk away. Beyond that are Knightsbridge and Chelsea with the renowned department stores of Harrods and Harvey Nichols.

To the north is Mayfair with its fantastic restaurants and private member clubs together with the famous retail haven of Bond Street.

To the east and within easy walking distance are the famous theatres and cinemas of Haymarket and Leicester Square.







# Apartment 4 - The Penthouse

**3 BEDROOM DUPLEX APARTMENT**

TOTAL APPROX. AREA:

**2575 SQ. FT. ( 239 SQ. M. )**

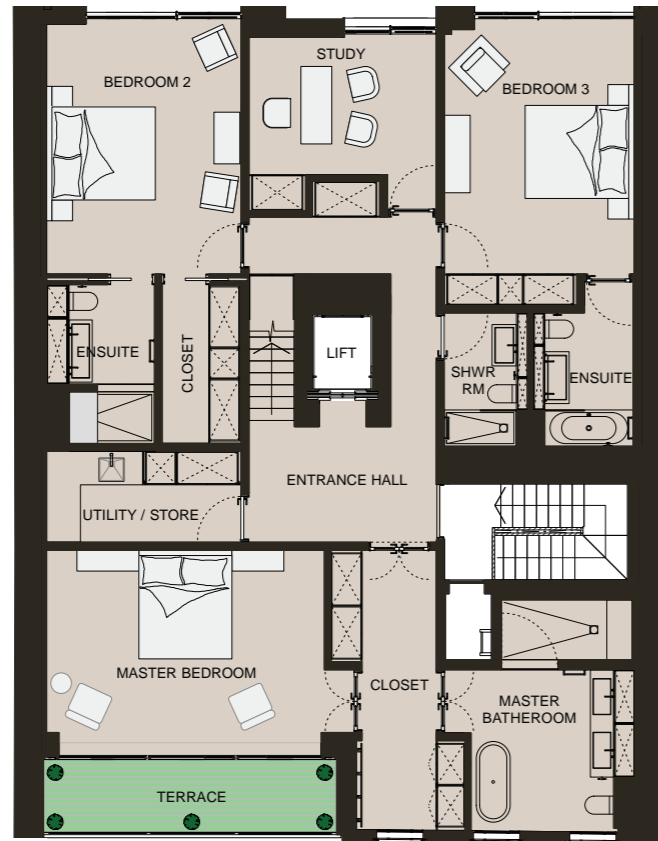
**FOURTH FLOOR**

APPROX. AREA:

**1587 SQ. FT. ( 147 SQ. M. )**

FLOOR TO CEILING HEIGHT:

**2.5 M.**



ROOM DIMENSIONS:

**MASTER BEDROOM: 13'6" X 19'6" ( 4.0 M. X 5.9 M. )**

**BEDROOM 2: 16'2" X 12'4" ( 4.9 M. X 3.8 M. )**

**BEDROOM 3: 16'3" X 12'3" ( 4.9 M. X 3.7 M. )**

**STUDY: 8'11" X 11'10" ( 2.7 M. X 3.6 M. )**

**TERRACE: 4'8" X 18'7" ( 1.4 M. X 5.7 M. ) - 86 SQ. FT.**

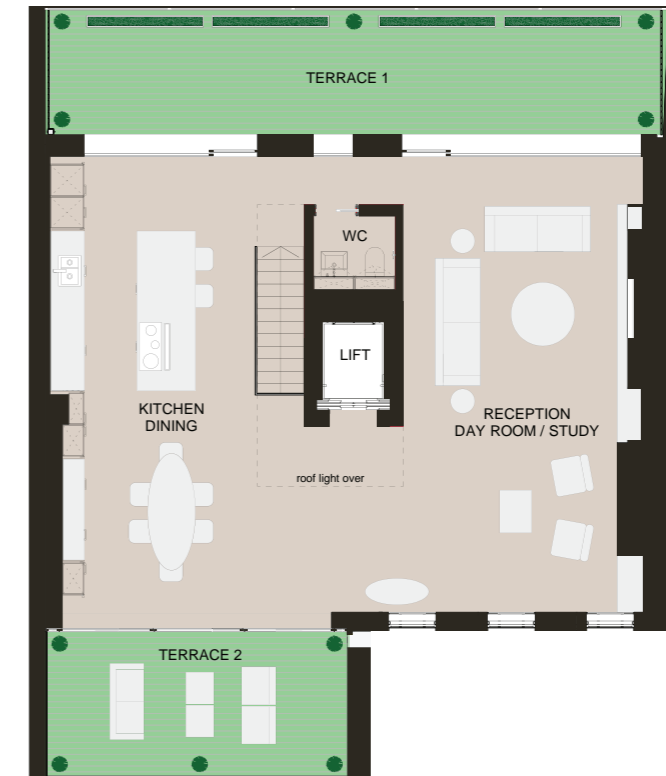
**FIFTH FLOOR**

APPROX. AREA:

**988 SQ. FT. ( 92 SQ. M. )**

FLOOR TO CEILING HEIGHT:

**2.5 M.**



ROOM DIMENSIONS:

**RECEPTION / DAY ROOM / STUDY: 27'8" X 15'4" ( 8.5 M. X 4.7 M. )**

**KITCHEN DINING: 29'2" X 13'6" ( 8.9 M. X 4.1 M. )**

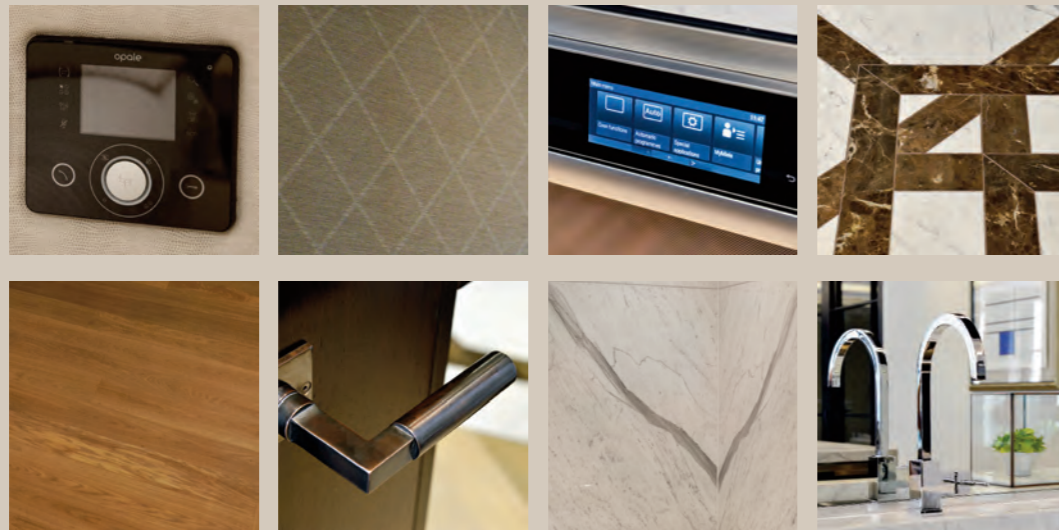
**TERRACE 1: 7'8" X 38'3" ( 2.4 M. X 11.7 M. ) - 298 SQ. FT.**

**TERRACE 2: 8'7" X 18'6" ( 2.7 M. X 5.7 M. ) - 166 SQ. FT.**

# The Pall Mall Collection

## Outline Specification

The property has been beautifully restored and architecturally enhanced to create four luxury lateral apartments with bespoke interiors to include the following specification



### OUTLINE SPECIFICATION

#### GENERAL:

- Solid oak floor laid in bespoke pattern
- Full height timber and glazed doors with antique bronze ironmongery
- Pocket doors and antique bronze ironmongery
- Custom fitted wardrobes with integrated automated lighting
- Comfort cooling in living rooms and bedrooms
- Door entry system with colour video and audio master call station
- Painted flush fitted skirting boards with shadow gap detail
- Flush mounted antique bronze electrical accessories with black inserts
- AV Cupboards
- Secure direct private lift access

#### KITCHENS:

- Individually designed handmade kitchens, Calacatta Michelangelo marble and granite worktops and panels, high gloss lacquered oak soft close cupboards and drawer fronts.
- Mirror splashbacks, LED ceiling downlighters and concealed LED lighting as standard
- Mirror splash backs
- Combination Ovens / Hobs / Microwaves / Fridge-Freezer / Washer Dryer / Dishwasher Drawer / Drawer Warmers / Wine Coolers
- Motorized pop-up extract with task lighting

#### MASTER ENSUITES:

- Recessed waterproof televisions
- Calacatta Michelangelo marble to wall and floors
- Lacquered oak veneered panels
- Fitted mirrored medicine cabinets with integrated feature lighting
- Walk in shower with marble shower tray
- Bespoke marble double basins with integrated storage and feature lighting
- Free standing baths
- Catalano white sanitary ware
- Vola polished chrome basin / shower / bath mixers and accessories
- Polished chrome heated towel rails
- Mirror demisters in some locations

#### BATHROOMS:

- Calacatta Michelangelo stone floor and wall slabs and bath tops
- Oak veneered wall panels
- Fitted mirrored medicine cabinets with integrated feature lighting
- Catalano white sanitary ware
- Vola polished chrome basin / shower / bath mixers and accessories

- Polished chrome heated towel rails
- Mirror demisters in some locations

#### HEATING AND COOLING:

- Underfloor heating throughout
- Comfort cooling in living rooms and bedrooms

#### COMMON PARTS:

- Grey basalt and Nero Markini stone and oak floor finishes to entrance lobby and concierge area
- Moulded feature panelled walls with mirror inlays
- Passive infra-red movement sensor controlled lighting

#### SECURITY:

- Pre - wired for purchasers alarm system
- CCTV to external areas

#### LIGHTING AND ELECTRICAL:

- Lutron Homeworks Lighting and AV control
- Socket outlets allowing home owner to connect freestanding lamps to Lutron system
- Feature ceiling coffers with concealed lighting to selected hallways, principal reception rooms and bedrooms
- Low energy use flush mounted LED recessed down lights throughout
- Wiring for pendant light fittings to reception rooms and bedrooms
- Television (terrestrial and Sky+) points to reception rooms and bedrooms
- Telephone and data points to reception rooms and bedrooms
- Pre-wired for whole house integrated media system incorporating IT, audio / visual and lighting
- Pre-wired for future automated curtains/blinds
- Antique bronze finish power sockets

#### AUDIO VISUAL:

- Ceiling mounted speakers to main living rooms and master bedrooms
- Centralised hub and AV rack
- Cabling provided from centralised hub to multi-media outlet plates within living rooms and master bedrooms allowing for future integration with the lighting control system to provide auto AV scenes and automated blind or drape control
- Master satellite and terrestrial antennae provided