

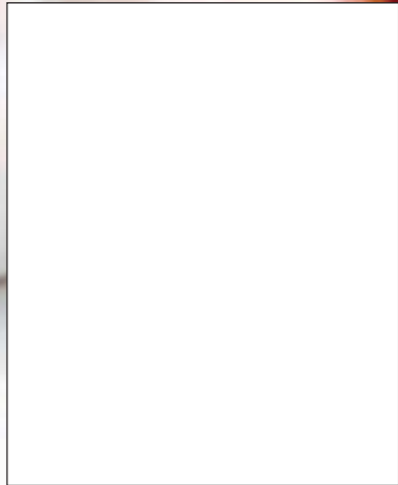
ALBANY
HOUSE

JUDD STREET

BloomSBury

L O N D O N

WC1



ALBANY
HOUSE
JUDD STREET

New London Living

A DYNAMIC FUSION OF LONDON LIFESTYLE
AND NEW GENERATION HIGH END LIVING

ALBANY HOUSE APARTMENTS

OPEN THE DOOR

ALBANY HOUSE COMMANDS CENTRE STAGE FOR THOSE SEEKING A HIGHLY SOPHISTICATED APARTMENT WITH EXCEPTIONAL RENTAL POTENTIAL IN ONE OF LONDON'S MOST SOUGHT AFTER DISTRICTS. A PERFECT COMBINATION IN A BRILLIANT LOCATION. EACH APARTMENT HAS BEEN INDIVIDUALLY SPECIFIED WITH BESPOKE FURNISHINGS AND EQUIPPED FOR NEW ERA LONDON LIVING, CONCEPTUAL INTERIOR DESIGN AT ITS FINEST FROM ONE OF THE MOST RESPECTED NAMES IN RESIDENTIAL PROPERTY.

THE ACCOLADES ARE UNANIMOUS, THE TIMING IS PERFECT... ALBANY HOUSE OFFERS A DYNAMIC LIFESTYLE WITHIN 5 MINUTES OF COVENT GARDEN, OXFORD CIRCUS AND LEICESTER SQUARE. THE DEVELOPMENT IS SET TO CAPTURE THE IMAGINATION OF LONDON'S MOST DISCERNING OWNER/OCCUPIERS & INVESTORS.

LITTLE MORE NEEDS TO BE SAID.
FOR IT MAY WELL SOON BE THE MOST TALKED ABOUT APARTMENT OPPORTUNITY IN CENTRAL LONDON.

Unique
INDIVIDUALLY DESIGNED APARTMENTS WITHIN
A GRAND EDWARDIAN FAÇADE





DYNAMIC APARTMENTS MINUTES FROM THE CITY



MINUTES FROM WESTMINSTER



DYNAMIC APARTMENTS MINUTES FROM THE CITY



AND SEEMINGLY MOMENTS FROM THE HEART OF THE WEST END, REGENTS PARK AND THE CAPITAL'S PRINCIPAL TRANSPORTATION HUBS



Tube

ZONE 1 - RUSSELL SQUARE › 400 METRES

ALBANY HOUSE IS SITUATED WITHIN A FEW MINUTES WALK OF KING'S CROSS / ST PANCRAS, EUSTON AND RUSSELL SQUARE STATIONS, TOGETHER OFFERING DIRECT ACCESS NOT ONLY TO LONDON'S ENTIRE UNDERGROUND

NETWORK, BUT MAINLINE AND EUROSTAR SERVICES, THE NEW CROSS RAIL LINE AND THE DLR.

A WORLD CLASS LIFESTYLE

OXFORD STREET

A NAME SYNONYMOUS WITH EXCLUSIVE SHOPPING, TOGETHER WITH REGENT STREET, SAVILLE ROW AND BOND STREET, A NICHE POCKET OF LONDON THAT IS HOME TO THE MOST FASHIONABLE NAMES AND BRANDS IN THE WORLD.



COVENT GARDEN

WITHIN 5 MINUTES, RESIDENTS CAN STROLL THE FAMOUS MARKETS, TAKE IN THE STREET ENTERTAINERS OR BE ENTHRALLED BY ANY NUMBER OF MUSICALS, STAGE OR SHOWCASE ENTERTAINMENT.



REGENTS PARK

ONE OF LONDON'S ROYAL PARKS, THIS GREEN OASIS PROVIDES 410 ACRES OF PARKLAND, GARDENS, LONDON ZOO AND A HOST OF RECREATIONAL FACILITIES.



LEICESTER SQUARE

THE HOME AND HEART OF LONDON'S WORLD RENOWNED THEATRELAND LIES JUST 4 MINUTES BY TUBE FROM RUSSELL SQUARE.



WESTMINSTER

SYMBOLIC OF WESTERN POLITICS, HERITAGE AND CULTURE, THIS ICONIC LANDMARK IS WITHIN 15 MINUTES BY TUBE FROM KING'S CROSS/ST PANCRAS.



KING'S CROSS

LONDON'S PRINCIPAL TRANSPORT HUB AND EUROSTAR TERMINUS IS WITHIN 500 METRES, OR 5 MINUTES WALK, FROM THE APARTMENTS.



BRITISH LIBRARY

WITHIN A FEW MINUTES WALK AND HOME TO SOME 14 MILLION BOOKS, 920,000 JOURNAL AND NEWSPAPER TITLES, 3 MILLION SOUND RECORDINGS AND AN ENTIRE ONLINE GALLERY!



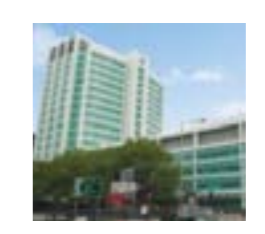
UCL

AS ONE OF THE WORLD'S LEADING MULTI-DISCIPLINARY UNIVERSITIES THIS ACADEMIC POWERHOUSE IS WITHIN A FEW MINUTES WALK (600 METRES APPROX) OF ALBANY HOUSE.



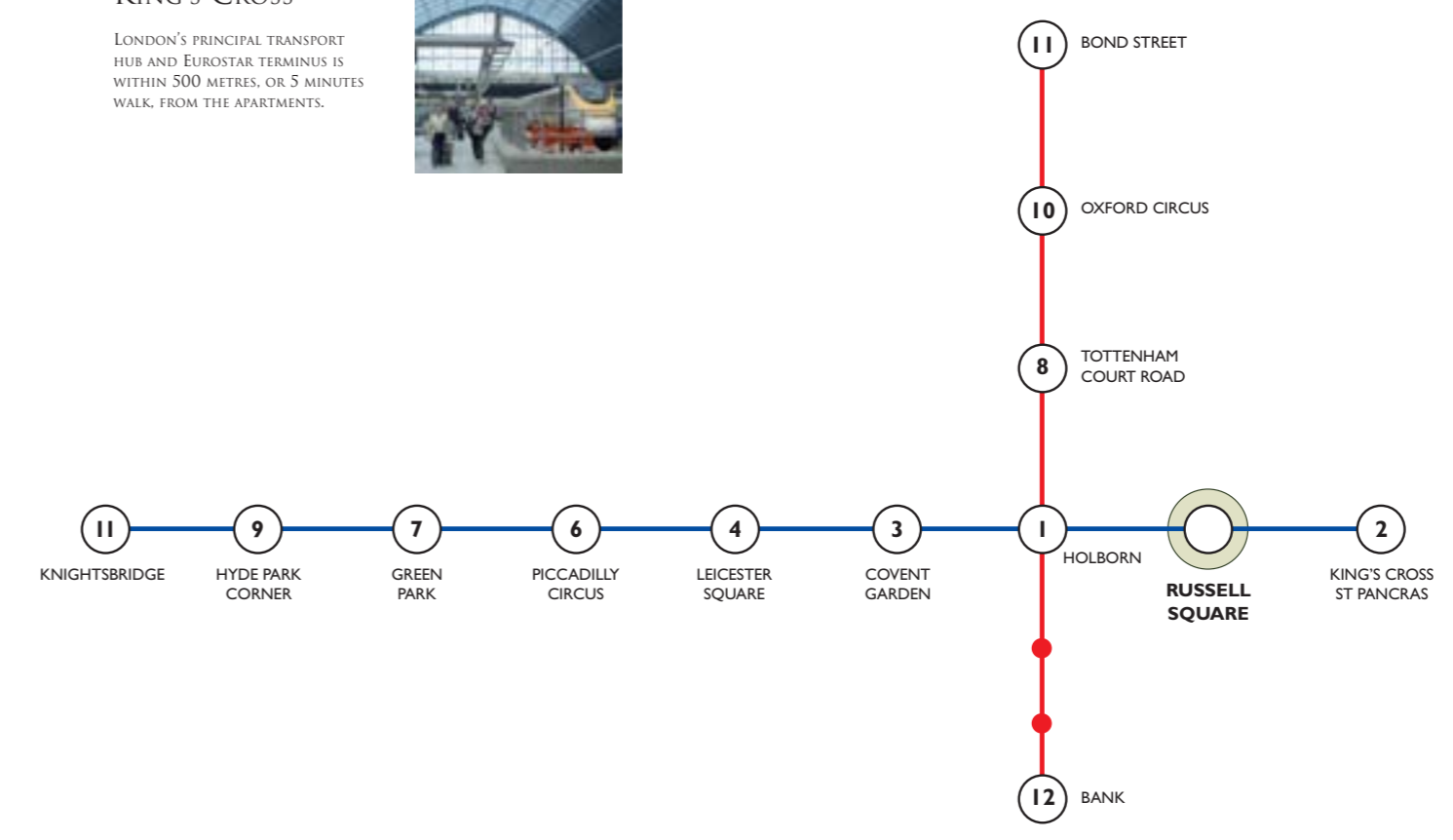
UCL HOSPITAL

TOGETHER WITH ITS NEIGHBOURING SCHOOL OF MEDICINE, THESE WORLD RESPECTED UNIVERSITIES ARE AGAIN A STONE'S THROW FOR RESIDENTS AT ALBANY HOUSE.



LSE

WITH A HIGHLY INTERNATIONAL STUDENT BODY, THE UNIVERSITY REMAINS ONE OF THE WORLD'S MOST REVERED AND SELECTIVE NAMES IN THE STUDY OF ECONOMICS AND POLITICAL SCIENCE - AROUND 10 MINUTES FROM THE APARTMENTS.



ALBANY HOUSE
WC1



CITY COMMERCE

TODAY, LONDON IS THE WORLD'S BUSIEST INTERNATIONAL GATEWAY AND REMAINS THE PREMIER FINANCIAL CAPITAL ALONGSIDE NEW YORK AND TOKYO.

WITH 75% OF THE WORLD'S TOP 500 COMPANIES HAVING OFFICES IN LONDON, THE CAPITAL ATTRACTS SOME 7 MILLION BUSINESS VISITORS A YEAR ALONE. 33% OF THE FORTUNE GLOBAL 500 HAVE THEIR EUROPEAN HEADQUARTERS IN THIS DYNAMIC CITY.

LONDON IS ALSO THE WORLD'S GREATEST FOREIGN EXCHANGE MARKET WITH THE POUND STERLING BEING THE THIRD MOST TRADED CURRENCY GLOBALLY.

MAJOR COMPANIES WITHIN THE CITY INCLUDE:

- AVIVA
- BT GROUP
- UNILEVER
- LLOYDS BANKING GROUP
- OLD MUTUAL
- PRUDENTIAL
- STANDARD CHARTERED

CANARY WHARF

NOW RIVALING 'THE CITY' AS A GLOBAL TRADING AND FINANCIAL CENTRE, CANARY WHARF'S DYNAMIC INFRASTRUCTURE SUPPORTS ONE OF THE MOST PRESTIGIOUS LIST OF BANKS, FINANCIAL INSTITUTIONS, AND HIGH PROFILE BUSINESS HEADQUARTERS AMASSED ANYWHERE IN THE WORLD.

THE WORLD STAGE 2012

THE FORTHCOMING GAMES PRESENT THE OPPORTUNITY FOR LONDON TO SHOWCASE ITS MAGNIFICENT CITY TO THE WORLD ON AN UNPRECEDENTED SCALE, AND TO BE THE ONLY NATION TO HOST THE GAMES FOR THE THIRD TIME. WITH SOME £900M DESIGNATED TO FURTHER STREAMLINING THE CAPITAL'S TRANSPORTATION NETWORK ALONE, THE ENORMOUS BENEFITS TO THE CITY, ITS POPULATION AND ITS SHORT AND LONG TERM RENTAL DEMAND ARE VIRTUALLY UNQUANTIFIABLE.

EXECUTIVE DEMAND • GLOBAL COMMERCE • A WORLD STAGE

ALBANY
HOUSE
WC1

OUTLINE SPECIFICATION

THIS UNIQUE COLLECTION OF HIGHLY CONTEMPORARY STUDIO AND 1 BED APARTMENTS FEATURES AN EXCLUSIVE ARRAY OF HOME SYSTEM TECHNOLOGY FROM INTEGRATED I-POD DOCKING STATIONS WITH CONCEALED CEILING SPEAKERS, SKY+, HD AND 3D COMPATABILITY TO PROGRAMMABLE UNDERFLOOR WARMING IN SHOWER ROOMS.

GENERAL FINISHES

- HIGH QUALITY LARGE FORMAT PORCELAIN TILED FLOORING THROUGHOUT.
- PAINTED WALLS AND CEILINGS.
- SATIN LACQUERED CONTEMPORARY STYLED FLUSH DOORS.
- SATIN PAINTED DOOR LININGS AND CONTEMPORARY SQUARE PROFILED SKIRTINGS AND ARCHITRAVES.
- POLISHED STAINLESS STEEL DOOR FURNITURE INCLUDING LEVER DOOR HANDLES.
- POLISHED METAL SWITCH AND SOCKET PLATES.
- RECESSED DOWNLIGHTS THROUGHOUT.
- HOT WATER VIA THE DEVELOPMENT'S CENTRALISED HEATING SYSTEM.
- SPACE HEATING BY WET RADIATOR CENTRAL HEATING VIA THE DEVELOPMENT'S CENTRALISED HEATING SYSTEM.

LIVING/BEDROOM AREA

- BESPOKE DARK WOOD VENEERED BUILT-IN FURNISHINGS INCLUDING MANUAL FOLD OUT SOFA BED, WARDROBE WITH INTERIOR FEATURES AND BOOKCASE SHELVING UNIT, SUBJECT TO INDIVIDUAL APARTMENT LAYOUT.
- TV AERIAL SOCKETS PROVIDING ANALOGUE AND DIGITAL TERRESTRIAL FREEVIEW CHANNELS, FM RADIO, PLUS SKY+, HD, 3D COMPATIBLE ALL VIA THE DEVELOPMENT'S SATELLITE SYSTEM (SATELLITE CHANNELS SUBJECT TO SUBSCRIPTION).
- INTEGRATED WALL MOUNTED I-POD DOCKING STATION WITH CEILING MOUNTED CONCEALED SPEAKERS.
- AUDIO VIDEO ENTRYPHONE SYSTEM CONNECTED TO COMMUNAL ENTRANCE DOOR AND PROVIDES DIRECT AUDIO COMMUNICATION TO THE BUILDING MANAGER'S DESK.

KITCHEN AREA

- CONTEMPORARY KITCHEN DESIGN FEATURING CONCEALED HANDLE DOORS, COUNTERTOP AND SPLASHBACK ALL IN DARK WOOD EFFECT FINISH.
- STAINLESS STEEL INSET SINK.
- ELECTRIC INTEGRATED SMEG APPLIANCES INCLUDING:

COMBINATION MICROWAVE OVEN
FRIDGE WITH FREEZER COMPARTMENT
CONCEALED COOKER HOOD
CERAMIC HOB
SLIMLINE DISHWASHER

APPLIANCE PROVISION MAY VARY DEPENDING UPON SPECIFIC APARTMENT LAYOUTS.

- UNDER WALL UNIT LED LIGHTING.
- CENTRALISED APPLIANCE ISOLATOR SWITCH PANEL.

SHOWER ROOM

- HIGH QUALITY LARGE FORMAT PORCELAIN TILES THROUGHOUT.
- PROGRAMMABLE ELECTRIC UNDER FLOOR WARMING.
- CONTEMPORARY STYLED SHOWER SUITE FEATURING CONCEALED CISTERN DUAL FLUSH WC, BASIN AND STONE SHOWER TRAY.
- HIGH QUALITY CHROME PLATED TAPS, THERMOSTATIC SHOWER MIXER WITH BOTH FIXED-HEAD AND HAND-HELD SHOWER OUTLETS.
- PRESSURISED HOT AND COLD WATER VIA THE DEVELOPMENT'S CENTRALISED SYSTEMS.
- BESPOKE MIRRORED CABINET AND SHELF UNIT FEATURING INTEGRAL FEATURE UNDERLIGHTS.
- CHROME PLATED THERMOSTATIC ELECTRIC HEATED TOWEL RAIL.
- RECESSED DOWNLIGHTS.
- CLEAR GLASS FRAMELESS SHOWER ENCLOSURE.

COMMUNAL AREAS

- STONE TILED CONTEMPORARY STYLED ENTRANCE LOBBY WITH ACCESS TO BUILDING MANAGER'S DESK, COMMUNAL LIFT & STAIRS TO ALL FLOORS.
- RESIDENT BUILDING MANAGER.
- CONTEMPORARY FINISHES TO COMMON CORRIDORS, LOBBIES AND STAIRCASES.
- ENERGY EFFICIENT LIGHT FITTINGS THROUGHOUT.
- INDIVIDUAL MAIL BOXES WITHIN GROUND FLOOR ENTRANCE HALL.
- COMMUNAL LAUNDRY FACILITIES.
- COMMUNAL EXERCISE SUITE.
- COMMUNAL MEDIA ROOM CONTAINING INTERNET AND PRINTING FACILITIES.



This computer generated image shows the typical interior design finish of all apartments but is not an accurate representation of any one specific apartment.

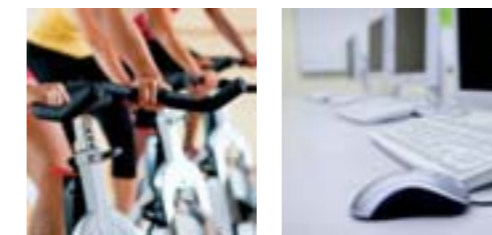
LGND



Block plan shows indicative position of apartment services. Each apartment layout is subject to enhanced design detailing. Total areas are approximate only. Furniture and floor finishes shown on individual example apartment layout (opposite) are indicative and for illustrative purposes only.



EXAMPLE 1 BED APARTMENT
LG11



LOWER GROUND FLOOR COMPRISES:

- 3 ONE BED APARTMENTS
- 12 STUDIO APARTMENTS
- PRIVATE FITNESS SUITE
- MEDIA SUITE WITH INTERNET AND PRINTING FACILITIES
- RESIDENTS' LAUNDRY

- 1 BED
- STUDIO

GND

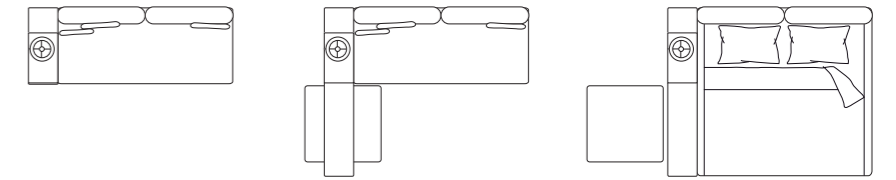
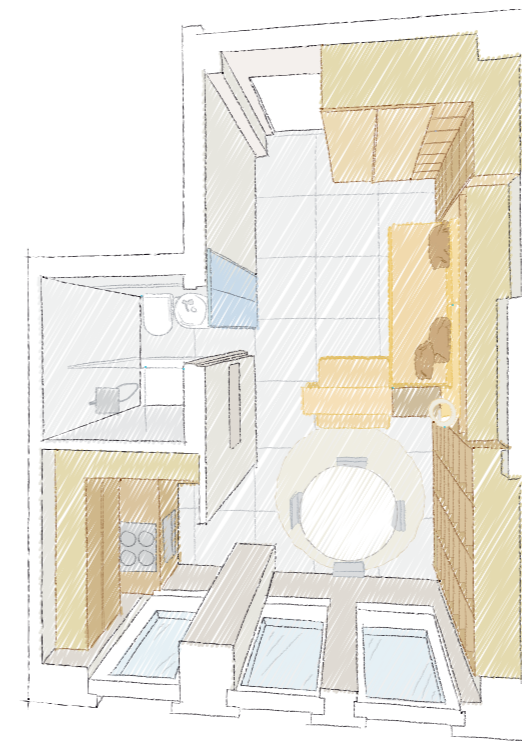


TAVISTOCK PLACE

J U D D S T R E E T

Block plan shows indicative position of apartment services. Each apartment layout is subject to enhanced design detailing. Total areas are approximate only.

BRILLIANTLY SPECIFIED AND INTERIOR DESIGNED LIVING SPACE

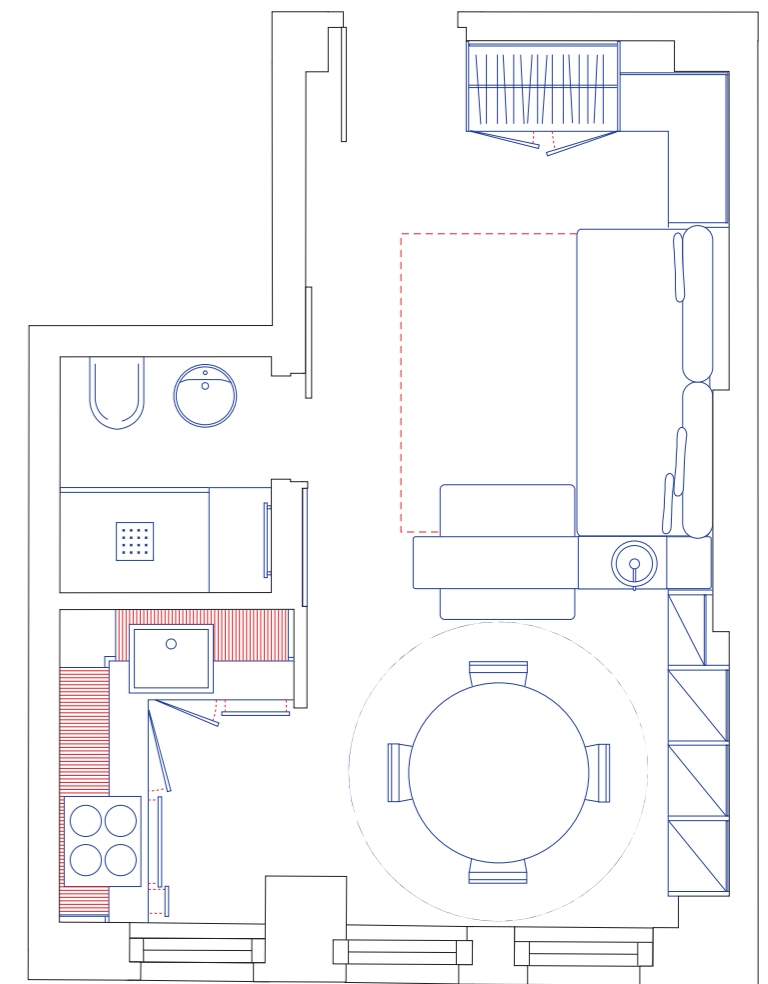


EXAMPLE SOFA MODULE CONFIGURATIONS



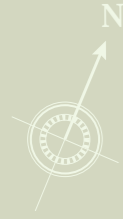
17 STUDIO APARTMENTS OCCUPY THE GROUND FLOOR, WITH THE MAIN ENTRANCE FRONTING JUDD STREET.

EACH STUDIO HAS A MULTI-FUNCTIONAL ITALIAN DESIGN INFLUENCED SOFA BED THAT CONFIGURES TO ANY NUMBER OF RELAXATION, SLEEPING AND WORK MODE POSITIONS INCLUDING STORAGE FACILITY.



THIS SCHEMATIC LAYOUT DEMONSTRATES A TYPICAL INTERIOR DESIGN PROGRAMME THAT WILL BE APPLIED AND CONFIGURED TO ALL STUDIO APARTMENTS.

1ST



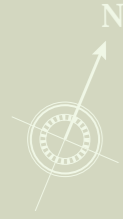
THE FIRST FLOOR COMPRISES OF 19 STUDIO APARTMENTS OF WHICH 109 IS SHOWN OPPOSITE. THIS LAYOUT DEMONSTRATES THE SUPERB USE OF SPACE AND DESIGN FUNCTIONALITY - APPLIED TO ALL APARTMENTS AT ALBANY HOUSE.



EXAMPLE STUDIO APARTMENT 109

Block plan shows indicative position of apartment services. Each apartment layout is subject to enhanced design detailing. Total areas are approximate only. Furniture and floor finishes shown on individual example apartment layout (opposite) are indicative and for illustrative purposes only.

2ND



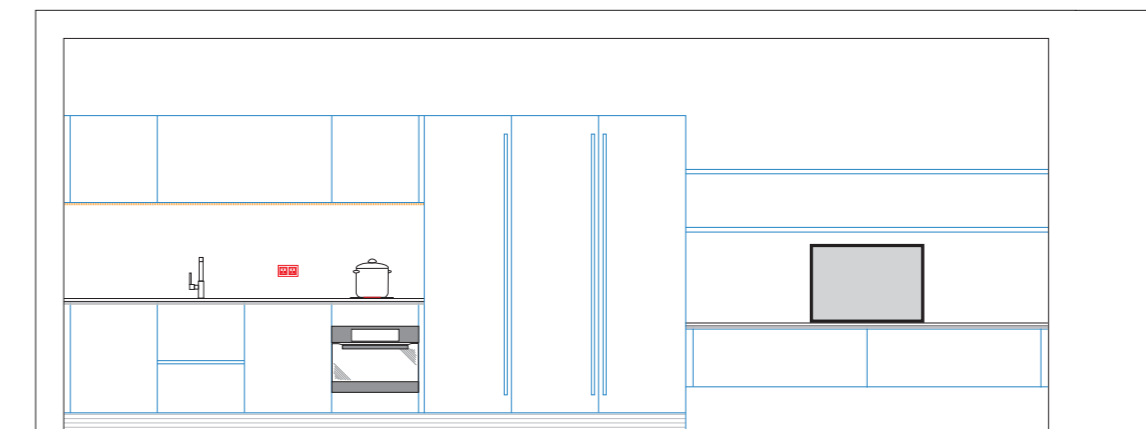
THE SECOND FLOOR
 COMPRISES OF 18 DISTINCTIVE
 STUDIO APARTMENTS, EACH
 INDIVIDUALLY INTERIOR
 DESIGNED WITH BESPOKE WALL
 FURNITURE. THE IMAGE
 SHOWN OPPOSITE PORTRAYS
 THE QUALITY AND REFINED
 FINISHES TYPICAL TO ALL
 APARTMENTS.



Block plan shows indicative position of apartment services. Each apartment layout is subject to enhanced design detailing. Total areas are approximate only.

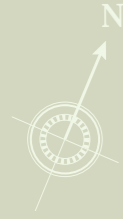


This computer generated image shows the typical interior design finish of all apartments but is not an accurate representation of any one specific apartment.



THIS SCHEMATIC SECTIONAL DIAGRAM IS MODELLED ON APARTMENT 216 TO HIGHLIGHT THE OPTIMUM USE OF WALL AND WORK SPACE.

3RD



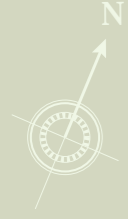
THIS LEVEL IS
PREDOMINANTLY SIMILAR
TO THAT OF THE 2ND,
PROVIDING 18 STUDIOS
EACH IN THE STYLE OF
THE EXAMPLE PLAN
SHOWN OPPOSITE.



EXAMPLE STUDIO APARTMENT
316

Block plan shows indicative position of apartment services. Each apartment layout is subject to enhanced design detailing. Total areas are approximate only. Furniture and floor finishes shown on individual example apartment layout (opposite) are indicative and for illustrative purposes only.

4TH



THIS UPPER LEVEL FEATURES THE CHARACTERISTIC EDWARDIAN WINDOWS THAT DEFINE THE BUILDING'S OPULENT FAÇADE. THE MAJORITY OF 4TH FLOOR APARTMENTS WILL BENEFIT FROM THIS ABUNDANCE OF NATURAL LIGHT.



Block plan shows indicative position of apartment services. Each apartment layout is subject to enhanced design detailing. Total areas are approximate only. Furniture and floor finishes shown on individual example apartment layout (opposite) are indicative and for illustrative purposes only.



EXAMPLE STUDIO APARTMENT 402



THE PRINCIPAL FAÇADE OF ALBANY HOUSE DETAILING THE EDWARDIAN ARCHITECTURE AND DISTINCTIVE MAIN ENTRANCE ON JUDD STREET.

Galliard Residential

IN HOUSE LETTING AND
MANAGEMENT SPECIALISTS

TEL: 44 (0) 20 7222 2005

FAX: 44 (0) 20 7227 3227

www.galliardresidential.com

GALLIARD RESIDENTIAL, A MEMBER OF THE GALLIARD GROUP OF COMPANIES, OPERATE ONE OF THE CAPITAL'S MOST COMPREHENSIVE LETTING AND MANAGEMENT SERVICES FOR LANDLORDS BOTH IN THE UK AND FAR EAST.

HIGHLY SKILLED STAFF SPECIALISE IN SOURCING EXECUTIVE TENANTS FROM THE CORPORATE SECTORS - ENSURING PREMIUM LEVELS OF RENTAL EFFICIENCY DURING THE LIFECYCLE OF YOUR INVESTMENT.

GALLIARD RESIDENTIAL HAVE OFFICES STRATEGICALLY LOCATED ACROSS CENTRAL LONDON, EACH BASED WITHIN A MAJOR GALLIARD DEVELOPMENT, INCLUDING ALBANY HOUSE. THIS UNIQUE 'IN-HOUSE' FACILITY PROVIDES A MANAGEMENT SERVICE SECOND TO NONE FOR APARTMENT OWNERS.

- ON-SITE LETTING & MANAGEMENT FOR OWNER'S PEACE OF MIND.
- PREFERENTIAL RATES FOR GALLIARD APARTMENT OWNERS.
- SINGLE OR MULTIPLE PORTFOLIO LETTING, MANAGEMENT AND MAINTENANCE.
- HIGH QUALITY TENANTS AWAITING FOR OCCUPANCY ON COMPLETION.

PRINCIPAL OFFICE LOCATIONS INCLUDE:

ALBANY HOUSE,	BLOOMSBURY	WC1
MONCK STREET,	WESTMINSTER	SW1
MARCONI HOUSE,	STRAND	WC2
THE COUNTY HALL,	WESTMINSTER BRIDGE	SE1
THE WHITE HOUSE,	SOUTH BANK	SE1
INDESCON COURT,	CANARY WHARF	E14



ALBANY HOUSE 41 JUDD STREET BLOOMSBURY LONDON WC1



GALLIARD HOMES LIMITED

IN JOINT VENTURE WITH



These particulars have been compiled with care to give a fair description but we cannot guarantee their accuracy & they do not constitute an offer or contract. The Developer reserves the right to alter specifications and floor plan layouts without prior notice. All journey times stated are approximate only.

Designed and produced by
Creative Services Ltd
www.creativeservices.biz

EXPERTISE FROM LONDON'S PREMIER PROPERTY GROUP

Refined

Albany

UNIQUE BY DESIGN



GALLIARD HOMES LTD

LONDON CENTRAL SALES & MARKETING SUITE
23 MONCK STREET, WESTMINSTER, LONDON SW1P 2AE

+44 (0) 20 7620 1500

sales@galliardhomes.com www.galliardhomes.com