

7 Portland Place

MARYLEBONE LONDON W1





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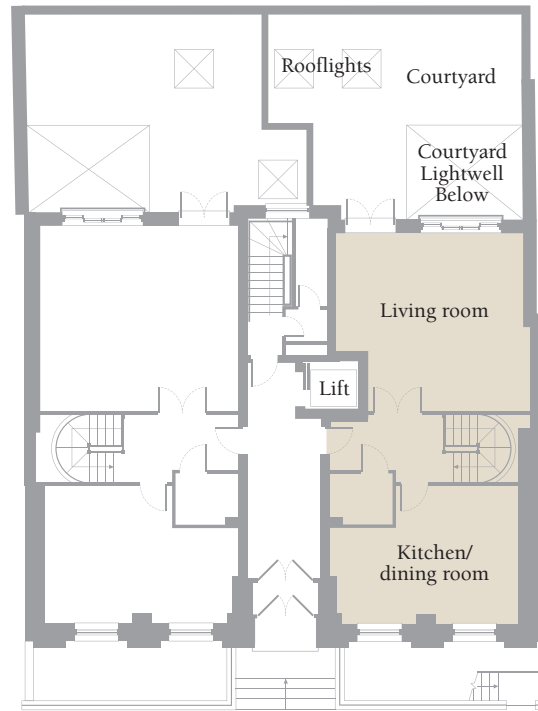
MARYLEBONE LONDON W1

7 Portland Place, situated in Marylebone between Oxford Circus and Regent's Park, consists of the conversion of a landmark headquarters building into seven exclusive residences comprising of 2 bedroom apartments and 3 & 4 bedroom duplex apartments.

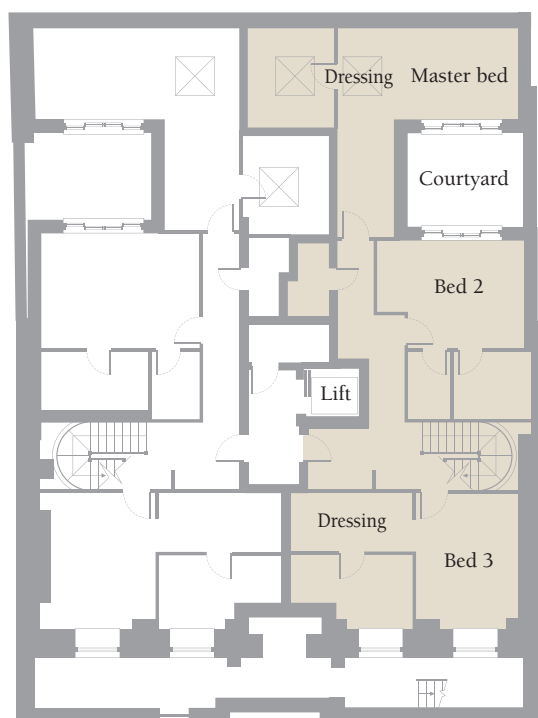
Behind a grand Portland stone façade, Galliard Homes are creating unique new residences that will benefit from the imposing building's large tall windows, high ceilings and spacious proportions, providing principal rooms with a sense of space and grandeur only found in London's most exclusive apartment buildings.

Elegant ornamental balconies, private gardens and roof level terraces will form part of the new development, with the existing main entrance, grand staircase and communal areas of this magnificent Edwardian building retained and incorporated in order to create one of central London's most sought after addresses.

Apartment 1



GROUND LEVEL



LOWER GROUND LEVEL



LOWER GROUND LEVEL

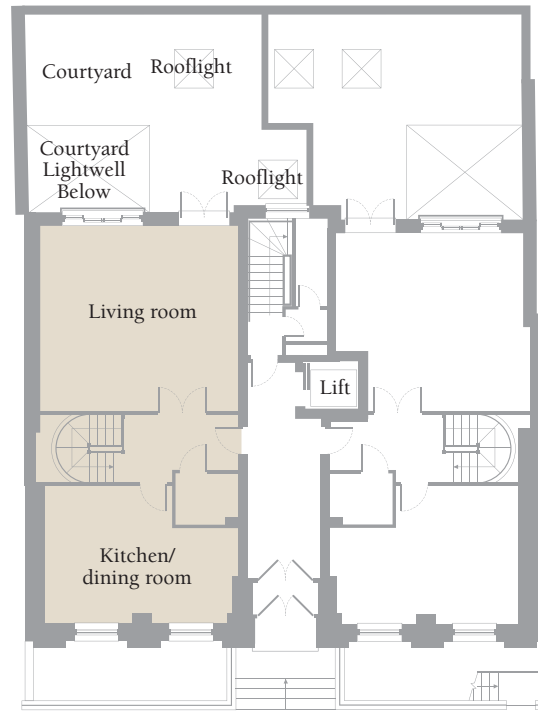


GROUND LEVEL

3 Bed Duplex Apartment

Total internal area: 183.9 sq.m. 1981 sq.ft.
 Total external area: 45.9 sq.m. 495 sq.ft.

Apartment 2



GROUND FLOOR



LOWER GROUND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

3 Bed Duplex Apartment

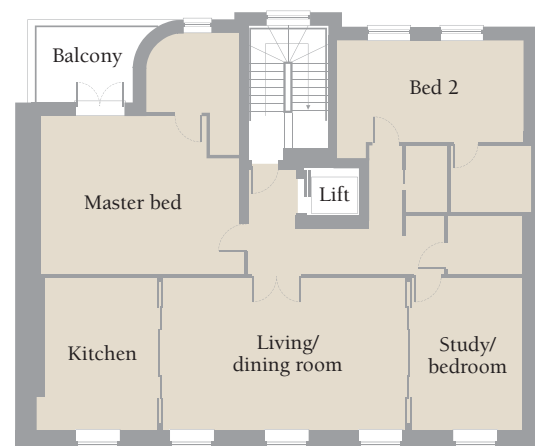
Total internal area: 190.9 sq.m. 2056 sq.ft.
 Total external area: 47.5 sq.m. 512 sq.ft.



FIRST FLOOR



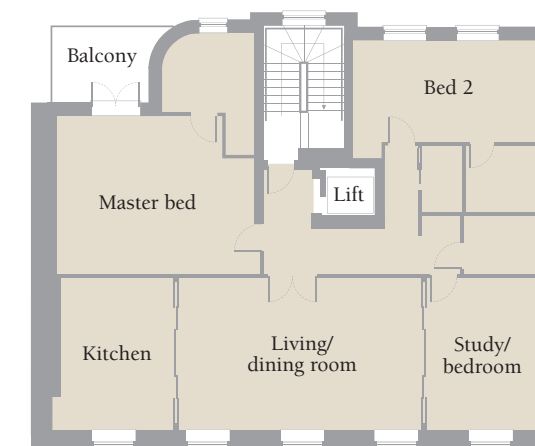
SECOND FLOOR



Apartment 3

2 Bed Apartment

Total internal area: 163.8 sq.m. 1765 sq.ft.
 Total external area: 7.7 sq.m. 84 sq.ft.



Apartment 4

2 Bed Apartment

Total internal area: 163.8 sq.m. 1765 sq.ft.
 Total external area: 7.7 sq.m. 84 sq.ft.

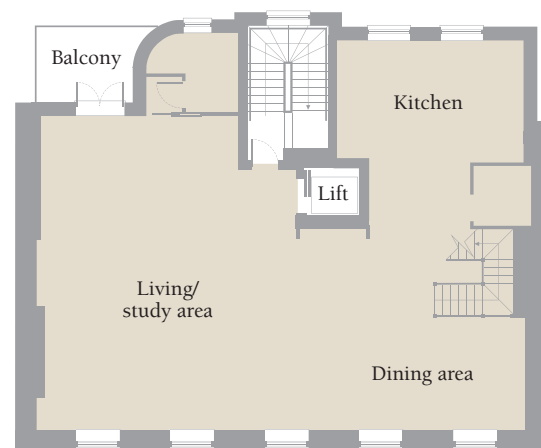
Apartment type plans are deemed to be correct but may vary during architectural finalisation of the building and bespoke specifications. Floor finishes are for illustrative purposes but indicative of specifications. Furniture is shown for illustrative purposes only. Total areas are approximate.



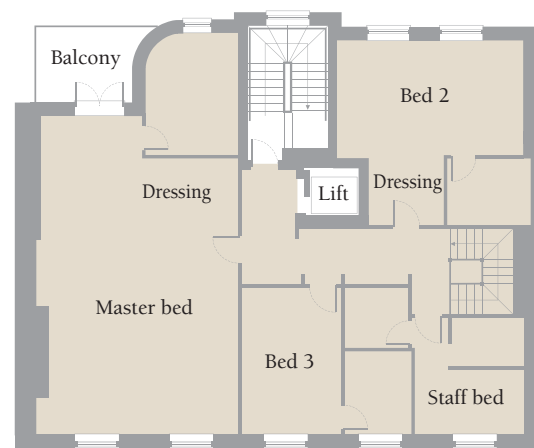
THIRD FLOOR



FOURTH FLOOR



THIRD FLOOR



FOURTH FLOOR

Apartment 5

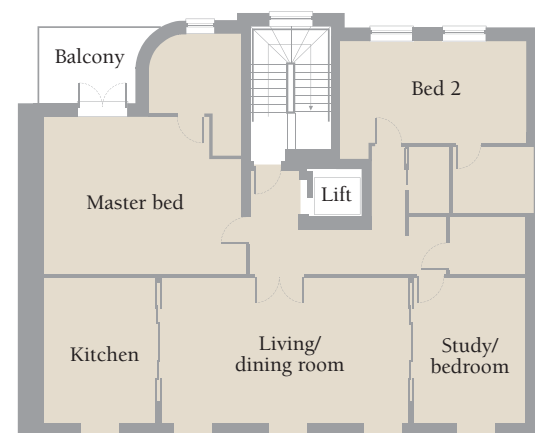
4 Bed Duplex Apartment

Total internal area: 326.9 sq.m. 3521 sq.ft.

Total external area: 15.5 sq.m. 168 sq.ft.



FIFTH FLOOR



Apartment 6

2 Bed Apartment

Total internal area: 162.9 sq.m. 1755 sq.ft.

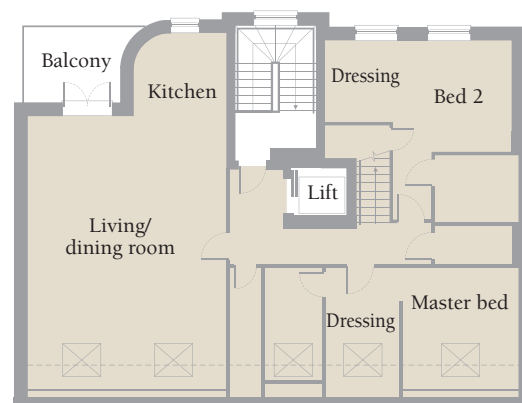
Total external area: 7.7 sq.m. 84 sq.ft.



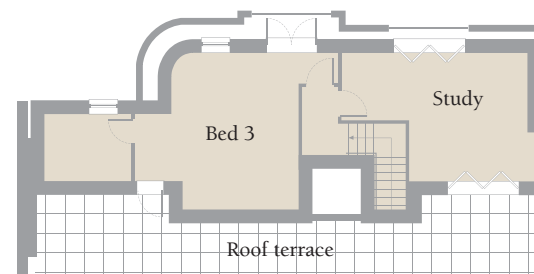
SIXTH FLOOR



SEVENTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

Apartment 7

3 Bed Duplex Penthouse Apartment

Total internal area: 181.9 sq.m. 1959 sq.ft.

Total external area: 42.9 sq.m. 463 sq.ft.



SPECIFICATIONS

GENERAL

- Multi-point locking walnut stained oak veneered solid core front entrance door.
- Stone, carpet and hardwood engineered timber (parquet or similar) floor finishes.
- Painted walls generally in matt chalk/off white with taupe/brownish - grey to feature walls.
- Matt white painted smooth plaster ceilings with square profiled cornices to principal rooms.
- Walnut stained oak veneered 2 panelled doors.
- Bronze coloured door furniture generally.
- Comfort cooling to principal rooms.
- Space heating via wet underfloor system.
- Walnut stained oak door linings and generously proportioned architraves and skirtings.
- Walnut stained oak staircase and balustrade to duplex apartments.
- White sanitaryware with chrome & black fittings.
- Bronze coloured metal switch and socket plates.
- Recessed downlights with white bezels.
- Automatic interior lighting to cupboards.
- Fully fitted walk in or conventional wardrobes.

ENTRANCE HALL

- Grey stone (London Grey limestone or similar) floor finish.
- Audio/video entryphone system connected to communal entrance door.
- Touch screen access to home automation system.
- Lift landing access directly off entrance hall to some apartments.
- Walnut stained oak timber staircase, handrail and balustrade to duplex apartments.

LIVING/DINING ROOM/STUDY

- Hardwood engineered timber floor finish (parquet or similar).
- Remote controller access to home automation system.
- Surround sound TV speakers to living area.
- Telephone and data sockets.
- Mood/scene setting lighting.

CLOAKROOM

- Grey stone (London Grey limestone or similar) floor finish.
- White sanitaryware suite including wash hand basin and wall hung WC with concealed dual flush cistern and chrome and black fittings.
- Shower enclosure to some apartments including both fixed head shower and hand held shower handset and clear glass enclosure/screen.
- Chrome electric heated towel rail.

CLOAKS CUPBOARD

- Floor finish to match that immediately outside the cupboard.
- Coat hanging rail and high level shelf.
- Interior lighting.
- May contain service equipment for the apartment.

UTILITY ROOM (excl plot 8)

- Grey stone (London Grey limestone or similar) floor finish.
- Miele washing machine.
- Miele tumble dryer.
- Sink.
- Limited storage units.
- May contain service equipment for the apartment.

KITCHEN

- Engineered hardwood timber floor finish (parquet or similar).
- Fully fitted contemporary styled Italian kitchen featuring a number of ivory coloured obscured glass doors with concealed handles.
- Dark stone worktop and upstands (Stone Italiano in Pepper Matt - matt or honed finish - or similar).
- Island units to some plots featuring dark stone (Stone Italiano K Art Gloss or similar) end panels and bronze recessed back panel.
- White recon stone under-mounted sink and white mixer tap with pull-out spray.
- Kitchen unit integrated LED feature lighting.
- Concealed in-cupboard multi-gang appliance isolation switch panel.
- Bronze finished metal socket outlets above work surfaces where appropriate.
- Integrated kitchen appliances (unless noted otherwise).
 - Miele inset touch control induction hob.
 - Miele re-circulating integrated extractor or variable height stainless steel island extractor where appropriate.
 - Miele multi-function single oven.
 - Miele combination microwave oven.
 - Miele multi-function dishwasher.
 - Miele washing machine (may be located within separate utility room).
 - Miele tumble dryer (may be located within separate utility room).
 - Miele tall fridge/freezer.
 - Miele coffee maker.
 - Miele wine cooler.

SPECIFICATIONS CONTINUED

BEDROOMS

- Pearl coloured carpet (Jacaranda Carpets Heavy Velvet - Pearl or similar) floor finish with underlay.
- Remote controller access to home automation system.
- Telephone and data socket set.
- Mood/scene setting lighting incorporating wall mounted bronze coloured bed-side wall lights.
- Integrated ceiling speakers.
- Bespoke walk-in or conventional wardrobes featuring walnut stained oak veneered and mirrored doors, fully fitted interiors including shelves, drawers, racks, hanging rails and interior lighting.

BATHROOM/SHOWER ROOM

- Grey stone (London Grey limestone or similar) floor finish with black stone border.
- Sand coloured stone wall tiles with feature walls in grey polished plaster, black stone or black and gold mosaics to curved walls.
- White suite including basin, wall hung WC with concealed dual flush cistern, steel bath with polished chrome & black fittings including bath filler with integral low level shower handset and/or low level shower tray or walk-in shower area including both fixed head shower and hand held shower handset and clear glass enclosure/screen.
- Black stone countertops.
- Concealed plumbing.
- Bespoke high level walnut stained oak veneered wall cabinet and mirror with feature lighting.
- In wall TV to master bed ensuite.
- Chrome electric heated towel rail.

HOME AUTOMATION

Integrated central hub system distributing and controlling audio, visual, TV, data, lighting, heating, cooling and intruder alarm. Control is via touch screen panels and hand held remotes.

- **Audio**
Music facility allowing music to be accessed from the family's multiple sources (ie resident-provided ipods, Sonos, Napster, online services) and selected to be played in any number of rooms individually or simultaneously.
- **Visual**
Video facility allowing films to be accessed from the family's multiple sources (ie resident-provided DVD, BluRay, Apple TV, Sky+, hard drive storage devices, online services) and selected to be played in any number of rooms individually or simultaneously.
- **TV**
TV reception facility allowing television channels to be accessed from the family's multiple sources (ie resident-provided Sky, Sky+, HD and Freeview digiboxes) and played in any number of rooms individually or simultaneously.
- **Integrated speakers**
5.1 surround sound speakers to Living/dining room, pair ceiling speakers to all bedrooms and single ceiling speakers to all bathrooms.
- **Data**
Wired and wireless home data network.
- **Lighting**
Multiple lighting circuits allowing the pre-programming of lighting scenes to suit various moods and activities.
- **Heating & Cooling**
Control and programming of heating or cooling temperatures.
- **Intruder Alarm**
Control and programming of intruder alarm system.

STAIRCASE AND LANDING TO DUPLEX APARTMENTS

- Walnut stained oak timber staircase, handrail and balustrade.
- Pearl coloured carpet (Jacaranda Carpets Heavy Velvet - Pearl or similar) and underlay to upper landing of plot 8.
- Engineered hardwood timber floor finish to lower landing of plots 1 & 2.

EXTERNAL SPACE

- Tiled private courtyard, terrace or timber decked balcony.
- External socket outlet and water tap to roof terrace and courtyards.

COMMUNAL AREAS

- Natural stone tiled entrance hall with mat well.
- Feature lighting.
- Carpeted staircase and landings.
- Lift to all apartment entrance levels.
- Low energy light fittings.
- Bank of individual mail boxes within ground floor entrance lobby.
- Communal secure cycle storage.