

# TOWNHOUSE No.4



— THE —  
**W1**  
— LONDON —



OCCUPYING A  
PRIME LOCATION  
ON MARYLEBONE  
HIGH STREET,  
THE W1 LONDON IS  
PERFECTLY POSITIONED,  
WITH REGENT'S PARK  
TO THE NORTH AND  
MAYFAIR AND OXFORD  
STREET TO THE SOUTH.





ONE OF CENTRAL  
LONDON'S MOST  
FASHIONABLE AND  
UPMARKET DISTRICTS.





# MARYLEBONE VILLAGE

EXUDING CHARACTER,  
INDIVIDUALITY AND  
DISTINCTION RARELY  
SEEN IN A MAJOR CITY.

OFFERING A WIDE  
SELECTION OF HIGH  
END BOUTIQUES, BARS  
AND RESTAURANTS  
ENSURING YOU HAVE  
EVERYTHING YOU NEED  
ON YOUR DOORSTEP.





A FEW MOMENTS  
FROM EVERYTHING IN  
THE HEART OF LONDON.

TUBE	CROSSRAIL	RAIL	EUROSTAR	AIRPORTS	PARKS	SHOPPING	LANDMARKS
							
REGENT'S PARK 0.3miles 8mins walk	BOND STREET TO PADDINGTON 3mins	LONDON MARYLEBONE 0.6miles 3mins by car	BRUSSELS VIA EUROSTAR 2hrs 6mins	LONDON HELIPORT 0.5miles 18mins by car	PADDINGTON STREET GARDENS 0.1miles 2mins walk	OXFORD STREET 0.6miles 3mins by car	LEICESTER SQUARE 1.3miles 7mins by car
BAKER STREET 0.4miles 8mins walk	BOND STREET TO FARRINGDON 4mins	LONDON PADDINGTON 1.2miles 7mins by car	PARIS VIA EUROSTAR 2hrs 16mins	LONDON CITY AIRPORT 10.8 miles 34mins by car	REGENT'S PARK 0.3miles 7mins walk	BOND STREET 0.9miles 5mins by car	WESTMINSTER 3.0miles 13mins by car
BOND STREET 0.5miles 9mins walk	BOND STREET TO LIVERPOOL STREET 7mins	LONDON ST.PANCRAS INTERNATIONAL 1.4miles 8mins by car	LYON VIA EUROSTAR 5hrs 7mins	LONDON HEATHROW 16.3miles 38mins by car	PORTMAN SQUARE 0.4miles 8mins walk	SAVILE ROW 0.9miles 5mins by car	THE CITY 3.4miles 6mins by Crossrail 16mins by car
GREAT PORTLAND STREET 0.5miles 11mins walk	BOND STREET TO CANARY WHARF 13mins	LONDON VICTORIA 2.0miles 9mins by car	GENEVA VIA EUROSTAR 6hrs 37mins	FAIROAKS AIRPORT 35.7miles 46mins by car	CAVENDISH SQUARE GARDENS 0.6 miles 11mins walk	KNIGHTSBRIDGE 2.0miles 9mins by car	CHELSEA HARBOUR 4.6miles 18mins by car
	BOND STREET TO HEATHROW 27mins	LONDON WATERLOO 2.5miles 9mins by car		FARNBOROUGH AIRPORT 46.6miles 56mins by car	GROSVENOR SQUARE 0.7miles 15mins walk	SLOANE SQUARE 2.8miles 11mins by car	GREENWICH 11.3miles 39mins by car
				LONDON BIGGIN HILL AIRPORT 19.2miles 58mins by car	HYDE PARK 0.8 miles 17mins walk	CHELSEA KING'S ROAD 3.4miles 15mins by car	RICHMOND 12.8miles 35mins by car





AT YOUR SERVICE  
24 HOURS A DAY:  
THE W1 LONDON  
CONCIERGE  
ORCHESTRATES  
SUPPORT FOR  
RESIDENTS  
DISCREETLY  
AND EFFICIENTLY.







SECURE UNDERGROUND  
PARKING IS ACCESSED  
BY A PRIVATE LIFT.

IN ADDITION TO  
THEIR OWN FRONT  
DOOR, LOCATED IN  
BEAUMONT MEWS,  
EACH TOWNHOUSE  
ALSO BENEFITS FROM  
A PRIVATE REAR  
DOOR PROVIDING  
ACCESS INTO  
THE PROPERTY  
DIRECTLY FROM  
THE UNDERGROUND  
CAR PARK.





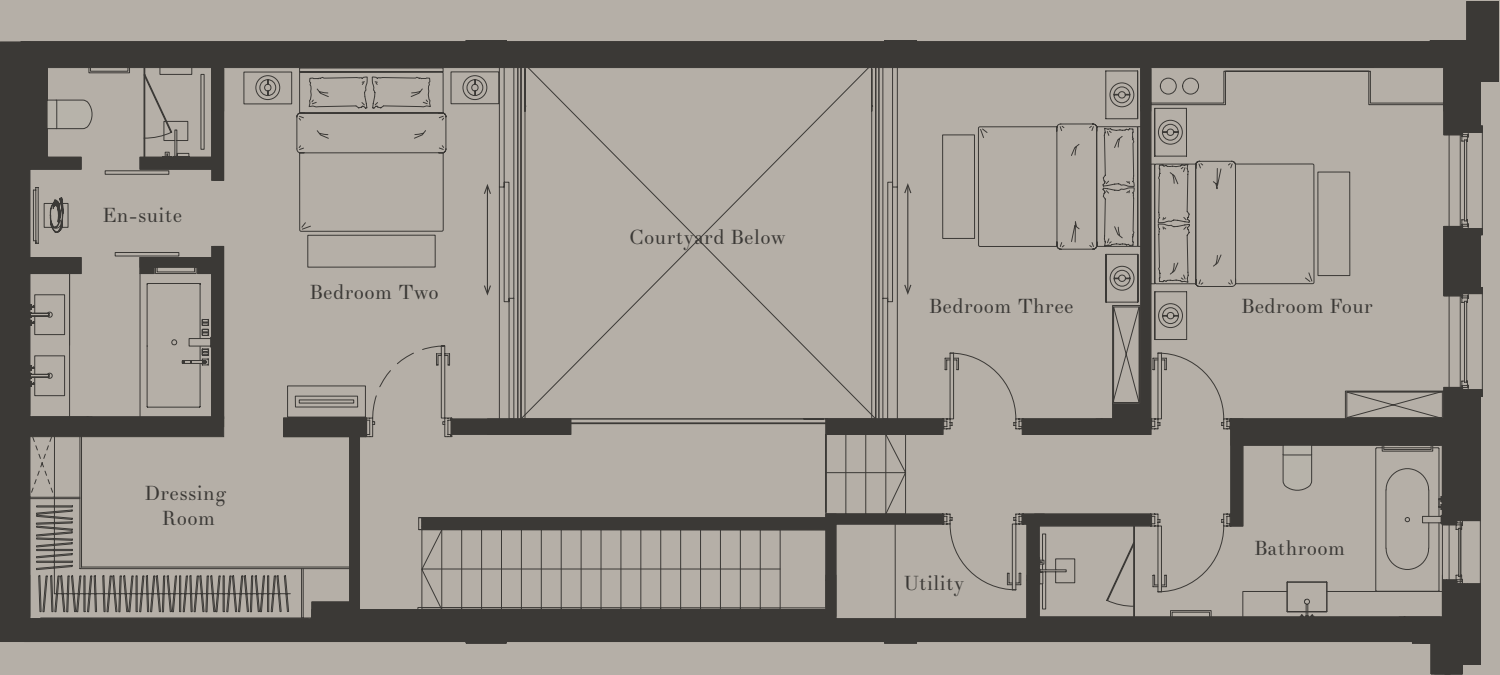




TOWNHOUSE No.4

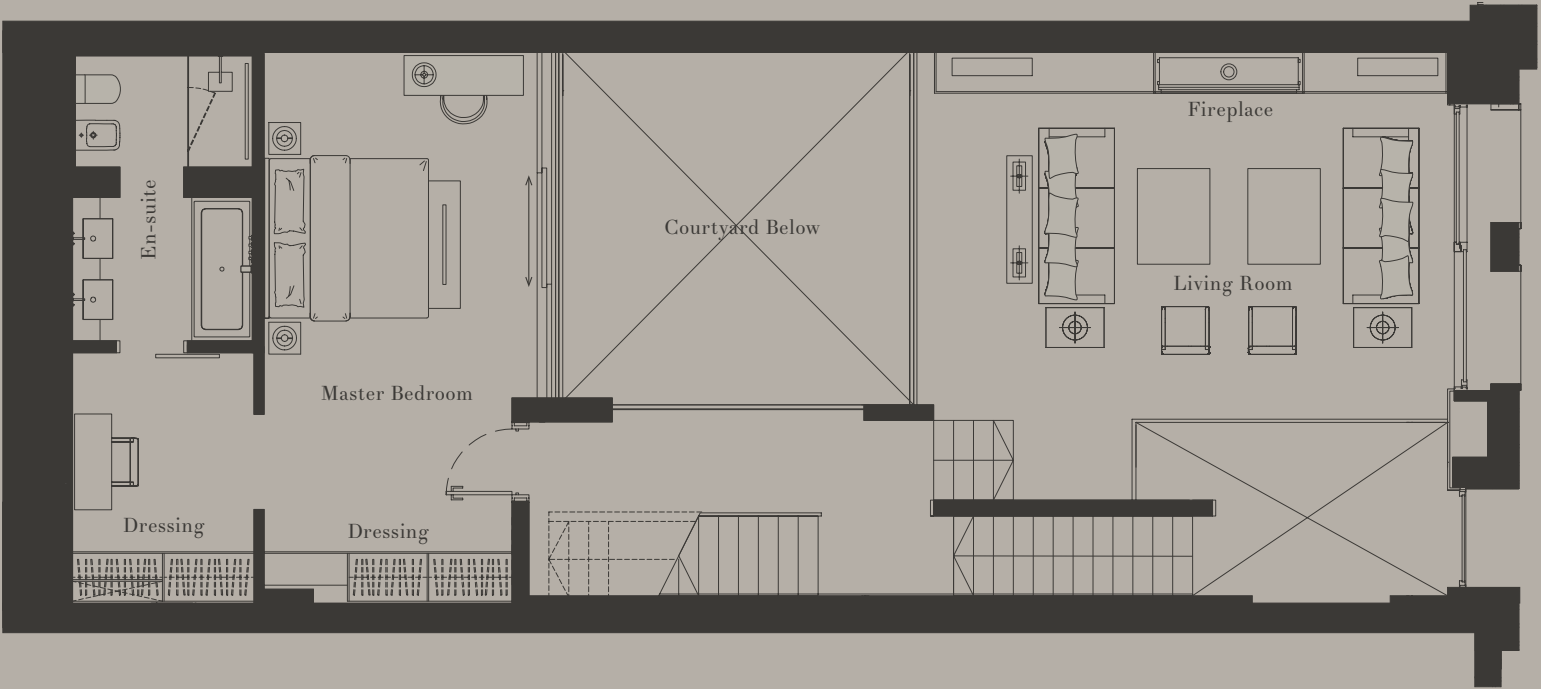
SECOND FLOOR

	metric	imperial
Bedroom Two	4425mm x 3785mm	14'6" x 12'5"
En-suite	4050mm x 2285mm	13'3" x 7'6"
Dressing Room		
Bedroom Three	4425mm x 3380mm	14'6" x 11'1"
Bedroom Four	4425mm x 3680mm	14'6" x 12'1"
Bathroom	5068mm x 2157mm	16'8" x 7'1"
Utility	2400mm x 1190mm	7'11" x 3'11"



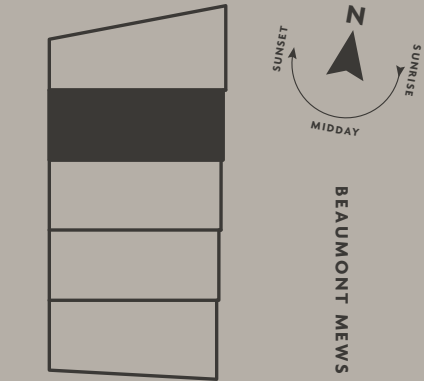
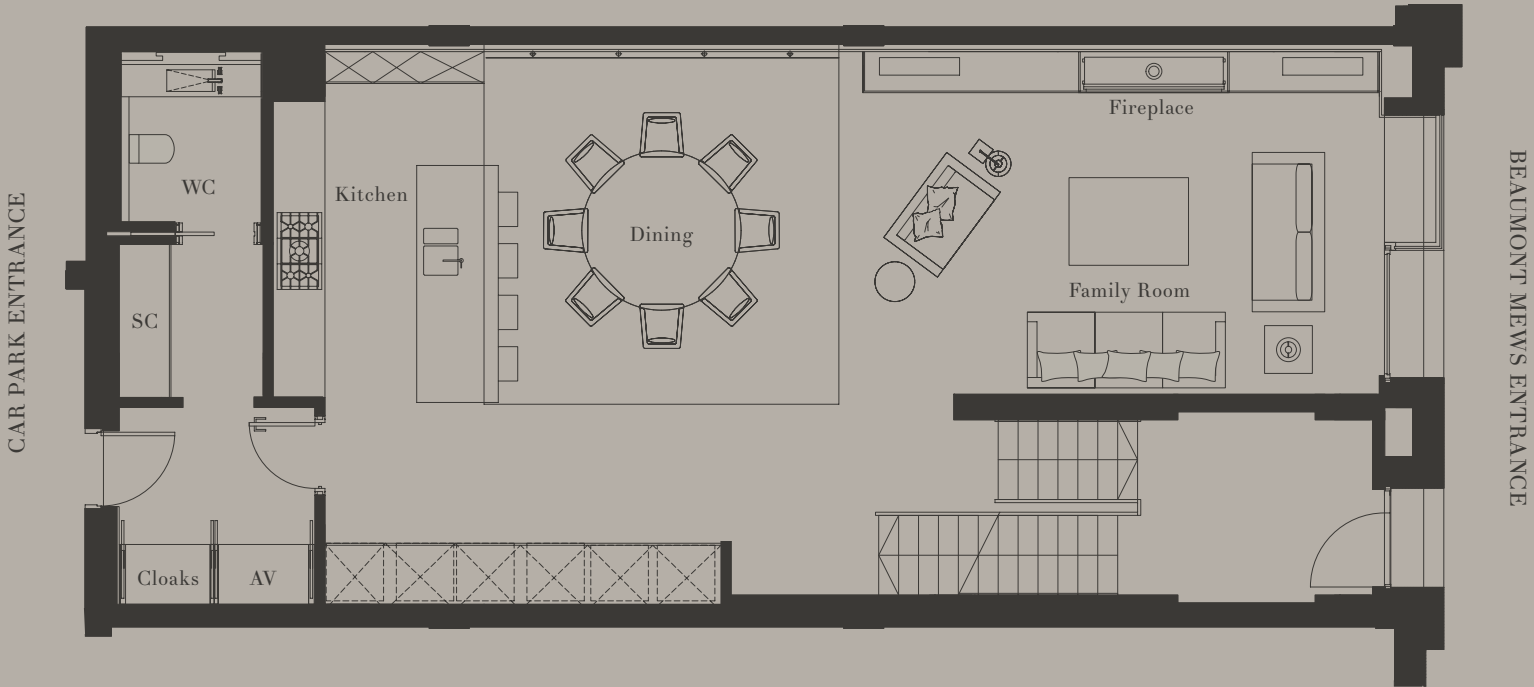
FIRST FLOOR

	metric	imperial
Living Room	6750mm x 4645mm	22'2" x 15'3"
Master Bedroom	6935mm x 3195mm	22'9" x 10'6"
Master En-suite	3370mm x 1905mm	11'1" x 6'3"
Master WC	2877mm x 1500mm	9'6" x 4'11"



GROUND FLOOR

	metric	imperial
Kitchen/Dining/Family	13235mm x 6935mm	43'5" x 22'9"
Powder Room	2150mm x 1760mm	7'1" x 5'10"
Cloaks	1920mm x 1808mm	6'4" x 5'11"



Floor plans shown for The W1 London are for approximate measurements only. Exact layout, sizes and measurements may vary. Unless otherwise stated all measurements are based on the gross internal area. Maximum dimensions shown, rounded to nearest sq ft/ sqm.





















# SPECIFICATION

## KITCHEN

- Bespoke kitchen designs by Italian kitchen manufacturer Modulnova
- Volkas marble worktops, splash back & breakfast bar
- Integrated top of the range Gaggenau appliances including oven, combination steam oven, warming drawer, fridge, freezer and dishwasher
- Feature lighting to wall units

## UTILITY

- Separate utility area incorporating individual Miele washing machine and Miele tumble dryer

## BATHROOMS & SHOWER ROOMS

- Bathrooms with luxurious branded sanitaryware
- Dornbracht or similar taps and brassware
- Selection of high quality marble & stone to all floors and walls
- Bespoke fitted vanity units to all bathrooms/shower rooms
- Recessed wall niches
- Heated towel rails

## POWDER ROOM

- Natural stone finish to floor and walls
- Luxury branded sanitaryware
- Feature taps
- Bespoke fitted vanity unit and mirror

## FLOORING

- Solid engineered timber flooring to first floor living room, master bedroom and dressing area and bedrooms two, three and four
- Stone to front and rear entrance as well as ground floor kitchen, dining and living area

## INTERIOR

- Bespoke solid core veneered internal doors
- Hardwood architraves to feature doors
- Tile skirting to bathrooms where applicable
- Bespoke feature doors to selected hall cupboards
- Joseph Giles handles to internal doors
- High quality bespoke fitted wardrobes to bedrooms 1 & 2
- Feature gas fireplaces to ground and first floor living area
- Central atrium with bespoke openable Cantifix sliding glass roof

## LIGHTING

- Integrated Crestron mood lighting
- Low energy downlighters throughout
- 5 amp sockets provided for feature lighting
- Metal light switches and power sockets

## AUDIO VISUAL

- Cat 6 cabling throughout with cat 7 to all television connection points
- Crestron touch screen panels with video entry programmable to incorporate home automation systems
- Prewiring for automated blinds
- Ceiling speakers to all principle rooms
- The speaker cabling provision is non-system specific and will allow installation of vast majority of multi-room audio systems to suit each purchaser's individual requirements
- Equipment can be installed in the dedicated AV cupboard or locally in the room

## FIBRE OPTIC

- Dedicated high speed fibre optic service with Day 1 connectivity

## HEATING & COOLING

- Thermostatically controlled underfloor heating system
- High efficiency mechanical ventilation with heat recovery
- Independent air-conditioning to living room & bedrooms

## SECURITY

- 24 hour concierge service
- NIS approved intruder & fire alarm
- Video entry system
- External security lighting

## CAR PARKING

- Secure underground parking accessed via car lift
- Two car lifts available for residents convenience

## COMMON AREAS

- Welcoming reception lobby incorporating bespoke concierge desk
- Visitor seating
- Feature lighting
- Bespoke floor and wall finishes
- Two passenger lift serving all floors, including lower ground and basement

## PEACE OF MIND

- 10 Year BLP Warranty
- 900 Year Lease

## CONCIERGE SERVICE

- A 24-hour concierge service will provide support for residents quietly and efficiently
- The W1 London Concierge will assist with a range of services including;
  - Mail collection & forwarding
  - Key holding
  - Transportation arrangements
  - Dry cleaning & tailoring
  - Reservations

NB. The photography throughout this brochure is of the Townhouses No.3 and No.5 showhomes and indicative only.





W-One International  
PO Box 671  
Epsom  
KT17 9PE  
T: 0203 740 0350

WWW.W-ONE.COM

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