



PROPERTY LIST

Central London Residential Developments

Summer 2012 Edition

Residential Development Sales

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SPF PRIVATE CLIENTS

Boroughs and Landmarks

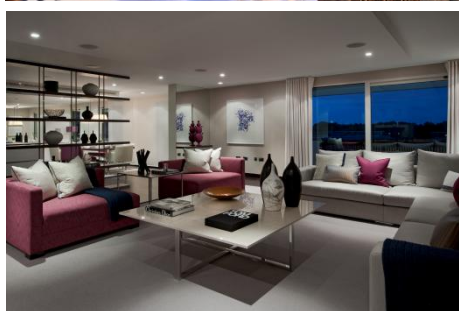
Developments

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Bramah, The Penthouses

London, SW1



Underground parking

Concierge

Outside space

Spa and Gym

The Bramah penthouses offer wonderful views of the London skyline and deliver beyond the highest expectations for space, sophistication and elegance. The contemporary, open layout of the expansive reception spaces features floor-to-ceiling windows and balcony doors. These provide bright and airy areas that are ideal for relaxation, entertainment and enjoyment.

Bramah occupies an unrivalled location between the River Thames and Chelsea, close to the shops, bars and restaurants of Sloane Square and the King's Road. Residents will find themselves within easy reach of Knightsbridge and Brompton road which provide further choices for shopping and entertainment.

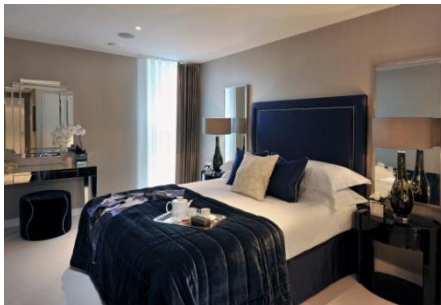
Price: £3,650,000 to £5,750,000

AVAILABLE FOR IMMEDIATE OCCUPATION

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Caro Point

Chelsea, SW1



Underground parking

Some with outside space

Concierge

Gym and spa

Grosvenor Waterside is next to the River Thames with Sloane Square located around the corner and the exclusive areas of Knightsbridge and Belgravia only minutes away. Nearby, the proposed luxury development of the former Chelsea Barracks site, just across Ebury Bridge Road, will create an upscale new residential neighbourhood that will seamlessly link Grosvenor Waterside to Chelsea and Belgravia. The development comprises of 84, one, two and three bedroom apartments.

Price: From £373,000

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Central St Giles

London, WC2

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Parking included

24 hour concierge

Outside space

Fantastic views

At Central St Giles the architect Renzo Piano has created a buzzing self-contained enclave just seconds from the major crossroads of Charing Cross Road, Oxford Street and Tottenham Court Road. The complex is an icon in the making, providing apartments and office space between 10 and 14 storeys high.

Best of all, Central Saint Giles' unique location allows you to lunch at trendy Hakkasan, shop at Tiffany's in Bond Street, take in the National Gallery's treasures and then dine at Claridges and walk home with ease.

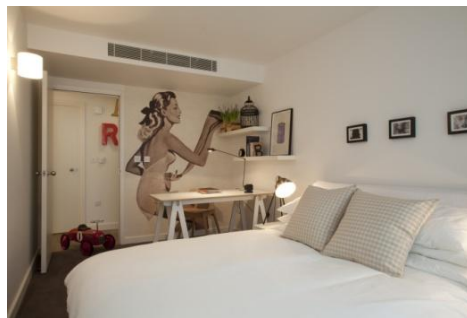
Price: £2,950,000 - £3,000,000

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Chelsea Apartments

Chelsea, SW10



Underground parking

Some with outside space

Concierge

Comfort cooling / Underfloor heating

Chelsea Apartments is situated on the corner of Hortensia Road and Fulham Road, and therefore benefits from the amenities of both the fashionable area known as 'The Beach' in Chelsea and Fulham Broadway.

A bold new curved facade brings distinctive and contemporary presence to the area, offering 21st Century luxury living in the prestigious Royal Borough of Kensington and Chelsea. With its impressive contemporary lobby with concierge, Chelsea Apartments adds fresh glamour to an exciting location. The sleek apartments have floor to ceiling windows, many with wrap-around terraces.

Price: £695,000 to £5,000,000

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Chelsea Galleries

Chelsea, SW10



Underground parking

Some with outside space

Concierge

Comfort cooling / Underfloor heating

Chelsea Galleries is a small development situated in the enviable location of Chelsea on the prestigious Kings Road next to the Chelsea Old Town Hall. Surrounded by some of London's best retail and dining, Chelsea Galleries offers a truly unique opportunity to live in the heart of this Royal borough.

Available is a mix of one duplex apartment, two lateral apartments and four townhouses. All apartments front the Kings Road with the Townhouses being accessed via Chelsea Manor Street. All accommodation benefits from a high end specification throughout and secure off street parking.

Prices on Application

COMPLETING SPRING 2013

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Embassy Gardens London, SW8



Secure valet parking

Leisure amenities



24 hour concierge

Landscaped gardens



An exciting new development comprising suites, 1, 2, 3 bedroom apartments and penthouses situated in the heart of London's most significant riverside regeneration area. The development sits adjacent to the new US Embassy and residents will benefit from a comprehensive leisure offering including a cinema, pool, business centre, games room, residents bar, gym and spa. Destination retail will also be provided within the development and will include cafés, restaurants and Waitrose.

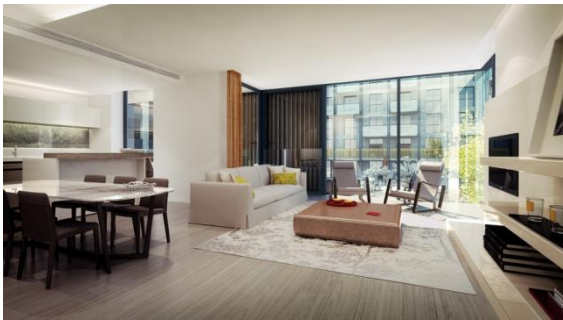
Launching Autumn 2012 – REGISTER NOW TO PREVIEW THE SHOW APARTMENT

Prices on application

COMPLETING WINTER 2014

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Fitzroy Place London, W1



Secure parking

24 hour concierge

Leisure amenities

Landscaped gardens

Fitzrovia has long been one of London's most cherished areas. Located within the City of Westminster and surrounded by the adjoining neighbourhoods of Mayfair, Soho, Marylebone and Regent's Park, it presents London life, both work and play, at its very best. Fitzroy Place is a collection of prestigious new homes, enticing stores, a restaurant and extremely high quality office space all gathered around a stunning landscaped square.

Launching 2012 – REGISTER NOW

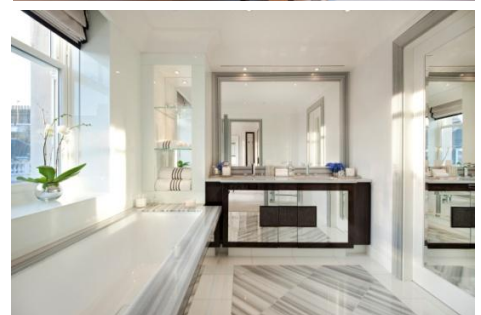
Prices on Application

COMPLETING WINTER 2014

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The Henrietta, Covent Garden

London, WC2



Overlooking Covent Garden Piazza

Concierge service provided by Quintessentially

Comfort cooling

Direct lift access

Covent Garden was designed as London's ultimate luxury residential address in the 17th century. The Henrietta, an outstanding, state-of-the-art property in the very heart of the district, reclaims this status. The apartments have been created by Argent Design with marble bathrooms, Miele appliances, Crestron lighting controls, walnut lacquered wardrobes and comfort cooling. They offer large lateral spaces with direct lift access, 3 bedroom suites, spacious open plan living and outstanding views of the world-famous Piazza. With high-end retail, Michelin Star restaurants and a host of theatres including the Royal Opera House on the doorstep, The Henrietta Covent Garden offers a rare opportunity to live in one of the capital's most vibrant districts and claim a piece of London's heritage.

Prices on application

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One Hyde Park London, SW1



The most exclusive development in the World

Unrivalled location

Apartments serviced by the Mandarin Oriental

Exceptional resident only amenities

One Hyde Park is a residential scheme whose beauty, luxury and service, place it in a class of its own on a global scale. The exceptional collaboration between leading architects, designers, artists and hoteliers ensures that One Hyde Park; The Residences at Mandarin Oriental, London delivers ultimate perfection and experience on every level.

An apartment at One Hyde Park is more than a piece of real estate, it is a once in a lifetime investment in an iconic London landmark, the unprecedented quality of which will not be seen again.

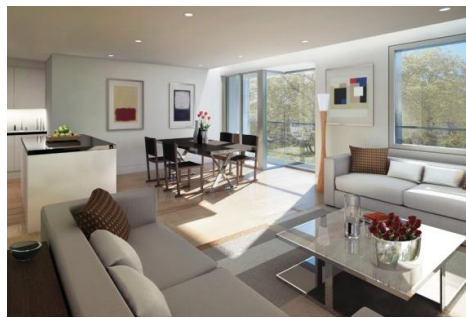
Prices on Application

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2 Hyde Park Square

London, W2



Underground parking

Close to Hyde Park

24 hour concierge

Comfort cooling

2 Hyde Park Square is a prestigious development of 35 luxury apartments and 1 penthouse in the heart of London. Overlooking the gardens of Hyde Park Square, located on the corner of Hyde Park Street and Connaught Street.

We now have just two 1 bedroom apartments, two 3 bedroom apartments and the Penthouse available.

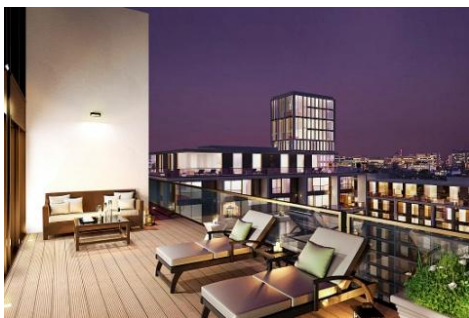
The Penthouse is approximately 2,260 sq. ft., occupying the whole of the top floor with a wrap around terrace.

Price: £775,000 to £6,225,000

COMPLETING SUMMER 2012

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375 Kensington High Street London W14



24 hour concierge

Parking available

Private courtyard

Private spa, swimming pool, gymnasium & leisure facilities

A development comprising of one, two and three bedroom apartments. The High Street location could not be more convenient, with a plethora of shops, cafes, supermarkets, banks and other outlets within just a short stroll. Within this environment discerning purchasers will find everything they require to enhance their lifestyles. Each home is graced by a luxurious specification, setting 375 Kensington High Street above all others, when it comes to London living.

Register your interest now for phase two, launching Summer 2012.

Price: £805,000 to £6.5 Million

COMPLETING 2013/2014

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The Lancasters

London, W2



Valet parking

Communal gardens

24 hour concierge

Gym, pool and spa facilities

The Lancasters was originally an elegant parade of 15 magnificent stucco-fronted Grade II listed houses dating from the mid nineteenth century. London's leading team of developers, architects and interior designers have created a unique fusion of traditional architecture and brand new design and construction, offering 77 lateral and duplex apartments with views south across Hyde Park.

Price: £900,000 to £16,000,000

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61 Lincolns Inn Fields

London, WC2



Central London location with excellent transport links

Period Conversion/ceilings

Enhanced lifestyle offering via the Hotel

Comfort Cooling

5 new luxury apartments in this historic building designed by the famed architect Sir Edwin Lutyens.

Ideally located on the prestigious Lincoln's Inn Field's, London's largest public square, and a 5 minute walk from Holborn Station, one of the most convenient underground stations in Central London.

Linked to a brand new boutique business hotel providing 24 hour concierge services, an outdoor dining terrace, complementary use of club living room with business stations, tea/coffee, newspapers and internet access.

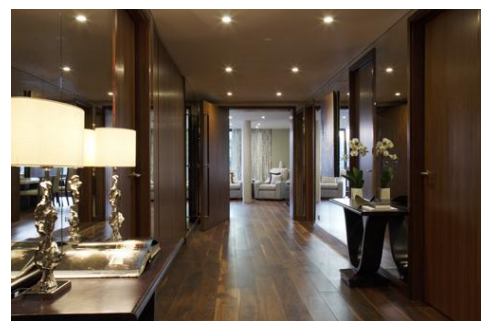
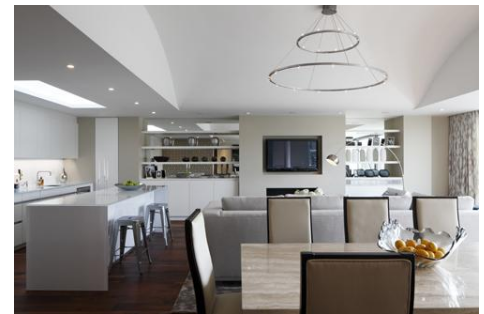
Additional amenities available including restaurant room service, housekeeping, Fitness room, same day dry cleaning and laundry, and meeting rooms.

Price: £2,000,000 to £3,350,000

COMPLETING SUMMER 2012

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23 Newman Street London, W1



Central London location

Outside Space

Parking available with Penthouse

Comfort Cooling/Video Entry System

Located just off of Oxford Street, London's most recognised shopping strip, 23 Newman Street is just minutes away from Tottenham Court Road and Oxford Circus tube stations.

These apartments are located in a highly fashionable niche pocket of the West End, amid a seemingly endless array of al fresco bars, galleries, show rooms, designer boutiques and media and production houses.

The penthouse apartment is approximately 2,680 sq ft. with outside space occupying the whole of the top floor.

From £820,000

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MAKING IT HAPPEN

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View the trends shaping
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