Londonewcastle presents Chapter House, an intimate collection of 40 contemporary residential apartments housed in a dramatic Victorian building at the heart of Covent Garden, London's most celebrated cultural neighbourhood.

Steeped in history, with a rich theatrical legacy, recent years have seen a change in the landscape of Covent Garden. While the area has maintained its unique character and old school charm, it has kept pace with the times with the opening of luxury fashion boutiques, high-end eateries and a plethora of boutique hotels, all of which have put this much-loved area of Central London firmly on the map as a world-famous destination.

Within all this, Chapter House depicts an outstanding opportunity to live amongst the character, heritage and culture that Covent Garden has to offer. Tucked away down a quiet side street in the Seven Dials Conservation Area, this impressive development is home to a collection of unique apartments designed with the sophisticated and discerning in mind.

Bringing together modern architecture and interior design, within a carefully restored 19th century building, Chapter House is one of very few contemporary luxury residences in the area. Each of the individually designed apartments within this opulent development draw on style cues from the area’s decadent theatrical legacy, translated as contemporary loft living with distinctive design details and high-end finishes, they set a new benchmark for luxury living.

Together with its secluded location, within an historic, eclectic and vibrant community at the heart of London’s West End, the reimagined Chapter House is a truly unique find.
# CONTENTS

## 01 LONDON’S CULTURAL NEIGHBOURHOOD
- Modernity Meets Heritage ........................................... 08
- The Area By Day ...................................................... 22
- The Area By Night .................................................... 24
- The Local Area ....................................................... 26
- Universities .......................................................... 28
- Travel Times .......................................................... 30

## 02 ABOUT THE DEVELOPMENT
- Architecture ............................................................ 34
- Interiors .................................................................. 42
- Specification ........................................................... 50
- Floorplans ................................................................ 52
- Londonewcastle ....................................................... 102
- Enquiries .................................................................. 105
WITH A RICH ARTISTIC LEGACY, WORLD-CLASS THEATRE, BOOMING SHOPPING SCENE AND A PLETHORA OF DECADENT BARS AND EATERIES, COVENT GARDEN IS A TRULY EXCITING AND UNIQUE PLACE TO LIVE.
Covent Garden is one of London’s most celebrated cultural neighbourhoods. Of late, this pocket of London has become a world-famous destination for fashion and food lovers alike. With a booming shopping scene and exciting new eateries, the boutique hoteliers have moved in too, here to build on its decadent history and famed theatres – all adding to the unique character of this much-loved part of Central London.

The attraction of Covent Garden lies in its mix of old and new. It has moved with the times, making it a modern, exciting and effervescent place to be. Yet as the landscape continues to change, Covent Garden has managed to maintain its character and old school charm. It’s where you’ll find Grande Dames of the London restaurant scene like J Sheekey and The Ivy, sitting alongside new kids on the block, Balthazar and The Barbary. It’s where smart new neighbourhood hotels such as The Henrietta, and soon-to-be opened Wellington, meet hotel heavyweights like the venerable Savoy, and Ian Schrager’s St Martin’s Lane Hotel. Let’s not forget that Covent Garden was the chosen location of one of Britain’s foremost fashion designers, Paul Smith, to open his first shop in 1979, which now rubs shoulders with more recent additions to the fashion scene including the pioneers of modern poolside style, Orlebar Brown.

1. The Savoy hotel sits on the Strand overlooking the River Thames. Built by the impresario Richard D’Oyly Carte in the 1880s, it was the first luxury hotel in Britain featuring lavishly furnished rooms and what were then considered highly innovative features such as constant hot water, electric lights and lifts.

2. Sir Paul Smith, one of Britain’s foremost fashion designers, opened his flagship store on Floral Street in 1979. It is still there today.
At the heart of Covent Garden lies The Piazza and famous Market Building, both of which have a long history as a centre of trade for London. The Piazza was built in the 1600s, with the addition of the Market Building coming in the 1800s. Up until the 1970s the Market Building remained home to London's wholesale fruit and veg market. But having outgrown the space, the market and its traders moved to South London and the building was transformed into what we know it as today – Apple Market. A modern-day shopping arcade and market, you’ll find one-off handmade jewellery, antiques and other collectables, alongside leading luxury fashion and beauty brands such as Mulberry, Dior, Chanel, Deciem, Aesop and Tom Ford.

To the south of the bustling Piazza sits St Paul’s Church, also known as “The Actors’ Church” due to its long association with the theatre community, and to the north is The Royal Opera House, home to both The Royal Opera and The Royal Ballet. Built in 1732, The Royal Opera House has a remarkable history having had three incarnations due to two major fires, and played host to performances by some of the finest talents in opera, music, ballet and dance.

A RICH THEATRICAL LEGACY

Of course, Covent Garden is synonymous with theatre and the performing arts with a long history of writers, performers and artists coming to live and work here. Icons including Samuel Pepys, John Dryden, Alexander Pope and Charles Dickens all gathered and worked here.

Covent Garden has a long association with theatre and literature – icons including Samuel Pepys, John Dryden, Alexander Pope and Charles Dickens all gathered and worked here.
Henrietta Street, now home to some of fashion’s most discerning brands including homegrown bootmaker Cheaney, and Japanese import Edwin, has also had its fair share of famous residents in the past. Landscape painter Samuel Scott took up residence at number two (now the site of The Henrietta Hotel) and celebrated novelist Jane Austen stayed in the street during visits to London in the 1700s.

Around The Piazza, among the now legendary street artists and performers, sits the store of tech giant Apple, which is housed in the historic Grade II listed building, Number 1 The Piazza, as well as the refurbished Flower Cellars building which now houses the London Film Museum as well as the aforementioned Balthazar restaurant. From The Piazza a network of cobbled streets, pretty laneways and larger thoroughfares stretch in every direction. Each is lined with an eclectic mix of cafes and eateries, including the newly opened Petersham Nurseries, as well as some of the best high street and high-end fashion stores in London. From Burberry, Sandro and Claudie Pierlot on King Street, to Paul Smith, Kent & Curwen and Nicole Farhi on Floral Street.

To the west, just before you hit Soho, sits Seven Dials, an area made up of seven streets cleverly designed on a triangular grid by 17th Century MP Thomas Neale. Seven Dials is home to numerous independent high-end fashion boutiques, luxury beauty brands, traditional pubs, cocktail bars, smart hotels, restaurants, members clubs and theatres. Think stores like Fred Perry, Carhartt, Diesel, Ollie Quinn, Kiehl’s, Malin & Goetz and Le Labo, interspersed with smart eateries such as concept cafe Boki, restaurant and cabaret bar Circus, high-end steak house Hawksmoor and Italian Peruvian tapas restaurant Monmouth Kitchen, not forgetting award-winning chocolates from Rococo Chocolates, and coffee lovers’ favourite, Monmouth Coffee. The area is also home to the famed Hospital Club and the discreet but well-heeled Covent Garden Hotel.
Covent Garden lies at the heart of London’s Theatreland and is home to many of London’s best known classic and contemporary theatres including the Donmar Warehouse, Theatre Royal, The Lyceum Theatre and New London Theatre Drury Lane. Not to mention the recently revamped London Coliseum¹, Covent Garden’s largest theatre and home of the English National Opera and English National Ballet. Each venue has its own unique story, run of shows, and place in history, but together they offer performances for every theatre goer’s taste; from opera, to ballet, drama, dance, musicals and fringe.

Covent Garden’s cultural attractions include many museums and galleries too, with The Courtauld Gallery, The National Gallery and The National Portrait Gallery all calling the area home, as well as Somerset House, an exciting cultural centre housed in a stunning 18th Century Neoclassical building overlooking the River Thames. Once home to royalty, it has a long association with the arts and today is renowned for its dynamic and diverse range of contemporary art and design exhibitions held throughout the year, as well as its open-air gigs during the summer, and ice rink during the winter.

¹. The London Coliseum is one of London’s largest and most luxurious theatres. When it opened in 1904 it was described as the “people’s palace of entertainment” of its age.
COBBLED COURTYARDS & PEACEFUL GARDENS

Covent Garden's location at the heart of London also means it sits within close proximity to a number of world-class educational institutions, including the London School of Economics, King's College London and the prestigious London Film School. It is also a stone’s throw from the large open spaces of Hyde Park and Regent’s Park, the popular shopping areas of Oxford Street and Bond Street, and the buzzing cultural hub of South Bank.

While there is certainly much going on in and around this bustling area of Central London, there are still plenty of pockets of peace and tranquility to be found within places like the magical Phoenix Garden¹, which lies to the north of the area, the historic Neal’s Yard², home to Neal’s Yard Remedies, Neal’s Yard Dairy and St Martin’s Courtyard, an urban oasis where you’ll find a day spa, blow bar and yoga and pilates studio frequented by locals and visitors alike. This, together with the shopping, theatre, restaurants, bars, history and culture and its location at the very heart of London, one of the most exciting and diverse cities in the world, makes Covent Garden a truly special place to live.
THE AREA BY DAY

WITH SO MUCH TO DISCOVER, COVENT GARDEN IS THE PERFECT PLACE FOR A WANDER. GRAB A DELICIOUS COFFEE FROM THE MONMOUTH COFFEE SHOP AS YOU BROWSE THE STALLS AT APPLE MARKET, BEFORE STOPPING FOR LUNCH AT ONE OF THE MANY RESTAURANTS IN THE AREA.

BALTHAZAR SERVES ONE OF THE BEST BREAKFASTS IN LONDON AND HAS AN UNBEATABLE ATMOSPHERE.
AT NIGHT, THE PRETTY STREETS AND LANEWAYS AROUND COVENT GARDEN BECOME A HAVEN OF BUZZING RESTAURANTS, HIDDEN BARS AND QUIET MEMBERS CLUBS.
Chapter House has some of London's best restaurants, bars, coffee shops, boutiques, galleries and museums, as well as world-class theatre, opera and ballet, all within walking distance.
## UNIVERSITIES

<table>
<thead>
<tr>
<th>Number</th>
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<tr>
<td>01</td>
<td>SOAS University of London</td>
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<td>02</td>
<td>University of London</td>
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<td>03</td>
<td>University of Westminster</td>
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<td>UAL, University of the Arts London</td>
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<td>05</td>
<td>London Film School</td>
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<td>06</td>
<td>London School of Economics</td>
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<td>07</td>
<td>King’s College</td>
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<td>08</td>
<td>University of Notre Dame (USA) in England</td>
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![Map of London's Cultural Neighbourhood](image)
TRAVEL TIMES

Walking times sourced from Citymapper
Underground and rail times sourced from TFL
Crossrail times sourced from crossrail.co.uk
Crossrail will be fully open in 2019
ABOUT THE DEVELOPMENT

CHAPTER HOUSE IS A DRAMATIC RESIDENCE THAT OFFERS TRULY LUXURIOUS LIVING IN THE HEART OF LONDON’S MOST CELEBRATED CULTURAL NEIGHBOURHOOD.
DEVELOPING A HISTORIC VICTORIAN BUILDING

Chapter House was originally designed and built in the late 19th Century by Gibson and Russell, a team of architects known for a mild-Baroque style. Fast forward to today and this dramatic building has been exquisitely restored by award-winning architects Apt (formerly known as Robin Partington & Partners).

Apt creates attractive residences that are richly detailed and diverse in character, celebrating the climate, culture, customs and heritage of their setting, as well as reinforcing a sense of identity, and individuality. Chapter House, an intimate development of 40 residential apartments in the Seven Dials Conservation Area of Covent Garden, is no exception.

Tucked away down a quiet side street, the architectural design of this impressive building, with its rich history and heritage, draws on the bohemian neighbourhood in which it lies. While the magnificent original Victorian red brick facade has been retained, having been meticulously restored, once inside you will find a fully modernised space that delivers a truly luxurious living experience, all while remaining sympathetic to the design and character of the original building and its surroundings.
Rich materials, such as copper and bronze, together with carefully designed interiors and outstanding residents’ amenities, give Chapter House a sense of opulence and magic that’s in a class of its own. Many of the individually designed apartments feature balconies or terraces, giving residents their own private outdoor space, a rare haven in the West End. All are complimented by a bespoke concierge service and intimate gym and training studio with specially selected walnut accessories.

Outside, the terraces at Chapter House have been created by Chelsea award-winning landscape and garden designer Andy Sturgeon. Reflecting the architecture and interiors of the building, his team has blended strong design, natural materials and innovative planting to create a bold and timeless look for the outdoor spaces that perfectly compliments the feeling of seclusion and tranquility that Chapter House offers.
Once again drawing on its location at the heart of London’s cultural neighbourhood, the interiors of Chapter House are opulent, sophisticated and playful. A palette of warm colours and rich, luxurious materials create a relaxed yet sumptuous atmosphere.

As you step inside the doors of Chapter House you enter an unexpected world. The breathtaking entrance lobby embodies the theatrical spirit of Covent Garden magnificently with the use of distinctive design details, dramatic lighting and a stunning feature fireplace. While residents are greeted by a bespoke concierge service, visitors are able to recline in the space, enjoying the carefully selected furniture.

The on-floor lobbies leading to the apartments echo the design of the entrance lobby. Soft elegant lighting and large black stained oak entrance doors with bronze details set the tone for what is to come...

Once inside the generously sized, individually designed apartments you will find carefully considered rich finishes and high-end features throughout. These include hardwood smoked oak floors, porcelain bathroom tiles, recessed and architectural linear lighting, and touchscreen home automation, with penthouse apartments enjoying integrated sound systems. Each apartment also features underfloor heating, as well as a sophisticated air cooling system to principal rooms, keeping the apartments at a comfortable temperature all year round.
The Italian Dada kitchens feature stone worktops with full splash backs, dark wood cabinetry with ‘handleless’ soft close-doors, Hansgrohe mixer taps, induction hobs, concealed LED lighting and integrated Miele and Siemens appliances, including dishwashers, washing machines and microwaves.

In the penthouse apartments, large marble-topped islands form the heart of each of the kitchen spaces. They also feature full height fridge freezers, wine coolers, warming drawers and separate utility rooms.

Open-plan living areas within the apartments have been cleverly designed to improve the fluidity of each of the living spaces and feature bespoke joinery, the use of long linear light troughs and impressive full height doors.

Bedrooms comprise a colour palette of soft warm tones to create a calming atmosphere and feature cove lighting, matt lacquer finished wardrobes with interior lighting and plenty of storage, and sumptuous velvet wool carpets. Bedrooms with double height windows come fitted with convenient motorised blinds.

The sophisticated bathrooms feature built-in wall-hung vanity units, lit top and bottom with linear LED lighting and large format porcelain floor and wall tiles, together with heated towel rails, polished gun metal-finished fittings from iconic Italian brand Zucchetti and sleek frameless glass screened walk-in showers.

Depending on apartment location, either large wooden sash windows mimic the original designs, or contemporary floor-to-ceiling picture windows flood the apartments with natural light.

DRAWING ON ITS LOCATION AT THE HEART OF LONDON’S CULTURAL NEIGHBOURHOOD, THE INTERIORS OF CHAPTER HOUSE ARE OPULENT, SOPHISTICATED AND PLAYFUL.
# Overview Finishes & Features

## Key Features
- 999 year lease
- 10 year BLP warranty
- Communal residents’ lobby and gym
- Secure cycle parking
- Concierge and residential management company
- CHP (combined heat and power) system
- Each apartment with individual HUUs
- Pavigym floor matting
- Concrete-effect walls and wall-mounted mirrors
- Integrated water fountain
- A range of cardiovascular, strength and resistance equipment
- Architectural cove lighting
- 2 passenger lifts (1 per core) and 1 service lift
- Main residential entrance into private lobby area
- A mix of aluminium casement windows and new timber sash windows to the retained façade

## Architecture
- A combination of new brickwork tied into an existing restored brick façade
- Top two storeys clad in powder coated aluminium with matching planters and balustrades, all in ‘Anodic Bronze’ finish
- A mix of aluminium casement windows and new timber sash windows to the retained façade

## Entrance Lobby & Lifts
- Main residential entrance into private lobby area
- Feature walls, a bespoke concierge and post box area
- Feature fireplace by guests’ seating area
- 2 passenger lifts (1 per core) and 1 service lift to the basement
- Architectural cove lighting

## Communal Gym
- Secure fobbed access (opening times TBC)
- A range of cardiovascular, strength and resistance equipment
- Integrated water fountain
- Concrete-effect walls and wall-mounted mirrors
- Pavigym floor matting
- Communal television screen and integrated speakers
- CCTV
- WR connection
- WC

## Safety & Security
- Concierge in the main entrance lobby
- CCTV to all communal areas and residential amenity areas (entrance, lobby, gym, bike store etc)
- Secure key-fobbed access points on all floors and within lift
- Fire alarm integration to every apartment

## Standard Apartments – Premium Uplift Where Specified to Units 35, 36, 37, 38

### Apartment Entries
- Black stained oak veneered timber entrance doors
- Ironmongery in bronze finish

### Flooring
- Smoked oak engineered timber flooring laid in plank format throughout apartments and master bedrooms
- In premium units: smoked oak engineered timber flooring in chevron format

### Walls
- Walls to be painted in matt finish

### Doors
- Internal doors – white lacquered
- Ironmongery in bronze finish

### Lighting
- Recessed downlights throughout apartments to lounges, kitchens, bedrooms, bathrooms and hallways
- Architectural linear ceiling track lighting in lounges
- LED lighting integrated into lounge ceiling coves, bathroom vanity units and kitchen units

### Audio / Video
- Secure video entry
- Home automation with touchscreen panel to control heating, cooling and door entry
- In premium units: Home automation system to also control the lighting
- Television Communal digital and satellite (eg Sky Q) television system provided via points to living / dining areas and master bedrooms (subsequent selection, connection and related charges for services are choice of the purchaser)
- Brushed stainless steel sockets and switches
- Selection of power sockets to have integrated USB port
- One telephone point in the living / dining area and one telephone point in the service cupboard
- Internet: Hyperoptic fibre

### Bedrooms
- Fitted wardrobes to all master and second bedrooms
- Matt paint finish with metal handle detail
- Wardrobes fitted with LED lighting
- Smoked oak engineered timber flooring laid in plank format in master bedrooms
- Carpet fitted in second and third bedrooms where applicable
- Double height windows (units 23, 24, 31, 32) provided with motorised blinds

### Living / Dining Rooms
- Mostly open-plan kitchen / living layouts
- Studios to include bespoke joinery units where specified
- Where specified to units 35, 36, 37, 38

### Bathrooms / Ensuites
- Bathrooms to be finished in various combinations; either a light, dark matte or dark gloss palette
- Shower trays and cisterns to be of ‘Anodic Bronze’ finish
- In some locations, bespoke powder-coated steel planters in ‘Anodic Bronze’ finish
- Where specified on patio gardens, spike mounted spotlights to light trees, foliage and footpath

### Penthouses (Units 39 & 40)
- Direct lift access to 5th floor (lobby access to 4th floor)
- Home automation system with touchscreen panel to control heating, cooling, lighting window blinds, speakers and door entry
- Integrated speakers in living rooms, bedrooms and lower-level bathrooms
- Comfort cooling (except 3rd bedroom)

### Kitchen
- Marble worktop and splashback
- Appliances by Miele and Siemens
- Full height fridge and freezer
- 6 zone induction hob
- Separate oven and combi oven
- Warming drawer
- Large kitchen island with integrated pop-up power sockets
- Wine cooler
- Separate utility / larder room

### Flooring
- Smoked oak engineered timber flooring laid in chevron format

### Bathrooms / Ensuites
- Feature walls in both main bathroom and ensuite
- Polished gun metal trims to vanity units

### Terasse / Balconies
- Landscaping concepts designed by award-winning landscape architect Andy Sturgeon Design
- Balconies fitted with porcelain stone-effect floor tiles
- Balcony balustrades in ‘Anodic Bronze’ finish
- In some locations, bespoke powder-coated steel planters in ‘Anodic Bronze’ finish
- Where specified on patio gardens, spike mounted spotlights to light trees, foliage and footpath

### General
- Selective power sockets to have integrated USB port
- In premium units: Home automation system with touchscreen panel to control heating, cooling, lighting window blinds, speakers and door entry
- Integrated speakers in living rooms, bedrooms and lower-level bathrooms
- Comfort cooling (except 3rd bedroom)
- Built-in wall-hung mirrored vanity unit
- Wardrobe fitted with LED lighting
- Matt paint finish with metal handle detail
- In ‘Anodic Bronze’ finish
- In some locations, bespoke powder-coated steel planters in ‘Anodic Bronze’ finish
- Where specified on patio gardens, spike mounted spotlights to light trees, foliage and footpath

### Communal Gym
- Secure fobbed access (opening times TBC)
- A range of cardiovascular, strength and resistance equipment
- Integrated water fountain
- Concrete-effect walls and wall-mounted mirrors
- Pavigym floor matting
- Communal television screen and integrated speakers
- CCTV
- WR connection
- WC

### Audio / Video
- Secure video entry
- Home automation with touchscreen panel to control heating, cooling and door entry
- In premium units: Home automation system to also control the lighting
- Television Communal digital and satellite (eg Sky Q) television system provided via points to living / dining areas and master bedrooms (subsequent selection, connection and related charges for services are choice of the purchaser)
- Brushed stainless steel sockets and switches
- Selection of power sockets to have integrated USB port
- One telephone point in the living / dining area and one telephone point in the service cupboard
- Internet: Hyperoptic fibre

### Bedrooms
- Fitted wardrobes to all master and second bedrooms
- Matt paint finish with metal handle detail
- Wardrobes fitted with LED lighting
- Smoked oak engineered timber flooring laid in plank format in master bedrooms
- Carpet fitted in second and third bedrooms where applicable
- Double height windows (units 23, 24, 31, 32) provided with motorised blinds

### Living / Dining Rooms
- Mostly open-plan kitchen / living layouts
- Studios to include bespoke joinery units where specified
- Where specified to units 35, 36, 37, 38

### Bathrooms / Ensuites
- Bathrooms to be finished in various combinations; either a light, dark matte or dark gloss palette
- Shower trays and cisterns to be of ‘Anodic Bronze’ finish
- In some locations, bespoke powder-coated steel planters in ‘Anodic Bronze’ finish
- Where specified on patio gardens, spike mounted spotlights to light trees, foliage and footpath

### Penthouses (Units 39 & 40)
- Direct lift access to 5th floor (lobby access to 4th floor)
- Home automation system with touchscreen panel to control heating, cooling, lighting window blinds, speakers and door entry
- Integrated speakers in living rooms, bedrooms and lower-level bathrooms
- Comfort cooling (except 3rd bedroom)

### Kitchen
- Marble worktop and splashback
- Appliances by Miele and Siemens
- Full height fridge and freezer
- 6 zone induction hob
- Separate oven and combi oven
- Warming drawer
- Large kitchen island with integrated pop-up power sockets
- Wine cooler
- Separate utility / larder room

### Flooring
- Smoked oak engineered timber flooring laid in chevron format

### Bathrooms / Ensuites
- Feature walls in both main bathroom and ensuite
- Polished gun metal trims to vanity units
FLOORPLANS

STUDIOS  P53
1 BEDS  P55
2 BEDS  P69
3 BEDS  P88

S STUDIO — UNIT 7

G GROUND FLOOR

—

I INTERNAL AREA

44.8 SQ M  482 SQ FT

L LIVING ROOM / KITCHEN  7.0 × 3.2 m
M MASTER BED  2.7 × 4.0 m

Please Note: Room dimensions and internal and external areas are approximate and for indicative purposes only. They should not be relied upon to form any part of contract.

PARKER STREET
1 BED — UNIT 4

GROUND FLOOR

INTERNAL AREA
50.1 SQ M  539 SQ FT

LIVING ROOM / KITCHEN  6.3 × 5.3 m
MASTER BED  2.9 × 3.0 m

1 BED — UNIT 5

GROUND FLOOR

INTERNAL AREA
50.7 SQ M  567 SQ FT

LIVING ROOM / KITCHEN  4.8 × 5.1 m
MASTER BED  2.8 × 5.1 m

EXTERNAL AREA
15.9 SQ M  171 SQ FT
1 BED — UNIT 11

1ST FLOOR

INTERNAL AREA
50 SQ M 538 SQ FT

EXTERNAL AREA
20.6 SQ M 222 SQ FT

LIVING ROOM / KITCHEN
4.5 × 4.8 m

MASTER BED
2.9 × 3.8 m

1 BED — UNIT 19

1ST FLOOR

INTERNAL AREA
50 SQ M 538 SQ FT

EXTERNAL AREA
20.8 SQ M 224 SQ FT

LIVING ROOM / KITCHEN
4.5 × 4.8 m

MASTER BED
2.9 × 3.8 m
1 BED — UNIT 29

3RD FLOOR

- INTERNAL AREA
  50.1 SQ M  539 SQ FT
  LIVING ROOM / KITCHEN  4.5 × 4.6 m
  MASTER BED  2.9 × 3.8 m

- EXTERNAL AREA
  6.2 SQ M  67 SQ FT

1 BED — UNIT 35

4TH FLOOR

- INTERNAL AREA
  54.5 SQ M  587 SQ FT
  LIVING ROOM / KITCHEN  8.0 × 3.4 m
  MASTER BED  2.7 × 5.9 m

- EXTERNAL AREA
  27.5 SQ M  296 SQ FT

PREMIUM
2 BED — UNIT 9

GROUND FLOOR

INTERNAL AREA
78.5 SQ M 845 SQ FT

EXTERNAL AREA
49.2 SQ M 530 SQ FT

LIVING ROOM / KITCHEN 7.3 × 4.1 m
MASTER BED 4.8 × 3.2 m
BED 2 4.2 × 2.8 m

1ST FLOOR

INTERNAL AREA
71.9 SQ M 774 SQ FT

EXTERNAL AREA
12.5 SQ M 135 SQ FT

LIVING ROOM / KITCHEN 6.0 × 3.9 m
MASTER BED 4.3 × 4.3 m
BED 2 2.9 × 3.1 m

2 BED — UNIT 12

GROUND FLOOR

INTERNAL AREA
78.5 SQ M 845 SQ FT

EXTERNAL AREA
49.2 SQ M 530 SQ FT

LIVING ROOM / KITCHEN 7.3 × 4.1 m
MASTER BED 4.8 × 3.2 m
BED 2 4.2 × 2.8 m

1ST FLOOR

INTERNAL AREA
71.9 SQ M 774 SQ FT

EXTERNAL AREA
12.5 SQ M 135 SQ FT

LIVING ROOM / KITCHEN 6.0 × 3.9 m
MASTER BED 4.3 × 4.3 m
BED 2 2.9 × 3.1 m
2 BED — UNIT 15

1ST FLOOR

INTERNAL AREA
75.1 SQ M 808 SQ FT

EXTERNAL AREA
44.7 SQ M 481 SQ FT

LIVING ROOM / KITCHEN  8.2 × 4.0 m
MASTER BED  4.5 × 3.1 m
BED 2  3.7 × 3.0 m

1ST FLOOR

INTERNAL AREA
78.5 SQ M 845 SQ FT

EXTERNAL AREA
44.7 SQ M 481 SQ FT

LIVING ROOM / KITCHEN  6.4 × 4.4 m
MASTER BED  4.2 × 3.5 m
BED 2  3.7 × 3.0 m

S SERVICES
W WASHING MACHINE
2 BED — UNIT 18

1ST FLOOR

- INTERNAL AREA
  72.5 SQ M | 780 SQ FT
  LIVING ROOM / KITCHEN  6.2 × 4.7 m
  MASTER BED  4.0 × 4.1 m
  BED 2  3.7 × 2.7 m

- EXTERNAL AREA
  19.3 SQ M | 208 SQ FT

2ND FLOOR

- INTERNAL AREA
  72.1 SQ M | 776 SQ FT
  LIVING ROOM / KITCHEN  6.2 × 4.8 m
  MASTER BED  3.8 × 3.8 m
  BED 2  2.9 × 2.7 m

- EXTERNAL AREA
  6.2 SQ M | 67 SQ FT

2 BED — UNIT 21

1ST FLOOR

- INTERNAL AREA
  72.1 SQ M | 776 SQ FT
  LIVING ROOM / KITCHEN  6.2 × 4.8 m
  MASTER BED  3.8 × 3.8 m
  BED 2  2.9 × 2.7 m

- EXTERNAL AREA
  6.2 SQ M | 67 SQ FT
2 BED — UNIT 24

2ND FLOOR

INTERNAL AREA
84.8 SQ M 913 SQ FT

EXTERNAL AREA
8.1 SQ M 87 SQ FT

LIVING ROOM / KITCHEN 8.0 × 4.1 m
MASTER BED 4.1 × 3.0 m
BED 2 3.3 × 2.8 m

2 BED — UNIT 27

2ND FLOOR

INTERNAL AREA
72.6 SQ M 781 SQ FT

EXTERNAL AREA
6.2 SQ M 67 SQ FT

LIVING ROOM / KITCHEN 6.2 × 4.7 m
MASTER BED 4.0 × 4.1 m
BED 2 2.9 × 2.7 m
2 BED — UNIT 30

3RD FLOOR

INTERNAL AREA
72.1 SQ M  776 SQ FT

EXTERNAL AREA
6.3 SQ M  67 SQ FT

LIVING ROOM / KITCHEN
6.2 × 4.8 m

MASTER BED
3.8 × 3.8 m

BED 2
2.9 × 2.7 m

2 BED — UNIT 31

3RD FLOOR

INTERNAL AREA
89.1 SQ M  959 SQ FT

EXTERNAL AREA
8 SQ M  87 SQ FT

LIVING ROOM / KITCHEN
6.9 × 5.4 m

MASTER BED
3.1 × 3.5 m

BED 2
2.7 × 4.4 m

S SERVICES
W WASHER MACHINE

DOUBLE HEIGHT AREA
**2 BED — UNIT 33**

**3RD FLOOR**

<table>
<thead>
<tr>
<th>INTERNAL AREA</th>
<th>88.9 SQ M</th>
<th>957 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING ROOM / KITCHEN</td>
<td>4.9 × 8.5 m</td>
<td></td>
</tr>
<tr>
<td>MASTER BED</td>
<td>4.1 × 2.9 m</td>
<td></td>
</tr>
<tr>
<td>BED 2</td>
<td>3.6 × 2.7 m</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTERNAL AREA</th>
<th>30.4 SQ M</th>
<th>327 SQ FT</th>
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</thead>
</table>

---

**4TH FLOOR**

<table>
<thead>
<tr>
<th>INTERNAL AREA</th>
<th>73.3 SQ M</th>
<th>789 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING ROOM / KITCHEN</td>
<td>4.7 × 6.9 m</td>
<td></td>
</tr>
<tr>
<td>MASTER BED</td>
<td>4.2 × 2.9 m</td>
<td></td>
</tr>
<tr>
<td>BED 2</td>
<td>2.9 × 3.0 m</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTERNAL AREA</th>
<th>18 SQ M</th>
<th>194 SQ FT</th>
</tr>
</thead>
</table>

---

**PREMIUM 2 BED — UNIT 36**

**4TH FLOOR**

<table>
<thead>
<tr>
<th>INTERNAL AREA</th>
<th>73.3 SQ M</th>
<th>789 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING ROOM / KITCHEN</td>
<td>4.7 × 6.9 m</td>
<td></td>
</tr>
<tr>
<td>MASTER BED</td>
<td>4.2 × 2.9 m</td>
<td></td>
</tr>
<tr>
<td>BED 2</td>
<td>2.9 × 3.0 m</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTERNAL AREA</th>
<th>18 SQ M</th>
<th>194 SQ FT</th>
</tr>
</thead>
</table>
2 BED DUPLEX — UNIT 1

GROUND AND LOWER GROUND FLOORS

- TOTAL INTERNAL AREA
  125.7 SQ M 1353 SQ FT
- TOTAL EXTERNAL AREA
  46 SQ M 493 SQ FT

GROUND FLOOR

- INTERNAL AREA
  66.1 SQ M 712 SQ FT
- LIVING ROOM / KITCHEN  7.6 x 6.6

LOWER GROUND

- INTERNAL AREA
  59.6 SQ M 642 SQ FT
- MASTER BED  4.6 x 3.0
- BED 2  2.8 x 4.0

WASHING MACHINE
UTILITY
2 BED DUPLEX — UNIT 10

GROUND AND LOWER
GROUND FLOORS

TOTAL INTERNAL AREA
118 SQ M
1270 SQ FT

TOTAL EXTERNAL AREA
46 SQ M
493 SQ FT

GROUND FLOOR

INTERNAL AREA
57.1 SQ M
615 SQ FT

LIVING ROOM / KITCHEN
4.6 × 3.0 m

MASTER BED
4.6 × 2.0 m

BED 2
2.9 × 2.0 m

LOWER GROUND

INTERNAL AREA
60.9 SQ M
656 SQ FT

WASHING MACHINE

UTILITY
2/3 BED DUPLEX — UNIT 22

2ND & 3RD FLOORS

<table>
<thead>
<tr>
<th>TOTAL INTERNAL AREA</th>
<th>120.8 SQ M</th>
<th>1300 SQ FT</th>
</tr>
</thead>
</table>

2ND FLOOR

<table>
<thead>
<tr>
<th>INTERNAL AREA</th>
<th>59.5 SQ M</th>
<th>640 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>MASTER BED</td>
<td>7.4 × 3.3m</td>
<td></td>
</tr>
<tr>
<td>BED 2</td>
<td>3.3 × 2.1m</td>
<td></td>
</tr>
</tbody>
</table>

3RD FLOOR

<table>
<thead>
<tr>
<th>INTERNAL AREA</th>
<th>61.3 SQ M</th>
<th>660 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING ROOM / KITCHEN</td>
<td>10 × 2.5m</td>
<td></td>
</tr>
<tr>
<td>BED 3</td>
<td>3.0 × 2.0m</td>
<td></td>
</tr>
</tbody>
</table>
### 3 BED DUPLEX PENTHOUSE — UNIT 39

#### 4TH FLOOR & 5TH FLOORS

<table>
<thead>
<tr>
<th>TOTAL INTERNAL AREA</th>
<th>170.9 SQ M 1839 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL EXTERNAL AREA</td>
<td>96 SQ M 1029 SQ FT</td>
</tr>
</tbody>
</table>

#### 4TH FLOOR

<table>
<thead>
<tr>
<th>INTERNAL AREA</th>
<th>117.5 SQ M 1266 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING ROOM / KITCHEN</td>
<td>8.2 × 8.5 m</td>
</tr>
<tr>
<td>BED 1</td>
<td>3.8 × 4.7 m</td>
</tr>
</tbody>
</table>

#### 4TH FLOOR & 5TH FLOORS

<table>
<thead>
<tr>
<th>TOTAL INTERNAL AREA</th>
<th>170.9 SQ M 1839 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL EXTERNAL AREA</td>
<td>96 SQ M 1029 SQ FT</td>
</tr>
</tbody>
</table>

#### 5TH FLOOR

<table>
<thead>
<tr>
<th>INTERNAL AREA</th>
<th>113.4 SQ M 1246 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING ROOM / KITCHEN</td>
<td>8.2 × 8.5 m</td>
</tr>
<tr>
<td>BED 1</td>
<td>3.8 × 3.9 m</td>
</tr>
</tbody>
</table>

**FLEXIBLE PARTITION WALL**
5 BED DUPLEX PENTHOUSE — UNIT 40

### 5TH FLOOR & 4TH FLOOR

<table>
<thead>
<tr>
<th>Internal Area</th>
<th>141 SQ M</th>
<th>1491 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Internal Area</td>
<td>131 SQ M</td>
<td>1411 SQ FT</td>
</tr>
<tr>
<td>Total External Area</td>
<td>98 SQ M</td>
<td>1059 SQ FT</td>
</tr>
</tbody>
</table>

### 4TH FLOOR

<table>
<thead>
<tr>
<th>Internal Area</th>
<th>54.4 SQ M</th>
<th>586 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bed</td>
<td>4.3 × 2.8 m</td>
<td></td>
</tr>
<tr>
<td>Bed 2</td>
<td>2.9 × 3.7 m</td>
<td></td>
</tr>
</tbody>
</table>

### UTILITY

- Lift

### FLEXIBLE PARTITION WALL

- Utility

### TOTAL INTERNAL AREA

- 185.5 SQ M | 1997 SQ FT

### TOTAL EXTERNAL AREA

- 98 SQ M | 1059 SQ FT
LONDONCASTLE

Londonewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth and success has been driven by our ability to remain committed to our core beliefs. We are here to create design-led, mixed-use developments of the highest quality; delivering the highest levels of service from origination to after care.

Our homes are more than just apartments and penthouses; they are a determined lifestyle choice.

SELECTED PROJECTS

QUEEN’S PARK PLACE

A collection of apartments and penthouses arranged around private courtyard gardens. In leafy Queen’s Park, our latest collaboration with SimpsonHaugh and Partners is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking.

ROSEBERY AVENUE

A Victorian factory transformed, combining commercial use with four residential duplex penthouses. The former factory, behind Exmouth Market in Clerkenwell, was refurbished to incorporate mixed use accommodation across five storeys. The interiors of the four duplex penthouses were designed by Sheldon Studios as contemporary warehouse living spaces. The result is a successful example of the collaborative and creative approach required for successful modern development.

Queen’s Park Place

Rosebery Avenue
CHAPTER HOUSE 105

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DEVELOPMENT TEAM

LONDONEWCASTLE

ARCHITECTURE & INTERIORS

APT

LANDSCAPE CONCEPTS

ANDY STURGEON DESIGN

DESIGN AND ART DIRECTION

HINGSTON STUDIO

CHAPTERHOUSE.LONDON

CHAPTER HOUSE