





PROLOGUE

Crafted in History

A contemporary re-interpretation of the classic London home. 20 Great Queen Street is a visionary concept for modern London living, a striking blend of historic detail and contemporary style in the heart of the West End.

Situated on the north-western side of Covent Garden, Great Queen Street sits at the epicentre of London, steps from the historic Theatre District, Lincoln's Inn Fields and the British Museum.

This is the city at its most creative: from high society to bohemian artists, market traders to musicians, architectural mavericks to freemasons.

A centre of trade since the Saxons, Covent Garden was granted to John Russell, Earl of Bedford, by Henry VIII in the sixteenth century, and remained in the family's possession until the early 1900s. The first building to be erected was Bedford House, on the southern side of the site, but the rest of the land remained mostly pastoral until the 17th century, when the Piazza was laid out by architect Inigo Jones, and designated a market in 1670. Houses followed, and before long, Covent Garden was one of the most fashionable areas of London.

By 1830, the market was housed in the neo-classical cover that still exists today, and the aristocrats had made way for artists such as Jonathan Swift, Alexander Pope and Richard Steele who frequented the literary scene at Button's coffee house. And of course, Handel, who wrote many of his most famous works for the Royal Opera House on Bow Street.

Originally constructed as the Theatre Royal in 1732, this was one of only two theatres permitted to perform drama in London and, as such, saw the finest productions and people-watching the city could offer.

But alongside this grand history is a story of transformation that defines Covent Garden. The theatre was rebuilt twice, after fires in both 1808 and 1856 and although the current building retains the grand frontage, foyer and Grade I-listed auditorium of 1858, other parts have been redeveloped and renovated more recently with an eye to the stories of both the past and the future.

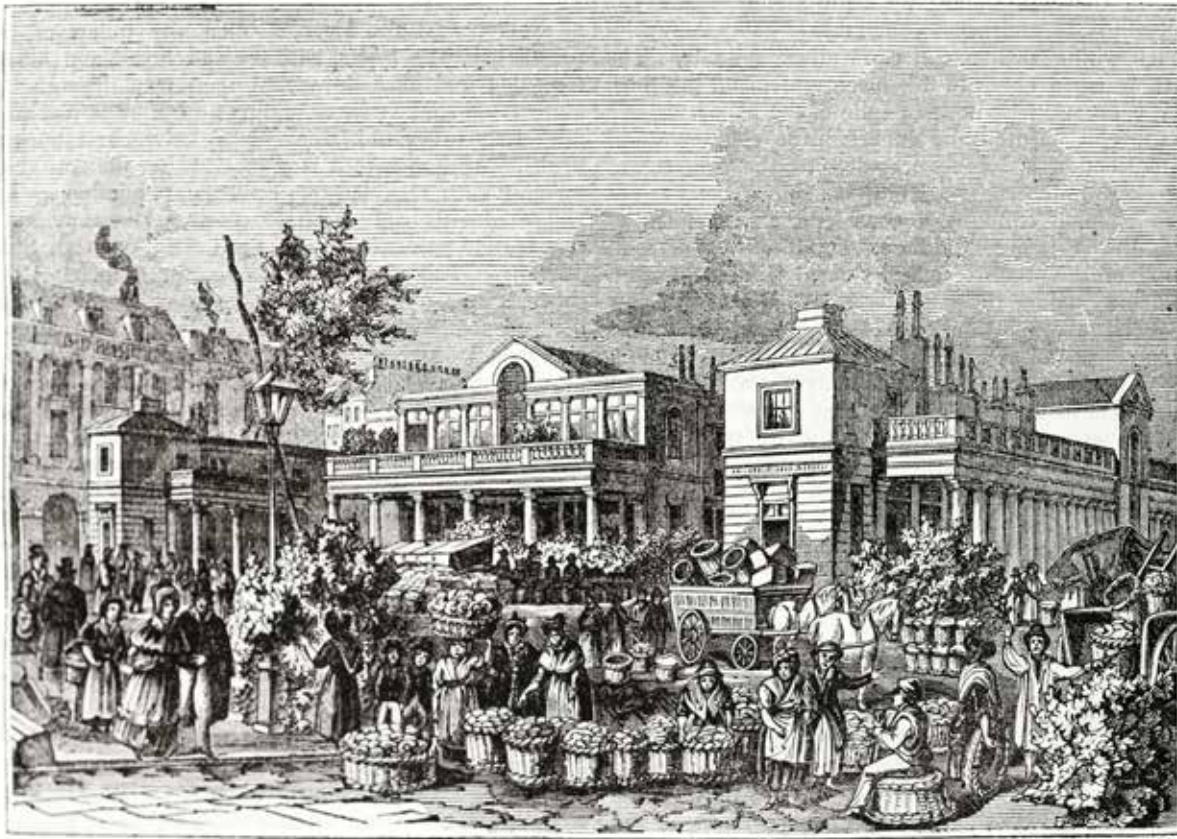
It is an architectural evolution that threads its way throughout the streets lining that iconic square. Great Queen Street is lined by historic façades dating from the 17th to 19th centuries, prestigious addresses such as the Grand Connaught Rooms and United Grand Lodge of England (also known as the Freemasons Hall) keeping the secrets and stories of Covent Garden's great and good for decades.

Among these illustrious neighbours sits Number 20, an Edwardian home that has been sensitively extended with striking contemporary elements, an embodiment of an ever changing area and a central London address like no other.

CHAPTER 1

The Story of a Place

A unique address at the centre of London's West End.



Covent Garden Market, 1942

Historically, vendors at the Old Covent Garden market were only allowed to sell one of four types of produce:

fruits,
herbs, roots
or flowers.



Gala performance at Covent Garden Opera House, 1914

CHAPTER II

The Story of a House

*Contemporary design seamlessly integrated
into 100 years of architectural history.*

Our story begins in the lobby; an original stone staircase framed by bespoke glazed tiling and an elegant, dark terrazzo floor. Here, historic features are enhanced by modern shapes and silhouettes, classic patterns and finishes alongside carefully considered contemporary accents. It is a space that tells a tale of embracing the past while looking confidently towards the future.

On the floors above, three, three-bedroom lateral apartments and one duplex penthouse have all been individually created to integrate beautiful Edwardian architecture into 21st century city living. A striking modern extension of glass and stone extends to the rear of the house, framing the original structure and transforming former external architecture into a unique design feature.

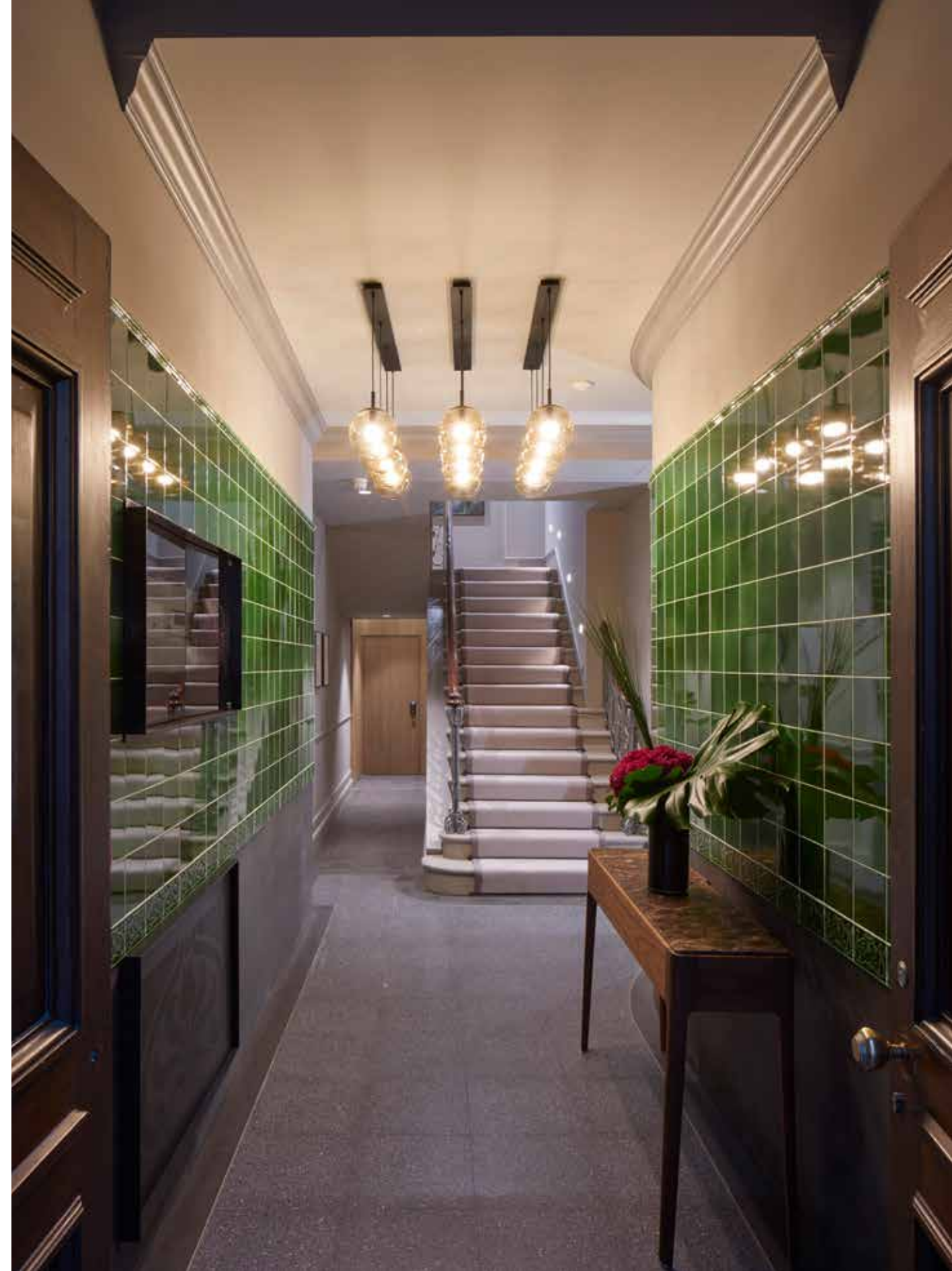
Architecture and interior design have been conceived simultaneously in a symbiotic partnership between the architect and interior designers Rigby & Rigby. Historic sash windows are now integrated into internal walls, allowing natural light to flow through the open lines of the apartments. Wooden herringbone floors, fireplaces and detailed cornicing hint at stories of an elegant past, gradually transitioning into a tale of contemporary life: wooden plank flooring, matte textures in stone, wood and tile, and the fully-glazed walls of the bold modern extension. Complementing these features beautifully is a collection of hand-selected furniture that mirrors the architectural detail. Modernist shapes and tones work with the neutral palette, while fabrics and furnishings have been chosen to highlight the textures of the building's palette.

These bespoke finishes and beautifully crafted details bring a sense of harmony to the design, a finely crafted link between then and now, exterior and interior, concept and realisation.



The making of 20 Great Queen Street

Beautiful historic details have been preserved throughout the building, carefully integrated into a design that celebrates both the old and the new.





A nod to the building's history, these glazed green ceramic tiles resembling the original features have been reinstated. To complement the tiles, a seamless microscreened wall finish has been applied to add a sense of drama and theatre to greet residents into the entrance hallway.

Open plan layouts have been thoughtfully designed to provide the utmost flexibility and individuality for each apartment. Living areas situated at the front of the building pair original architectural features with the latest innovations in home technology. Designed to accommodate any occasion, sliding doors can close the kitchen from the living and dining area, or disappear into the joinery to create a large open space for entertaining.

At the rear of the apartment, natural light pours through fully glazed walls to bring the outside in to the three en-suite bedrooms. Here, the city and the apartment are one, huge swathes of glass providing an ever-changing backdrop, a thousand stories told and retold on the streets below.

Interiors by Rigby & Rigby feature a light, neutral design expressed in tactile grey marble, oil rubbed bronze, off-white panelling and engineered oak floors; a palette of texture and tone that perfectly complements the classic-contemporary architecture.

Each apartment offers a private, semi-enclosed balcony garden at the rear of the building. Sheltered from the street, these quiet enclaves offer a verdant escape at the heart of the city.

CHAPTER III

The Story of a Home

Beautifully designed for individual style.







A light, modern palette focuses on tone and texture to bring a delicate contemporary style to historic architectural features.





Beautifully grained stones and hand-picked woods complement fine original features such as fireplaces and cornicing. Engineered oak floors have been installed in a traditional herringbone pattern to add subtle texture to an elegant, neutral palette.



The layout of the entire building
has been deliberately designed
to maximise the natural light.
Original sash windows become
openings into rooms...

...allowing
sunlight to
flood the
space.



A generous, open-plan living area features separate living and dining spaces, as well as a kitchen that can be partitioned off when desired.





Every detail has been carefully considered. The professional kitchen features a marble slab top with bevel cut edge detail to bring tone and texture to the sleek design.



Connecting the original house to a striking extension of glass and concrete is an architectural 'bridge', flooded with natural light from two lightwell terraces at either end.





Situated in the modern extension, the master bedroom is a haven of contemporary tranquility, opening onto an enclosed terraced garden.



Master Bedroom and Terrace









Two additional en-suite bedrooms occupy the remaining space at the rear of each apartment, each one beautifully designed to complement the elegantly contemporary style of the rest of the apartment.

As in the rest of the home, these additional bedrooms are beautifully light, with glass doors leading onto a terrace at the back of the building.



Guest Bedroom three and Powder Room



At the summit of the building, occupying the fourth and fifth floors, an impressive three-bedroom Penthouse looks out over the streets of Covent Garden. Here, the noise of the city is merely a hum, the busy streets an intricate map unfolding below.

A large terrace on the fourth floor allows inhabitants to make to most of this view also with separate dining and lounge areas. Another terrace stretches the length of the master suite at the front of the building, shielded from the outside world by a tall decorative wall.

On the lower level of the duplex, the open living and dining area are situated in the original 19th-century building, while above, three en-suite bedrooms occupy a striking new roof extension. The two are bridged by a contemporary black, double-height staircase.

Here, the colours are darker, richer, deeper. A subtly masculine palette makes use of Marron cohiba stone and slate grey panelling against a grey-toned oak floor and matte Limestone to create a contemporary ambience that plays on texture and tone to complement historic detail. Oil-rubbed bronze is the perfect finishing touch; a modern twist on a traditional material to summarise the aesthetic of the entire apartment in a single detail.

CHAPTER IV

The Tale at the Top

*Storeys 4 and 5 tell the tale of a contemporary
space flooded by light.*





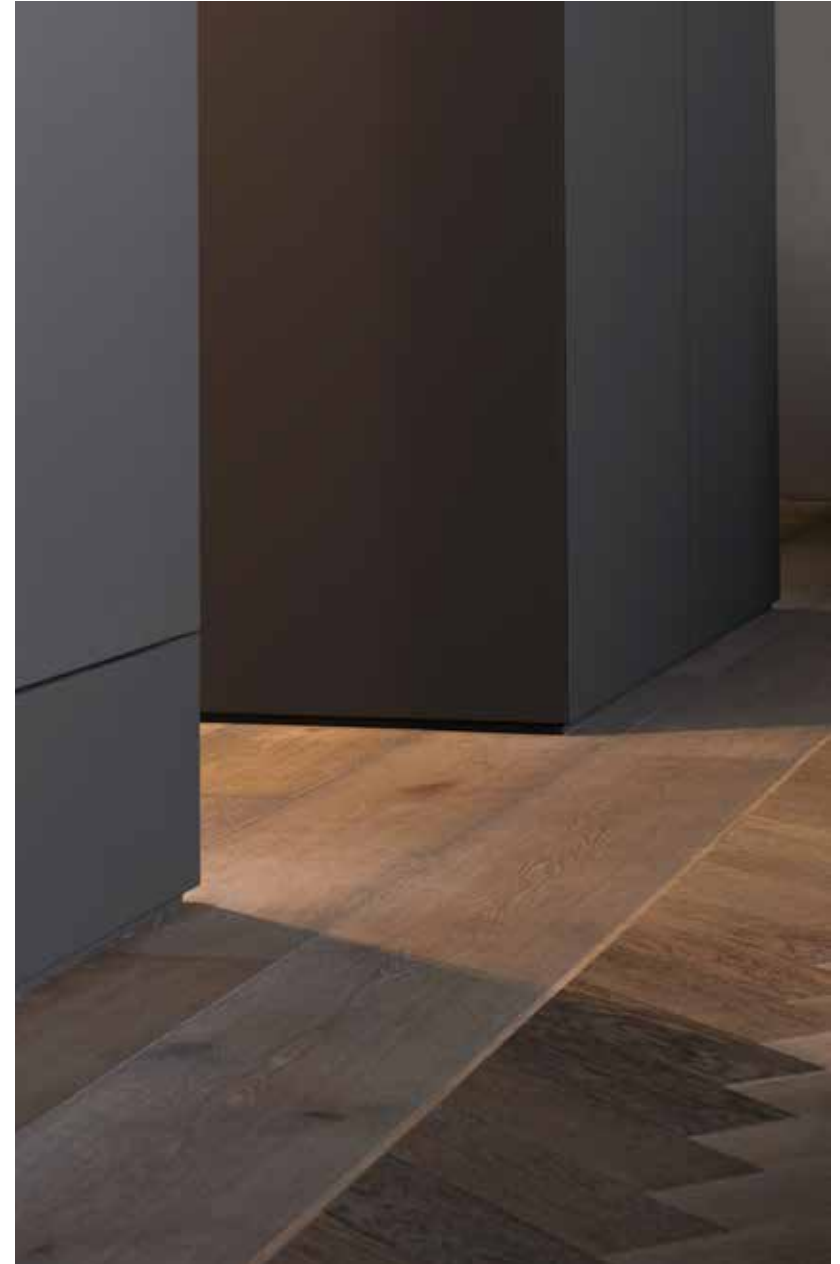


A warm, darker colour palette focuses on luxurious textures to bring a contemporary style to historic architectural features.





The reception room has been designed to provide three separate areas for both relaxing and entertaining.



Natural light floods the room to complement the stones, hand-picked woods and fine original features such as fireplaces and cornicing.



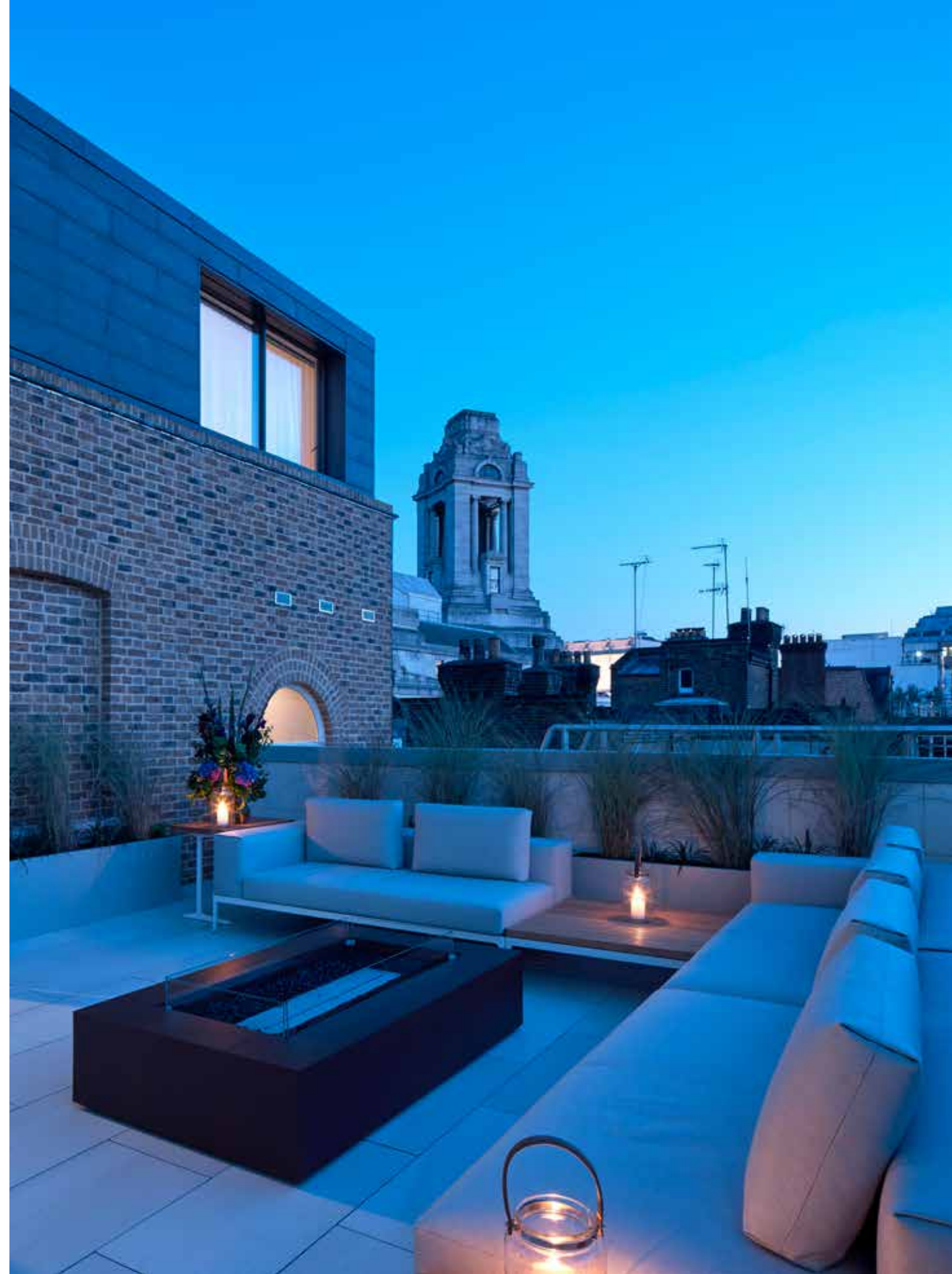


The professional kitchen features Marron Cohiba granite slab top with bevel cut edge detail, junctioned with Oak veneered panels to bring tone and texture to the sleek design.





The stunning roof terrace is the perfect place for entertaining, both day and at night. Here, the textured materials of the buildings can be enjoyed alongside the surrounding London views.





Here, as in the
rest of the building...

...natural
light plays
a central
part in the
design.

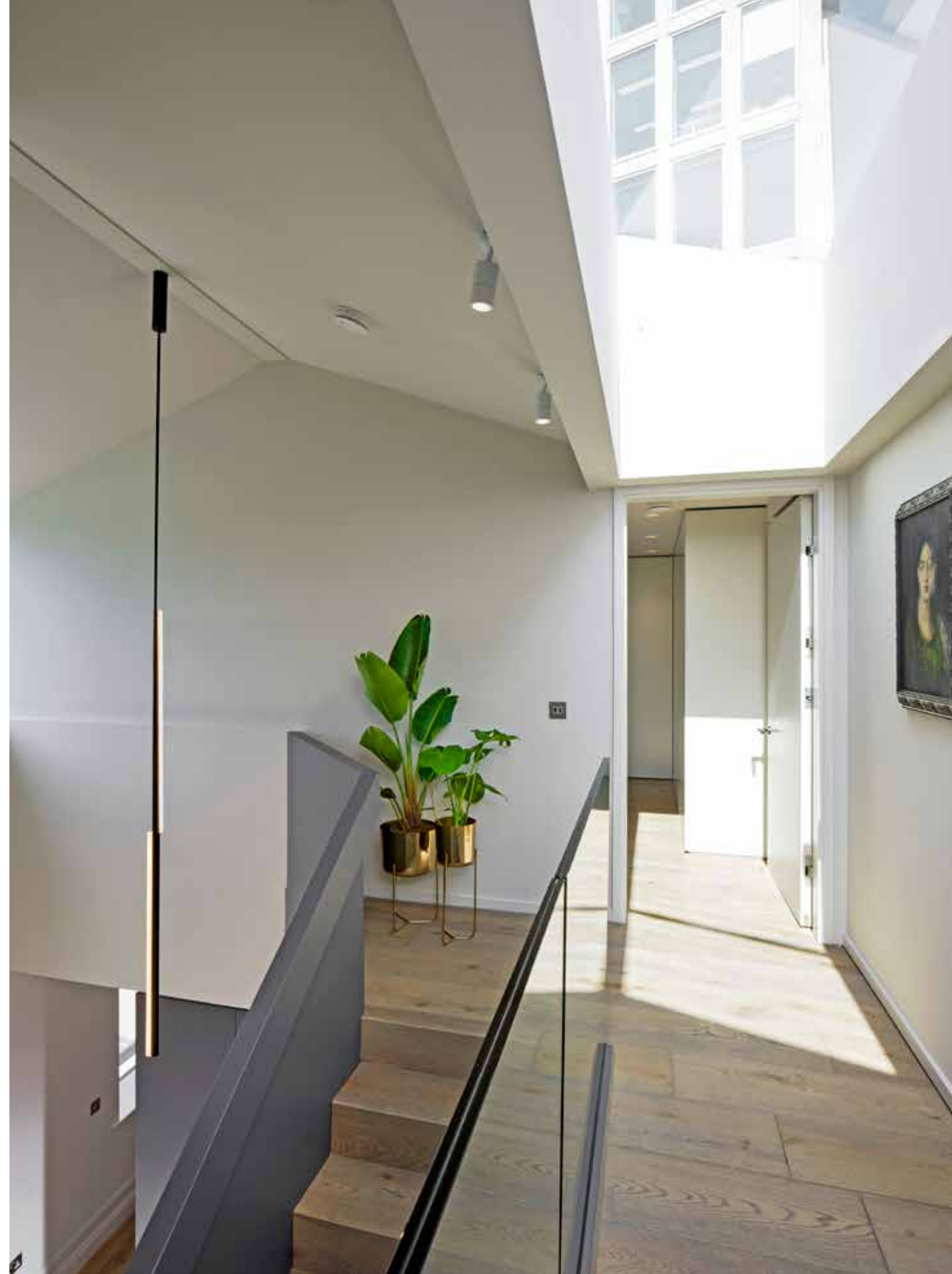
A skylight highlights the sleek
lines of the staircase.



Flooded with natural light from the skylight above, this double height space features a steel staircase which has been finished with engineered oak boards.



Rising up the steel staircase, residents are welcomed into a spacious landing, leading to the three bedroom suites.







The master bedroom suite features a full height swivel wall and an adjoining terrace with a restored parapet wall, providing the ultimate private sanctuary for residents.



Master bathroom and terrace





Guest Bedroom two and en-suite



CHAPTER IV

The Residences

Originally, vendors at the Old Covent Garden market were only allowed to sell one of four types of produce: fruits, herbs, roots or flowers. Each of the apartments at 20 Great Queen Street takes their names from these produce.





W O D E N

FIRST FLOOR
THREE BEDROOM LATERAL APARTMENT

The Woden

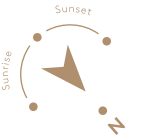
woden: (n.)

A type of beetroot. Beetroot was first cultivated by the Romans, and is prized for its nutritional value and also often used as a natural dye. From the same family as spinach, both the root and the leaves can be eaten.

Situated on the first floor of the building, the Woden is one of three lateral apartments. An entrance from either the grand communal staircase or the newly installed lift leads into the hallway in the historic part of the building. An open plan kitchen has been equipped with Gaggenau appliances and finished in a soft grey marble. Towards the front of the house, a large living and dining space overlooks Great Queen Street through original sash windows, while towards the rear, across the feature 'bridge', are three en-suite bedrooms.

The Woden

First floor



Number of Floors _____ 1
 Bedrooms _____ 3
 Internal Floor Area _____ 2,243 sq ft / 208 sq m
 Terrace Floor Area _____ 214.2 sq ft / 19.9 sq m
 Total Floor Area _____ 2,457.2 sq ft / 227.9 sq m
 Max Ceiling Height _____ 10'6" ft / 3.2 m

0M 1M 2M 3M 4M 5M





H I D C O T E

SECOND FLOOR
THREE BEDROOM LATERAL APARTMENT

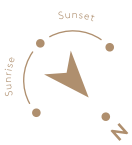
The Hidcote

hidcote: (n.)

A compact English Lavender with highly fragrant, deep blue-purple flowers. Popular and prized by gardeners due to its long-lasting, strong scent and the pretty contrast between the flowers and the silver-grey foliage.

On the second floor, the Hidcote follows the same layout as the Pippin. Three large bedrooms are situated at the rear of the apartment, accessed via the contemporary 'bridge' structure that links the historic and contemporary parts of the building. An engineered timber floor flows throughout the apartment, beautifully complementing both old and new features. In the living and dining room, this floor is designed in an intricate herringbone pattern, a graphic twist that recalls the original features of the house.

The Hidcote
Second floor



Number of Floors _____ 1
Bedrooms _____ 3
Internal Floor Area _____ 1,980 sq ft / 184 sq m
Terrace Floor Area _____ 169 sq ft / 15.7 sq m
Total Floor Area _____ 2,149 sq ft / 199.7 sq m
Max Ceiling Height _____ 10'2" ft / 3.1 m



THIRD FLOOR

THREE BEDROOM LATERAL APARTMENT

The Primrose

primrose: (n.)

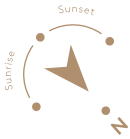
A family of up to 600 species of garden and wild flowers. Often grown in cool greenhouses, rock gardens or borders, the primrose is generally recognisable from its distinctive and brightly coloured blooms.

The Primrose is the third lateral apartment, situated on the third floor. A generously sized kitchen, living and dining area dominates the historic front part of the house. The living space extends across the entire width of the building, offering different zones for dining, relaxing, entertaining and cooking. The latter can be partitioned off for additional privacy when required. A 'bridge' physically and aesthetically links the older part of the house with the new extension, glass, and metal complementing wooden floors and original features to provide a smooth flow between the two sections.



P R I M R O S E

The Primrose
Third floor



Number of Floors _____ 1
Bedrooms _____ 3
Internal Floor Area _____ 1,971 sq ft / 183 sq m
Terrace Floor Area _____ 72.1 sq ft / 6.7 sq m
Total Floor Area _____ 2,043.1 sq ft / 189.7 sq m
Max Ceiling Height _____ 10'2" ft / 3.1 m





P I P P I N

FOURTH AND FIFTH FLOORS
THREE BEDROOM LATERAL APARTMENT

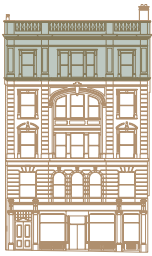
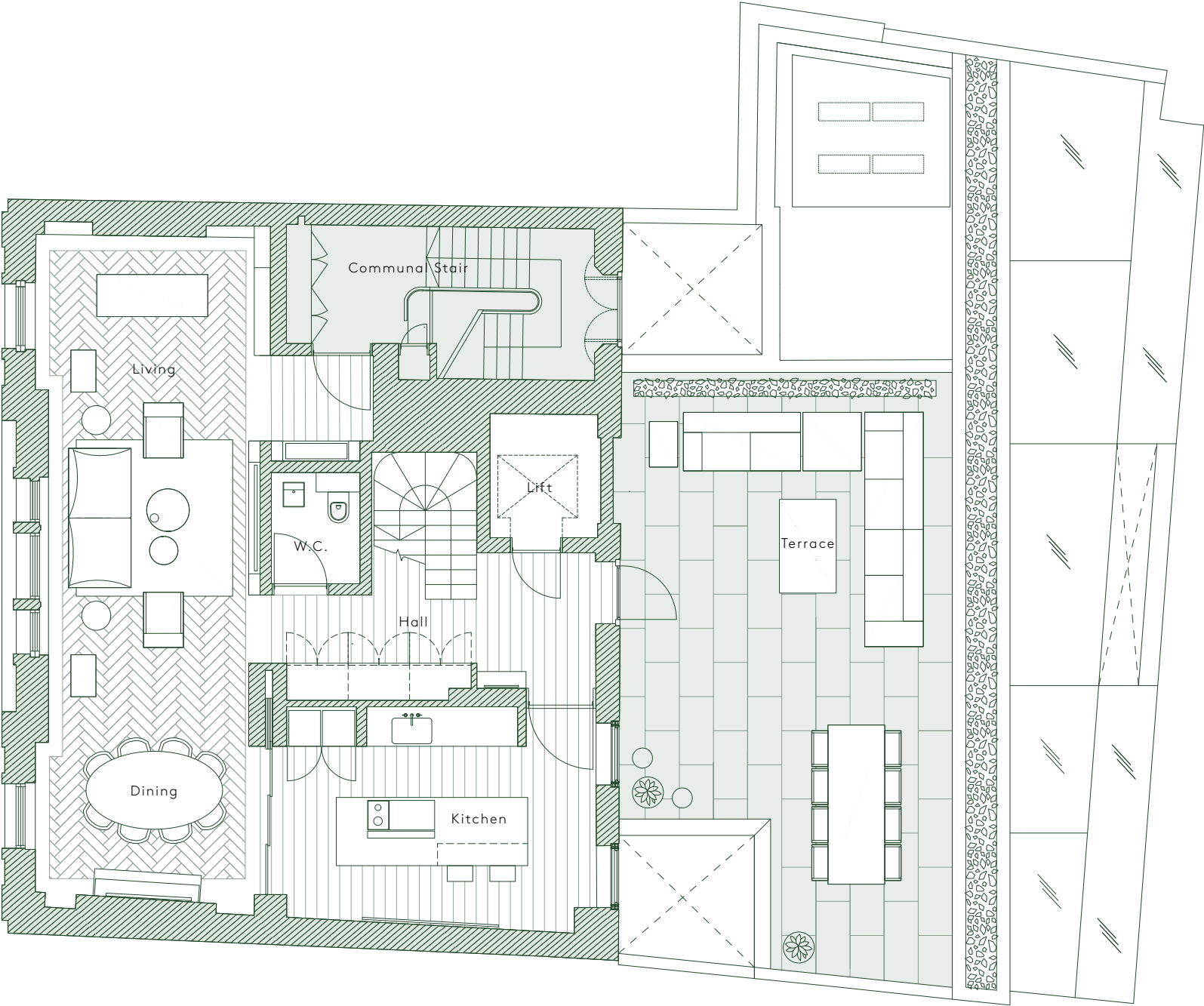
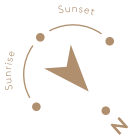
The Pippin

pippin: (n.)

A name shared by several varieties of apple e.g. allington pippin, king of pippins and cox's orange pippin. The latter is more commonly known as cox and considered one of the finest english dessert apples.

A three-bedroom lateral penthouse occupies the fourth and fifth floors of 20 Great Queen Street. A place to both enjoy and escape central city living, the Pippin features wide open interior living spaces and two large terraces. The lower foot is reserved for relaxing and entertaining in the original 19th century interiors. Historic details have been preserved and highlighted with a sensitive understanding of the building's past and its future. Above, a striking roof extension mirrors the materials of the modern parts of the rest of the house, while three en-suite bedrooms enjoy aerial views across the city.

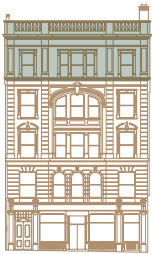
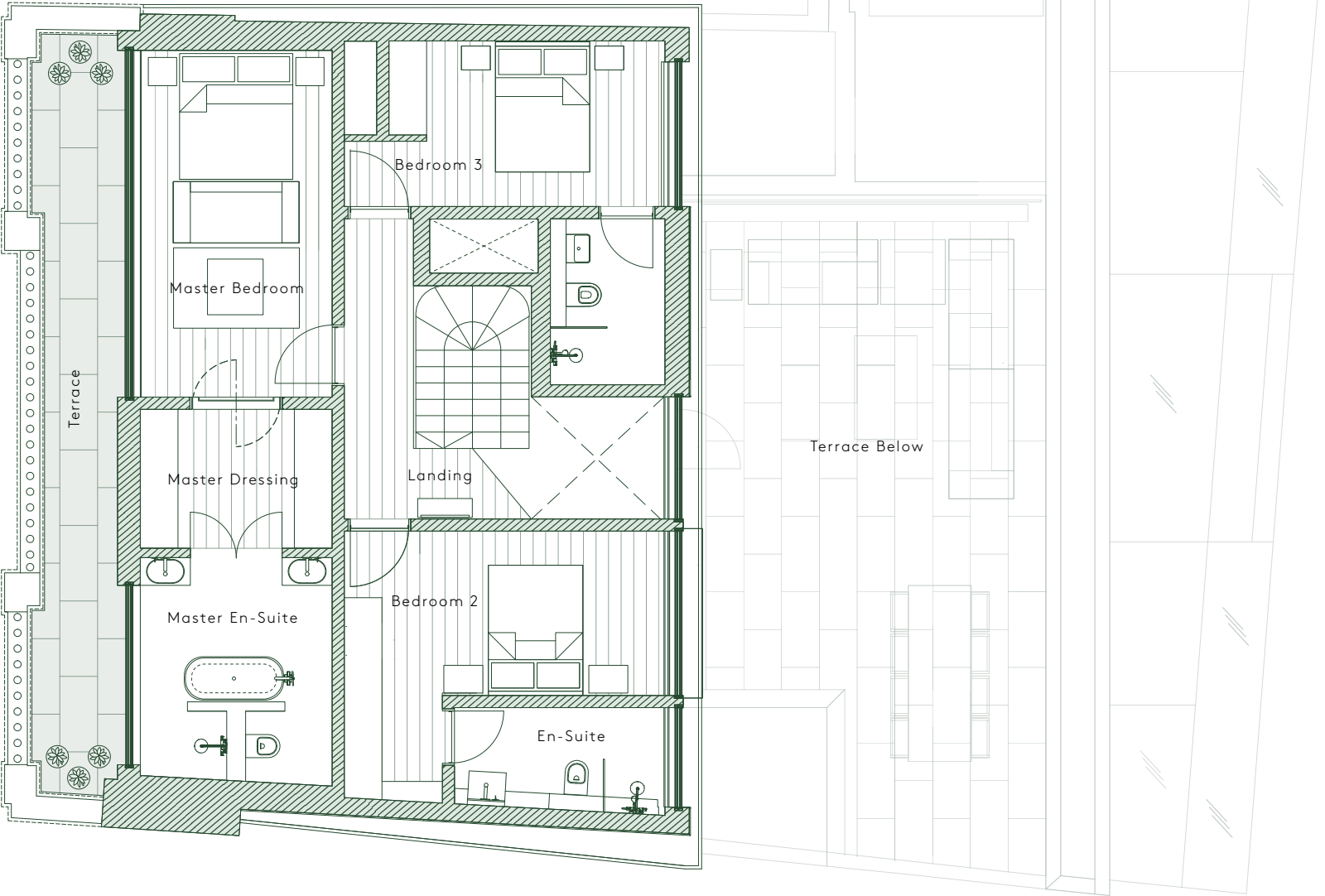
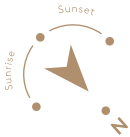
The Pippin
Fourth floor



Number of Floors _____ 2
Bedrooms _____ 3
Internal Floor Area _____ 2,065 sq ft / 192 sq m
Terrace Floor Area _____ 751.3 sq ft / 69.8 sq m
Total Floor Area _____ 2,816.3 sq ft / 261.8 sq m
Max Ceiling Height _____ 9'6" ft / 2.9 m
(With a feature double height space of 6.3m)



The Pippin
Fifth floor



Number of Floors _____ 2
Bedrooms _____ 3
Internal Floor Area _____ 2,065 sq ft / 192 sq m
Terrace Floor Area _____ 751.3 sq ft / 69.8 sq m
Total Floor Area _____ 2,816.3 sq ft / 261.8 sq m
Max Ceiling Height _____ 9'6" ft / 2.9 m
(With a feature double height space of 6.3m)



Specification

The Woden, The Hidcote, The Primrose

Entrance Hall

There are two entrances to each apartment. Secure lift access directly into the apartment or alternatively, via the main stair.

Floor
Large format engineered oak boards.

Walls
Feature floor to ceiling ultra-matte lacquered panelling and painted walls.
Generous floor to ceiling height solid oak door with bronze ironmongery.

Features
Recessed ceiling light fittings with adjustable lighting to highlight walls.
Fitted ultra-matte lacquered storage cabinetry including hanging cupboard.

Living Room

Floor
Large format engineered oak boards laid in a feature inset herringbone pattern.

Walls
Feature floor to ceiling ultra-matte lacquered panelling with concealed television unit behind fold away sliding doors.
Painted walls with restored skirting and cornice heritage mouldings.

Features
Restored Edwardian sash windows, re-glazed to improve acoustic and thermal performance.
Two fireplaces with heritage surrounds, slate hearths and gas fires.
Ceiling mounted adjustable lighting.
Two chandelier hanging points.

Kitchen

The kitchen is designed to allow for an open plan arrangement to the living room, alternatively it can be separated via concealed telescopic doors. A secondary door has been included to the hallway to allow for service.

Island
Large central island (3500x1200mm) with integrated seating. White Macaubus marble slab top with bevel cut edge detail, junctioned with Oak veneered panels and handleless soft close drawer fronts, including 5 ring gas hob, telescopic extractor and touch open integrated dishwasher. All appliances are Gaggenau 400 Series.

Wall units
Ultra-matte lacquered doors, with cross cut White Macaubus marble lined sink recess, with stainless steel sink, mixer tap with pull out head, and waste disposal. Integrated larder fridge and freezer (Gaggenau 400 Series). Stacked oven and steam-oven (Gaggenau 200 Series).

Floor
Large format engineered oak boards.

Walls
Painted walls with heritage skirting at base.

Lighting
Recessed ceiling light fittings with adjustable lighting to highlight walls.
Allowance for feature pendant above the island.

Cloaks

Floor
Large format porcelain tiles.

Walls
Floor to ceiling height mirror with integrated lighting and fitted

Oak veneered cabinetry with concealed storage.
Painted walls, skirting at bottom.
Floor to ceiling height lacquered door with oil rubbed bronze ironmongery.

Sanitaryware
Freestanding Corian pedestal with ceramic washbasin with feature ceiling mounted tap outlet. Wall mounted WC with concealed cistern. Sanitaryware by Laufen.

Lighting
Recessed ceiling light fittings.

The Bridge

Floor
Capri Limestone slabs.

Walls
Restored original rear façade brick wall.
Feature full height Oak panelling.
Full height glazed windows to central lightwells (The Woden glazed doors with access to private terraces).
Flush oak doors with oil rubbed bronze ironmongery.

Lighting
Feature integrated edge lighting tuned to reflect the external daylight tone.

Laundry/Service Cupboard
Miele washing machine and tumble dryer.

Master Bedroom

Floor
Large format engineered oak boards.

Walls
Full height glazed windows to central lightwells (The Hidcote & The Primrose).
Full height glazed doors with access to private terraces (The Woden & The Hidcote) & balconies (The Primrose).
Painted walls, skirting at base.

Full height oak doors with oil rubbed bronze ironmongery and lacquered finish to bedroom side.

Lighting
Recessed ceiling light fittings.

Walk in Wardrobe

Floor
Large format engineered oak boards.

Walls
Painted walls, skirting at base.
Full height lacquered oak doors with oil rubbed bronze ironmongery.

Features
Fitted wardrobes in oak veneer.
Recessed ceiling light fittings.

Master En-Suite Bathroom

Floor
Large format porcelain tile to floor and walls in shower enclosure.

Walls
Painted walls with fitted timber and mirror cabinetry to one wall and large format porcelain tile to shower enclosure.

Features
Floor to ceiling height heated mirror with integrated lighting and fitted Oak veneered cabinetry with concealed storage.
Laufen washbasins sitting on marble vanity units with integrated concealed storage drawer.
Freestanding bathtub with floor mounted bath tap and shower column.
Wall mounted hand shower, and freestanding shower column, with dual controls.
Floor mounted WC by Laufen with integrated concealed cistern.
Recessed ceiling light fittings.

Bedrooms

Floor
Large format engineered oak boards.

Walls
Full height glazed windows to central lightwells (The Hidcote & The Primrose).
Full height glazed doors with access to private terraces (The Woden & The Hidcote) & balconies (The Primrose).
Painted walls, skirting at base.
Full height oak doors with oil rubbed bronze ironmongery and lacquered finish to bedroom side.

Features
Fitted wardrobes with lacquer sliding doors.
Recessed ceiling light fittings.

En-Suites

Floor
Large format porcelain tile.

Walls
Painted walls and large format porcelain tile to shower enclosure.
Floor to ceiling height heated mirror with integrated lighting and fitted Oak veneered cabinetry with concealed storage.
Full height lacquered oak doors with oil rubbed bronze ironmongery.

Features
Cantilever mounted washbasin by Laufen.
Wall mounted WC by Laufen with integrated concealed cistern.
Wall mounted slide shower.
Recessed ceiling light fittings.

External Areas

Floor
Large format ceramic floor tiles.

Walls
Capri limestone walls.

Technology

Climate Control
Air conditioned heating and cooling to all spaces and for additional comfort, all bedroom and bathroom areas are underfloor heated.
Mechanical ventilation with heat recovery has been integrated to increase efficiency and reduce energy consumption.
All systems are controlled via the inbuilt Loxone home automation system.

Home Automation
The control of automation in each apartment is managed via Loxone Smart Home System and includes lighting control, climate control and door and private lift entry.
The flat is wired for future integration of audio, security and automated window blind control system.
All the controls are via smartphone or tablet application and all lighting control is via programmed wall switches.

Audio visual
HDMI Matrix ready for distributed audio & visual.
Distributed audio system.
Allowance for future integration with Amazon Alexa or Google Home.

Emergency Systems
Water mist fire protection system to the kitchen and living areas.
Detectors for Smoke, Carbon Monoxide and Heat.

Specification

The Pippin

Entrance Hall

There are two entrances to the penthouse. Secure lift access directly into the apartment into a feature double volume space or alternatively, via the main stair.

Floor
Large format engineered oak boards.

Walls
Feature floor to ceiling ultra-matte lacquered panelling and painted walls.
Generous floor to ceiling height solid oak door with bronze ironmongery.

Features
Fitted bronze mirror and ultra-matte lacquered storage cabinetry including hanging cupboard.
Fitted ultra-matte lacquered storage cabinetry including Miele washing machine and tumble dryer.
Feature double volume space with the rooflight over and allowance for chandelier hanging point.
Feature steel staircase with threads finished in engineered oak boards.
Recessed ceiling light fittings with adjustable lighting to highlight walls.

Living Room

Floor
Large format engineered oak boards laid in a feature inset herringbone pattern.

Walls
Feature floor to ceiling ultra-matte lacquered panelling with concealed television unit behind hinged doors and concealed bar unit behind fold away sliding doors.
Painted walls with restored skirting and cornice heritage mouldings.

Features
Restored Edwardian sash windows, re-glazed to improve acoustic and thermal performance.
Two fireplaces with heritage slate surrounds, slate hearths and gas fires.
Ceiling mounted adjustable lighting.
Two chandelier hanging points.

Kitchen

The kitchen is designed to allow for an open plan arrangement to the living room, alternatively it can be separated via concealed telescopic doors. A secondary door has been included to the hallway to allow for service.

Island
Large central island (3500x1200mm) with integrated seating. Marron Cohiba granite slab top with bevel cut edge detail, junctioned with Oak veneered panels and handleless soft close drawer fronts, including 5 ring gas hob, telescopic extractor and touch open integrated dishwasher. All appliances are Gaggenau 400 Series.

Wall units
Ultra-matte lacquered doors, with cross cut Marron Cohiba granite lined sink recess, with stainless steel sink, mixer tap with pull out head, and waste disposal.
Integrated larder fridge and freezer. Stacked oven and steam-oven. All appliances are Gaggenau 400 Series.

Floor
Large format engineered oak boards.

Walls
Painted walls with heritage skirting at base.

Lighting
Recessed ceiling light fittings with adjustable lighting to

highlight walls.
Allowance for feature pendant above the island.

Cloaks

Floor
Large format porcelain tiles.

Walls
Floor to ceiling height mirror with integrated lighting and fitted Oak veneered cabinetry with concealed storage.
Painted walls, skirting at base.
Floor to ceiling height lacquered door with oil rubbed bronze ironmongery.

Sanitaryware
Freestanding Corian pedestal with ceramic washbasin with feature ceiling mounted tap outlet. Wall mounted WC with concealed cistern. Sanitaryware by Laufen.

Lighting
Recessed ceiling light fittings.

The Roof Terrace

The penthouse opens out to a generous 588 sqft landscaped roof terrace.

Floor
Large format ceramic floor tiles.

Walls
Capri limestone walls.
Restored original rear façade brick wall.

Lighting
Feature integrated slab lighting.

Features
Feature integrated planting to the north boundary for privacy and visual amenity.

Master Bedroom

Floor
Large format engineered oak boards.

Walls
Full height glazed doors opening out to a dedicated private terrace.
Feature lacquered full height panelling to the bed wall.
Feature full height swivel wall with integrated TV and mirror.
Full height lacquered oak doors with oil rubbed bronze ironmongery.
Painted walls, skirting at base.

Lighting
Integrated lighting halo to vaulted ceiling.

Walk in Wardrobe

Floor
Large format engineered oak boards.

Walls
Painted walls, skirting at base.

Features
Fitted wardrobes in oak veneer.
Recessed ceiling light fittings.

Master En-Suite Bathroom

Floor
Large format ceramic floor tiles.

Walls
Feature bookmatched honed Crema Perla Honed limestone wall behind free standing bath.
Full height glazed doors with access to private terrace.
Painted walls with skirting at base and porcelain tiles to shower enclosure.
Full height double pivot glass door.

Features
Floor to ceiling height heated mirror with integrated lighting and fitted cabinetry with concealed storage.
His and hers Laufen washbasins sitting on granite vanity units with integrated concealed storage drawer.
Freestanding bathtub with floor mounted bath tap and shower column.

Wall mounted hand shower, and rainhead, with dual controls.
Floor mounted WC by Laufen with integrated concealed cistern.

Lighting
Integrated lighting halo to vaulted ceiling.

Master bedroom Terrace

Floor
Large format ceramic floor tiles.

Walls
Capri limestone walls.
Restored moulded open stone parapet wall.

Bedrooms

Floor
Large format engineered oak boards.

Walls
Painted walls, skirting at base.
Large glazed windows with stunning aerial view, overlooking rear penthouse deck.
Full height lacquered oak doors with oil rubbed bronze ironmongery.

Features
Vaulted ceiling.
Fitted wardrobes with lacquer sliding doors.

En-Suites

Floor
Large format porcelain tile.

Walls
Floor to ceiling height heated mirror with integrated lighting and fitted Oak veneered cabinetry with concealed storage.
Painted walls and large format porcelain tile to shower enclosure.
Full height lacquered oak doors with oil rubbed bronze ironmongery.

Features
Recessed ceiling light fittings.
Cantilever mounted washbasin by Laufen.
Wall mounted WC by Laufen with integrated concealed cistern.
Wall mounted slide shower.

Technology

Climate Control
Air conditioned heating and cooling to all spaces and for additional comfort, all bedroom and bathroom areas are underfloor heated.
Mechanical ventilation with heat recovery has been integrated to increase efficiency and reduce energy consumption.
All systems are controlled via the inbuilt Loxone home automation system.

Home Automation
The control of automation in each apartment is managed via Loxone Smart Home System and includes lighting control, climate control and door and private lift entry.
The flat is wired for future integration of audio, security and automated window blind control system.
All the controls are via smartphone or tablet application and all lighting control is via programmed wall switches.

Audio visual
HDMI Matrix ready for distributed audio & visual.
Distributed audio system.
Allowance for future integration with Amazon Alexa or Google Home.

Emergency Systems
Water mist fire protection system to the kitchen and living areas.
Detectors for Smoke, Carbon Monoxide and Heat.

Covent Garden Today

A hub of innovation and creativity.

Covent Garden today has lost none of the energy that has defined it over the centuries. Although the original market has been moved, vendors, performers and restaurants still pepper the streets, spilling from the elegant portico to create a thoroughly contemporary take on the area's past. Here, pop-ups rub shoulders with the classics, market stalls stand beside designer names, and the finest theatre competes with exceptional street performers. The Royal Opera House is one of a string of world-class theatres, while culinary creativity populates the surrounding streets in the kitchens of Petersham Nurseries, the Hawksmoor, Barrafinna and more.



Covent Garden Market

Historical bronze wall plaque illustrating the history of the market, located on Southampton Street.



Although the original market
has been moved, vendors,
performers and restaurants
still pepper the streets...

...spilling from the
elegant portico to
create a thoroughly
contemporary take
on the area's past.



The Royal Opera House

World class opera, ballet and performance grace the stage of the historic Royal Opera House on Bow Street.



Shopping and Dining

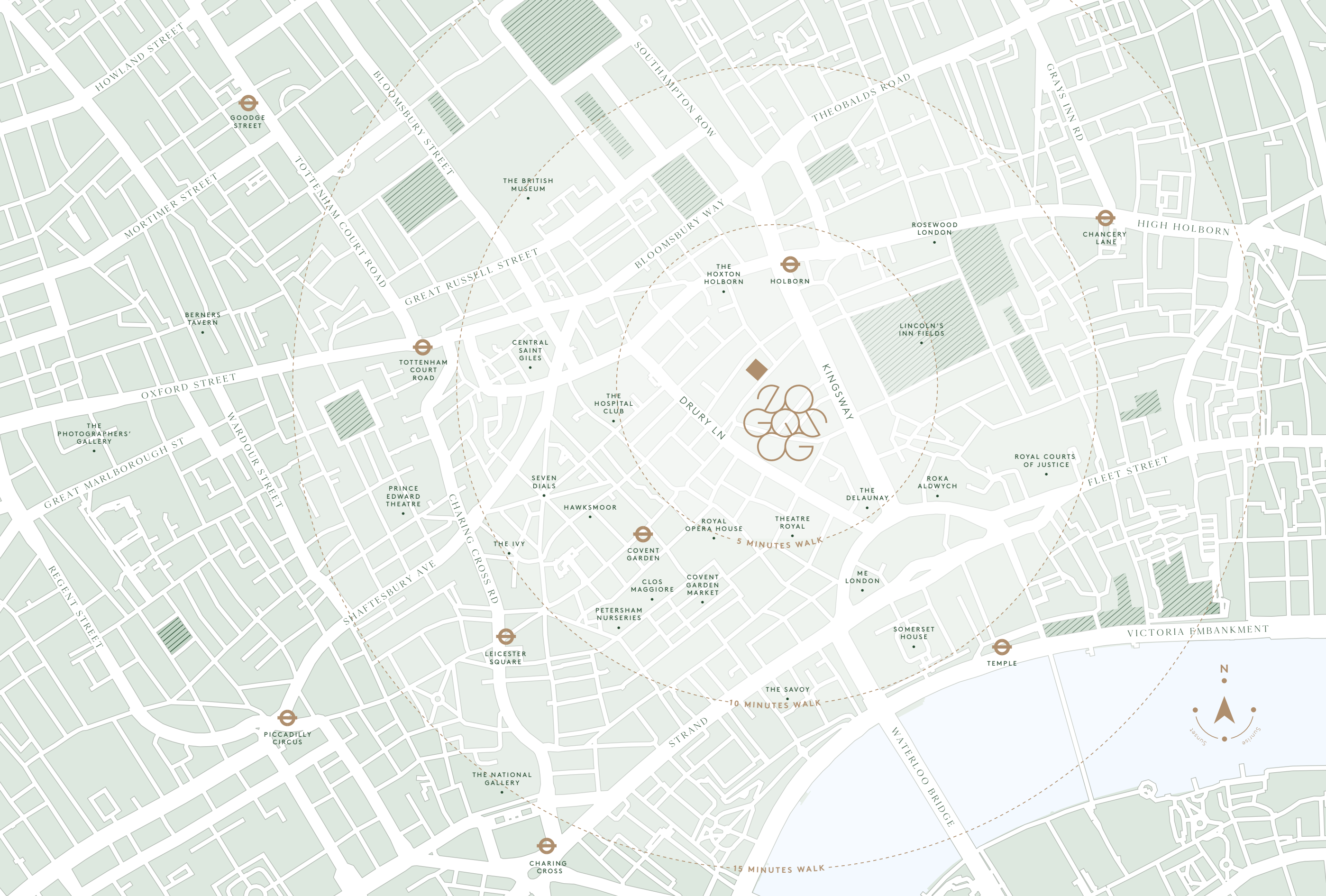
Once a thriving produce market, Covent Garden is now home to designer names, although the spirit of fresh, local food lives on in a buzzing restaurant scene.





Entertainment

Entertainment and creativity are the life blood of the area, from street performance to internationally renowned names at the myriad of theatres close by.



HOWLAND STREET

GOODGE STREET

MORTIMER STREET

TOTTENHAM COURT ROAD

BLOOMSBURY STREET

THE BRITISH MUSEUM

SOUTHAMPTON ROW

THEOBALDS ROAD

GRAYS INN RD

HIGH HOLBORN

CHANCERY LANE

ROSEWOOD LONDON

THE HOXTON HOLBORN

HOLBORN

LINCOLN'S INN FIELDS

GREAT RUSSELL STREET

BLOOMSBURY WAY

BERNERS TAVERN

TOTTENHAM COURT ROAD

CENTRAL SAINT GILES

OXFORD STREET

THE PHOTOGRAPHERS' GALLERY

WARDOUR STREET

GREAT MARLBOROUGH ST

ROYAL COURTS OF JUSTICE

FLEET STREET

ROKA ALDWYCH

THE DELAUNAY

THEATRE ROYAL

ROYAL OPERA HOUSE

COVENT GARDEN

HAWKSMOOR

SEVEN DIALS

THE IVY

PRINCE EDWARD THEATRE

SHAFTESBURY AVE

CHARING CROSS RD

LEICESTER SQUARE

PETERSHAM NURSERIES

CLOS MAGGIORE

COVENT GARDEN MARKET

ME LONDON

SOMERSET HOUSE

TEMPLE

VICTORIA EMBANKMENT

THE SAVOY

STRAND

THE NATIONAL GALLERY

CHARING CROSS

15 MINUTES WALK

10 MINUTES WALK

5 MINUTES WALK

N

Sunrise

Sunset

WATERLOO BRIDGE

Contact

VIEWING STRICTLY
BY APPOINTMENT ONLY



24 Curzon Street, London, W1J 7TF

T 020 7499 7722
E newhomes@beauchamp.com
www.beauchamp.com

WWW.20GQS.COM

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance size or items of furniture. All measurements may vary within a tolerance of 5%. Applicants are advised to contact the sales agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. Whilst every effort has been made to ensure that the information on this brochure is correct, it is designed specifically as a guide and CBRE Ltd. reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale.

Brochure by DD LONDON. www.ddlondon.com





