

great minster house • SW1

Penthouses

A GLOBAL CAPITAL.

London: a name known the world over, synonymous with history, privilege and luxury. This global city is home to some of the most iconic landmarks in the world and naturally the very best in shopping, dining, leisure and entertainment. Defined and shaped by its famous river, London is a city that refuses to stand still, a city where the utterly ancient and the strikingly modern sit side by side. A financial powerhouse and a true world city, for generations London's magnetic appeal has inspired people to make it their home. Now, in Great Minster House, SW1, London boasts a new residential benchmark.

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WELCOME TO WESTMINSTER.

The coveted neighbourhood of Westminster is an area of genuine contrasts. As the backdrop to political life in the UK, the iconic Houses of Parliament are known to millions the world over from their regular appearances in the media. Yet, away from the glare of the spotlight, Westminster is one of the capital's most sought after residential locations. A stroll through these historic streets, where you walk in the footsteps of Britain's political elite both past and present, reveals boutique shops, renowned restaurants, traditional London pubs and glorious open spaces. Imbued with heritage, political intrigue and that elusive sense of place, Westminster remains one of the capital's most prestigious and coveted addresses.





A MODERN CLASSIC.

In a prime position on the corner of Marsham Street and Horseferry Road in Westminster, Great Minster House has been exquisitely re-imagined for the 21st century. Crowning the building are just five duplex penthouses, each designed without compromise and with the utmost attention to detail. With full-width terraces, high ceilings and wooden parquet floors, these duplex penthouses really do offer the ultimate in luxurious accommodation in the heart of Westminster.

A PLEASURE TO COME HOME TO.

Great Minster House is as grand as its location. Set foot inside the elegant lobby and enter a world of Edwardian-inspired splendour, where opulent apartment interiors lie behind every door. Complemented by a concierge service and various car parking options, Great Minster House represents the last word in a London lifestyle utterly free of compromise.







BEAUTIFULLY FINISHED AND EQUIPPED INTERIORS.

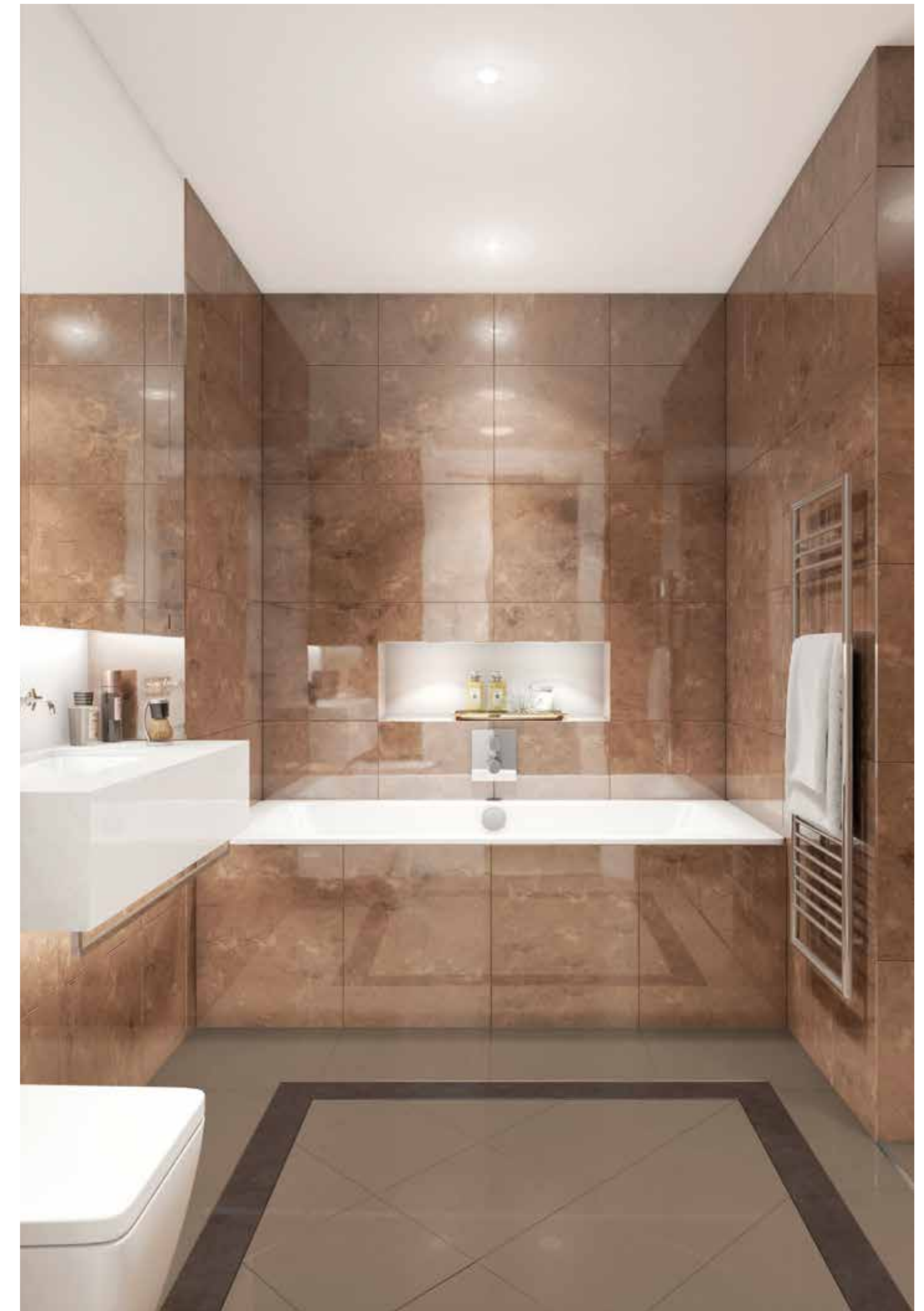
Spacious and airy, with floor to ceiling windows maximising natural light, Great Minster House interiors offer comfort and sophistication. Breathtaking spaces offer truly gracious living and fixtures and fittings have been combined to remarkable effect. Individually designed kitchens contain a full range of appliances, seamlessly integrated into bespoke layouts. Bathrooms and en suites boast natural stone tiles, polished chrome, marble fixtures and illuminated mirrors, while engineered parquet floors in a beautiful timber finish and pure wool carpets add to the sense of elegance and refinement.













DETAILED SPECIFICATION.

Step into any penthouse at Great Minster House and all the hallmarks of a luxurious home are evident. In the well-appointed kitchens, the elegant bathrooms and the sumptuous living areas, fastidious quality and attention to detail are evident everywhere.

Kitchen Specification

- Handleless furniture by Doca UK in a real wood veneer/matt lacquer finish
- Individually designed layouts
- Silestone worktops
- Coloured glass splashbacks
- Stainless steel undermounted sink with Grohe Minta touch control mixer tap
- Concealed LED fittings to underside of wall units
- Miele stainless steel single oven
- Miele warming drawers
- Miele stainless steel combination microwave
- Miele Flush mounted 4 ring touch control induction hob
- vZug Integrated Hood/Elica Downdraft

- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Siemens wine cooler
- Engineered parquet flooring to open-plan kitchens
- Ceramic floors to enclosed kitchen (apartment 51 only) and utility rooms

Bathrooms Specification

- Duravit white sanitary ware
- Wall hung WC pan with concealed cistern and soft close seat and cover
- Individually designed vanity units with bespoke marble and illuminated mirrored cabinet above incorporating shaver socket
- Grohe brassware
- Grohe Rainshower ceiling mounted shower arm and head with separate hand shower and wall mounted recessed controls
- Walk-in style shower with contemporary fixed glass screen where applicable
- Polished chrome, thermostatically controlled heated towel rail
- Natural stone tiles to all walls
- Porcelain floor tiling
- Recessed LED downlighters

Internal Specification

- Engineered parquet flooring to hallway and living room
- Porcelain tiled floor to utility cupboards
- Pure new wool carpet to bedrooms
- Full height feature doors
- Doca UK designed fitted wardrobes with internal lighting
- Coffered ceiling to hallway, living room and bedrooms
- Feature staircase in every penthouse

Heating & Cooling

- Independent thermostatically controlled underfloor heating to all rooms
- Independent comfort cooling to all rooms

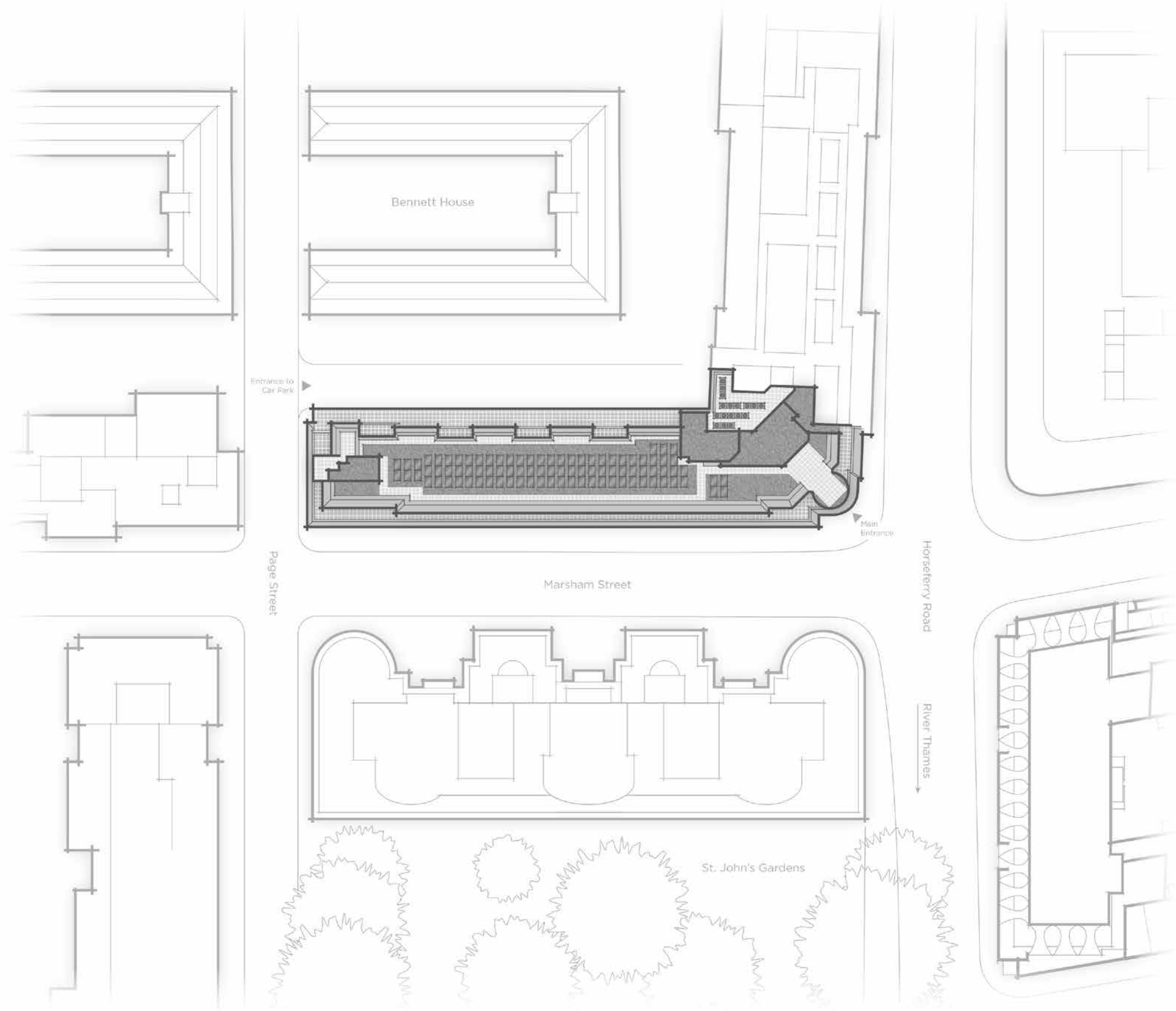
Electrical Specification

- Siemens free standing washer dryer to utility room
- Whole house ventilation system
- 5 amp lighting circuit to hallway, living room and bedrooms
- LED lighting to all balconies
- External power socket to all terraces
- Slimline chrome and black sockets throughout
- Sky+ connectivity (subject to subscription)
- Telephone and data points to principal rooms
- Multi-room integrated audio system

Communal Areas/Services

- 24 hour concierge service
- CCTV security system coverage
- Lifts to all floors
- Grand entrance foyer with seating area
- Various car parking options are available at ground and basement levels and can be negotiated for penthouse apartments*
- Cycle storage facilities available in basement

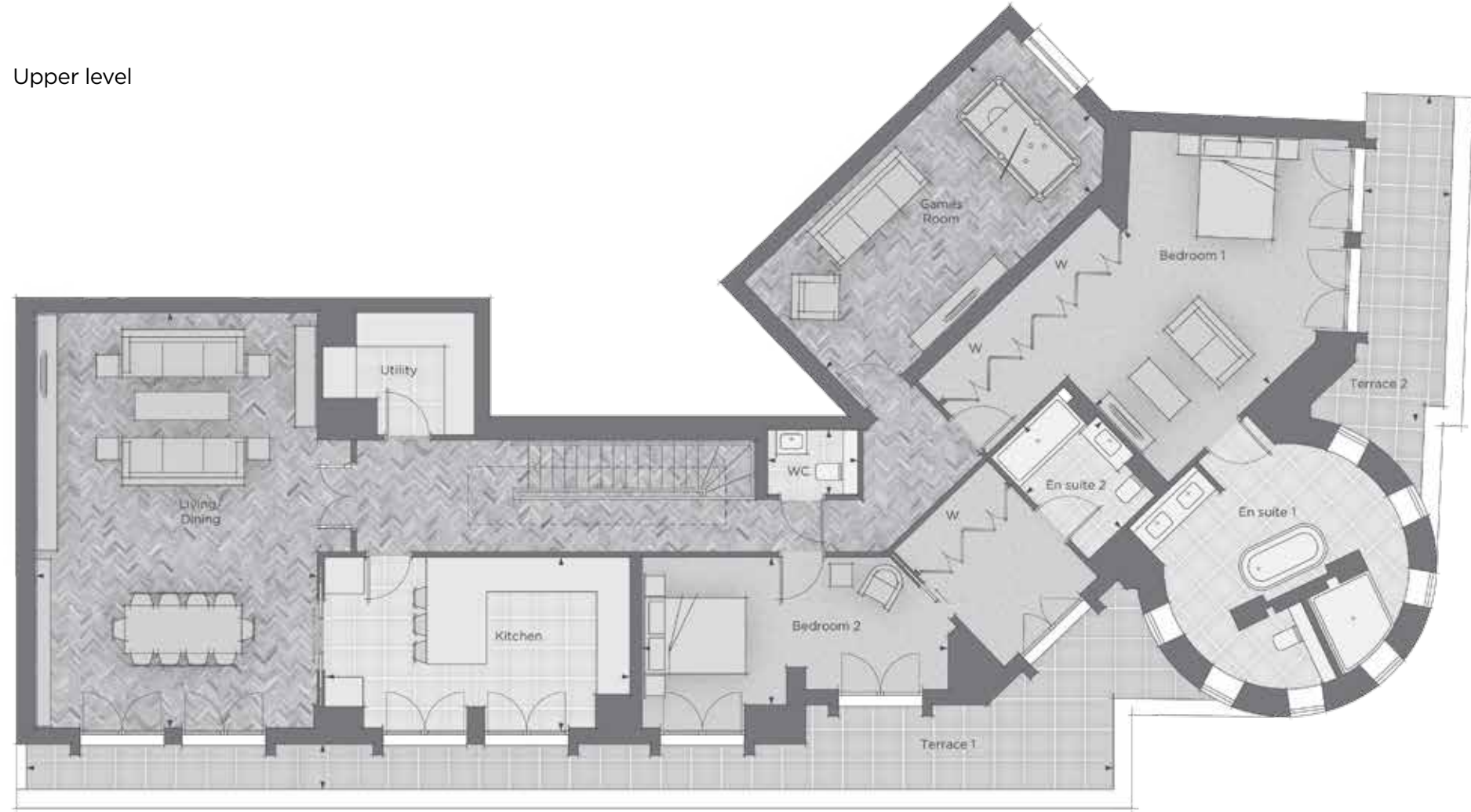
*Limited availability, at additional cost.



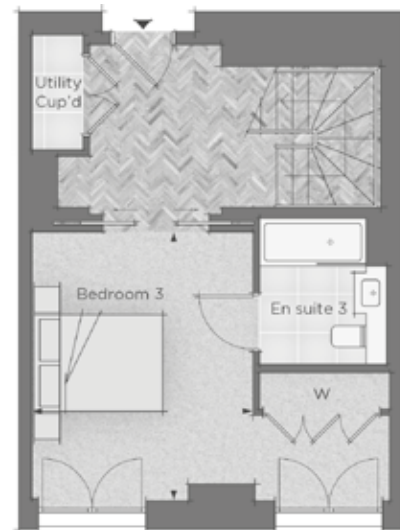
PENTHOUSE LIVING AT GREAT MINISTER HOUSE.

Each 3 bedroom penthouse at Great Minster House has been carefully designed to offer a high degree of flexibility, providing perfect venues for relaxing or entertaining. Combining generous amounts of interior space and full-length outdoor terraces they offer the perfect blend of indoor and outside space. Dramatic high ceilings and engineered wooden parquet floors set the tone, whilst the superb specification makes these apartments genuinely luxurious. Penthouse 51 even boasts a spectacular en suite bathroom set in the building's circular rooftop tower, surely the last word in luxury and decadence.

Upper level



Lower level



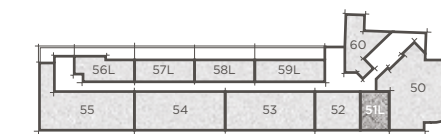
PENTHOUSE 51

Lower Level		
Bedroom 3	11'3" x 13'7"	3.43m x 4.15m
En suite 3	5'5" x 7'6"	1.66m x 2.27m
Upper Level		
Living/Dining	18'4" x 27'0"	5.60m x 8.23m
Kitchen	19'8" x 11'2"	6.05m x 3.37m
Games Room	24'0" x 11'7"	7.33m x 3.55m
Bedroom 1	21'5" x 13'8"	6.54m x 4.19m
En suite 1	16'1" diameter	4.90m diameter
Bedroom 2	19'11" x 9'7"	6.08m x 2.91m
En suite 2	9'1" x 6'0"	2.77m x 1.83m
WC	4'10" x 4'1"	1.49m x 1.24m
Total	2837 sq ft	263.6 sq m
Terrace 1	70'8" x 2'11"	21.55m x 0.90m
Terrace 2	5'8" x 21'2"	1.74m x 6.47m

Marsham Street

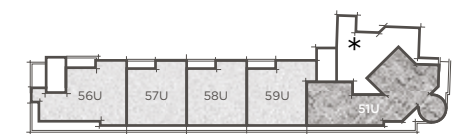


Level 5



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Level 6

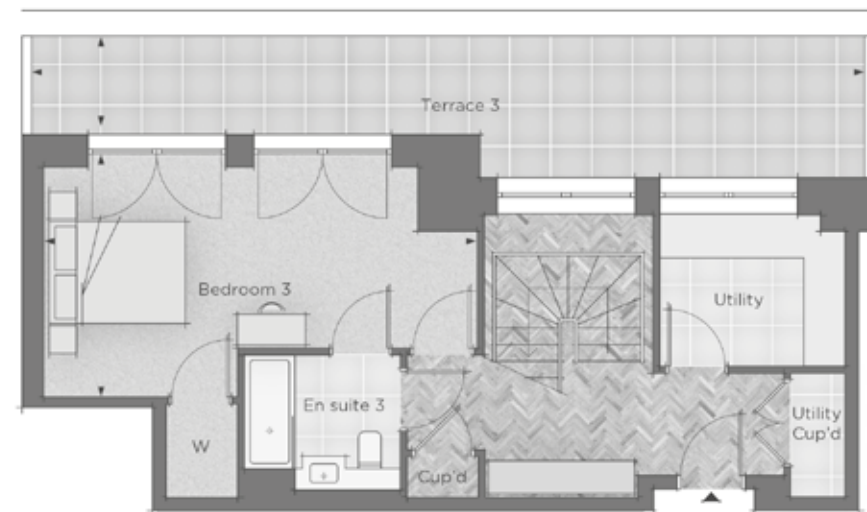


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Upper level



Lower level



PENTHOUSE 56

Lower Level

Bedroom 3	20'10" x 10'8"	6.37m x 3.56m
En suite 3	7'6" x 5'5"	2.30m x 1.66m

Upper Level

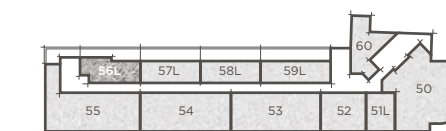
Living	17'1" x 17'10"	5.22m x 5.45m
Dining	14'3" x 16'4"	4.35m x 4.97m
Kitchen	19'8" x 17'2"	6.00m x 5.25m
Bedroom 1	13'1" x 15'0"	4.00m x 4.59m
En suite 1	8'6" x 8'11"	2.58m x 2.72m
Bedroom 2	16'11" x 9'1"	5.16m x 2.77m
En suite 2	7'4" x 3'7"	2.25m x 1.10m
WC	3'9" x 4'8"	1.15m x 1.42m
Total	2334 sq ft	216.7 sq m

Terrace 1	61'5" x 5'6"	18.74m x 1.69m
Terrace 2	18'2" x 5'7"	5.56m x 1.72m
Terrace 3	62'4" x 4'6"	12.27m x 1.39m

Bennett House

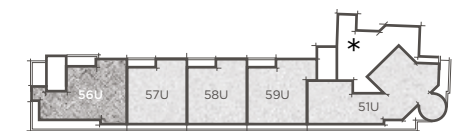


Level 5



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Level 6

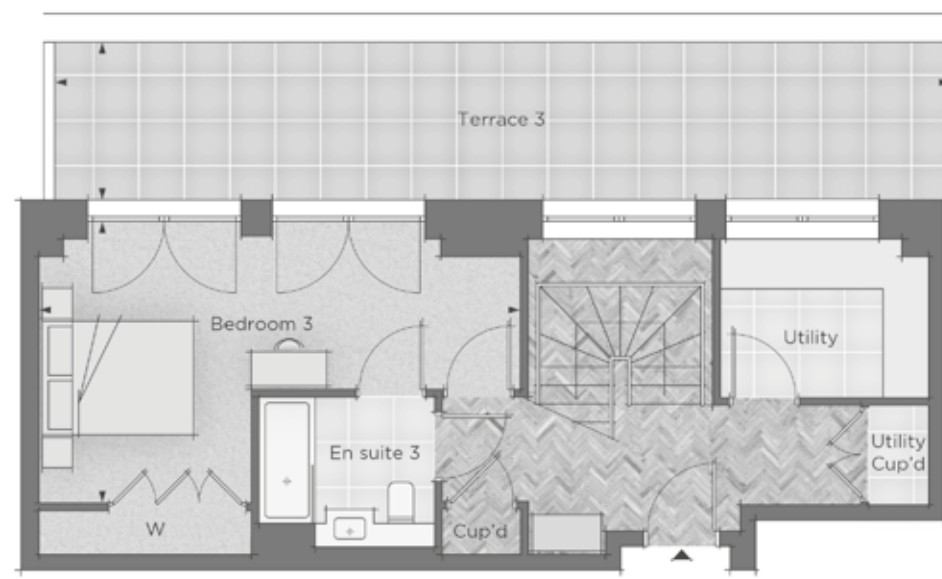


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Upper level



Lower level



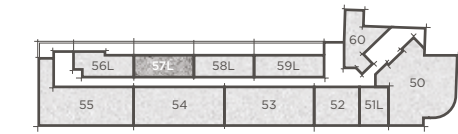
PENTHOUSE 57

Lower Level		
Bedroom 3	20'10" x 12'2"	6.34m x 3.70m
En suite 3	7'6" x 5'5"	2.30m x 1.66m
Upper Level		
Living/Dining	15'10" x 25'8"	4.85m x 7.84m
Kitchen	18'3" x 10'7"	5.57m x 3.25m
Bedroom 1	12'10" x 15'4"	4.02m x 4.58m
En suite 1	8'6" x 8'11"	2.58m x 2.72m
Bedroom 2	17'5" x 9'1"	5.40m x 2.77m
En suite 2	7'4" x 3'7"	2.25m x 1.10m
WC	3'9" x 4'8"	1.15m x 1.42m
Total	2026 sq ft	188.4 sq m
Terrace 1	38'8" x 2'9"	11.80m x 0.85m
Terrace 2	17'11" x 4'3"	5.47m x 1.32m
Terrace 3	38'11" x 6'8"	11.88m x 2.05m

Bennett House

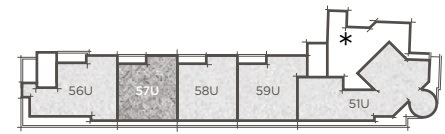


Level 5



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Level 6



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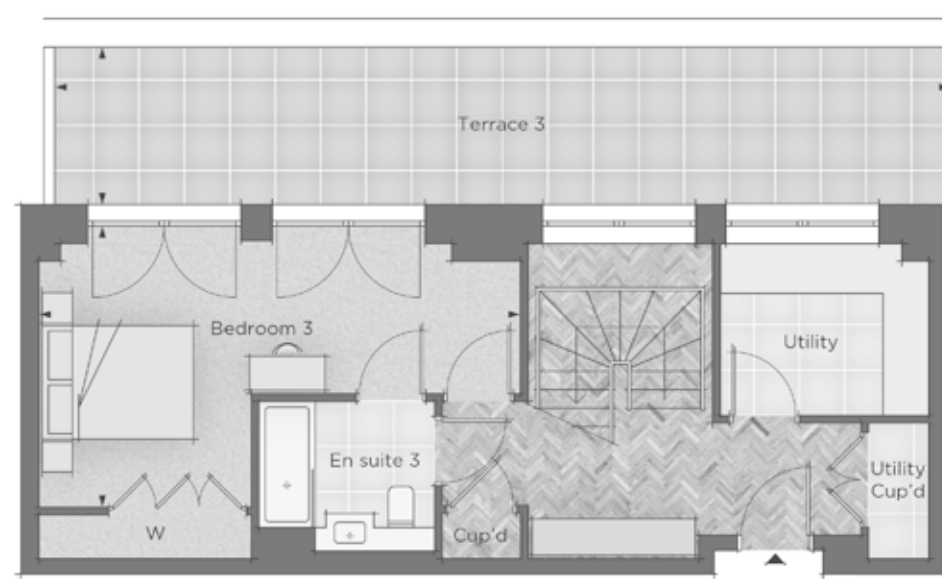
Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +50 or -50mm, however the total area dimension stated does not take into account a build tolerance. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only. All information is correct at the time of going to print September 2014.

*Please note that a planning application has been submitted to build an additional one bedroom apartment and amend the layout of apartment 51. Please speak to a Sales Adviser for more information and an up to date status of the application.

Upper level



Lower level



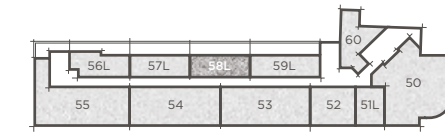
PENTHOUSE 58

Lower Level		
Bedroom 3	20'10" x 12'2"	6.36m x 3.70m
En suite 3	7'6" x 5'5"	2.23m x 1.66m
Upper Level		
Living/Dining	15'11" x 25'9"	4.86m x 7.84m
Kitchen	18'3" x 10'7"	5.57m x 3.25m
Bedroom 1	13'2" x 15'0"	4.02m x 4.58m
En suite 1	8'6" x 8'11"	2.58m x 2.72m
Bedroom 2	17'9" x 9'1"	5.42m x 2.77m
En suite 2	7'4" x 3'7"	2.25m x 1.10m
WC	3'9" x 4'8"	1.15m x 1.42m
Total	2045 sq ft	190.1 sq m
Terrace 1	38'8" x 2'9"	11.80m x 0.85m
Terrace 2	17'11" x 4'3"	5.47m x 1.32m
Terrace 3	38'11" x 6'8"	11.87m x 2.04m

Bennett House

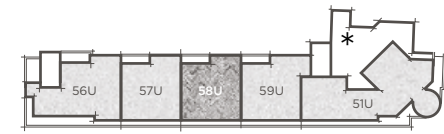


Level 5



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Level 6



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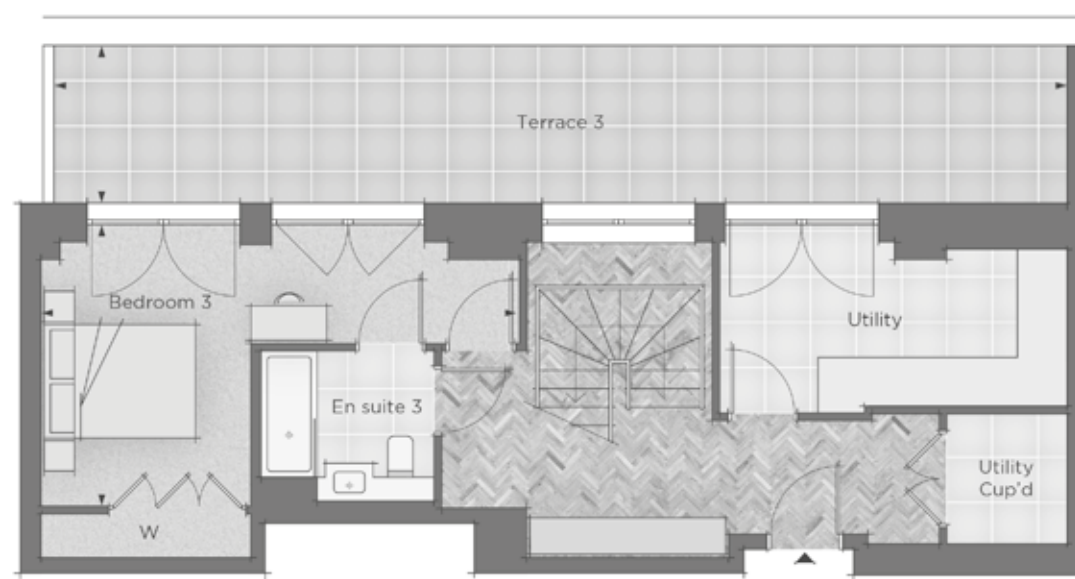
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Upper level



Lower level



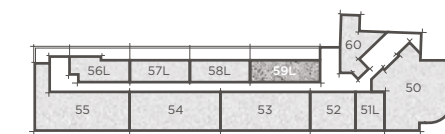
PENTHOUSE 59

Lower Level		
Bedroom 3	20'10" x 12'2"	6.36m x 3.70m
En suite 3	7'6" x 5'5"	2.23m x 1.66m
Upper Level		
Living/Dining	15'11" x 25'9"	4.85m x 7.84m
Kitchen	18'3" x 10'8"	5.57m x 3.25m
Bedroom 1	18'11" x 12'5"	5.77m x 3.79m
En suite 1	8'6" x 8'11"	2.58m x 2.72m
Bedroom 2	16'11" x 9'1"	5.16m x 2.79m
En suite 2	7'4" x 3'7"	2.25m x 1.10m
WC	3'9" x 4'8"	1.15m x 1.42m
Total	2155 sq ft	200.2 sq m
Terrace 1	38'8" x 2'9"	11.80m x 0.85m
Terrace 2	17'11" x 4'3"	5.47m x 1.32m
Terrace 3	43'10" x 6'8"	13.38m x 2.04m

Bennett House

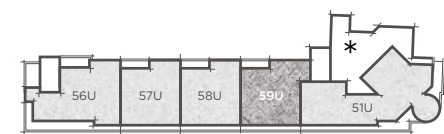


Level 5



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Level 6



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“BY SEEING LONDON, I HAVE
SEEN AS MUCH OF LIFE AS THE
WORLD CAN SHOW.”

Samuel Johnson, 1709-1784





DISCOVER YOUR OWN PERSONAL LONDON.

From your home at Great Minster House, the attractions of one of the world's most engaging, diverse and exciting cities are laid out all around you, awaiting your discovery. The huge array of cuisine available in the capital encompasses Michelin-starred restaurants to authentic street food and almost everything in between. Shopping is equally wide ranging; independent boutiques and grand department stores share street space with boho markets and flagship stores. And London's cultural offerings run the gamut from famous museums to independent galleries and West End theatre to art-house cinemas.

CAPITAL CUISINE.

Rightly lauded for its excellent cuisine, London's disparate array of restaurants are enough to placate the most demanding of palates. Barely two miles away in Mayfair is Le Gavroche, founded by Michel and Albert Roux, and the first UK restaurant to be awarded first one, two and then three Michelin stars. On the South Bank, the Oxo Tower Restaurant serves up treats for the eyes as well as the taste buds, offering fabulous pan-Asian and modern British cuisine with commanding views of the Thames. At the Mandarin Oriental Hotel on Hyde Park you find Dinner, the restaurant of renowned 'molecular gastronomist' Heston Blumenthal, offering mouth-watering British cuisine befitting its Michelin-starred status.



Oxo Tower
32 minutes by foot



Le Gavroche
9 minutes by car



Marcus Wareing at the Berkeley
7 minutes by car



Petrus
8 minutes by car



Boisdale of Belgravia
21 minutes by foot



Dinner by Heston Blumenthal
8 minutes by car



Hibiscus
34 minutes by foot



The Cinnamon Club
4 minutes by foot



Fortnum & Mason
27 minutes by foot



Berry Bros & Rudd
25 minutes by foot



Pimlico Farmers' Market
10 minutes by foot



David Linley
7 minutes by car



Harvey Nichols
7 minutes by car



Valentino
8 minutes by car



Peter Jones
19 minutes by tube & foot



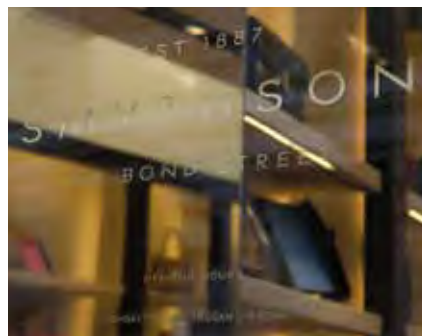
Selfridges
21 minutes by tube & foot



Dior
10 minutes by car



Cartier
9 minutes by car



Smythson
10 minutes by car



Christian Louboutin
9 minutes by car



Harrods
32 minutes by tube & foot

THE WORLD'S BEST SHOPPING ON YOUR DOORSTEP.

London is amongst the premier shopping destinations in the world, attracting a wealth of celebrated brands and designers. The city's grand department stores are a joy to explore and vary in both character and culture. Experience these contrasts by exploring the glorious, gilded emporium of Fortnum & Mason, a favourite of generations of royalty, or by sampling the very best in fashion, beauty, wine and food at Harvey Nichols. With an incredible 330 departments, Harrods is the largest department store in Europe and its illuminated frontage makes it one of London's most recognisable icons. Further premium stores can be found on Mayfair's Bond Street, including Christian Dior, Cartier, Louis Vuitton and many others. On the world famous Oxford Street, Selfridges offers discerning shoppers everything from fashion and furnishing to technology and toys, all spread over six fantastic floors.

ART, THEATRE AND CULTURE SURROUNDS YOU.

With the West End's theatres, the East End's quirky art spaces and the Southbank's galleries and concert spaces, there's art and culture wherever you look in this vibrant city. London's Theatreland is home to an array of historic venues staging productions with the prestige to lure Hollywood actors to tread their boards. On the south bank of the Thames, the combined attractions of the Southbank Centre and the nearby Tate Modern make it a magnet for aesthetes. Across town in South Kensington, a stroll along Exhibition Road passes the Victoria and Albert Museum, the Science Museum and the Natural History Museum, each a treasure trove of artefacts and exhibitions waiting to be discovered.



Natural History Museum
24 minutes by tube & foot



National Portrait Gallery
6 minutes by car



Tate Britain
8 minutes by foot



Saatchi Gallery
20 minutes by tube & foot



British Museum
10 minutes by car



London Coliseum
8 minutes by car



National Gallery
23 minutes by foot



Churchill War Rooms
12 minutes by foot



V&A
22 minutes by tube & foot



Royal Opera House
8 minutes by car



The Playhouse Theatre
22 minutes by foot



Theatre Royal Haymarket
6 minutes by car



Duke of York's Theatre
8 minutes by car



Hyde Park
30 minutes by foot



St James's Park
10 minutes by foot



Green Park
18 minutes by foot



Hampstead Heath
22 minutes by car



The Thames
3 minutes by foot



Regent's Park
25 minutes by tube & foot



Kensington Gardens
29 minutes by tube & foot



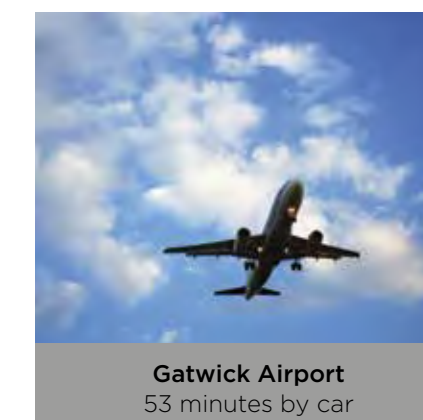
Battersea Park
30 minutes by foot

EXPLORING LONDON'S MANY PARKS AND OPEN SPACES.

One of the greenest cities in the world, London is blessed with an abundance of beautiful open space. The capital is home to eight Royal Parks, thousands of acres of common and heathland, dozens of garden squares and many miles of Thames waterfront to explore. Just a few minutes walk from Great Minster House, St James's Park is London's oldest Royal Park and blessed with one of the most photogenic sights available in London; a picture-perfect view of the rooftops of Whitehall and the London Eye emerging incongruously behind the trees that line St James's Park lake. Blessed with equally glorious, albeit further-reaching London views, Hampstead Heath to the north has more of a wild feel to it in places. And then there's the Thames; whether explored on foot, by bike or from the water, always a fascinating way to see a different perspective of London.

LOCAL, NATIONAL AND INTERNATIONAL TRAVEL.

With four tube stations within a 15 minute walk and the river just moments away, travelling for work or pleasure is easy. Westminster Underground station offers connections to the Circle, District and Jubilee lines and through them, links to the rest of the Underground network. From Westminster Millennium Pier, river bus services head upstream to Richmond and Hampton Court and River Tours services run downstream to Bankside and Greenwich piers, offering a delightfully different way to get around. As the name implies, behind the fabulous façade of St Pancras International you can take a train to Paris and Brussels, whilst from Victoria rail station, half a mile from Great Minster House, the Gatwick Express gets you to the airport in about 30 minutes. Heathrow Airport, the UK's hub airport and also the country's busiest, can be reached in just over 30 minutes by car, opening up the rest of the world.



A TRADITION OF EXCELLENCE IN EDUCATION.

Highly regarded around the world for its excellence in education, London is home to some of the globe's most respected schools, colleges and universities. In the precincts of Westminster Abbey, the famous Westminster School boasts the highest Oxford and Cambridge acceptance rates of any secondary school or college in Britain and alumni including seven Prime Ministers. University College London, Imperial College London, King's College London and The London School of Economics and Political Science are just four of the capital's acclaimed universities with worldwide reputations. Together with Oxford and Cambridge, they make up the 'golden triangle' of universities, and have amongst the highest research incomes of all British universities. Arts tuition is equally acclaimed; the Royal Academy of Dramatic Arts (RADA), Central Saint Martins and Goldsmiths College count amongst their alumni luminaries including Anthony Hopkins, Stella McCartney and Damien Hirst.



Westminster School
3 minutes by foot



Goldsmiths College
32 minutes by tube & foot



King's College London
26 minutes by foot



University College London
26 minutes by tube & foot



The London School of Economics
12 minutes by car



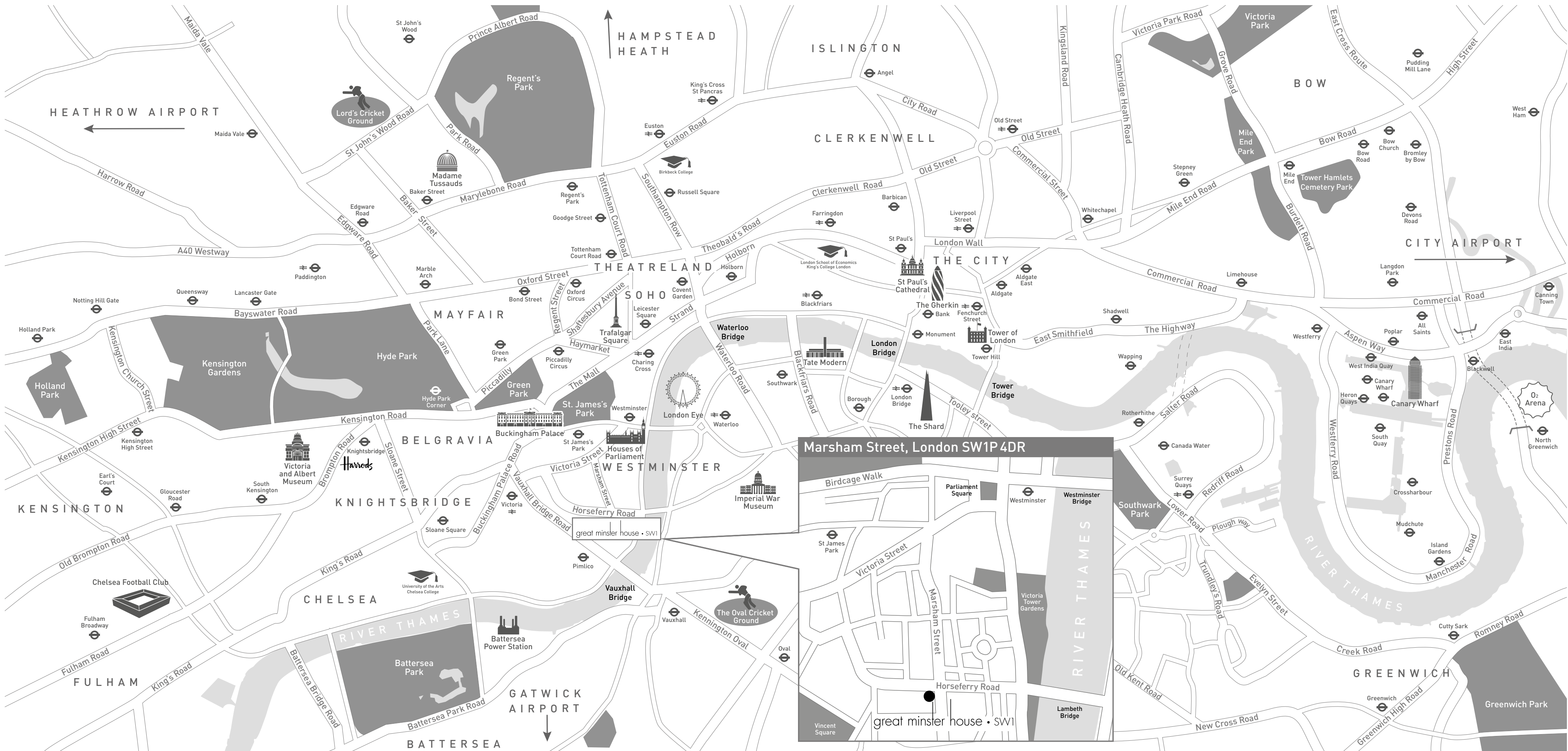
Imperial College London
26 minutes by tube & foot



Central Saint Martins
33 minutes by tube & foot



University of Westminster
23 minutes by tube & foot



*Map not to scale.

BARRATT LONDON.

OUR 5 YEAR WARRANTY, ABSOLUTELY FREE.

When you move into a new home you expect everything to be perfect, and in a new Barratt London home you can expect it to stay that way. Our exclusive¹ 5 Year Warranty² is provided to virtually all Barratt London homebuyers and covers just about everything fitted as standard, from light switches to ovens. In addition to the 10 year NHBC Buildmark warranty, our 5 Year Warranty ensures you have complete peace of mind.

AWARD-WINNING QUALITY, YEAR AFTER YEAR

For the fifth year running, Barratt Developments PLC is officially the highest quality major national housebuilder.³ Barratt is recognised as a market leader for quality and became the first major nationwide housebuilder ever to be awarded the maximum 5 star rating for a fifth consecutive year in the annual Home Builders Federation Customer Satisfaction survey in 2014. We⁴ are the only major national housebuilder to be awarded this key industry award. The award means that when you buy a Barratt London home you buy with confidence, and can expect the very highest level of customer service.

BRAM: LOOKING AFTER YOUR HOME

Barratt Residential Asset Management (BRAM) is a not-for-profit management company set up to exclusively manage and maintain the surroundings of your development. This means taking care of communal areas by doing jobs like changing light bulbs, repainting walls, mowing grass and undertaking repairs to lifts and communal boilers. BRAM will continually ensure your development is presented and looked after to a high standard at all times and that all services and facilities are maintained. Winner of 'Best Customer Satisfaction Initiative' at the 2013 Housebuilder Awards, BRAM will take care of your home's surroundings long after you've moved in, allowing you total peace of mind when you buy a new Barratt London home.

BARRATT LONDON THE CAPITAL'S LEADING DEVELOPER.

Barratt London is part of Barratt Developments PLC, and with over 30 years' experience in the capital, brings an unrivalled level of knowledge and commitment to creating market-leading residential developments in London.

Our vision is to make London an even better place to live and we will achieve this through our exceptional build quality, our thoughtful design, the way in which we work to inspire communities and our unrivalled customer service. We have crafted our portfolio of residential developments to deliver homes for all Londoners, from state of the art penthouses in Westminster to riverside communities in Fulham, to complex, mixed-use regeneration schemes in Hendon. We pride ourselves on meeting the needs of London's homeowners, investors, boroughs and local communities and provide solid returns on investment. Our end-to-end approach means we manage every stage of our projects, from land acquisition and planning to design, construction, marketing and after sales care. Our unrelenting commitment to the highest quality design, construction and service means our developments have won many major industry awards. We're the proud recipient of five consecutive 5 Star Housebuilder Awards⁵ Our Customer Care Charter and industry leading 5 Year Warranty mean that every Barratt London home comes with peace of mind built-in.

We understand how to create successful new communities incorporating public realm, community facilities, retail and commercial spaces. We design the right homes in the right locations; and we will deliver over 1,600 London homes this 2013/14 financial year. When you buy a home from Barratt London, you buy a home with confidence.

**GREAT MINSTER HOUSE, SW1:
A UNIQUELY PRIVILEGED
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