
GARDEN HOUSE

KENSINGTON GARDENS SQUARE
LONDON W2 4BB

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Overlooking tranquil Kensington Gardens Square, Garden House offers a rare collection of one, two and three bedroom apartments. This Grade II listed building of distinction benefits from an exceptional outlook and direct access to these exclusive classic gardens.



A MAGNIFICENT ADDRESS



An elegant residence with impeccable character, Garden House occupies a position of undeniable status and prestige in one of London's most exclusive postcodes. The perfect choice for contemporary living in this most desirable of areas.

GARDEN
HOUSE



AN EXCLUSIVE
CLASSIC
GARDEN



Garden House has the unique privilege of opening directly onto one of London's few remaining traditional Garden Squares. A rare and tranquil space available only to the privileged few, with mature trees, green lawns and carefully tended flowerbeds providing a welcome escape from the pressures of everyday life.



Photographs courtesy of The Kensington Gardens Square Garden Association

GARDEN HOUSE

THE CITY

SELFRIDGES

LONDON EYE

HYDE PARK

BAYSWATER TUBE STATION

KENSINGTON GARDENS

ROYAL ALBERT HALL

KENSINGTON PALACE

KENSINGTON HIGH STREET

CANARY WHARF

THE SHARD

WESTBOURNE GROVE

LANCASTER GATE

KNIGHTSBRIDGE

QUEENSWAY TUBE STATION

NOTTING HILL

KENSINGTON PALACE GARDENS

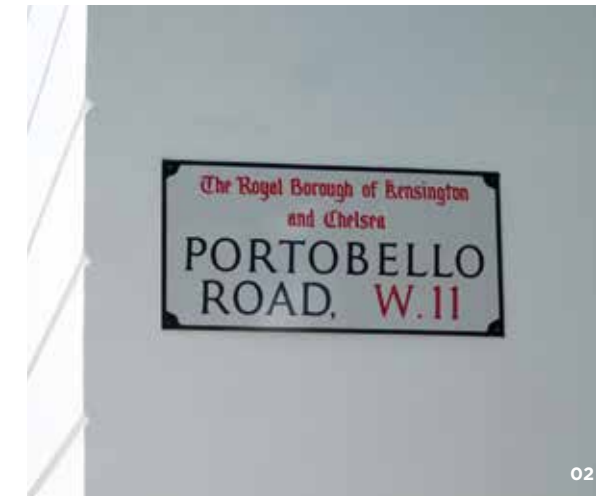
NOTTING HILL GATE TUBE STATION



A NEIGHBOURHOOD LIKE NO OTHER



With the fashionable areas of Notting Hill, Westbourne Grove and Portobello Road right on the doorstep as well as the £1 billion regeneration of nearby Queensway, residents can enjoy all the benefits of a cosmopolitan London lifestyle.





SOPHISTICATED ELEGANCE



Home to prestigious designers, desirable goods and luxury brands, this relaxed and attractive quarter is the epitome of panache and style, a haven for the fashion conscious.

01 PAUL SMITH, a uniquely British brand, in the formal setting of a town house. 02 Sharp and sleek, HELMUT LANG specialises in minimalist design. 03 Chic, stylish clothing, accessories and shoes at CLUB MONACO. 04 IRIS offers a range of designer shoes from around the globe.

WORLD-CLASS CUISINE



Traditional cuisine with a modern outlook. Well-established restaurants with highly acclaimed chefs sit alongside talented newcomers, offering a different twist and a fresh new approach.



01 THE LEDBURY has gained many accolades including the much coveted second Michelin star. **02** At GRANGER & CO the mood is Australian, sunny, easy going and generous. **03** Fine dining at LAUNCESTON PLACE, a Michelin starred restaurant set in an 1839 townhouse. **04** A club bar and restaurant, BEACH BLANKET BABYLON for the discerning. **05** Creative modern Indian cuisine at ZAIKA. **06** Immerse yourself in the decadent originality of JULIE'S RESTAURANT & CHAMPAGNE BAR.



GARDEN HOUSE
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01



02



03



04



05

UNRIVALLED EDUCATION



Widely recognised as a global centre for education, London has a long-standing reputation for achieving the highest academic standards. Garden House is ideally located for students wishing to attend the capital's leading schools and universities.

01 KING'S COLLEGE LONDON has a particularly distinguished reputation in humanities, law, the sciences and international affairs. **02** LONDON SCHOOL OF ECONOMICS is a world-leading pioneer in the social sciences. **03** Ranked number five in the world, UNIVERSITY COLLEGE LONDON is extremely popular with international students. **04** IMPERIAL COLLEGE LONDON is ranked at number two in the world and is well known for leadership in engineering, natural sciences, in addition to having a prestigious business school and medical faculties. **05** The QUEEN MARY UNIVERSITY OF LONDON offers teaching and research across a wide range of subjects including medicine and dentistry.

PERFECTLY POSITIONED



Residents of Garden House can enjoy superb shopping, restaurants and bars and take advantage of easy access to the very best that London offers in terms of arts, culture and entertainment.

RESTAURANTS

- 01 The Ledbury
- 02 E&O
- 03 First Floor
- 04 Osteria Basilico
- 05 Beach Blanket Babylon
- 06 Granger & Co.
- 07 The Commander Porterhouse & Oyster Bar
- 08 Snowflake Gelato
- 09 Hereford Road
- 10 Santorini Restaurant
- 11 The Shiori
- 12 Royal China
- 13 Julie's Restaurant & Bar
- 14 Polpo
- 15 Min Jian Restaurant
- 16 Zaika
- 17 Launceston Place

BARS

- 18 Trailer Happiness
- 19 The Porchester Pub
- 20 65 & King Pub
- 21 The Prince Edward Pub
- 22 The Mitre Rooms
- 23 Prince Albert
- 24 The Champion
- 25 The Hillgate
- 26 Mall Tavern Pub
- 27 Kensington Wine

SHOPPING

- 28 Planet Organic
- 29 Marks & Spencers
- 30 Waitrose
- 31 Sainsbury's Local
- 32 Little Waitrose

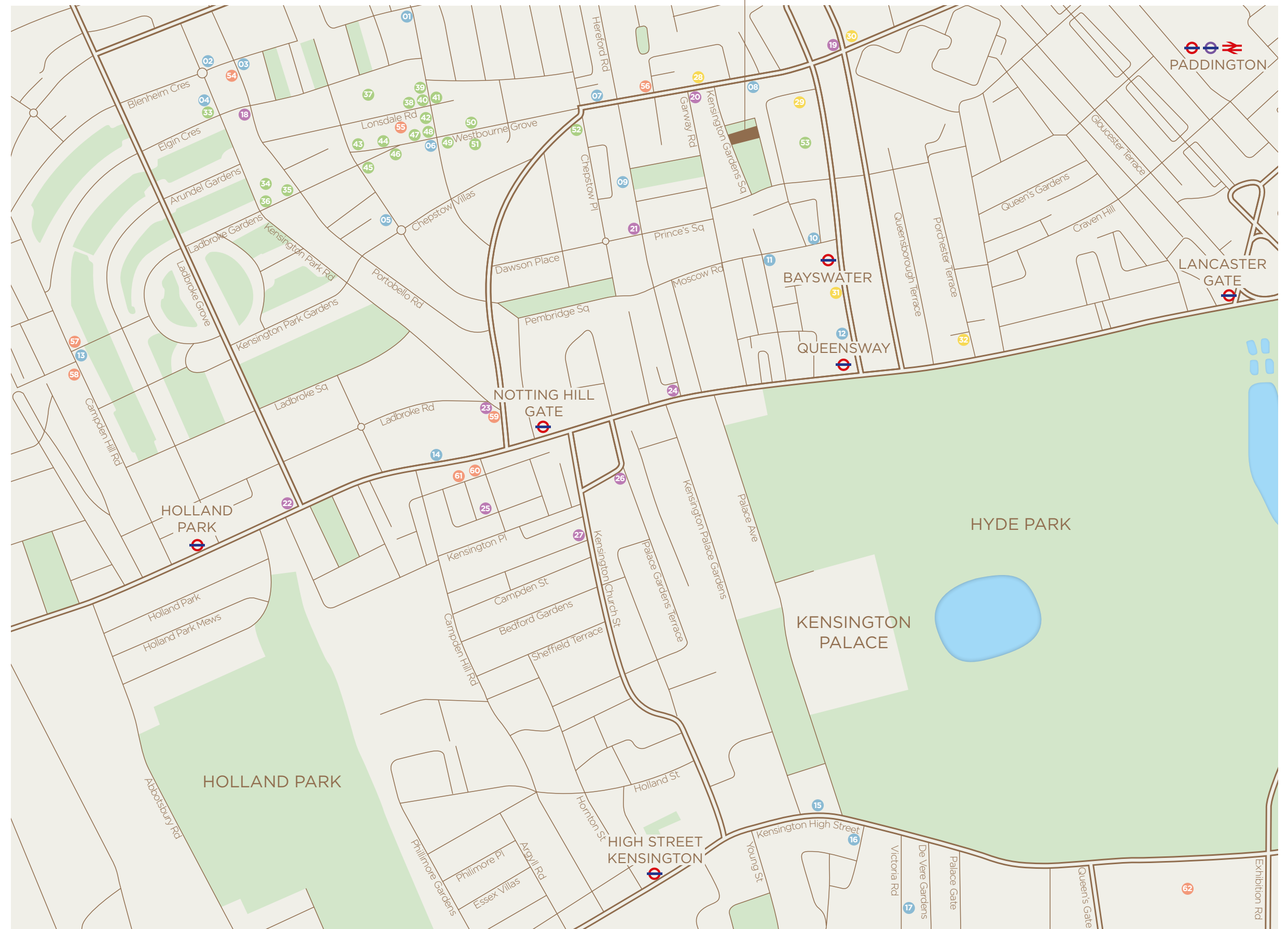
FASHION & DESIGN

- 33 The Merchant
- 34 Paul Smith
- 35 All Saints
- 36 Fiorentini & Baker
- 37 Temperley
- 38 Ben Day
- 39 Iris
- 40 Petit Bateau
- 41 Matches Fashion
- 42 Anya Hindmarch
- 43 Joesph
- 44 LK Bennett
- 45 Helmut Lang
- 46 The Kooples
- 47 202
- 48 Zadig & Voltaire
- 49 Wolf & Badger
- 50 Heidi Klein
- 51 Brora
- 52 Farrow and Ball Showroom
- 53 Whiteleys

CULTURE

- 54 Electric Cinema
- 55 Museum of Brandy
- 56 Salon Contemporary
- 57 Temple Gallery
- 58 Piano Nobile
- 59 The Gate Theatre
- 60 The Print Room
- 61 The Coronet
- 62 Royal Albert Hall

GARDEN HOUSE



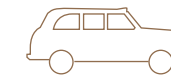
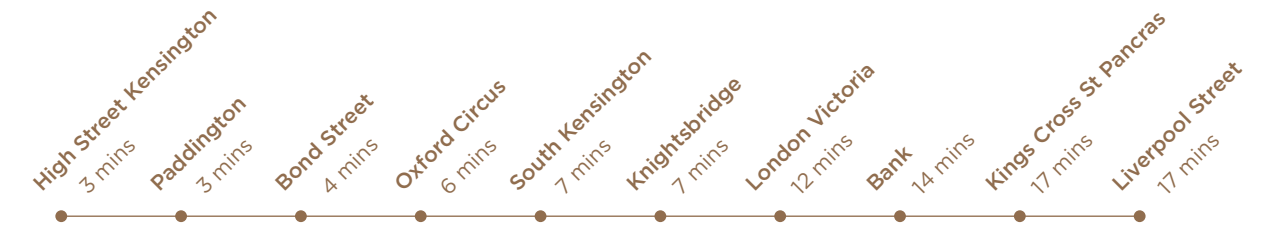
CONNECTED LIVING



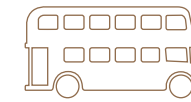
Based in Zone 1, with excellent transport links, including Bayswater and Queensway tube stations within just five minutes walk, plus forthcoming Crossrail services from nearby Paddington station set to arrive in 2018, travelling in and around London, the UK and beyond couldn't be more straightforward.



LONDON UNDERGROUND
FROM BAYSWATER/
QUEENSWAY



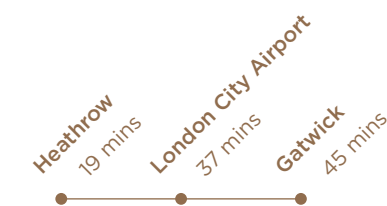
TAXI
FROM GARDEN HOUSE



BUS
FROM WESTBOURNE GROVE/
NOTTING HILL GATE/
QUEENSWAY



AIRPORTS
VIA TUBE/RAIL NETWORK



CROSSRAIL
FROM PADDINGTON
*FROM 2018





WELCOME
TO GARDEN
HOUSE



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Computer enhanced photograph is used for indicative purposes only



A STRIKING LOBBY



A statement of classic grace and elegance, with feature wall and floor finishes and a comfortable waiting area for guests, the stylish and impressive lobby opens directly onto a private garden square. Behind the bespoke desk, the concierge is on hand 24 hours a day, seven days a week.



LUXURIOUS INTERIORS



Quality and comfort are the hallmarks of these prestigious apartments. The living space features beautiful traditional architraves and fittings, blending seamlessly with modern comforts such as American walnut timber flooring, remotely operated handmade roller blinds, a 47" smart TV, integrated speakers and controlled mood lighting throughout.





DINE IN STYLE



The living space incorporates an elegant dining area, perfectly designed for relaxed gatherings with friends or family alike, or equally appointed for more formal entertaining.





DESIGN MEETS FUNCTION



The bespoke high gloss 'Macassar' Kitchen units combined with polished quartz worktops create an impressive and stylish finish. The fully integrated appliances, including temperature controlled wine cabinet, further enhance a kitchen where form and function are perfectly balanced.



A TRANQUIL HAVEN



Elegant finishes, walnut veneer fitted wardrobes, handmade roman blinds, large airy windows and a sumptuously soft carpet form the backdrop to the elegant bedrooms. With a 42" smart LED TV, iPad and docking station to the master bedroom, relaxation is the order of the day.





A STYLISH RETREAT



With exquisite polished marble floors and walls, a walnut veneer fitted vanity unit, and beautiful sanitaryware, the bathrooms are designed to the highest standards of comfort.

INTERIOR DESIGN



Residents of Garden House will have the opportunity to purchase a furniture package, conceptualised by Residential Land's own interior designers. The chosen pieces perfectly complement the residences and enhance the luxurious finishes and joinery within.





STATE-OF-THE-ART LIVING



In addition to the concierge service, on hand 24 hours a day to monitor the building and greet visitors, there is an array of modern conveniences at hand for the residents of Garden House. Each home features advanced audio-visual technology, controlled by a Crestron home automation system. This system facilitates day-to-day living including lighting, heating, audio and security, all linked directly from a personalised iPad.



SPECIFICATION



ENTRANCE

- Walnut veneer entrance door with chrome trim
- 2x locks (including deadlock)
- Spy hole

ENTRANCE HALL

- Premiere grade American walnut timber flooring
- Polished plaster walls

RECEPTION

- Premier grade American walnut timber flooring
- 47" Panasonic Smart LED television
- Integrated stereo speaker system
- Remotely operated handmade voile roller blinds

KITCHEN

- Bespoke high gloss 'Macassar' kitchen with fully integrated appliances
- Miele multi-functional oven
- Miele microwave
- Miele induction hob
- Concealed extractor hood
- Miele or Neff fridge freezer or fridge with ice compartment
- Miele dishwasher
- Miele washer dryer
- Franke 3 in 1 tap providing boiling, hot and cold water
- Franke stainless steel under mounted sink
- Temperature controlled wine cabinet
- Glass splash back
- Polished quartz worktops
- Integrated under unit lighting
- Low voltage LED lighting

POWDER ROOM

- Crystal white marble
- Bespoke walnut veneer fitted vanity unit with integrated basin and marble surface
- Wall mounted chrome mixer tap
- Inset bevelled above basin mirrors
- Wall mounted WC with concealed push button cistern and soft close seat cover
- Low voltage LED lighting

MASTER BEDROOM

- Fully fitted carpet
- Walnut veneer fully fitted wardrobes with inset mirrored doors
- Handmade roman blinds
- 42" Panasonic Smart LED television
- Integrated stereo speaker system
- Low voltage LED lighting

BATHROOMS

- Polished "Crema Marfil" with inset "Marron Imperial" detail marble
- Bespoke walnut veneer fitted vanity unit with integrated basin and marble surface
- Over basin mirrored vanity cabinet
- Fitted bath with overhead shower, wall mounted hand shower and mixer taps (as marked on plan)
- Shower enclosure with wall mounted rain shower and hand shower (as marked on plan)
- Wall mounted WC with concealed push button cistern and soft close seat cover
- Polished chrome sanitary ware fittings
- Polished chrome heated towel rail
- Low level night lighting
- Low voltage LED lighting

BEDROOM 2

- Fully fitted carpet
- Walnut veneer fully fitted wardrobes with inset mirrored doors
- Handmade roman blinds
- 39" Panasonic Smart LED television
- Low voltage LED lighting
- Integrated stereo speaker system

BEDROOM 3

- Fully fitted carpet
- Walnut veneer fitted wardrobes with inset mirrored doors
- Handmade roman blinds
- 39" Panasonic Smart LED television
- Low voltage LED lighting

AUDIO VISUAL

- Panasonic Smart LED televisions in reception room and all bedrooms
- Centralised stereo sound system with Bluray player and Sky HD connection
- Pre-wired for internet, telephone and multimedia distribution.
- Crestron in-wall touch panel with iPad mini and docking station included in master bedroom

HOME AUTOMATION

- Crestron system programmed for whole house functionality to include:
 - Heating and cooling* (to include 7 day scheduling and manual override)
 - Audio Visual
 - Controlled mood lighting throughout via Crestron iLux® Integrated Lighting System
 - Remotely operated reception room blinds
 - Intercom and porter communication
 - Power saving features
- System controlled via Creston touch panel and iPad (included)

HEATING AND COOLING

- Heating and hot water supplied by communal system (individually metered)
- Bathrooms heated via an electric under floor heating system with electric heated towel radiators
- Comfort cooling to apartments listed opposite*

GENERAL

- Walnut veneer doors with polished chrome handles
- Georgian style, bespoke stepped cornice
- Classic profile painted skirting and architraves
- Neutral paint palette on walls throughout

SECURITY & PEACE OF MIND

- 24 hour porter/security
- Video entry system with direct link to concierge
- CCTV in communal areas and rear garden
- Keyless entry system via main entrance door
- All apartments provided with mains supply smoke detectors and heat detectors

OUTSIDE SPACE

REAR TERRACES (LOWER GROUND FLOOR)

- Black and white mosaic tiled floors
- Up and down wall lights
- White painted walls

BALCONIES

- Original period outside space

COMMUNAL GARDENS

- Direct access to Kensington Gardens Square from entrance lobby
- All residents entitled to use of the Gardens

INTERIOR DESIGNED ENTRANCE LOBBY

- Spacious reception lobby with bespoke feature wall and floor finishes
- Mail and delivery storage facilities
- Comfortable waiting area for guests
- Bespoke concierge desk

PARKING

- Each apartment is entitled to up to 2 residents parking permits from Westminster City Council

LIFTS

- 2 x high speed passenger lifts serving all floors

TENURE

- 999 year lease

GROUND RENT

- 1 bed: £650 per annum
- 2 bed: £850 per annum
- 3 bed: £1,000 per annum

The developer reserves the right to alter any of the design specifications listed above. Any alterations will be of a quality commensurate with this luxury standard development.

**Comfort cooling in apartments G2, G3, G4, G5, G6, 11, 12, 13, 14, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27 only.*

Please refer to separate specification for apartment 56.

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