

PENTHOUSES

ALDWYCH  
CHAMBERS

THE STRAND LONDON WC2



JUST TWENTY RESIDENCES  
OF THE HIGHEST STANDARD

**ALDWYCH**  
CHAMBERS

THE STRAND LONDON WC2





ST JAMES'S PARK

THE SAVOY

ROYAL OPERA HOUSE  
COVENT GARDEN

SOUTH BANK

ALDWYCH

THE STRAND

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CHAMBERS  
THE STRAND LONDON WC2

LSE

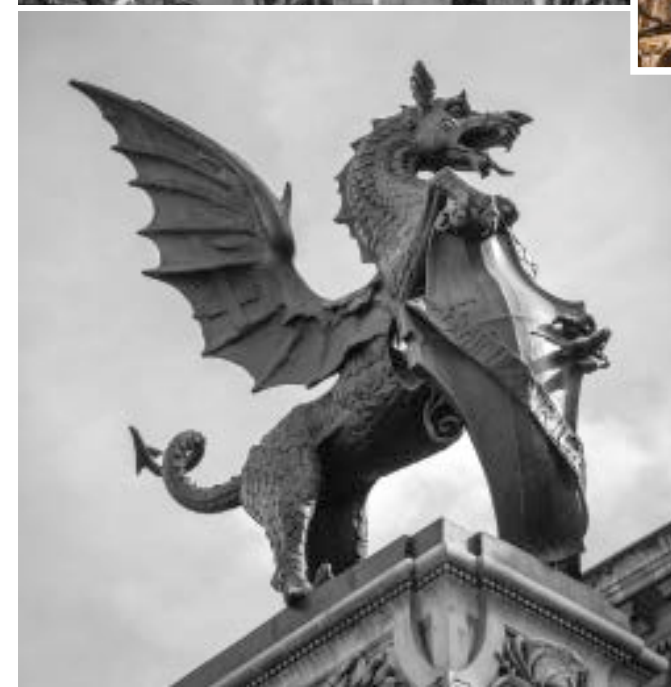
THE CITY

## TRADITION AND HERITAGE AT ITS HEART

Aldwych Chambers is located just off the Strand to the East of the grand sweep of Aldwych within the heart of the historic Strand Conservation Area and in distance of the bells of St Clement's church and their famous chimes of 'Oranges and Lemons'.

To the North lies the boundary between the Cities of Westminster and London marked by the mythical Griffin of Temple Bar Gate, named after Temple Church which gives its name to the wider area. Once belonging to the Knights Templar, Temple is now home to two of the legal profession's Inns of Court. Their gardens offer a peaceful haven from the bustle of central London - as do Victoria Embankment Gardens and the River Thames to the South where the proposal of Thomas Heatherwick's London Garden Bridge is an exciting new chapter in this area's unique history.

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## A TALE OF TWO CITIES, LONDON AND WESTMINSTER

Aldwych Chambers is ideally situated for living or working in the Cities of London or Westminster and beyond. Nearby Temple Bar Gate is the point where Fleet Street, City of London, becomes the Strand, City of Westminster – home to Whitehall and the Houses of Parliament – its mythical Griffin, half eagle and half lion, has become synonymous with the City of London, the Capital's major business, financial and legal centre. The Royal Courts of Justice, accommodating both the Court of Appeal and the High Court, are located next to it.

Within close proximity to Aldwych Chambers are the prestigious educational facilities of The London School of Economics and Political Science (LSE) and King's College London, the third oldest university in England and one of the two founding colleges of the University of London.

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## CULTURAL HEARTLAND, LONDON LIVING AT ITS BEST

Just off London's famous Strand is the internationally recognised shopping, theatre and cultural heartland of London. With numerous bars, fine restaurants, private members' clubs, art galleries and theatres, all accessible on foot, plus superb underground and overground rail services within a five minute walk, London literally is your oyster.

The finest theatre, red carpet premieres and entertainment, shopping and dining out. Vibrant and stimulating, with so much to experience, you will be spoilt for choice.

The River Thames offers space to pause, relax and unwind and with the gardens of the Inner and Middle Temple in stepping distance, you are never far from a haven of tranquillity and beauty.

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## A TRUE CITY OF CULTURE

Take a gentle stroll via Aldwych and wander into Covent Garden to soak up the atmosphere of street entertainers, hip fashion and unique gifts or visit the Royal Opera House, home to the Royal Ballet and Royal Opera. Alternatively, experience the English National Opera at the impressive London Coliseum – also host to visiting dance, opera and circus troupes.

Somerset House, the venue for London Fashion Week and location for the Courtauld Institute and Gallery, is a major arts and cultural centre where during summer months fountains dance in the courtyard and in winter, London's favourite ice rink takes centre stage. London's theatreland offers award winning musicals, thought provoking drama and West End favourites whilst across the Thames, South Bank has an abundance of arts and entertainment including the Royal Festival Hall and National Theatre and just a short walk to Bankside brings you to Tate Modern and Shakespeare's Globe Theatre.

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FINE DINING,  
A SIMPLE PLEASURE

A gastronome's paradise, London's restaurants are some of the finest in the World. The Savoy has a long tradition of serving excellent food to London's most discerning and there you will find Gordon Ramsay's Savoy Grill with its moodily lit and glamorous dining room and the British institution Simpson's in-the-Strand where the finest quality British ingredients are cooked to perfection in classic British style.

Located behind an imposing entrance on the corner of Drury Lane and the Aldwych, The Delaunay is an all day café restaurant inspired by the grand cafés of Europe. The carefully crafted Modern British menu of Axis at One Aldwych is not to be missed and the ideally located and uber cool Indigo at One Aldwych is fabulous for pre or post theatre dinner and drinks. Covent Garden is home to The Ivy, the world famous restaurant and private members club, almost as well known for its theatrical associations as for its sublime modern European cooking.

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## DEDICATED CONCIERGE AT YOUR SERVICE

Selected from the most prestigious of backgrounds, the Aldwych Chambers Concierge will not only meet, greet and assist you and your guests, but organise a whole range of behind the scenes help – leaving you free to entertain, work or unwind. These services include home chef, butler service, cleaning and maid service, personal trainers, nannies and even the organising of fine art insurance.

To help you make the most of living in one of the world's most vibrant cities, the Concierge will be on hand to arrange restaurant bookings, theatre tickets, race days, spa days and all those little extras and activities needed to recharge mind, body and soul. And whether you're at home or away, a discreet building security presence will be maintained to ensure your peace of mind at all times.

For your convenience, Aldwych Chambers residents will also benefit from a complimentary twenty year transferable car club membership.

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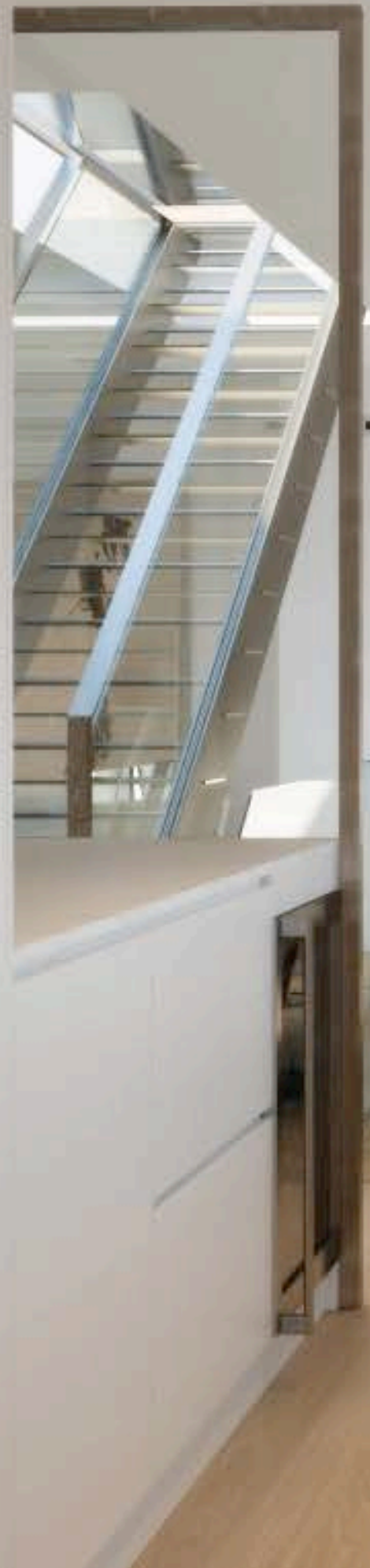
## FOUR BEDROOM PENTHOUSE APARTMENTS

Four Bedroom Penthouse Apartments at Aldwych Chambers are elegant residences offering refined style with a superb specification featuring a generous reception room and kitchen and a spacious master bedroom suite. High ceilings, ample windows and a free flowing layout with beautiful rooms create an abundance of light and space engineered for luxurious living.

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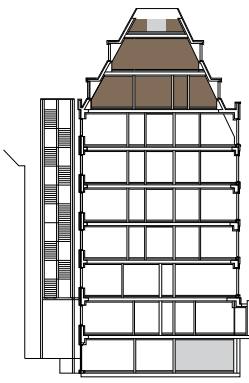
PENTHOUSE APARTMENT NINETEEN



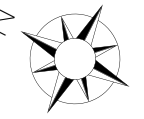








# FOUR BEDROOM PENTHOUSE APARTMENT NINETEEN



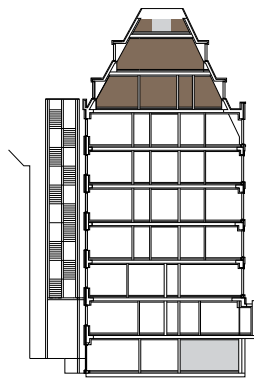
## FIFTH FLOOR

MASTER BEDROOM SUITE INCLUDING WALK IN DRESSING ROOM: 8.0m x 3.2m, 26' x 10'5"

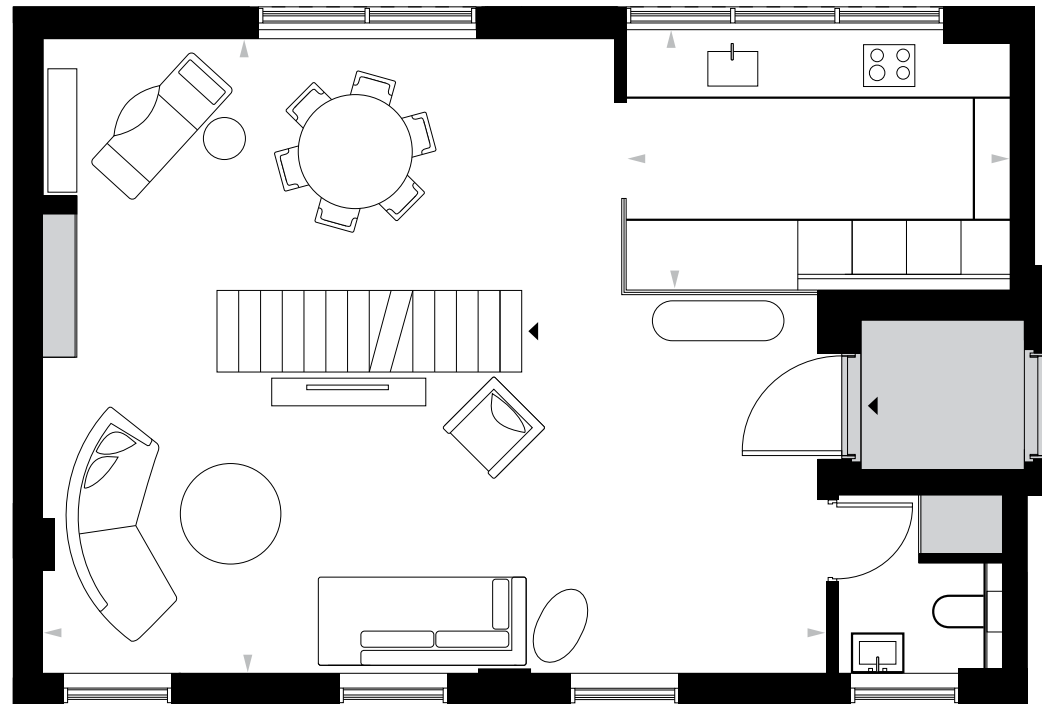
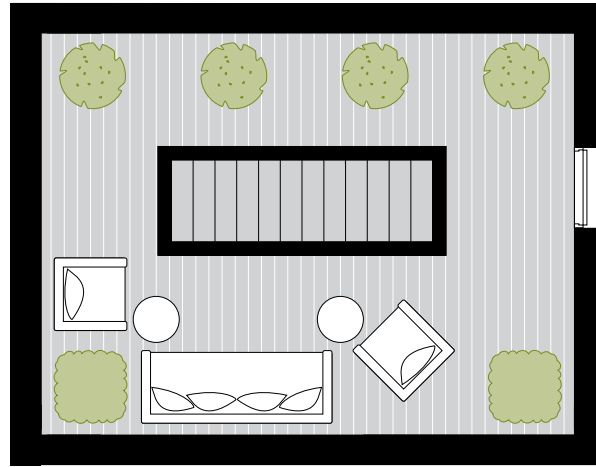
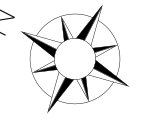
BEDROOM TWO: 4.7m x 3.5m, 15'5" x 11'5" | BEDROOM THREE: 3.6m x 3.2m, 11'9" x 10'5"

BEDROOM FOUR: 3.2m x 2.4m, 10'5" x 7'10"

ROOM SIZES ARE APPROXIMATE. THE LAYOUT OF CERTAIN APARTMENTS AND COMMUNAL AREA MAY VARY AND ARE SUBJECT TO CHANGE.



# FOUR BEDROOM PENTHOUSE APARTMENT NINETEEN



## SIXTH FLOOR

RECEPTION AND DINING: 8.7m x 6.9m, 28'6" x 22'7" | KITCHEN: 4.2m x 2.7m, 13'9" x 8'10"

## ROOF TERRACE

ROOF TERRACE: 5.8m x 4.4m, 19'0" x 14'5"

TOTAL PENTHOUSE FLOOR AREA EXCLUDING ROOF TERRACE: 181m<sup>2</sup>, 1948ft<sup>2</sup>

TOTAL ROOF TERRACE FLOOR AREA EXCLUDING STAIRS: 21m<sup>2</sup>, 226ft<sup>2</sup>

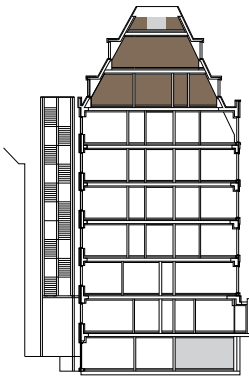
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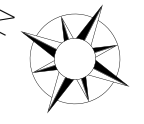
PENTHOUSE APARTMENT TWENTY







# FOUR BEDROOM PENTHOUSE APARTMENT TWENTY



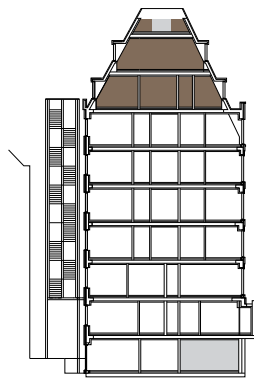
## FIFTH FLOOR

MASTER BEDROOM SUITE INCLUDING WALK IN DRESSING ROOM: 8.1m x 3.4m, 26'6" x 11'1"

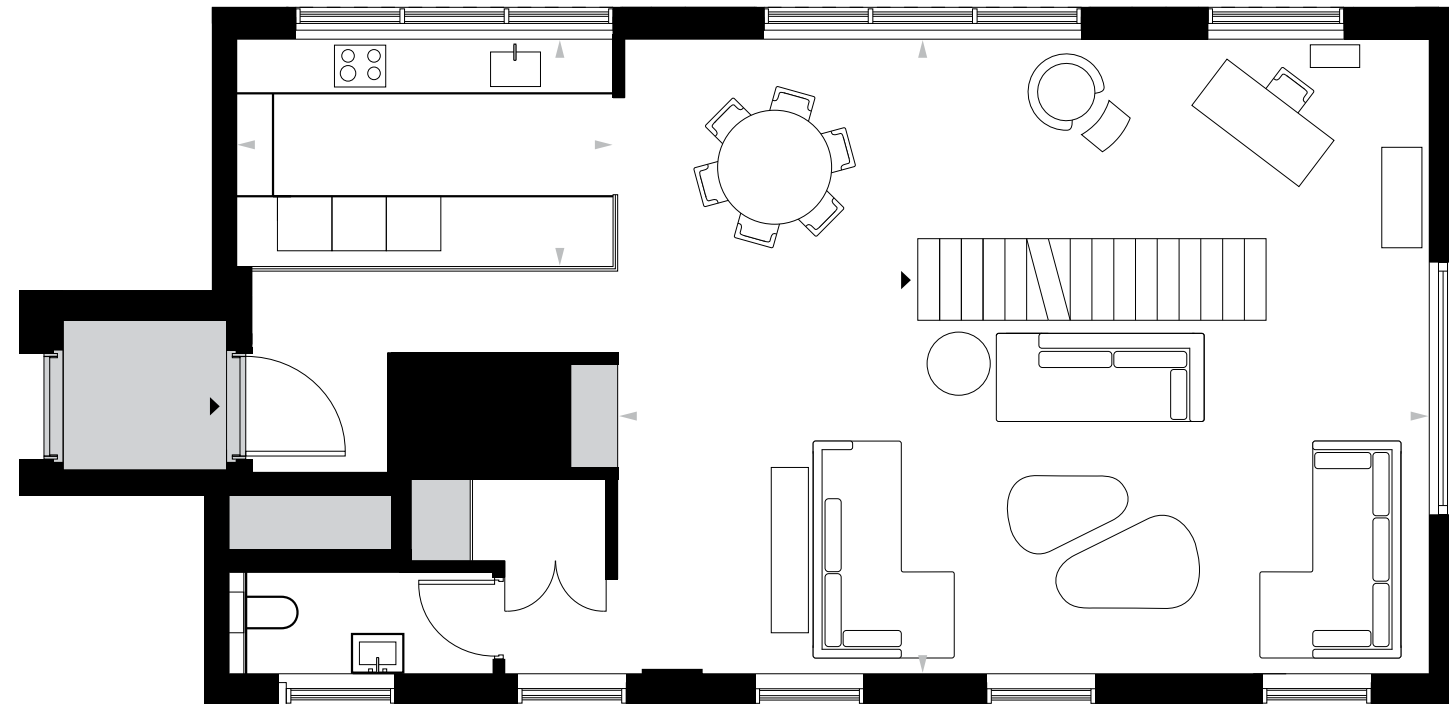
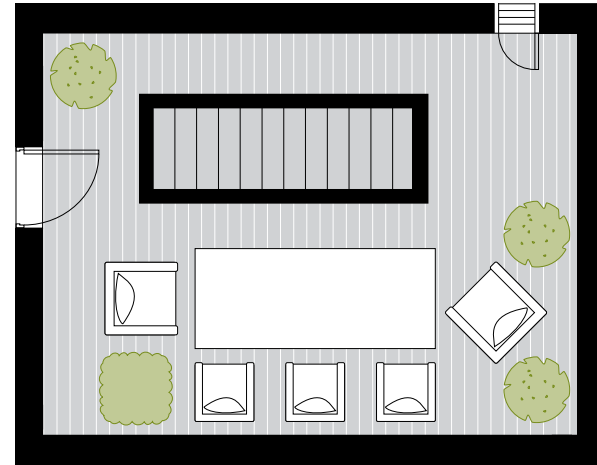
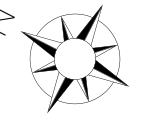
BEDROOM TWO: 3.7m x 3.3m, 12'1" x 10'9" | BEDROOM THREE: 4.1m x 2.5m, 13'5" x 8'2"

BEDROOM FOUR: 2.5m x 2.2m, 8'2" x 7'2"

ROOM SIZES ARE APPROXIMATE. THE LAYOUT OF CERTAIN APARTMENTS AND COMMUNAL AREA MAY VARY AND ARE SUBJECT TO CHANGE.



# FOUR BEDROOM PENTHOUSE APARTMENT TWENTY



## SIXTH FLOOR

RECEPTION AND DINING: 8.6m x 6.9m, 28'2" x 22'7" | KITCHEN: 4.1m x 2.4m, 13'5" x 7'10"

## ROOF TERRACE

ROOF TERRACE: 5.8m x 4.4m, 19'0" x 14'5"

TOTAL PENTHOUSE FLOOR AREA EXCLUDING ROOF TERRACE: 191m<sup>2</sup>, 2055ft<sup>2</sup>

TOTAL ROOF TERRACE FLOOR AREA EXCLUDING STAIRS: 22m<sup>2</sup>, 236ft<sup>2</sup>

ROOM SIZES ARE APPROXIMATE. THE LAYOUT OF CERTAIN APARTMENTS AND COMMUNAL AREA MAY VARY AND ARE SUBJECT TO CHANGE.

## INDULGE IN EFFORTLESS LIVING

Inspired planning and design will ensure that every apartment within Aldwych Chambers will be a residence of the highest specification. Carefully selected materials and the very best of both the natural and innovative combine with traditional craftsmanship and new technologies.

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# SPECIFICATION SUMMARY



## STRUCTURE AND ENVELOPE AT THE EXTERIOR

The design of Aldwych Chambers will reinterpret the historic character and palette of the Strand Conservation Area architectural style.

The elevations will incorporate brickwork laid in the traditional Flemish bond with yellow London stock brick.

White painted timber sash windows will be double glazed and dormer windows will be lead clad.

Stylish and traditional Portland stone detailing to window reveals, cills and copings will add a richness to the overall finish and appearance of the exterior and a roof of natural heather blue Welsh slate will complete the building.

## GENERAL

REINFORCED CONCRETE FRAME WITH CONCRETE FLOOR SLABS AND COLUMNS.

## BRICKWORK

YELLOW LONDON STOCK BRICK LAID IN FLEMISH BOND TO FRONT OF BUILDING  
WHITE PAINTED BRICKWORK TO REAR.

## STONE

PORTLAND STONE SURROUNDS TO EXTERNAL WINDOWS, COPINGS AND CILLS.

## ROOF

NATURAL HEATHER BLUE WELSH SLATE.

## WINDOWS AND EXTERNAL DOORS

TRADITIONAL WHITE PAINTED TIMBER SASH WINDOWS, TILT AND SLIDE, DOUBLE GLAZED  
LEAD CLAD DORMER WINDOWS  
TIMBER DOORS.

## ROOF TERRACE

SOLID TIMBER HARDWOOD DECKING  
FLUSH FITTED LOW LEVEL UPLIGHTING.

## WALL FINISHES

EXTERNAL WALLS TO BE FINISHED WITH PLASTERBOARD ON METAL STUDWORK

INTERNAL WALLS TO BE CONSTRUCTED IN METAL STUDWORK WITH ACOUSTIC INSULATION AND TWO LAYERS OF PLASTERBOARD EITHER SIDE

PLASTERBOARD TO BE PLASTER SKIM COATED WITH A PAINTED FINISH.

## CEILINGS

SUSPENDED CEILING SYSTEM WITH A PLASTERBOARD FINISH WITH PLASTER SKIM AND PAINTED FINISHES.



## CINEMA

Enjoy state-of-the-art cinematic entertainment in the comfort of Aldwych Chambers.

A custom-made exclusive cinema fed by satellite and Blu ray sources will be provided in a dedicated space in the Lower Ground floor.

FULL HIGH DEFINITION PROJECTOR

2.35:1 CRYSTAL CLEAR SCREEN

7.1 DIGITAL SURROUND SOUND.

## THE SERVICES

The most perfect of functioning and contemporary smart home technologies have been sourced and provision put in place to meet future residents' every need. From comfort cooling and under floor heating to a sophisticated and incredibly versatile home automation system, life at Aldwych Chambers will offer the ultimate in comfort, style and convenience.

## GENERAL SERVICES

All main services will be located in the building's Roof and Basement and under the control and management of the Concierge.

## SECURITY

A street level entry system will allow for each apartment to be called individually with secure audio and video communication and a connection from each apartment to the Concierge.

CEILING MOUNTED SMOKE/HEAT DETECTORS.

## ELECTRICAL

5AMP AND 13 AMP CIRCUITS TO ALL ROOMS

ALL SOCKETS FINISHED IN STAINLESS STEEL.

## HEATING AND COOLING

INTEGRATED THERMOSTATICALLY CONTROLLED COMFORT COOLING TO ALL MAIN ROOMS

GAS FIRED BOILER PROVIDING UNDER FLOOR HEATING TO THE MAIN AREAS AND ELECTRIC UNDER FLOOR HEATING TO THE BATHROOMS.

## LIGHTING

DOWN LIGHTS AND 5 AMP CIRCUITS FOR TABLE AND FLOOR LAMPS TO BE PROVIDED THROUGHOUT EACH APARTMENT.



# SPECIFICATION SUMMARY



## KITCHEN

Where functionality and aesthetics meet. The 'Aled' kitchen by Poliform, designed by Paolo Piva and CR&S Verenn is elegant yet rigorous featuring a satisfying 20mm measurement, a consistent dimension expressed in horizontal lines to create a contemporary kitchen space. Uninterrupted handleless surfaces, intuitive touch opening and effortless soft closing drawers matched with the most perfect functioning and beautifully aesthetic appliances ensure this will be an environment engineered for effortless living.

The kitchen units will be a beautifully sophisticated Ghiaccio matt lacquer, accented by worktops of cool Carrara Marble.



## KITCHEN APPLIANCES

Integrated appliances from, Gaggenau, Miele and Siemens will complement the quality of the kitchen.

### GAGGENAU

INDUCTION HOB  
WORKTOP LEVEL EXTRACTOR  
WINE COOLER

### MIELE

SINGLE OVEN  
MICROWAVE COMBINATION OVEN  
WARMING DRAWER  
DISHWASHER

### SIEMENS

FRIDGE FREEZER  
WASHER/DRYER

BLANCO ZEROX UNDER MOUNTED STAINLESS STEEL SINK  
DORNBRACHT MIXER TAP  
COMPARTMENTALISED WASTE STORAGE.



## SPECIFICATION SUMMARY



### THE BEDROOM WARDROBES

Wardrobes and walk in dressing rooms by Poliform have been thoughtfully selected. Duplex Apartments One and Two Master Bedroom suites will have generous walk in dressing room storage; white, textural and light, finished in Artik Bianco melamine. Wardrobes will have sophisticated and beautiful Ghiaccio matt lacquer wide sliding doors with seamlessly integrated rail handles or leaf doors and soft muted Larch interiors.

#### WALK IN DRESSING ROOM MASTER BEDROOM SUITE

MASTER BEDROOM SUITES WILL HAVE A UBIK BY POLIFORM WALK IN DRESSING ROOM ACCESSED BY MEANS OF A GLASS DOOR AND SCREEN; FULLY FITTED WITH POLIFORM FURNITURE INCLUDING A TEXTURAL WHITE ARTIK BIANCO MELAMINE STRUCTURE.

#### WARDROBES BEDROOM TWO

NEW ENTRY WARDROBES BY POLIFORM WITH GHIACCIO MATT LACQUER WIDE SLIDING DOORS AND LARCH MELAMINE INTERIORS.

#### BEDROOM THREE

NEW ENTRY WARDROBES BY POLIFORM WITH GHIACCIO MATT LACQUER LEAF DOORS AND LARCH MELAMINE INTERIORS.



# SPECIFICATION SUMMARY



## THE MASTER BEDROOM ENSUITE BATHROOM

Every detail, every finish: elegantly presented, minimal and beautiful. Simple curves and pure lines of glacier white will be accented with polished chrome accessories and tap ware, complemented by natural stone and ceramic.

### BATH

KURV THINN FREE STANDING WHITE BATH WITH POLISHED CHROME FITTINGS

AXOR STARK FLOOR STANDING SINGLE LEVER BATH AND SHOWER MIXER.

### VANITY COUNTER AND BASIN

WALL HUNG FEATURE SEAMLESS DOUBLE BOWL VANITY COUNTER, CORIAN GLACIER WHITE

DORNBRACHT MEM RANGE THREE HOLE BASIN MIXER WITH INDIVIDUAL ROSETTES IN POLISHED CHROME.

### SHOWER

DORNBRACHT DEQUE HIGH PRESSURE RAIN SHOWER WITH THERMOSTATIC CONTROLS

STRUCTURAL FRAMELESS GLASS SHOWER SCREEN BACK PAINTED WHITE GLASS PANELS.

### WC

WALL HUNG PIANO WHITE WC WITH SOFT CLOSING LID.



## SHOWER ROOM

### SHOWER

DORNBRACHT DEQUE HIGH PRESSURE RAIN SHOWER WITH THERMOSTATIC CONTROLS

STRUCTURAL FRAMELESS GLASS SHOWER SCREEN.

### BASIN

BEDROOM TWO ENSUITES

PREMIUM SINGLE WASH BASIN, WHITE

DORNBRACHT MEM RANGE WALL MOUNTED WITH INDIVIDUAL ROSETTES IN POLISHED CHROME.

### WC

WALL HUNG WHITE WC.

## CLOAKROOM

### BASIN

PREMIUM SINGLE WASH BASIN, WHITE

DORNBRACHT MEM RANGE WALL MOUNTED WITH INDIVIDUAL ROSETTES IN POLISHED CHROME.

### WC

WALL HUNG WHITE WC.



## FLOORS AND WALLS

### THE MASTER BEDROOM SUITE BATHROOM

FOG NATURAL TO FLOORS,

10mm thick 600mm x 300mm AND 800mm x 400mm CERAMIC TILE TO BE LAID IN ALTERNATE 300mm AND 400mm BANDS WITH STAGGERED JOINTS

NATURAL ITALIAN LIMESTONE, PIETRA DEL CARDOSA, 20mm THICK, HONED FINISH, IN PANELS OF 1200mm x 833mm TO BE MECHANICALLY FIXED TO WALL BEHIND BATH BACK PAINTED GLASS TO SHOWER WALLS.

### SHOWER ROOM

METROPOLIS MILANO ECRU NATURAL TO FLOORS, 10MM THICK IN 600mm x 600mm CERAMIC TILES

SMOKE NATURAL TO WALLS,

10mm THICK 600mm x 300mm CERAMIC TILE.

### CLOAKROOM

METROPOLIS MILANO ECRU NATURAL TO FLOORS, 10mm THICK IN 600mm x 600mm CERAMIC TILES

SMOKE NATURAL TO WALLS,

10mm THICK 600mm x 300mm CERAMIC TILES.



The specification and fittings may vary and are subject to change without notice.

## SPECIFICATION SUMMARY



### THE FINISHING

Each apartment will be finished to the highest standard with meticulous attention paid to every detail. The style will be cool, calm and sophisticated with solid oak, full height front doors to apartments, oak and ceramic floors and carefully integrated services.

### FRONT DOORS

FRONT DOORS AND MATCHING LIFT DOORS TO BE 54mm THICK SOLID FULL HEIGHT DOORS FINISHED IN LIGHT OAK HORIZONTAL VENEER FEATURING HORIZONTAL STAINLESS STEEL INSERTS DETAIL, POLISHED CHROME DOOR FURNITURE AND HIGH SECURITY BANHAM LOCKS.

### INTERNAL DOORS

INTERNAL DOORS TO BE FACTORY SPRAY PAINTED 44mm TIMBER FULL HEIGHT DOOR WITH POLISHED CHROME HANDLES.

### INTERNAL SLIDING DOORS

INTERNAL SLIDING DOORS TO MATCH OTHER INTERNAL DOORS IN FINISH WITH POLISHED STAINLESS STEEL HANDLES.

### FLOORING

#### LIVING, KITCHEN AND HALLS

WASHED FINE OAK SOLID TIMBER FLOORS LAID IN ALTERNATE WIDTHS.

### CARPETS

#### BEDROOMS

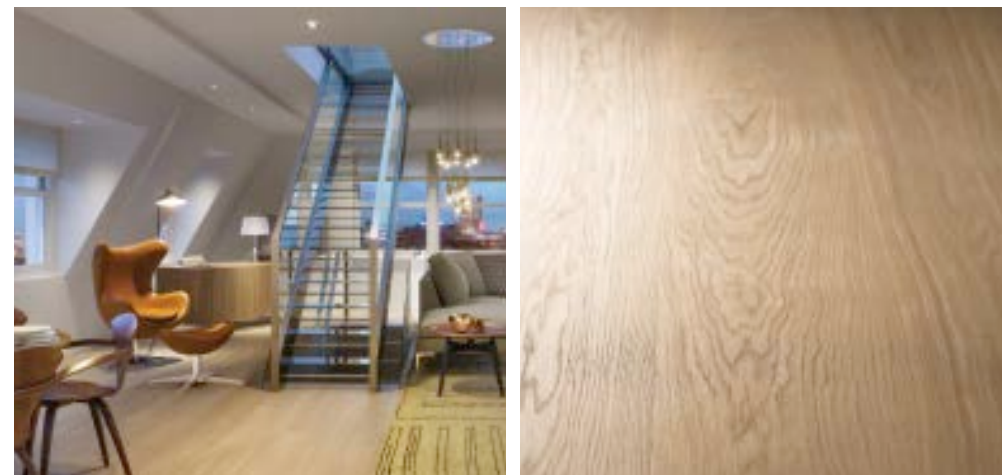
DELUX VELVET, 80% WOOL TUFTED SINGLE VARN CARPET TO BEDROOMS IN SILVER.

### STAIRS

THE BEDROOM AND RECEPTION LEVELS TO BE LINKED BY STAIRS OF SOLID LIGHT OAK TREADS AND RISERS FEATURE STAIRS, WITH GLAZED TREADS AND HANDRAILS, TO LEAD FROM THE RECEPTION LEVEL TO THE ROOF TERRACE. THE STAIRS TO BE TOPPED WITH A FULLY OPENING ROOFLIGHT.

### ROOF TERRACE

THE ROOF TERRACE TO BE SOLID TIMBER HARDWOOD DECKING WITH FLUSH FITTED LOW LEVEL UPLIGHTING.



## THE NATURAL CHOICE OF THE DISCERNING

Well planned living space, the most beautiful of finishes and state-of-the-art smart home technologies. Pure, understated aesthetics. Take advantage of this rare opportunity to purchase one of just twenty luxurious residences designed and finished to the highest standard. Aldwych Chambers, the natural choice of the discerning.

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EXCLUSIVE PROPERTY  
DEVELOPMENT AND INVESTMENT  
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MAYFAIR CHAMBERS

Mayfair Chambers is situated in the genteel Mayfair Conservation Area and comprises just six luxurious two and three bedroom residences of 1,700 square feet each designed and finished to the highest standard. Reinterpreting the architectural richness of its surroundings, presenting classically modern elevations of red brick and elegantly proportioned windows framed by Portland stone.

Completed May 2014.



ONE LAMBETH HIGH STREET

Overlooking Lambeth Palace, the London residence of Archbishops of Canterbury since the Thirteenth Century and the River Thames towards the Palace of Westminster, a redevelopment to transform The Royal Pharmaceutical Society Headquarters into a residential led mixed use new and architecturally contemporary building of approximately 100,000 square feet.

Completion expected 2017.



CHANCERY LANE

Located within the heart of London's Chancery Lane, which itself is experiencing a significant and exciting transformation, an internal refurbishment retaining the beautiful and historic façade to deliver a mix of thirty four, one, two and three bedroom residences.

Completion expected 2016.



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