

MADDOX STREET

VENERAL TOP

UNDERSTATED ELEGANCE IN LONDON W1



MAYFAIR PAST

TIMELESS WESTMINSTER ELEGANCE

Originally named for the annual fortnight-long May
Fair, Mayfair has been one of London's most famed and
prestigious areas for centuries – the district's oldest
cottage was believed to date from 1618.

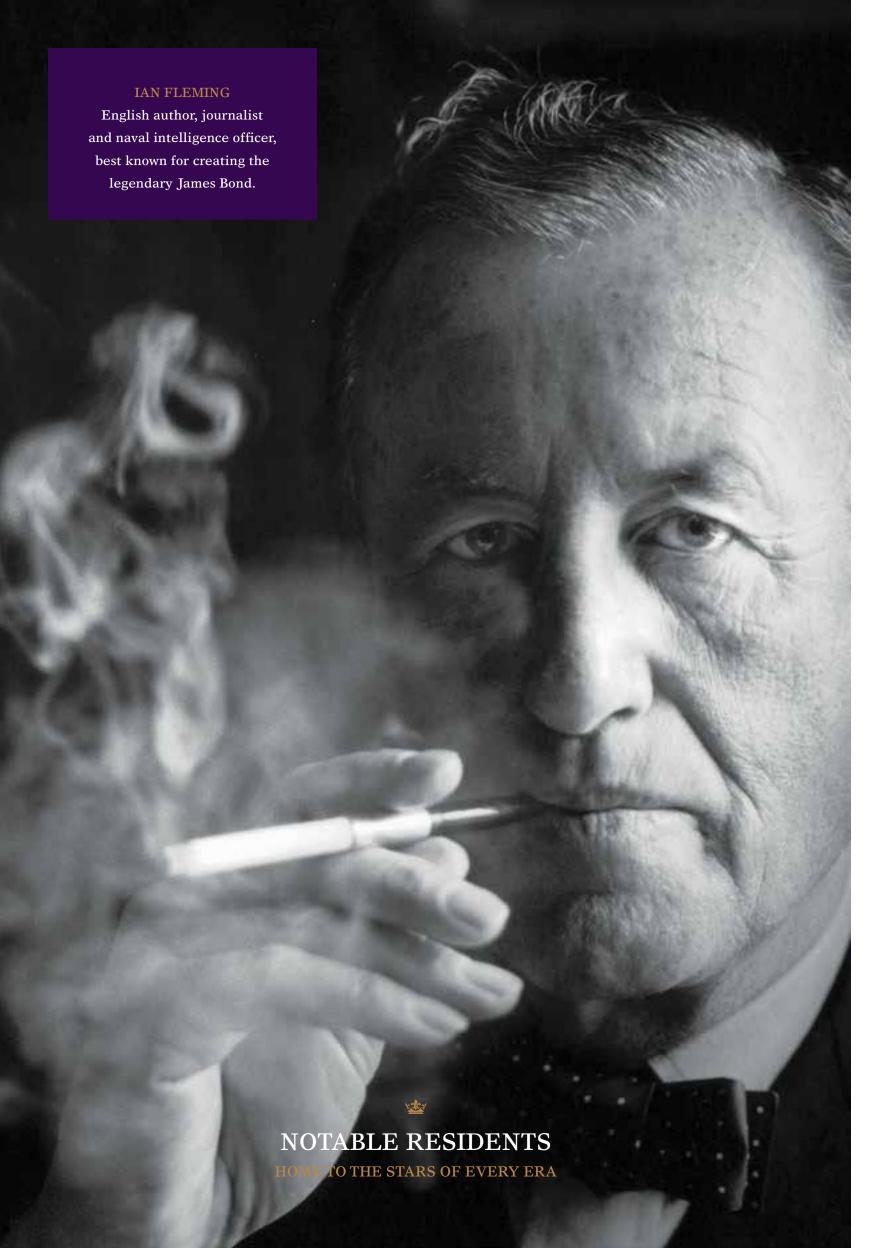


Most of the area was first developed between the midseventeenth and eighteenth centuries when what had previously been no more than fields and farmland was recast as a fashionable residential district.



The area's early development was almost entirely owned by just a handful of London's wealthy families, including the Grosvenors, Berkeleys and Burlingtons, names whose influence can still be detected centuries later in the names of famous local squares and arcades.







 $Image\ source:\ www.institute for alcoholic experimentation.blogs pot.hk\ /\ www.wall paper hdphoto.com\ /\ sarajevo.co.ba$







UNDERSTATED ELEGANCE

THE HOME OF TRADITIONAL LONDON CHIC

Mayfair exudes style. From Savile Row to New Bond Street, Regent Street to Conduit Street, the name is synonymous with high fashion and classic chic.



From modern haute couture by the likes
Vivienne Westwood, Loius Vuitton and Marc
Jacobs to the timeless stylings of Henry
Poole & Co, Gieves & Hawkes and Anderson
& Sheppard, Mayfair is a true bastion of
London elegance.





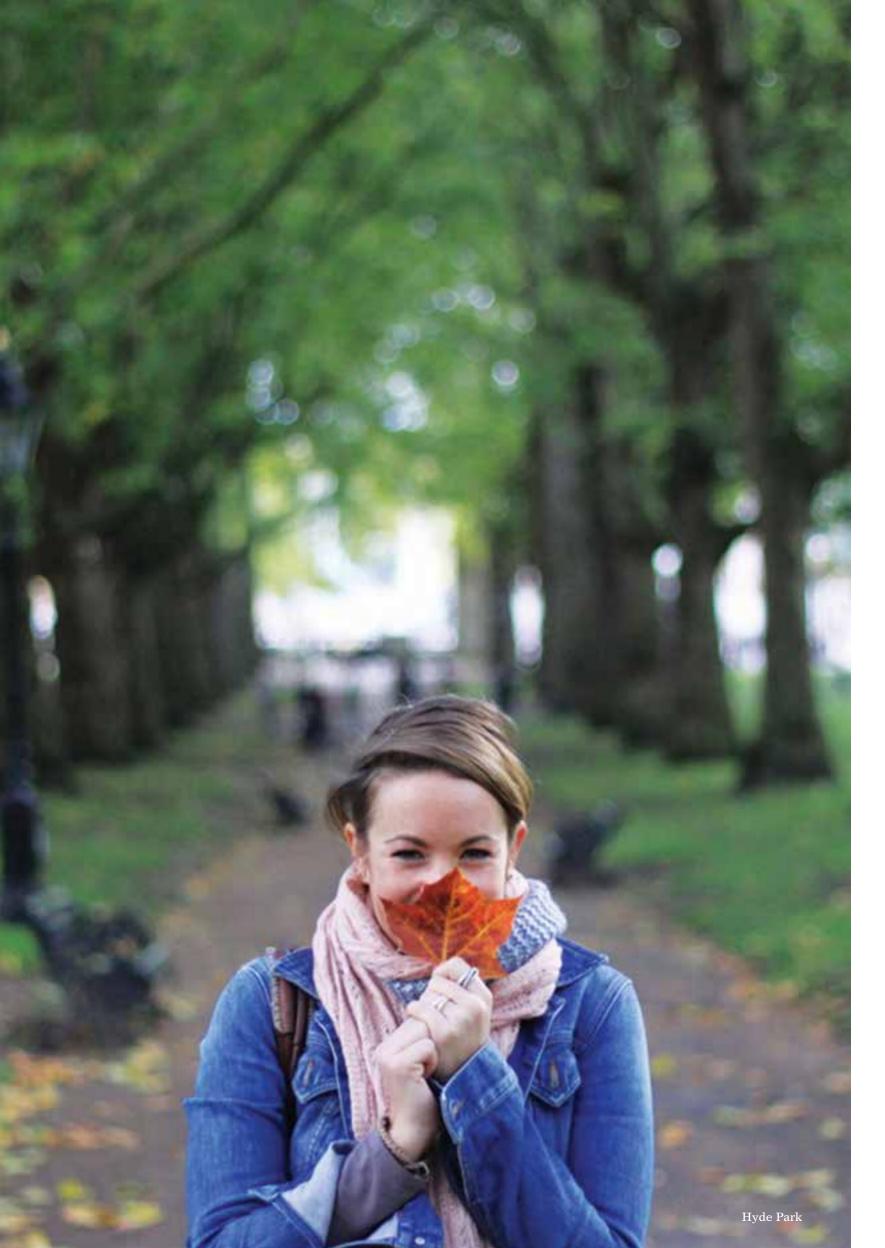














GREAT OUTDOORS

THE PARKS AND SQUARES OF MAYFAIR

Mayfair sits at the centre of London's great tradition of parks and squares, elegant oases from the toil and bustle of the city.



The centerpiece of the Duke of Westminster's Mayfair property is Grosvenor Square, a large garden at Mayfair's historic centre that is now a beautifully cultivated public park. Mayfair also boasts scenic Hannover Square, Mount Street Gardens and Berkeley Square Gardens.



On a larger scale, London's Royal Parks provide wide open spaces in the midst of the city. In Hyde Park, the adjacent Kensington Gardens, Green Park, and St James' Park, Mayfair sits on the doorstep of a rich channel of greenery that cuts an unbroken swath of open parkland across the city.





DESIGNER LABELS

- 1 Zara
- 2 French Connection
- 3 Ted Baker
- 4 Calvin Klein
- 5 Paul Smith
- 6 Fenwick
- 7 Hugo Boss
- 8 Emporio Armani
- 9 Mulberry
- 10 Vivienne Westwood
- 11 Donna Karen New York
- 12 Burberry
- 13 Stella McCartney
- 14 Louis Vuitton
- 15 John Lewis
- 16 Liberty of London
- 17 Selfridges
- 8 Cartier

HOTELS

- 19 Claridge's
- 20 The Dorchester
- 21 The Connaught
- 22 Brown's Hotel
- The May Fair Hotel
- The Langham
- The Ritz London

UNIVERSITIES

- The University of Westminster
- 27 University Collage London
- 28 School of African Studies
- 29 The London School of Economics and Political Science
- Royal Academy of Music, University of London

RESTAURANTS

- Thai Square
- Ristorante Semplice
- Ping Pong
- 4 Embassy Mayfair
- 35 Ice Bar
 - The Greenhouse

WALKING DISTANCE SAVILE ROW: 2 mins NEW BOND STREET: 3 mins

> **BURLINGTON CLUB: 3 mins** OXFORD STREET: 6 mins **BURLINGTON ARCADE: 9 mins**

SELFRIDGES: 12 mins

CAR / TAXI HARRODS: 6 mins

LONDON BRIDGE STATION: 16 mins

LIVERPOOL STREET: 18 mins

WIMBLEDON: 25 mins WEMBLEY ARENA: 27 mins

HEATHROW AIRPORT: 32 mins

OXFORD CIRCUS

+

KING'S CROSS ST. PANCRAS

O Eurostar

COVENT

GARDEN

0

BANK

₹

10

KNIGHTSBRIDGE

0

CANARY WHARF

19

HEATHROW

33

₹





MADDOX STREET

A classical retreat in the heart of cosmopolitan London



As perfectly formed and fitted as a Savile Row suit



Seven beautifully appointed apartments

Private lift lobby for all upper floors

Spacious courtyard access from the ground floor duplex

KITCHEN

- Antique White acrylic high gloss door fronts
- Brushed stainless steel 'D' type handles
- 30mm Absolute Nero granite work tops with basin and drainer cut outs
 - Clear mirrored splash back
 - Recessed brushed stainless steel skirting
 - Under mounted stainless steel double basin with waste disposal
 - Tap Hansgrohe Tail's single level pull out spray
 - Siemens built under electronic hot air double oven
 - Siemens compact oven with microwave
 - Siemens 4 no. gas hob
 - Siemens integrated fridge freezer
 - Siemens integrated dishwasher
 - Siemens extractor hood

BATHROOM

- Duravit Vero 50cm basin or Duravit Vero 85 basin 1 tape hole with 'wings'
 - Duravit Starck 3wall hung WC pan
 - Hansgrohe thermostatic shower valve trim inc diverter
 - Hansgrohe overhead shower c/w and ceiling shower arm
- Hansgrohe Starck or similar handset hose, wall outlet and wall bracket
 - Toilet roll holder
 - Towel rail

FLOOR FINISHES

- Dining room / Hallway 150mm x 14mm pre engineered / lacquered real walnut / oak veneer timber plank flooring
 - \bullet Bedrooms 100% wool beige coloured loop pile carpet

ELECTRICAL SPECIFICATION

- Face plates MK white flush finish
- Door Entry System Videx Eclipse flush wall mounted hands free video phone stainless steel exterior casing white plastic interior casing
 - \bullet Vents Airflow icon ceiling mounted vents, power determined by size of room
 - Radiator Painted Timber radiator cover with timber painted top and decorative radiator grilles

HARDWARE SPECIFICATION

• Interior

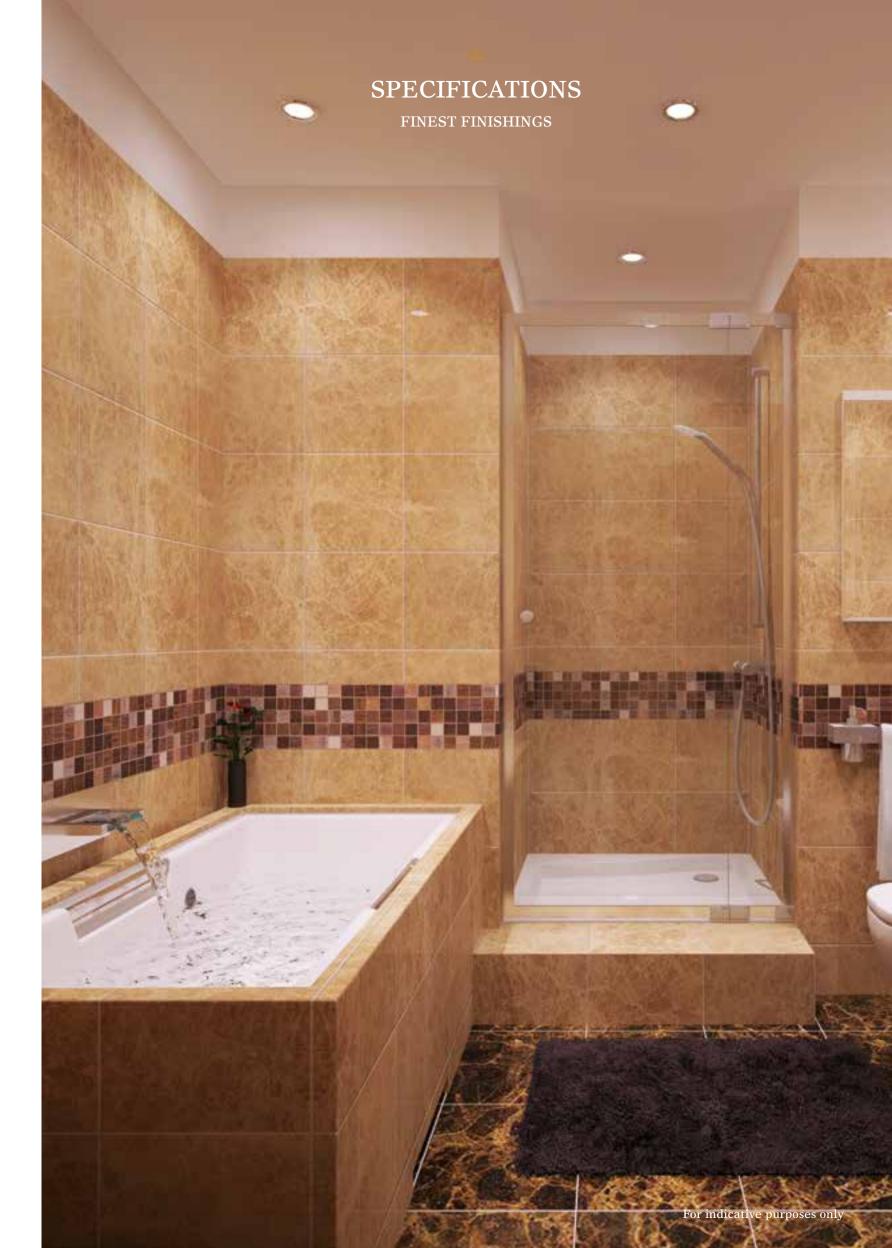
Dorplan chrome reeded door knob

Dorplan chrome WC snib set with no indicator

All other door and window hardware to match chrome door knob finish

• Exterior

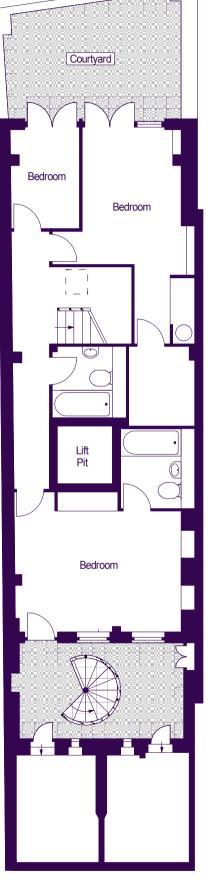
Dorplan hardware to be chrome finished to match interior specification Flush internal doors in white satin

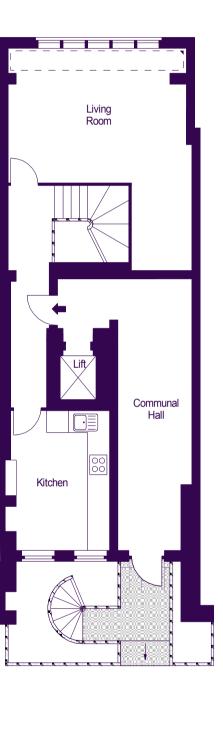




FLAT 1

APPROX. GROSS INTERNAL AREA * 1200 Ft ² - 111.48 M ² (Excluding Lift & Lift Pit)





LOWER GROUND FLOOR

GROUND FLOOR



FLAT 2

FLAT 3

FLAT 4

FLAT 5 APPROX. GROSS INTERNAL AREA * FLAT 6

FLAT 7

APPROX. GROSS INTERNAL AREA * 481 Ft ² - 44.68 M ² (Excluding Lift)

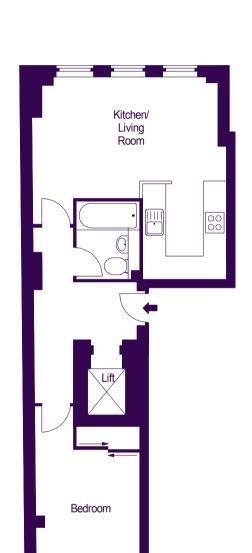
APPROX. GROSS INTERNAL AREA * APPROX. GROSS INTERNAL AREA * 638 Ft ² - 59.27 M ² (Excluding Lift)

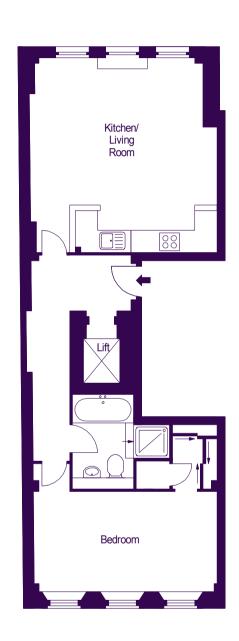
638 Ft ² - 59.27 M ² (Excluding Lift)

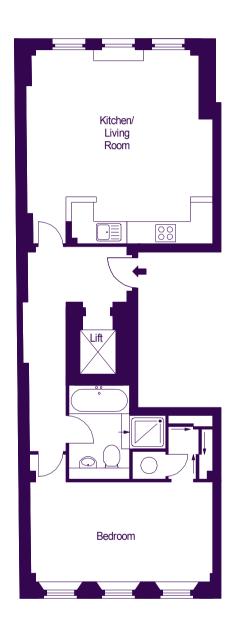
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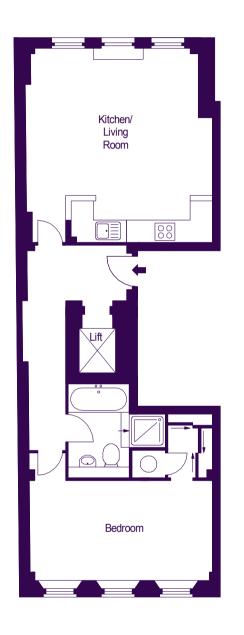
APPROX. GROSS INTERNAL AREA * APPROX. GROSS INTERNAL AREA * 589 Ft ² - 54.72 M ² (Excluding Lift)

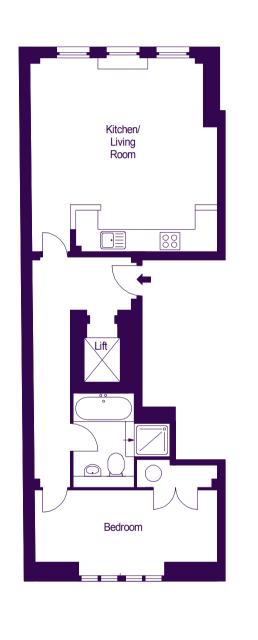
501 Ft ² - 46.54 M ² (Excluding Lift)

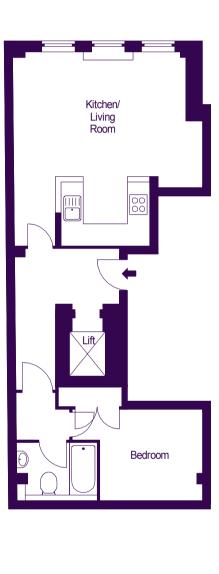












UPPER GROUND FLOOR

FIRST FLOOR

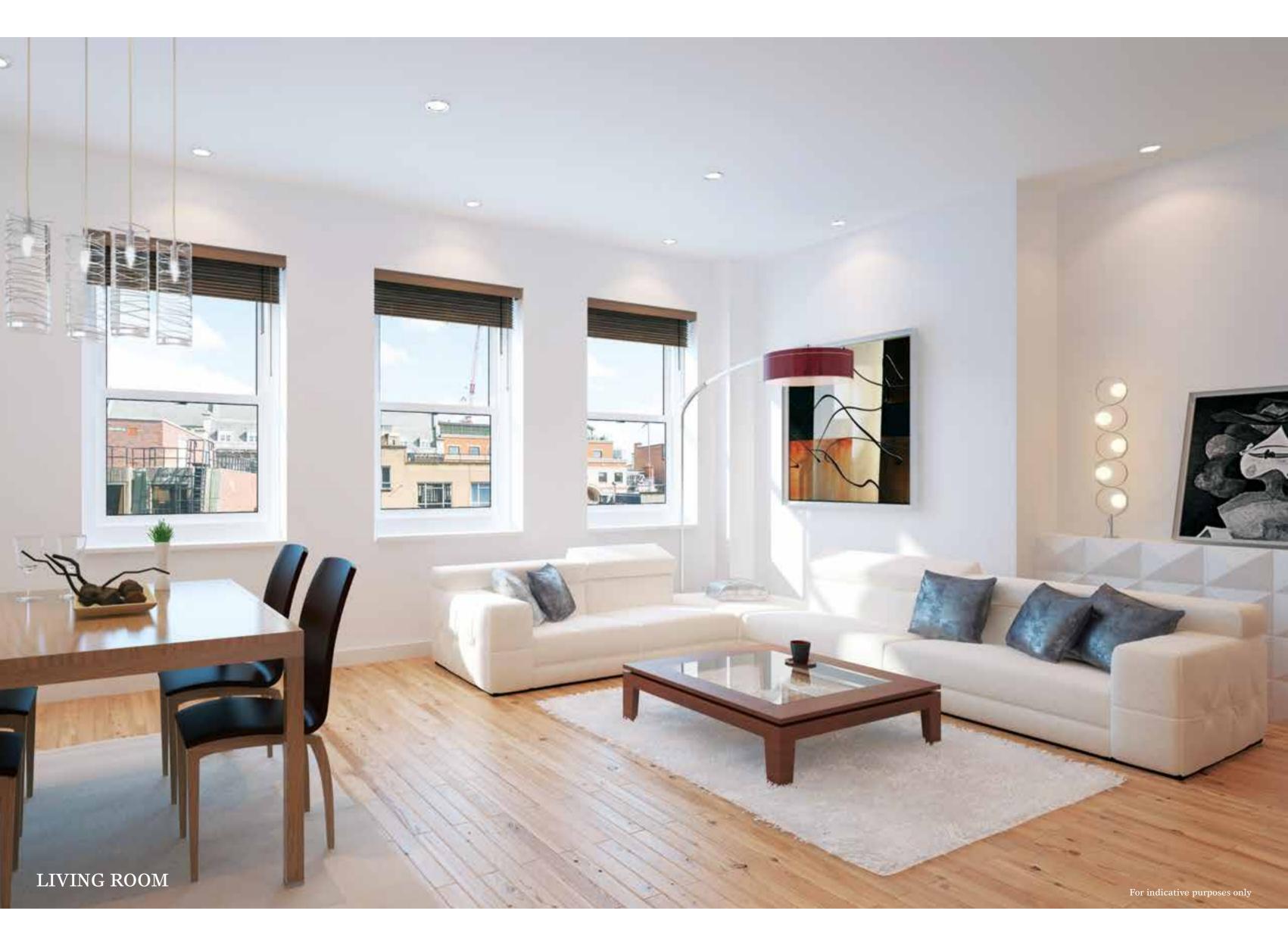
SECOND FLOOR

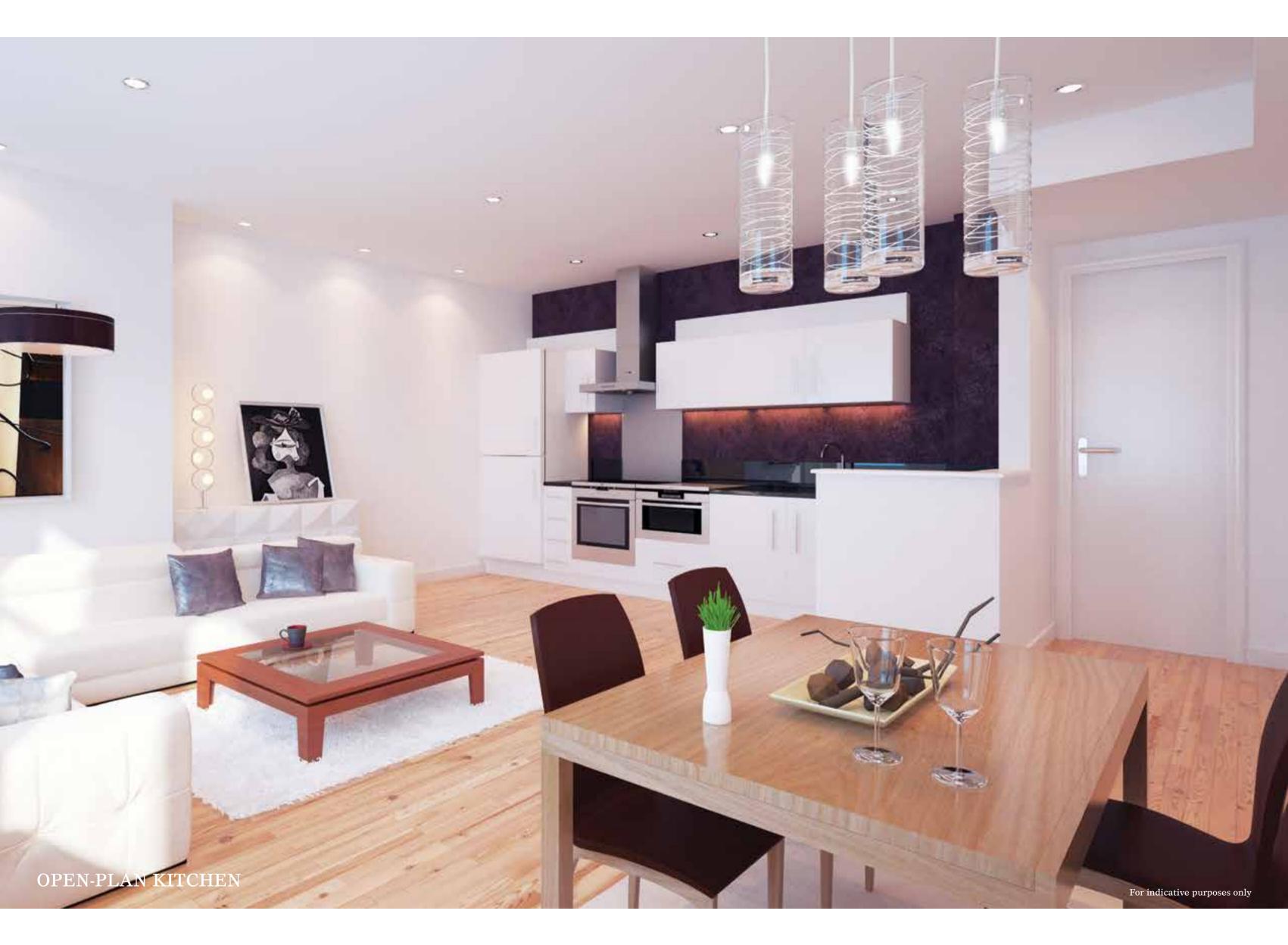
THIRD FLOOR

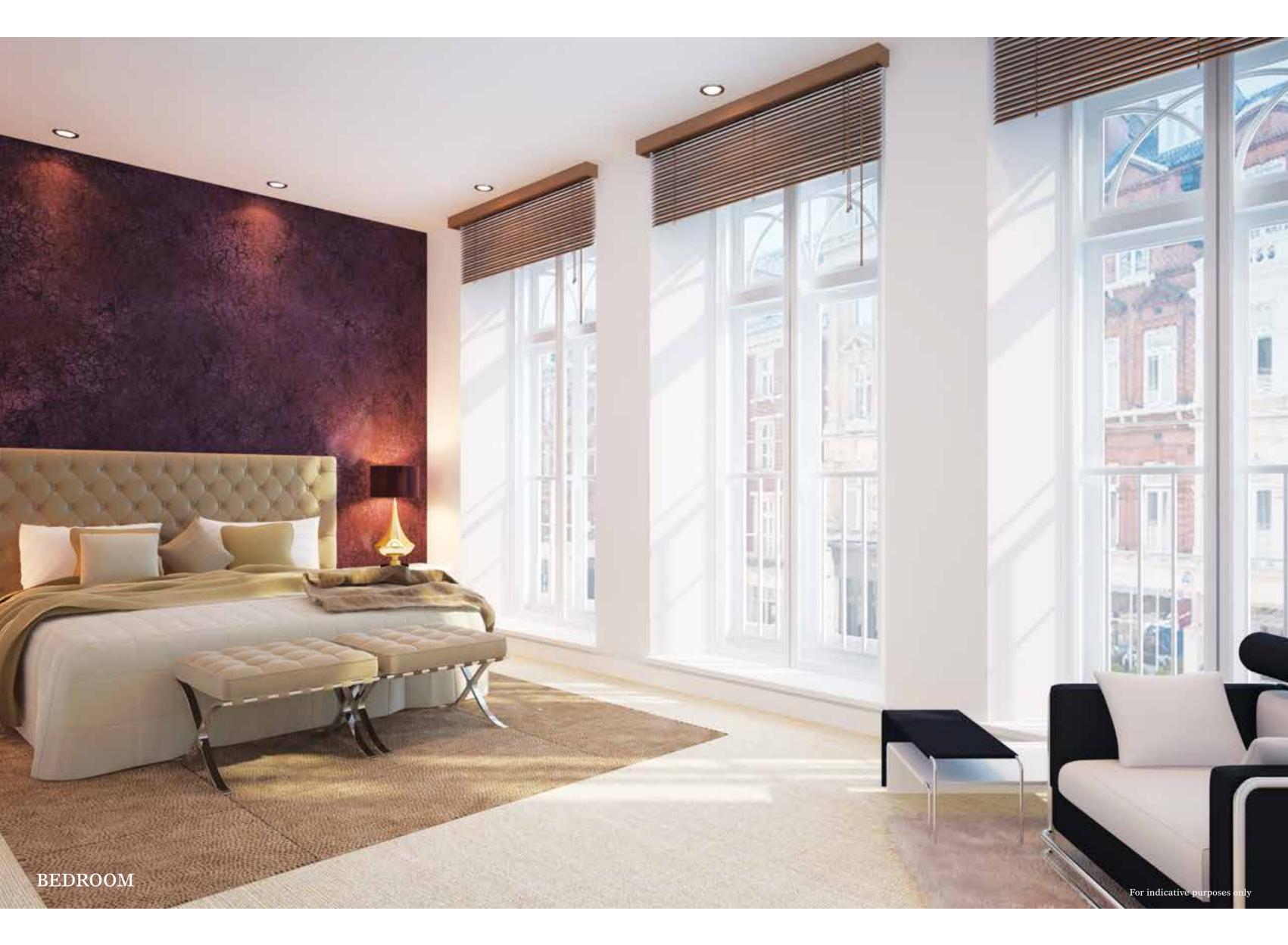
FOURTH FLOOR

FIFTH FLOOR











AWARD-WINNING DEVELOPER

Oakmayne is at the forefront of modern property development, with a keen eye on current trends, the flexibility to move quickly and the ability to take a long-term view on growth and regeneration at all levels of the market place.

Formed in 1993, Oakmayne initially operated through land acquisitions and a number of strategic joint venture developments. It is now an established player in the London property market in its own right, while continuing to work through joint ventures whenever appropriate.

While working with private investors, equity funds and listed property companies, as well as the UK's leading banks and financial institutions, Oakmayne have completed more than 40 development projects in central London, creating over 1,000 residential units, a 150-room hotel and 100,000 square feet of commercial space.







CORNWALL TERRACE The Regent's Park NW1

AWARDS: WHAT HOUSE AWARDS

Best Interior Design - Winner Best Luxury House - Winner



EMBASSY COURT St. John's Wood NW8

AWARDS: EVENING STANDARD

Best New Small Development - Winner

AWARDS: EVENING STANDARD

Best New Apartment - Winner



THE COLLECTIONSt. John's Wood NW8

AWARDS: EVENING STANDARD

Best New Small Development - Winner

AWARDS: DAILY TELEGRAPH

What House Awards

 $Best\ Luxury\ Development\ -\ Silver$



