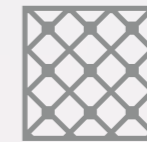


THE PENTHOUSE
ARLINGTON STREET, ST JAMES, SW1



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The Penthouse at Arlington Street is situated on the fifth and sixth floors of a beautiful Grade II listed building, in the distinguished location of St James. Unparalleled 360° views can be enjoyed from the extensive roof terrace, incorporating Buckingham Palace, The Shard, The London Eye, Green Park, The Palace of Westminster and Big Ben. Staff are able to operate discretely from dedicated accommodation and further service and security is provided by the 24 hour portage which serves all four of the building's exclusive apartments.

Nestled amidst all that represents traditional aristocratic London, The Penthouse at Arlington Street is surrounded by the world's most renowned tailors, shoe makers, milliners that gave London its heritage as the home of bespoke luxury. The Penthouse at Arlington Street offers an extensive family residence in the heart of historic London.







Architecture

The building was first commissioned by Wolseley Motors, who bought the site back in 1919 to be a car showroom and London sales office. It was designed by William Curtis Green. Green's inspiration for the design was drawn from a Boston bank that he had recently cited in the USA.

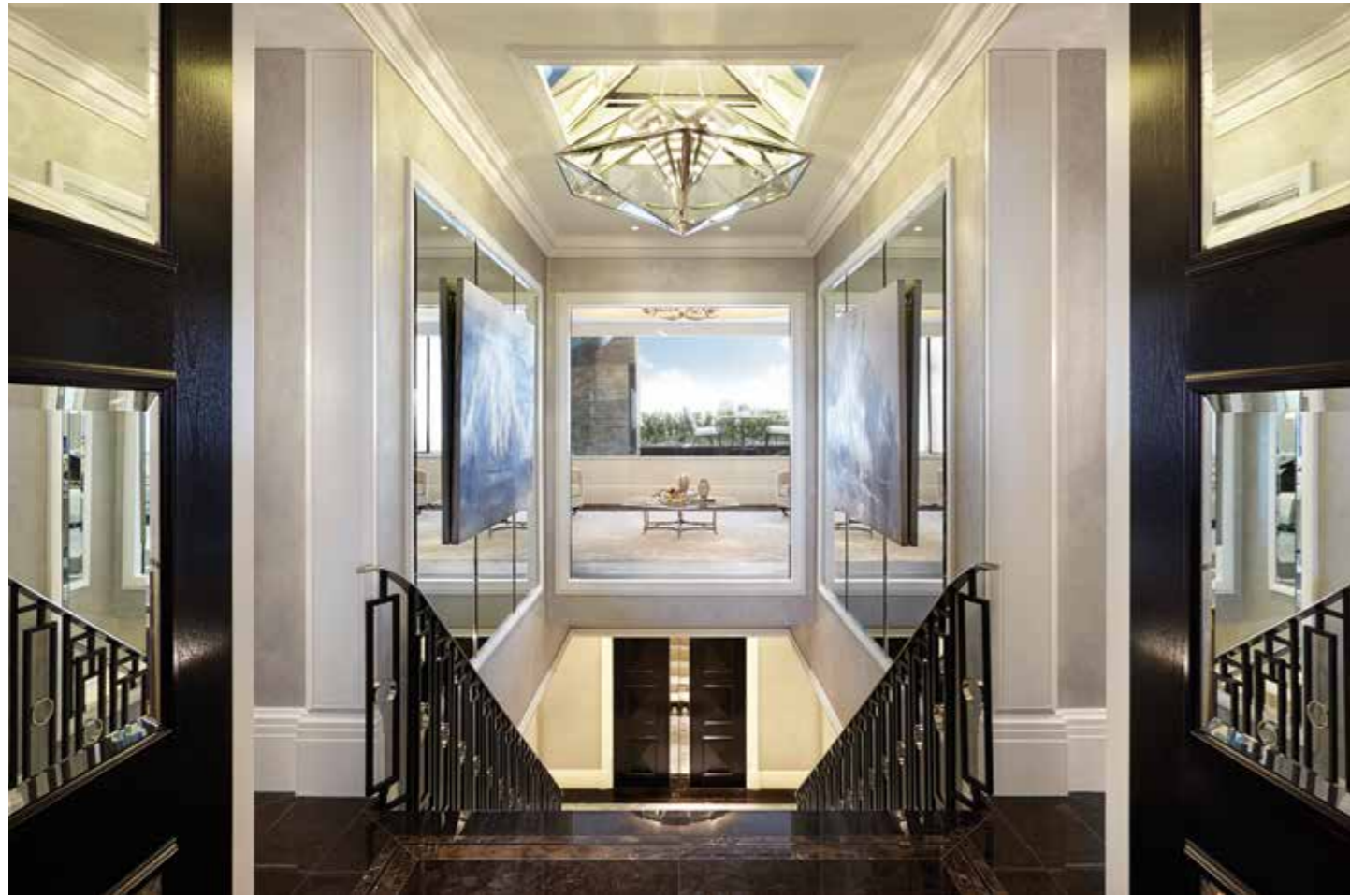






Entrance hall

The elegant entrance hall sets the tone for the rest of the apartment. Beautiful architectural details such as columns and wall moldings are introduced with an original roof atrium allowing natural light to flood the feature staircase and hallway. A leather-clad internal lift with fitted mirrors leads from the entrance to the upper floor.



Corridors

Stunning original mirrored atriums overhang the corridors, allowing maximum natural light to flood into the upper levels of the penthouse. Reflective pearlata and mirrored finishes have been used on the walls to ensure that this light is held within the apartment to create bright, open corridors.



Formal reception

The vast formal reception has been cleverly divided into three diverse spaces: a formal seating area, games & library area and an informal media area. Each space is subtly divided by column units made from glass and stone and further defined by a feature coved ceilings.





Formal reception

At the centre of the three spaces is the formal seating area that benefits from a stunning, panoramic viewing window which looks out onto the terrace and over uninterrupted views of London.





Informal reception & bar area

A motorised plasma screen raises from the bespoke joinery unit to create an intimate informal space. An adjoining bar area is conveniently positioned adjacent to the entrance to the terraces.



Terrace (left)
The terrace is accessed via the formal reception and provides a perfect al fresco dining area from which to enjoy the magnificent views of The Palace of Westminster, Big Ben and Buckingham Palace. A spiral staircase leads up to the roof terrace.



Roof terrace

One of the property's most outstanding features is the roof terrace, connected to the apartment by a spiral staircase. The 360° panoramic views overlook one of London's most spectacular skylines. The roof terrace is equipped with sun loungers, dining, seating areas and an outdoor kitchen. Provisions have also been included for a Jacuzzi.







Games area & library

An octagonal burr walnut table creates an ideal games area with adjoining library and quiet reading area. The library is comfortably positioned within a specially designed window alcove which benefits from an iconic London outlook.







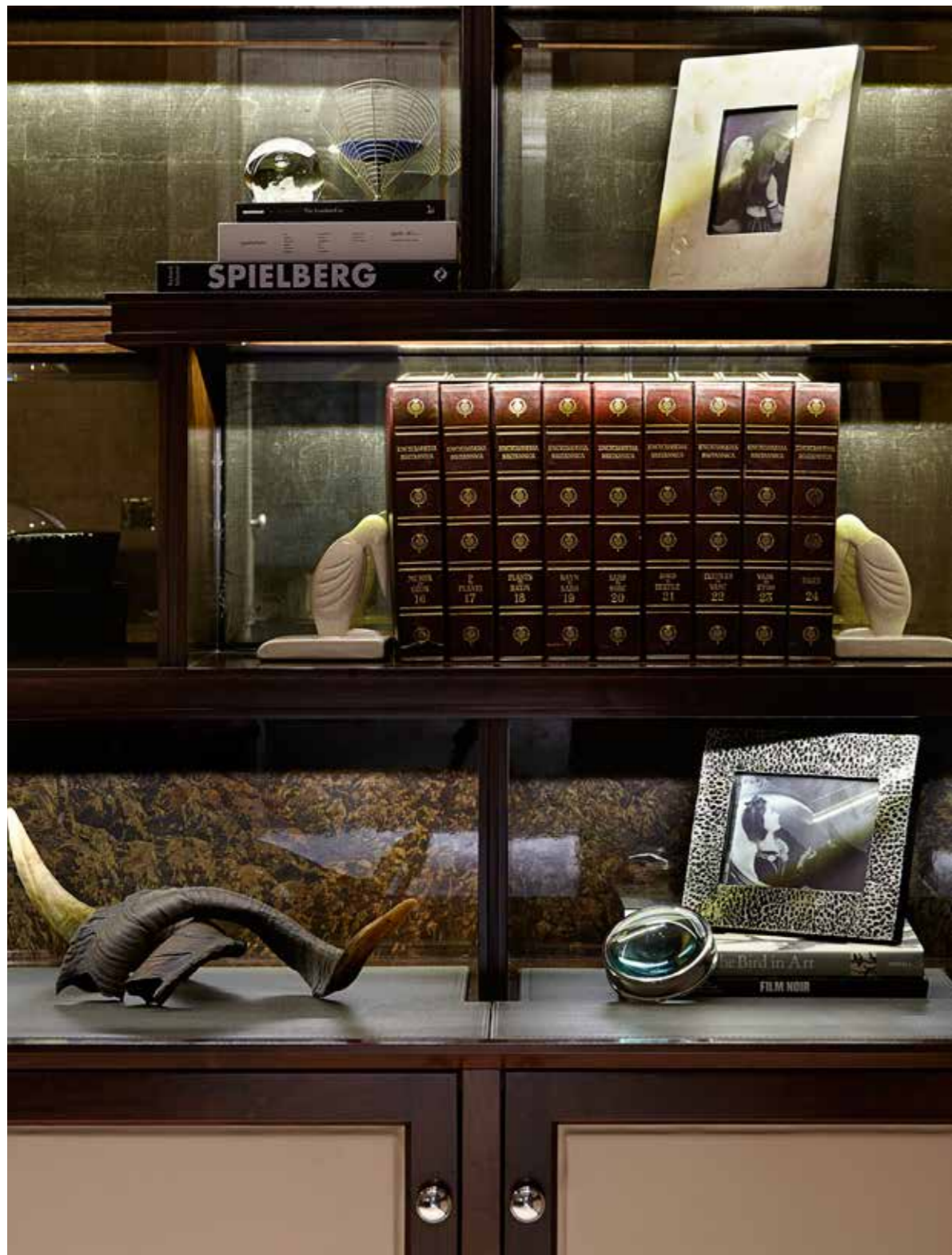




Formal dining room

Bespoke hand-painted silk wallpaper, designed with an Asian-inspired landscape surrounds the room and truly sets the scene for this eclectic and charismatic dining room. Showcasing two porthole windows, feature marble fireplace and a monochromatic colour palette, this is the perfect room for formal dining and entertaining.





Study

Another room which benefits from the intimacy created by the mansard roof. The study boasts an altogether masculine design theme, where contemporary furniture has been mixed with traditional materials and finishes such as walnut, leather and stitching to result in an ideal room for private home study.





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Media room

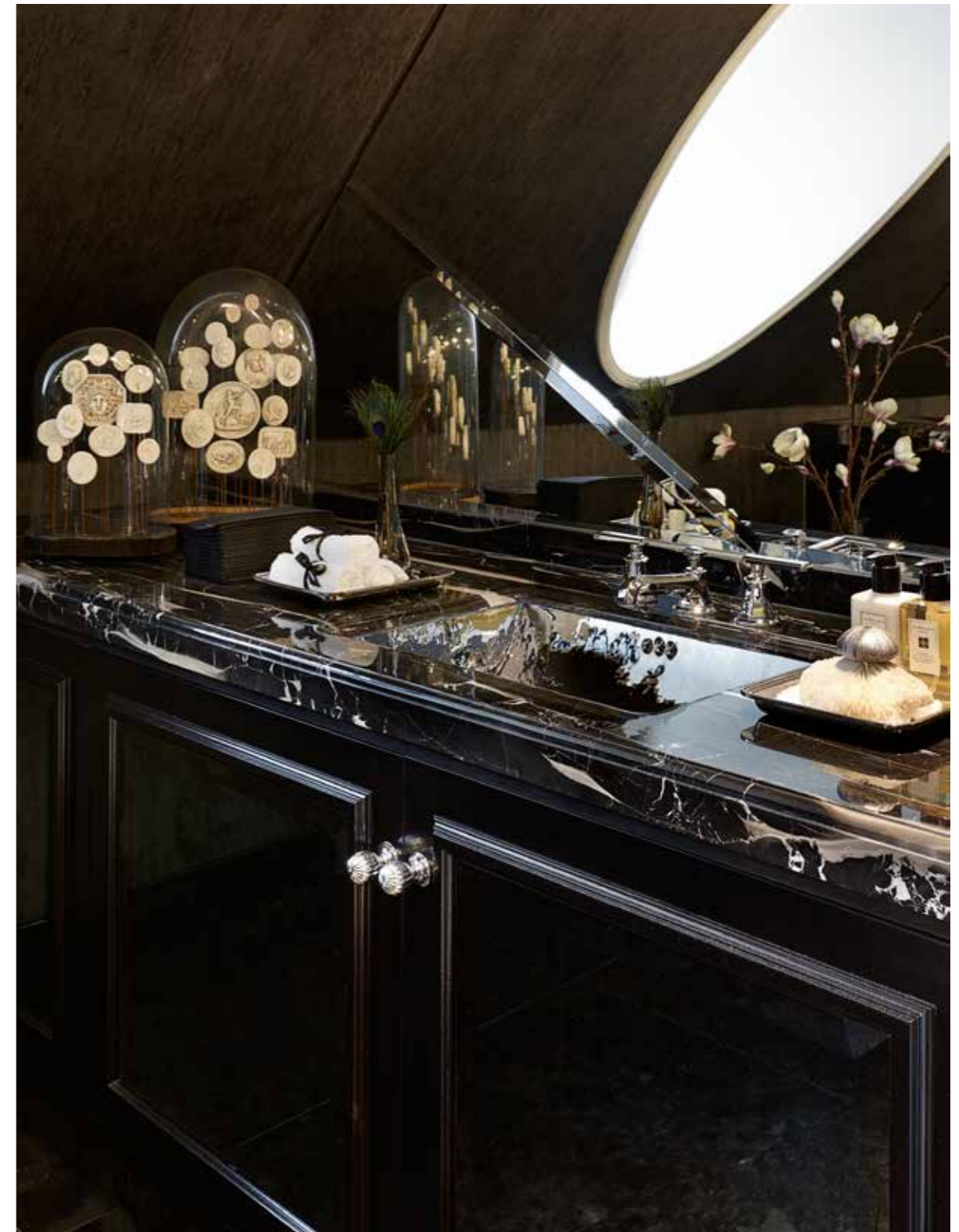
The vast 80" HD plasma screen can be enjoyed from a luxurious over-sized L-shaped sofa, upholstered in blue grey velvet. Surround sound and an electronic black-out blind complete the cinematic experience.





Kitchen

Gaggenau appliances have been used throughout the bespoke kitchen and include: oven, combi steamer, coffee maker, warming drawer, microwave, fridge / freezer, wine cabinet, gas hob and dishwasher. The sink and tap are Franke with a fitted Quooker boiling water tap and Insinkerator waste disposal. A separate 90 sq ft (9 sq m) fully-equipped, professional chef's kitchen is located off the main kitchen.



Powder room

This characterful powder room embodies its unconventional view over the gargoyles guarding The Ritz Hotel. A fan shaped mirror has been added to each wall to reflect the room's natural shape.





Master bedroom suite

Luxurious and contrasting tones of midnight blue and cream have been used throughout the master bedroom suite, creating an altogether contemporary and relaxing space. The bedroom features an integrated plasma screen and spacious vanity / dressing area which includes double-shoe cupboards and extensive dark stained polished walnut wardrobes.



Her master dressing area
Bespoke dark stained polished walnut joinery with chrome handles and married fronts to the wardrobe doors surround the entire room. Additional storage space is provided by the eglomise display shelving and a vanity area overlooks the window.



Master bathroom
Featuring a double-vanity, bath, separate his and hers showers, de-misting mirror and two Gerbrit WCs, this master bathroom is located opposite her dressing room. The dark marble walls are slip-matched and complete the overall polished experience of this master bathroom.





Bedroom suite two

This bedroom boasts a subtly masculine theme and incorporates a geometric design. Fitted double-wardrobes crafted from dark stained polished walnut provide excellent storage space. The bedroom also has a fitted plasma and en-suite bathroom.





Bedroom suite three
Showcasing intricate chinoiserie detailing, this third bedroom features delicate finishes such as antiqued mirror and pearlised lacquer. The bedroom also has an inset plasma and en-suite shower room.





Bedroom suite four

Featuring a velvet-buttoned headboard, pinstripe wallpaper and parchment-effect furniture, this is an exceptionally versatile guest bedroom suite. A walk-in wardrobe and en-suite shower room complete the design.





Bedroom suite five

The fifth bedroom suite has an alluring charm. Pleated fabrics, tassels, ruched wallpaper, a fan-shaped headboard and chinoiserie fabric panels all lean towards an exotic neo-classical design theme. The bedroom also includes an en-suite bathroom.



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LONDON



Gymnasium and spa

The spacious gymnasium / spa room has been cleverly divided into two spaces. Upon entry, a quiet area of relaxation has been created around a central treatment bed. The far end of the room is fully equipped with state of the art Technogym equipment for private exercise. An altogether versatile space, this room has been fitted with air-conditioning, storage space and plasma screen.

Summary

Five bedroom duplex penthouse apartment, on the fifth and sixth floors with extensive roof terraces.

Accommodation

- Entrance hall • Upper atrium & corridor
- Formal reception (including informal area)
- Formal dining • Kitchen • Chef's kitchen
- Media room • Study • Powder room
- Master bedroom • Dressing room
- Master en-suite bathroom
- 4 guest bedrooms with en-suite bathrooms
- Gymnasium / Spa • Roof terrace
- Lower terrace • Internal lift

Staff accommodation

- Bedroom / living area • Shower room
- Kichenette • Utility room

Internal area

7,708 sq ft

716 sq m

External area

1,214 sq ft

113 sq m

Gross total area

8,922 sq ft

829 sq m

Tenure

Leasehold 999 years from June 1998

Service charge

c. £110,000 (variable)

Ground rent

£4,000 per annum

Borough

The City of Westminster

Parking

Spaces are available to rent from a 3rd party

1 x £5,550 inc VAT per annum

3 x £4,440 inc VAT per annum (per car)

24 hour access

Price

On application

01 Entrance lobby

12.3ft x 10.6ft

3.7m x 3.2m

02 Entrance hall

28.4ft x 15.1ft

8.7m x 4.6m

03 Master bedroom

22.0ft x 13.6ft

6.7m x 4.1m

04 Master dressing area

8.6ft x 13.6ft

2.6m x 4.1m

05 Master dressing room

11.9ft x 13.6ft

3.6m x 4.1m

06 Master bathroom

14.1ft x 13.6ft

4.3m x 4.1m

07 Bedroom suite 2

14.0ft x 12.8ft

4.3m x 3.9m

08 Bedroom suite 3

11.7ft x 12.6ft

3.6m x 3.1m

09 Bedroom suite 4

15.3ft x 9.1ft

4.7m x 2.8m

10 Bedroom suite 5

12.5ft x 11.4ft

3.8m x 3.5m

11 Gymnasium / Spa

26.8ft x 13.5ft

8.2m x 4.1m

12 Staff room

12.8ft x 21.6ft

3.9m x 6.6m

13 Laundry

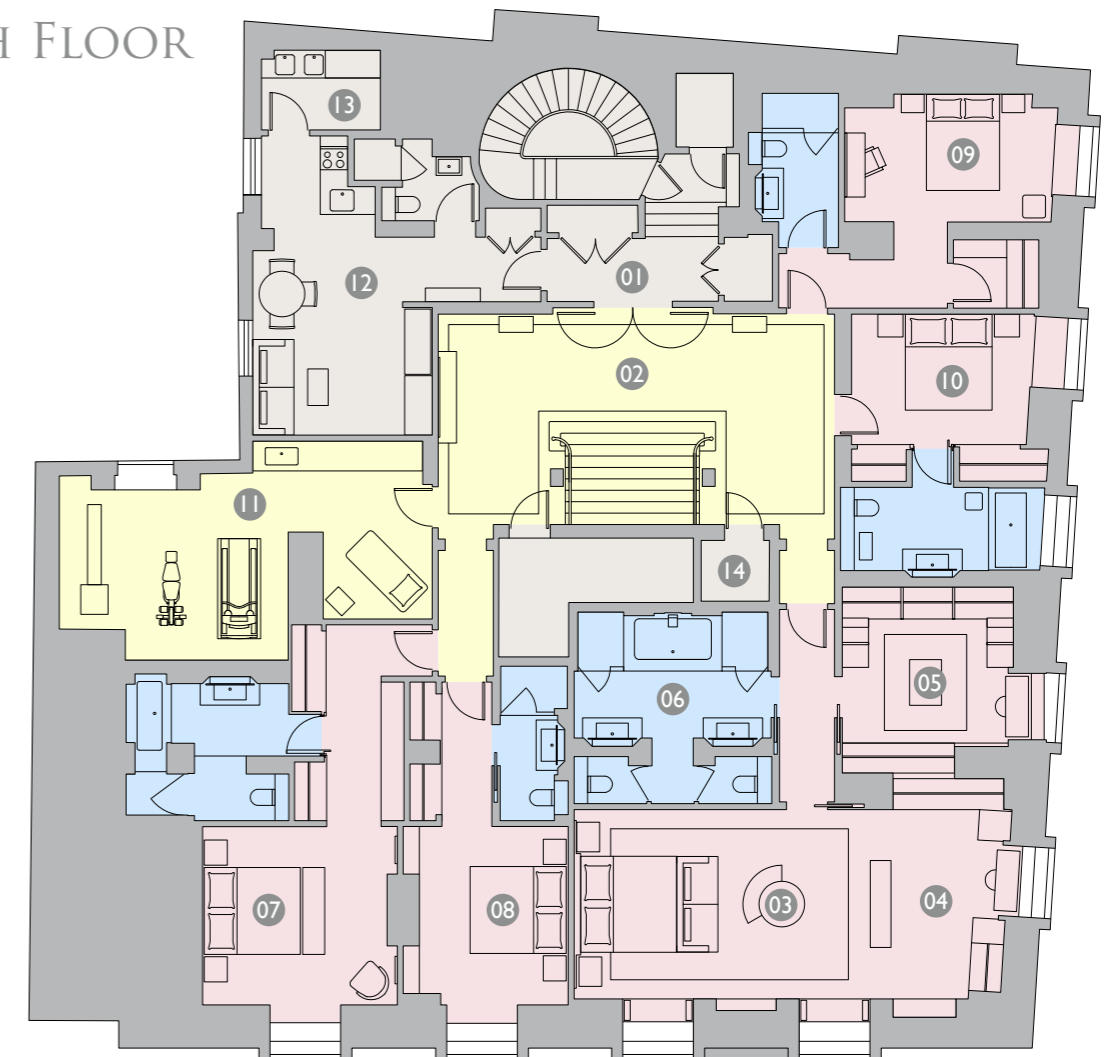
8.4ft x 5.2ft

2.6m x 1.6m

14 Lift

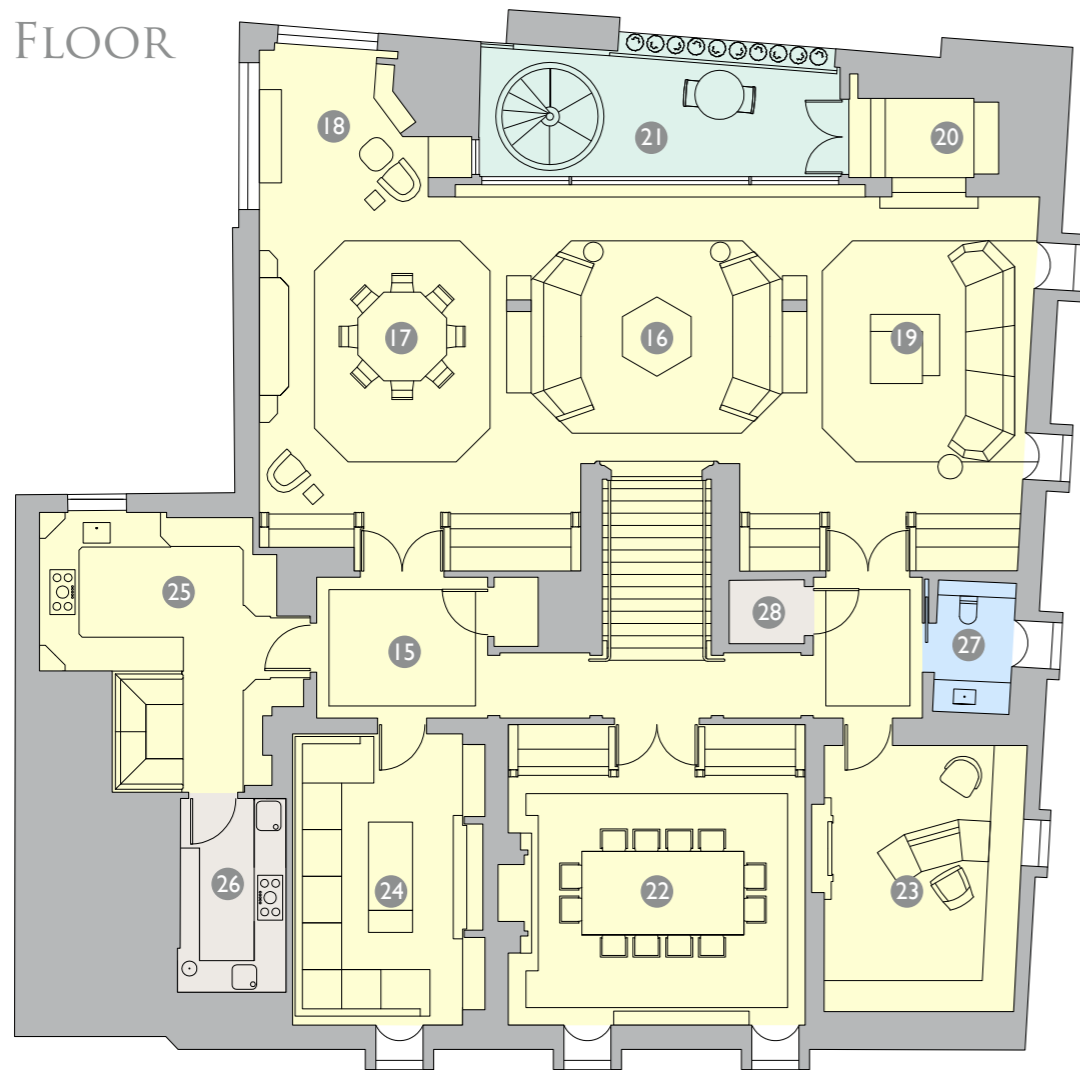


FIFTH FLOOR

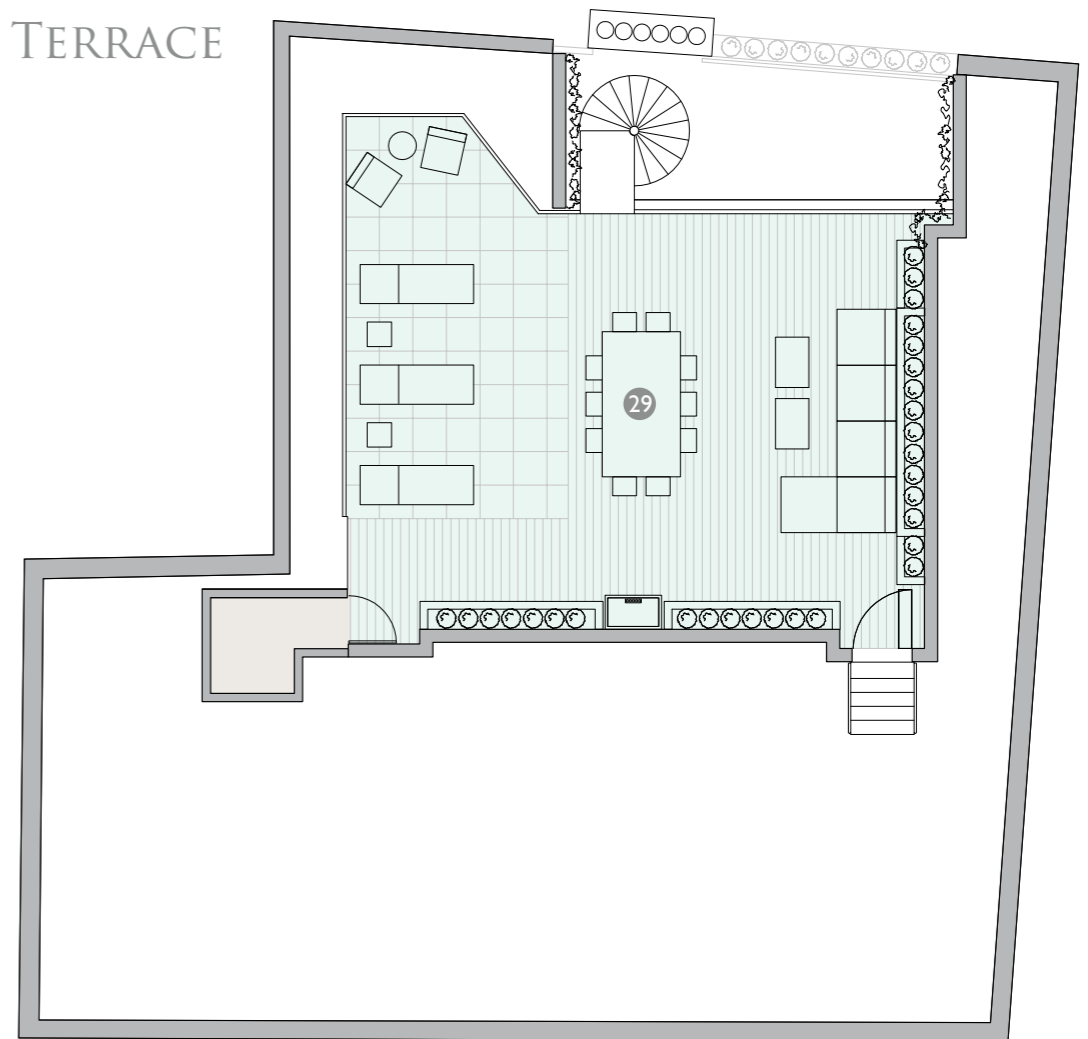


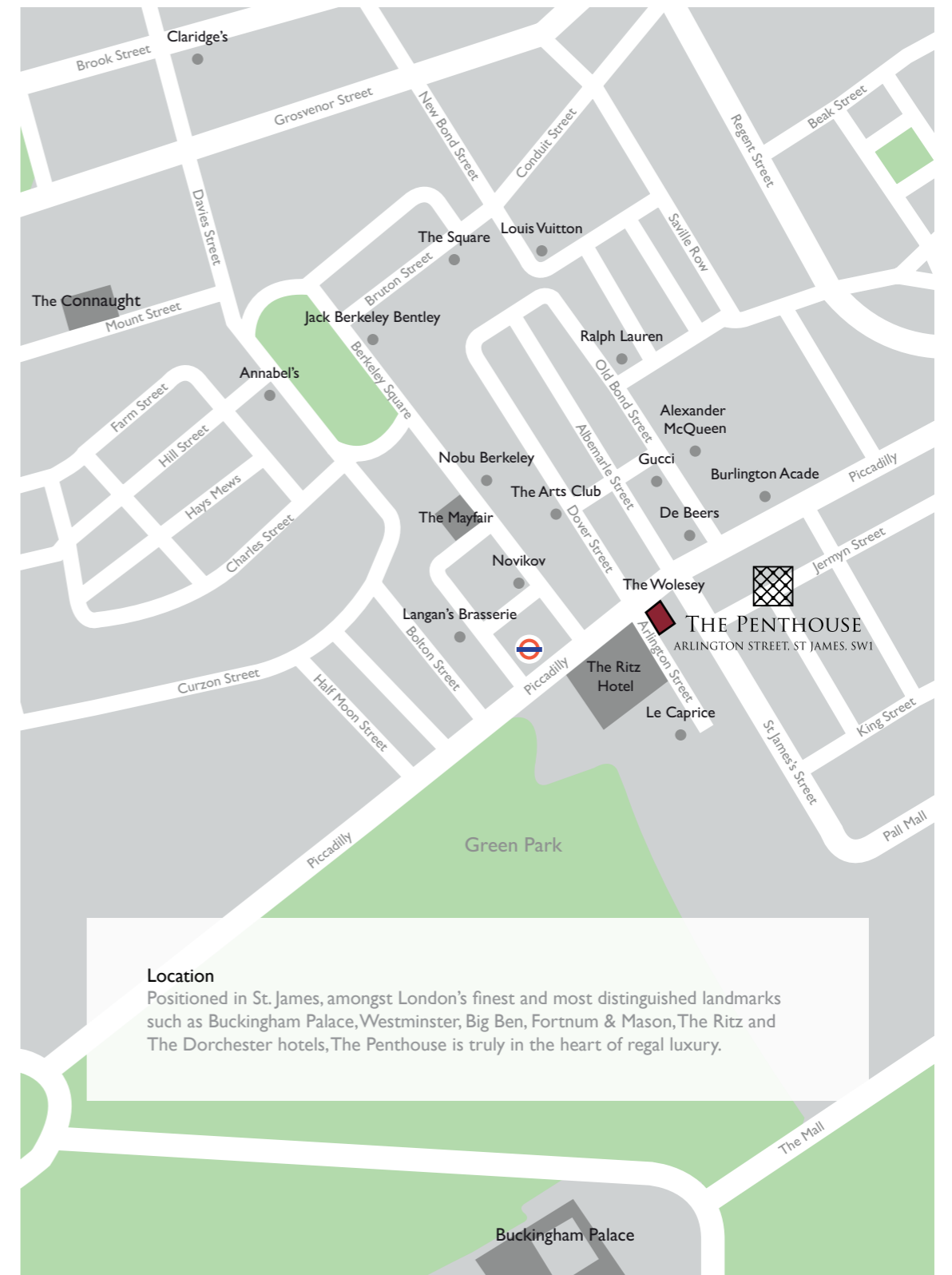
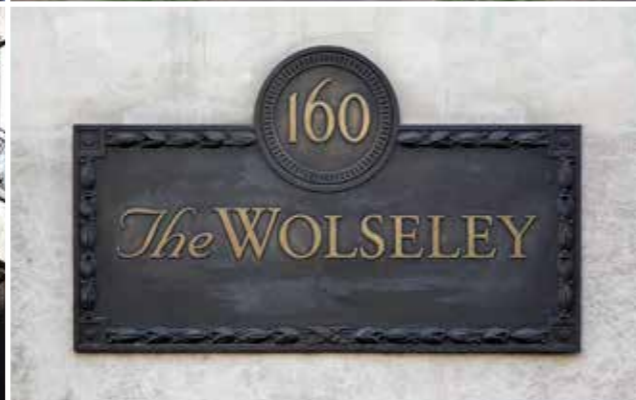
- 15 Upper atrium**
11.4ft x 9.4ft
3.5m x 2.9m
- 16 Formal reception**
18.4ft x 17.5ft
5.6m x 5.3m
- 17 Informal dining room**
17.4ft x 24.7ft
5.3m x 7.5m
- 18 Library**
11.1ft x 10.1ft
3.4m x 3.1m
- 19 Informal reception**
17.4ft x 24.7ft
5.3m x 7.5m
- 20 Bar area**
10.0ft x 5.3ft
3.1m x 1.6m
- 21 Terrace**
23.8ft x 7.7ft
7.2m x 2.4m
- 22 Formal dining room**
19.8ft x 19.6ft
6.0m x 6.0m
- 23 Study**
13.2ft x 17.7ft
4.0m x 5.4m
- 24 Media room**
11.1ft x 19.4ft
3.4m x 5.9m
- 25 Kitchen**
17.9ft x 18.7ft
5.5m x 5.7m
- 26 Chef's kitchen**
7.1ft x 13.0ft
2.2m x 4.0m
- 27 Powder room**
6.7ft x 8.3ft
2.1m x 2.5m
- 28 Lift**
- 29 Roof terrace**
34.3ft x 25.4ft
10.5m x 7.7m

SIXTH FLOOR



ROOF TERRACE





APARTMENT AMENITIES & FEATURES

Heating & Cooling

- Comfort heating & cooling with fresh air supply to all principal rooms, including guest bedrooms controlled via individual thermostats
- Underfloor heating provided to all stone / ceramic floor areas with localised sensors to monitor and control the temperature within each space
- Electric perimeter heating to the main glazed façade of the formal reception room
- Heated towel rails in all bathrooms, controlled by central timer
- Trend building management system linked with AV control system for convenient remote control

Security System

- Video entry system
- 24 hour security & building concierge
- Direct call to concierge from apartment video entry phone
- Vibration sensors to accessible perimeter windows within main reception
- Motion activated sensors strategically located

Lighting

- The latest Lutron QS professional lighting control system
- Integrated control of motorised window treatments
- Bespoke Lutron lighting control keypads to perfectly match interior design
- Scene setting lighting control including provision for table & floor lamps connected to 5 amp wall & floor sockets in all rooms
- Internal wardrobe & vanity lighting

AV

- A comprehensive cabling infrastructure consisting of Cat.5e, Cat.6 and fibre-optic cabling to suit a multitude of audio visual, data and IT requirements
- Full High-Definition Crestron Digital Media video distribution system

- Sky HD+, latest generation Apple TVs, and Blu-ray player all pre-installed
- Flush ceiling speakers to all principal areas - each served from a professional grade amplifiers and a robust CI-grade audio switching matrix
- Media Room based around an 80" HD screen with surround sound
- The latest Sound Ideas touchscreen control system for simple control of AV, lighting, heating and window treatments
- Motorised TV lift for lounge
- Fully terminated central patch panel
- Audio on terrace for outside entertaining

Telephone & Data System

- Dual Cat.5e and Cat.6 outlets in all of the principle rooms to provide simple installation of standard PBX, IP phone system, or wired high-speed Ethernet connections to devices.
- Full n-class enterprise grade Cisco wireless network throughout
- Shared patch panel with AV system - designed for optimum convergence of AV/IT as future technology allows

Curains & Blinds

- Automated curtains & blind to formal lounge, media room, master bedroom & bathroom five with provision for future installation throughout
- Integrated 'black-out' blind within Media room

External Landscaping

- A 360° panoramic view of London from the roof terrace
- Dedicated outdoor furniture storage for winter season
- The formal reception overlooks a landscaped terrace with a spiral staircase connecting the terrace to the roof terrace
- Future provisions (electrics & plumbing) installed for a Jacuzzi

INTERIOR DESIGN BY CANDY & CANDY

Positioned in a building and location steeped in history and legend, it was important to the Candy & Candy design team that The Penthouse truly belonged in this distinguished area of London. The building itself dates back to the early 20th Century and features a mansard roof, which indicates that the top floor was originally intended to be staff quarters. This meant that architectural details had been neglected. Therefore, every architrave and every single piece of cornicing, moulding and skirting has been carefully designed to achieve the remarkable level of detail.

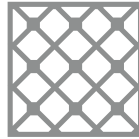
The overall design of the apartment has achieved the perfect marriage of classic and contemporary. A remarkably comfortable yet opulent penthouse apartment has been achieved in this most traditional London location.

All designs are characterised by an unrivalled combination of fine craftsmanship, detailing, diverse design and cutting-edge technology. Candy & Candy designers are pioneers of bespoke design; from sumptuous homes in some of the world's most coveted locales, to yachts, jets, luxury cars and commercial environments.

Candy & Candy's range of design styles is virtually unlimited. In fact, it prides itself on not having a set House Style, enabling all designs to strike the perfect balance of form and functionality and the exclusivity synonymous with individually tailored projects.

Further setting Candy & Candy aside from its competitors is its experience in offering clients a 'turnkey' solution. It can provide a complete project management service that goes beyond the limits of traditional interior design. Candy & Candy's trademark holistic approach allows it to mastermind entire projects from conception through to completion.

To learn more about Candy & Candy's design services please contact: services@candyandcandy.com or +44 (0)20 7590 1900



THE PENTHOUSE

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