

22 BUCKINGHAM GATE

LONDON · SW1

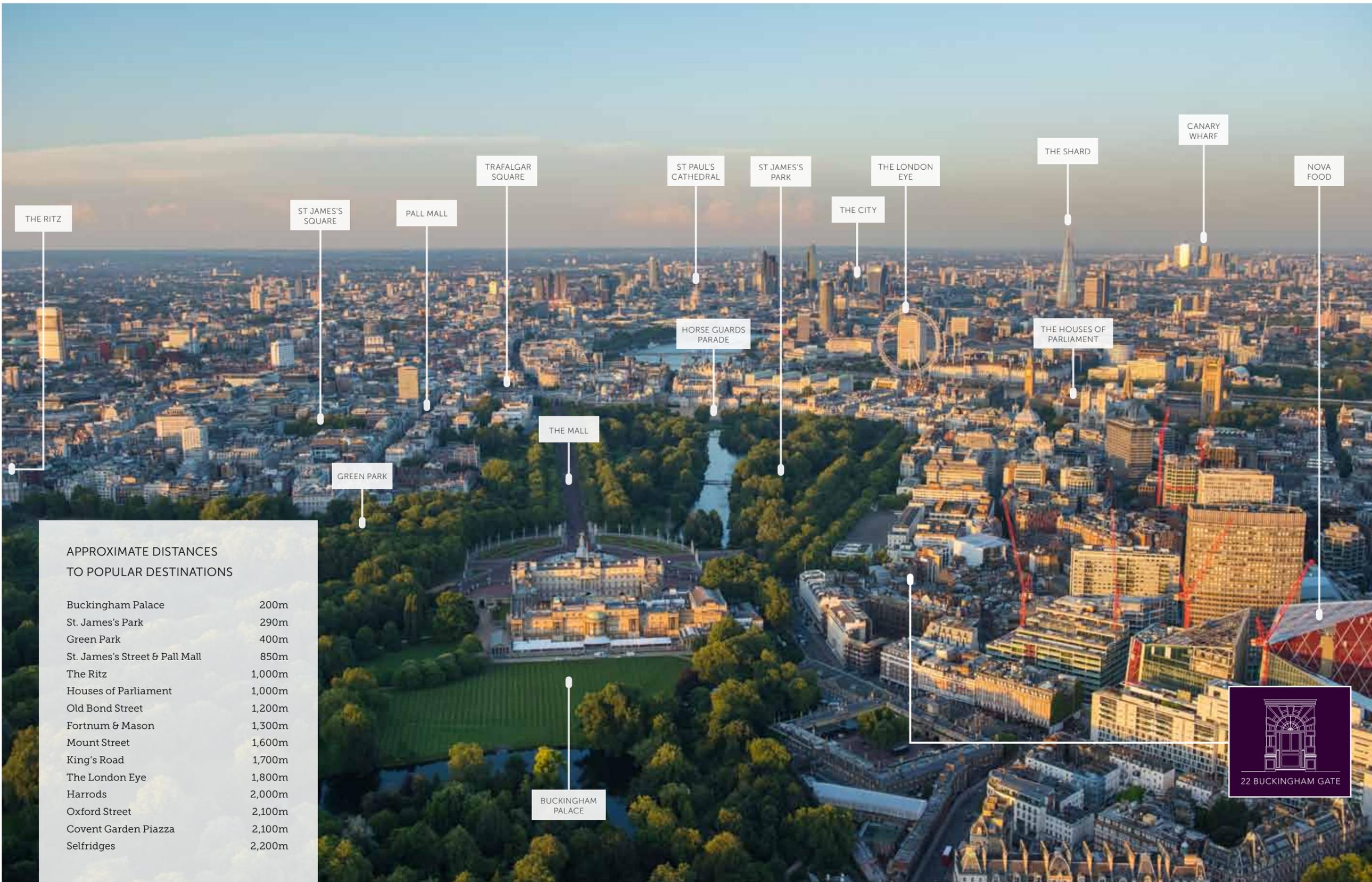


## INTRODUCTION

22 Buckingham Gate is a striking period property in the Birdcage Walk Conservation area, situated just 200m from The Queen's residence, Buckingham Palace. Just seven exemplary apartments make up this exclusive address in the heart of London's highly coveted SW1 postcode.

Award winning Seastar Developments has completed a fastidious programme of refurbishment creating seven 1, 2 and 3 bedroom apartments including a stunning duplex penthouse with a private roof terrace boasting uninterrupted views across St James's Park of many of London's landmarks. Each apartment has been meticulously specified and finished offering luxurious and elegant living spaces behind the original Grade II listed façade.





22 Buckingham Gate is conveniently located for all that London has to offer in an area affectionately known as, "The Royal Quarter". Many of London's most famous landmarks and institutions can be found a short distance away including Big Ben, The Houses of Parliament, Westminster Abbey, and Buckingham Palace.

London's famed shopping districts are all within a 1.5 mile radius of 22 Buckingham Gate including the iconic Selfridges on Oxford Street, Harrods in Knightsbridge and Fortnum & Mason on Piccadilly. From the luxury designer brands on Mayfair's Mount Street and Bond Street; bespoke tailors and milliners in St. James's; and the parade of fashionable high street shops down Chelsea's Kings Road, this really is a shopper's paradise.

To the south lies Victoria where a £4billion regeneration is transforming the area into one of London's most desirable neighbourhoods. Nova Food, just 450 meters away, is a new destination bringing together some of London's most famous restaurant brands including D & D, Jason Atherton and Barbecoa by Jamie Oliver. Many of London's most celebrated restaurants are found nearby offering a variety of cuisines; from a traditional English breakfast at The Wolseley to contemporary Japanese dining at Nobu.

With St James's Park and Green Park on your doorstep, and the corner of Hyde Park just 0.8 miles away, the landscaped gardens of the Royal Parks offer a tranquil haven in which to unwind and escape the bustle of Central London.





## APARTMENT 1

UPPER GROUND AND LOWER GROUND FLOORS

The only one-bedroom apartment in this boutique development is arranged over the upper ground and lower ground floors and offers extremely generous accommodation.

Spanning the front of the building, the voluminous living and dining room extends to nearly 398 sq ft (37 sq m) and overlooks a private courtyard garden.

A grand master bedroom is located on the upper ground floor with a luxury en-suite bathroom and walk in dressing room.

This superb apartment can either be accessed through the main reception hall of 22 Buckingham Gate or via its own front door.



GROUND FLOOR



LOWER GROUND FLOOR



### APARTMENT 1

Approx. gross internal area	969 sq ft	90.00 sq m
Approx. gross external area	173 sq ft	16.10 sq m
<b>TOTAL approx. gross area</b>	<b>1,142 sq ft</b>	<b>106.10 sq m</b>

LOWER GROUND FLOOR		
Kitchen / Living Room / Dining Room	29'2" x 21'7"	8.90m x 6.57m

UPPER GROUND FLOOR		
Bedroom 1	16'4" x 10'0"	4.97m x 3.04m

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## APARTMENT 2

UPPER GROUND AND LOWER GROUND FLOORS

This spacious three-bedroom apartment is located to the rear of the property and is arranged over the upper ground and lower ground floors.

A set of double doors welcomes you into the apartment leading you through the reception hall into the grand, expansive reception room which features triple aspect floor to ceiling windows and Juliet balconies, providing views into the atrium and courtyard below. A galleried landing links to the lavishly appointed kitchen and dining room which features three architectural skylights, affording an abundance of natural light into the room. A separate utility room is hidden away behind the kitchen.

The three double bedrooms are arranged around a private courtyard garden, each with luxurious en-suite bathrooms and beautifully furnished dressing rooms. The master bedroom is accessed via a private staircase, whilst bedrooms two and three share a second set of stairs.



### APARTMENT 2

Approx. gross internal area	2,437 sq ft	226.4 sq m
Approx. gross external area	164 sq ft	15.20 sq m
<b>TOTAL approx. gross area</b>	<b>2,601 sq ft</b>	<b>241.60 sq m</b>

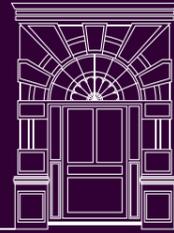
#### UPPER GROUND FLOOR

Kitchen / Dining Room	21'5" x 16'7"	6.52m x 5.05m
Living Room	22'9" x 20'3"	6.93m x 6.16m

#### LOWER GROUND FLOOR

Bedroom 1	12'9" x 10'3"	3.89m x 3.13m
Bedroom 2	18'3" x 12'6"	5.56m x 3.82m
Bedroom 3	12'3" x 10'1"	3.74m x 3.08m

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## APARTMENTS 3, 4, 5 & 6

FIRST TO FOURTH FLOORS

Four lateral apartments occupy the middle floors of the building, each with direct lift access and offering a similar theme of accommodation.

Upon entering the apartments the flawless finish and impeccable attention to detail is unmistakable. From the reception hall, a set of double doors welcome you into the principal living quarter which runs across the full width of the building. A well-appointed kitchen complete with a range of integrated Siemens appliances and breakfast bar is discretely tucked away, preserving the period grandeur of these fine entertaining spaces.

Two double bedrooms, each with a luxurious en-suite bathroom, are located to the rear of the building featuring an extensive array of hand-made fitted wardrobes and a bespoke dressing table in the master bedroom. In Apartment Three the master bedroom has a private terrace with a Juliet balcony in bedroom two, whereas both bedrooms enjoy use of a shared private terrace in Apartments Four, Five, and Six.

A well-appointed utility room and guest cloakroom complete these beautifully designed and thoughtfully arranged apartments.



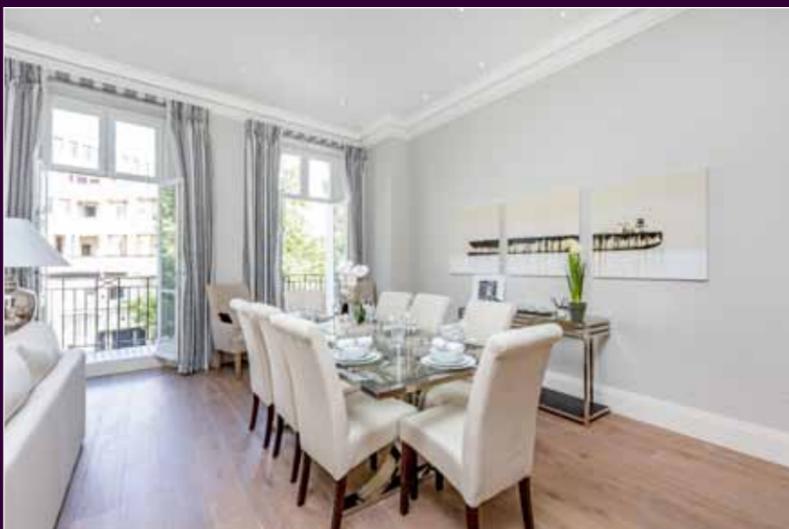
APARTMENT 3, FIRST FLOOR



### APARTMENT 3, FIRST FLOOR

Approx. gross internal area	1,238 sq ft	115.00 sq m
Approx. gross external area	65 sq ft	6.10 sq m
<b>TOTAL approx. gross area</b>	<b>1,303 sq ft</b>	<b>121.10 sq m</b>
Kitchen	10'6" x 8'0"	3.20m x 2.43m
Living Room / Dining Room	23'2" x 19'0"	7.07m x 5.79m
Bedroom 1	23'9" x 12'0"	7.23m x 3.67m
Bedroom 2	14'10" x 11'2"	4.52m x 3.41m

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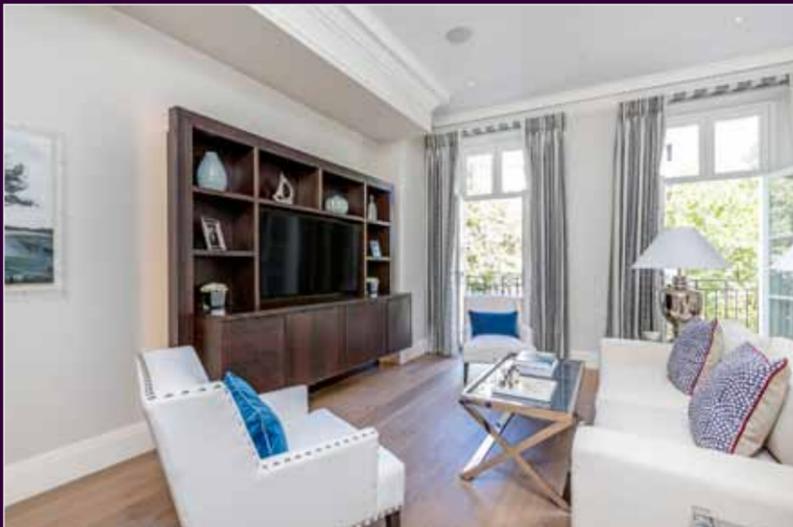


APARTMENT 4, SECOND FLOOR

APARTMENT 4, SECOND FLOOR

Approx. gross internal area	1,256 sq ft	116.70 sq m
Approx. gross external area	50 sq ft	4.60 sq m
<b>TOTAL approx. gross area</b>	<b>1,306 sq ft</b>	<b>121.30 sq m</b>
Kitchen	10'6" x 8'0"	3.20m x 2.43m
Living Room / Dining Room	23'8" x 18'6"	7.22m x 5.64m
Bedroom 1	23'10" x 11'11"	7.26m x 3.64m
Bedroom 2	15'0" x 11'4"	4.57m x 3.45m

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APARTMENT 5, THIRD FLOOR

APARTMENT 5, THIRD FLOOR

Approx. gross internal area	1,255 sq ft	116.60 sq m
Approx. gross external area	50 sq ft	4.60 sq m
<b>TOTAL approx. gross area</b>	<b>1,305 sq ft</b>	<b>121.20 sq m</b>
Kitchen	10'6" x 7'11"	3.20m x 2.42m
Living Room / Dining Room	23'7" x 17'9"	7.19m x 5.41m
Bedroom 1	23'10" x 11'3"	7.26m x 3.42m
Bedroom 2	14'11" x 11'6"	4.54m x 3.50m



APARTMENT 6, FOURTH FLOOR

APARTMENT 6, FOURTH FLOOR

Approx. gross internal area	1,245 sq ft	115.70 sq m
Approx. gross external area	50 sq ft	4.60 sq m
<b>TOTAL approx. gross area</b>	<b>1,295 sq ft</b>	<b>120.30 sq m</b>
Kitchen	10'6" x 7'11"	3.20m x 2.42m
Living Room / Dining Room	23'8" x 16'7"	7.21m x 5.05m
Bedroom 1	23'9" x 10'6"	7.25m x 3.21m
Bedroom 2	14'11" x 11'6"	4.55m x 3.50m

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## THE PENTHOUSE

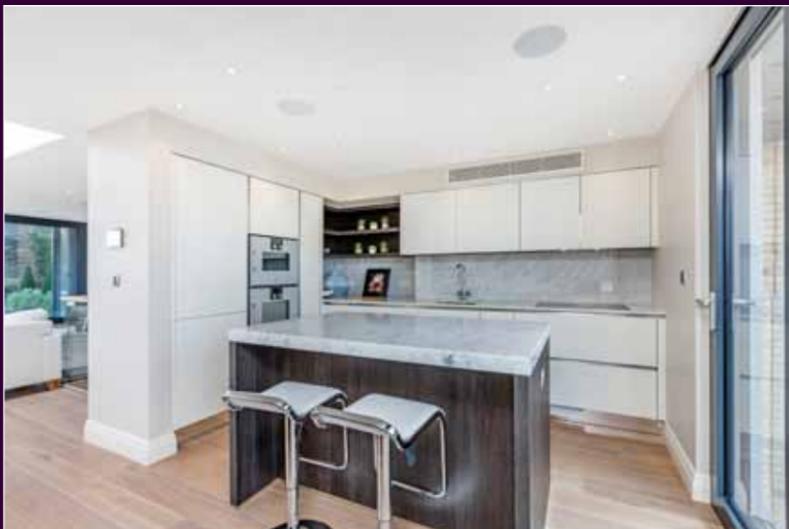
FIFTH AND SIXTH FLOORS

The Penthouse is arranged over the fifth and sixth floors of the building offering a luxurious living environment with far reaching views of the Capital.

The lower floor boasts an impressive master bedroom suite spanning the entire width of the building and features a bespoke dressing room, sumptuous en-suite bathroom and a private roof terrace. The second bedroom suite also features an array of hand-made wardrobes and an en-suite shower room. The third bedroom is located off the main reception hall and could otherwise be used as a conveniently located home office. A utility room and guest cloakroom are also located on this floor, as is an indulgent and rejuvenating steam room.

A sweeping oak staircase leads you up to the light-filled, dual aspect living area which extends to approximately 736 sq ft (68 sq m). To the front of the building the living room provides enviable entertaining space, which flows onto a large roof terrace offering panoramic views of the Capital. These two areas are cleverly separated by floor-to-ceiling telescopic sliding doors, allowing for the seamless union of inside and outside living. The lavishly appointed kitchen is positioned to the rear of the building and features a range of integrated Gaggenau appliances with a marble island and breakfast bar. A spacious dining area with floor-to-ceiling windows offers resplendent roof top views and completes the extravagant accommodation on this floor.





**PENTHOUSE**

Approx. gross internal area	2,003 sq ft	186.10 sq m
Approx. gross external area	377 sq ft	35.00 sq m
<b>TOTAL approx. gross area</b>	<b>2,380 sq ft</b>	<b>221.10 sq m</b>

**SIXTH FLOOR**

Kitchen / Dining Room / Living Room	32'10" x 22'5"	10.00m x 6.84m
Terrace	23'9" x 12'10"	7.24m x 3.91m

**FIFTH FLOOR**

Bedroom 1	14'2" x 12'4"	4.31m x 3.76m
Bedroom 2	19'0" x 12'9"	5.80m x 3.89m
Bedroom 3	11'11" x 9'6"	3.64m x 2.89m

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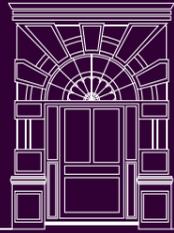


SIXTH FLOOR



FIFTH FLOOR





## SPECIFICATION



COMMUNAL ENTRANCE HALLWAY



MASTER BATHROOM IN APARTMENT 2



HACKER SYSTEMAT ART ANTIQUE WHITE SATIN LAQUER & TERRA OAK KITCHEN WITH SIEMENS INTEGRATED APPLIANCES



BESPOKE BROMPTON BICYCLE SUPPLIED WITH EACH APARTMENT



MARBLE IN ALL EN-SUITE BATHROOMS



BESPOKE JOINERY



HANSGROHE RAIN DANCE SHOWER IN STEAM ROOM (PENTHOUSE ONLY)



LEFROY BROOKS TAPS



SIEMENS INTEGRATED APPLIANCES

### LIVING ROOMS

- Wide Plank Fendi European Oak floor
- Bespoke joinery
- Recessed ceiling speakers

### KITCHENS

- Hacker SystematART antique White Satin Lacquer & Terra Oak Kitchen
- A range of Siemens integrated appliances including an oven, microwave, induction hob, fridge/freezer, and dishwasher
- A range of Gaggenau integrated appliances including an oven, combi-microwave oven, induction hob, fridge/freezer, dishwasher and wine fridge (Penthouse only)
- Britannia designer cooker hood in Apt 2
- 20mm Compac Glacier Composite Stone Worktops
- Glazed toughened glass splashbacks

in Apt 2 and utilities, Carrara Marble splashbacks to all other apartments

- Wall units with integrated lighting
- Blanco Andano stainless steel sink with Abode Pronteau 4 in 1 kitchen tap (offering instant boiling water, filtered, hot and cold), and an Evolution 100 waste disposal (Apts 2-6, and Penthouse)
- 60mm polished Cararra marble island (Apt 2 and Penthouse only)
- Smeg integrated washer/dryer (Apt 1 only)

### BEDROOMS

- Luxurious 100% velvet wool carpets
- Bespoke fully fitted wardrobes with hanging space, drawers, storage, and shelving
- Bespoke joinery and built in dressing tables (Apt 3-6 only)
- Recessed ceiling speakers

### UTILITY ROOM

- Hacker engineered utility furniture in matt laminate with laminate worktops
- Siemens washing machine and tumble dryer

### BATHROOMS, SHOWER ROOMS & CLOAKROOMS

- Marble in all en-suites
- Lefroy Brooks taps in all master bathrooms
- Villeroy & Boch sanitary ware
- Polished chrome heated towel rails
- Polished chrome shaver sockets
- Bespoke built-in mirrored cupboards with feature lighting
- Underfloor heating
- Hansgrohe rain dance shower and iridescent mosaic tiles in steam room (Penthouse only)

### LIGHTING AND ELECTRICAL

- Control4 Lighting System
- Low energy use LED recessed down lights
- 5 amp sockets strategically located allowing for free standing lamps to be connected and integrated into the lighting control system

### AIR-CONDITIONING AND HEATING

- Full specification Daikin VRF air heating and cooling system with wireless remote controls in all rooms
- Dust pollen filtration system
- Concealed ducted compact units
- High efficiency inverter driven for energy reduction

### PLUMBING

- Mega flow pressurised water system
- High efficiency condensing boiler

### SECURITY

- BPT Nova Video intercom security system with colour video entry security panels
- Ambush security alarm system compatible with Redcare GSM
- Motion sensors to all principal areas

### TERRACES

- Landscaped designed terraces with integral lighting
- Varied selection of evergreen & perennial planting
- Bespoke Maranti hardwood trellis
- Limestone Moleanos paving

### AUDIO VISUAL

- Bowers and Wilkins surround sound in the living room with recessed ceiling speakers
- Samsung 55 inch Smart TV
- Cabling including Cat5E and Cat6 from centralised hub to multi-media plates within all reception rooms and bedrooms
- Pre wired for speakers and in wall touch panels in all apartments
- Master Sky and digital terrestrial antennae distribution to each apartment
- Pre wired for high definition signal distribution

### PENTHOUSE EXTRAS

- Multi room Control4 audio visual system
- High definition distribution of video signals
- Fully wired and wireless networked broadband
- Installed surround sound system in living room
- iPad controlled
- 27 inch waterproof Aquavision television in master bathroom
- Samsung 55 inch Smart VIERA Plasma TV in living room
- Samsung 40 inch Smart TV in the master bedroom
- Bowers and Wilkins in ceiling speakers in the master bedroom, master bathroom, living room, kitchen and dining room. Pre wiring for dressing room, bedroom 2, bathroom 2, and study/bedroom 3

### UPGRADES

There are a number of bespoke packages available by separate arrangement. The packages have been individually tailored for each unique apartment. Further details are available upon request.

- Full audio visual upgrade
- Interior furnishing
- Art by Quantum Contemporary Art

### GENERAL

- Bespoke Brompton Bicycle supplied with each apartment



22 BUCKINGHAM GATE

London Evening Standard  
NEW HOMES AWARDS 2014  
WINNER

These particulars are not considered to be a formal offer and are only intended to provide an overview of the properties at 22 Buckingham Gate. Although every care has been taken in the preparation of this brochure, it cannot be taken as a statement or representation of fact. Please note that the floor plans are not to scale and are indicative of the layout and for guidance purposes only. Measurements are approximate only. All gross internal areas and external demised areas have been provided by the architect and have been calculated in accordance with the RICS Code of Measuring Practice. Variations will occur in each apartment due to the nature of a refurbishment project within a listed building. All photography is of the show apartments (2, 3, and Penthouse) and are not necessarily comprehensive. All distances are approximate and have been taken from maps.google.co.uk. September 2016.



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