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AT THIS VERY BRITISH ADDRESS,
COMMANDING BREATHTAKING
VIEWS OF THE ROYAL PARKS AND
BUCKINGHAM PALACE, WE ARE
PROUD TO INTRODUCE A NEW
VISION FOR BEAUTIFULLY CRAFTED
LIVING. ONE HUNDRED ELEGANT
APARTMENTS, STUDIOS AND
PENTHOUSES IN AN EXCEPTIONALLY
WELL DESIGNED BUILDING WHICH
COMBINES RENAISSANCE ITALIAN
INFLUENCES WITH UNDERSTATED
BRITISH ELEGANCE.

WELCOME TO KINGS GATE.

LAND SECURITIES: SHAPING LONDON'S FUTURE

WE ARE THE NAME BEHIND MANY OF LONDON'S MOST SIGNIFICANT AND GROUND-BREAKING DEVELOPMENTS IN RECENT YEARS, INCLUDING ONE NEW CHANGE, NEW STREET SQUARE AND 62 BUCKINGHAM GATE. WE SEE EACH NEW DEVELOPMENT IN THE WIDER CONTEXT OF ITS SURROUNDING NEIGHBOURHOOD AND THE CONTRIBUTION IT MAKES TO THE LIFE OF LONDON. WE WORK WITH WORLD-CLASS PARTNERS WHO PUT THEIR HEART AND SOUL INTO EVERY DETAIL OF EVERY PROJECT.

THE LEGACY

AN ELEGANT AND METICULOUSLY CRAFTED RESIDENCE OFFERING VIEWS OF BUCKINGHAM PALACE AND THE ROYAL PARKS TO THE NORTH, AS WELL AS MANY OF LONDON'S MOST ICONIC BUILDINGS AND THE THAMES TO THE EAST AND SOUTH. KINGS GATE PROVIDES ALL THE BENEFITS OF MODERN URBAN LIVING WHILST WRITING A NEW CHAPTER IN LONDON'S RICH ARCHITECTURAL HISTORY.

OUR VISION FOR VICTORIA

WE ARE IN THE PROCESS OF REINVENTING VICTORIA AND REALISING ITS POTENTIAL AS A VIBRANT CENTRE OF CREATIVITY, COMMERCE AND CULTURE. A PLACE WHERE ARCHETYPAL BRITISH HERITAGE LIVES ALONGSIDE DYNAMIC GLOBAL BUSINESSES AND FASHIONABLE RETAIL BRANDS. OVER THE NEXT DECADE WE WILL CONTINUE THE TRANSFORMATION OF THIS AREA TO CREATE A GLOBAL DESTINATION, FILLED WITH BOLD NEW ARCHITECTURE. A TRULY PRIME NEIGHBOURHOOD IN THE VERY HEART OF LONDON.



THE BUILDING

THE FAÇADE OF KINGS GATE PRESENTS A CONFIDENT FACE TO VICTORIA STREET, WITH STRIKING LIMESTONE PILLARS AND BRONZE METAL BALUSTRADES. THE SHEER HEIGHT OF THE DEVELOPMENT LENDS IT A GRAND PRESENCE AND OPENS UP EXTRAORDINARY VIEWS, WHILST THE NEW PEDESTRIAN THOROUGHFARES AT STREET LEVEL CREATE A WELCOME SENSE OF SPACE AND LIGHT.



THE FAÇADE

Kings Gate represents a notable new landmark that will have a positive ripple effect throughout Victoria.

VIEW OF
BUCKINGHAM PALACE

With views of near-neighbour
Buckingham Palace and the skyline
of central London beyond, you know
you are living in the heart of a great
world city.



RESIDENTS'
ENTRANCE

Step from the hustle and bustle of Victoria into the warm welcome of the private residents' lobby.



LIGHT AND AIR

The elegant geometry of the exterior design creates a series of discrete and sociable terrace spaces, and allows light to flood into the main living areas.





THE HERITAGE

WELCOME TO A QUINTESSENTIALLY
BRITISH LOCATION, SURROUNDED
BY THE RICH ICONOGRAPHY OF
CLASSIC LONDON.

BUCKINGHAM
PALACE / Painted in St. James's Park in front
of Buckingham Palace. Oil on Canvas,
2008 by Ingrid Thortveit.



ROUTEMASTER / "Wednesday". Oil on Canvas, 2005.
Photographer: Nathaniel Fowles.



RIVER THAMES

"The Thames below Westminster", about 1871.
Oil on Canvas by Claude Monet.
National Gallery, London.



HOUSES OF PARLIAMENT

Clock inspection: Mr King examining the clock face of Big Ben, in St Stephen's Tower (the clock tower) of the Houses of Parliament, London.
Photographer: Frank Martin.





THE NEIGHBOURHOOD

HOME TO BUCKINGHAM PALACE,
WESTMINSTER CATHEDRAL
AND THE ROYAL PARKS, VICTORIA
IS BUZZING WITH NEW RETAIL,
RESTAURANTS AND GLOBALLY-
RENOWNED BUSINESSES
AND BRANDS.

AMENITIES

HOTELS AND FITNESS CLUBS

01. The Goring
02. Corinthia Hotel
03. The Lanesborough Hotel
04. Mandarin Oriental, Hyde Park
05. The Dorchester
06. Four Seasons Hotel
07. St. Ermin's Hotel
08. Brown's Hotel
09. Jumeirah Carlton Tower
10. St. James's Court Crowne Plaza
11. The Halkin
12. The Berkeley
13. Grosvenor
14. Park Plaza Victoria
15. Hotel 41
16. The Rubens

RESTAURANTS AND BARS

17. Dinner by Heston Blumenthal
18. Zuma
19. Nobu
20. 45 Park Lane
21. The Wolseley
22. Boisdale
23. Mango Tree
24. Noura
25. Petrus
26. Quilon
27. The Cinnamon Club
28. Koffmann's, Marcus Wareing
29. Bank Westminster and Zander bar
30. Roux at Parliament Square
31. Quirinale

RETAIL

32. Harvey Nichols
33. Sloane Street
34. Old Bond Street
35. Regent Street
36. Mount Street
37. Elizabeth Street
38. Cardinal Place

CULTURE

39. National Gallery
40. National Portrait Gallery
41. Tate Britain
42. Saatchi Gallery
43. Royal Academy of Arts
44. White Cube



MEET THE LOCALS

TRADITIONAL PUBS AND CRICKET FIELDS,
VIBRANT SQUARES AND THOROUGHFARES,
INNOVATIVE THEATRES AND GALLERIES,
CHARMING BAKERIES AND CAFÉ
TERRACES, RIVERSIDE WALKS, EXCLUSIVE
HOTELS AND FINE RESTAURANTS,
THE BEST TRANSPORT CONNECTIONS
IN LONDON... THE NEW VICTORIA
IS A BUSTLING QUARTER WITH
A LIVELY AND LIKEABLE IDENTITY.
COME AND EXPLORE.



PHILIP TREACY

Philip Treacy OBE is one of the world's most recognised and visionary milliners. His famous hats and handbags offer artistic heirloom designs that deserve a place in every woman's wardrobe. 69 Elizabeth Street, SW1W 9PJ



THE GORING

The Goring is a five star hotel in London famed for its independent style and modern British cuisine. 15 Beeston Place, SW1W 0JW



AULD RESTAURANT

The Auld restaurant is the oldest part of Boisdale of Belgravia. It is an elegant and spacious dining room providing a quiet, sedate atmosphere. 15 Eccleston Street, SW1W 9LX



RIPPON CHEESE STORES

Rippon Cheese Stores offer the food lover, chef and caterer the ideal environment to view, taste and discuss cheeses with knowledgeable staff. 26 Upper Tachbrook Street, SW1V 1SW



ST JAMES'S PARK

A peaceful refuge for people living, working or visiting central London; particularly popular for sunbathing and picnics in fine weather. Also popular as a healthy walking route to work for commuters. Horse Guards Road, SW1A 2BJ



STRUTTON GROUND MARKET

This market is one of the most centrally located street markets in London. It is just a few minutes walk from the Palace of Westminster, Westminster Abbey and Parliament Square. Open weekdays from 10.00 until 16.00. Strutton Ground, SW1P 2HY



PIMLICO FRESH

Big wooden tables for communal eating and a lengthy chalkboard menu boasting fresh and filling food makes Pimlico Fresh feel immediately familiar and is the perfect pre-theatre option. 86-87 Wilton Road, SW1V 1DN



THE MARQUIS OF WESTMINSTER

A wonderful, traditional English pub in the heart of Pimlico. Just two minutes from Victoria Station, The Marquis has the perfect function room for private hire catering for office and Christmas parties. 50 Warwick Way, SW1V 1RY



BUCKINGHAM PALACE

Buckingham Palace is the official London residence and principal workplace of the British monarch. Located in the City of Westminster, the palace is a setting for state occasions and royal hospitality. London SW1A 1AA



TOMTOM

Tomtom coffee house is more than just another coffee bar. Their aim is to provide the finest cup of coffee in London, freshly made from their own beans.
114 Ebury Street, SW1W 9QD



PEGGY PORSCHEN

Together with her talented team of pastry chefs and sugar craft artists, Peggy is passionate about creating edible works of art for special occasions including weddings and baby showers.
116 Ebury Street, SW1W 9QQ



ST. JAMES THEATRE

The first newly built theatre complex in central London for 30 years, featuring a 312-seat theatre and a brasserie and lobby bar offering delicious food, fine wines and cocktails.
12 Palace Street, SW1E 5JA



OLIVOMARE

With its sleek and elegant decor, Olivomare offers a seafood-only based menu. From oysters to chargrilled fresh lobster, or sea-urchin spaghetti to steamed whole fresh fish.
10 Lower Belgrave Street, SW1W 0LJ



ROUX

A contemporary and luxurious restaurant combining period features and modern furnishings, set in a listed building designed by Alfred Waterhouse, architect of London's iconic Natural History Museum.
RICS, Parliament Square, SW1P 3AD



THE THOMAS CUBITT

One of Belgravia's most celebrated pubs, honouring London's legendary master builder. The Thomas Cubitt has established itself as a local institution and destination venue.
44 Elizabeth Street, SW1W 9PA



MACDONALD BAR

The most eclectic of Boisdale rooms, this bar is decorated in the style of a gentleman's club but with the ambience of a classic '40s jazz bar and restaurant.
15 Eccleston Street, SW1W 9LX



THE CASK AND GLASS

A busy and quaint little pub, reputedly one of the smallest in central London, which is an ideal venue for a quick drink before heading off to the theatre. Aptly described as a country pub in the heart of the city.
39 Palace Street, SW1E 5HN



SPACE NK

At Space NK you'll discover a selection of the best beauty products sourced from innovators all over the world. Staffed with highly trained skincare specialists and makeup artists who give each customer expert advice.
Unit 6, Cardinal Place, SW1E 5JD



ST. ERMIN'S HOTEL

This luxury four star hotel has an enviable collection of public rooms, drinking venues, meeting spaces and modern facilities. Guests are spoilt for choice — it's perfect for every occasion.
2 Caxton Street, SW1H 0QW



INN THE PARK

Nestled among the plants and ponds of St. James's Park, Inn The Park is an innovative café/restaurant that blends seamlessly into its surroundings to offer a natural oasis right in the heart of London.
St. James's Park, Horse Guards Road, SW1A 2BJ



BANK WESTMINSTER

The Bank Westminster restaurant offers an abundance of charm, colour and character. From the impressive bar to the elegant dining conservatory, this is a fantastic location in which to relax and enjoy great food and drink.
45 Buckingham Gate, SW1E 6BS



CHOCODELI

London's most exciting chocolate and sweet shop, with three hundred types of sweets, unique, handmade chocolates and award-winning organic ice cream.
24 Upper Tachbrook Street, SW1V 1SW



VICTORIA STATION

The Underground station is on the District, Circle and Victoria lines. Railway trains are operated by Southern and Southeastern Trains. The Gatwick Express also runs from here.
Victoria Street, SW1E 5JX



THE PHOENIX

Just five minutes from Victoria Station, it is alive in the week with office workers and at the weekend the hubbub comes from the tourists popping into Buckingham Palace.
14 Palace Street, SW1E 5JA



THE REGENCY CAFÉ

Serving the 'classic British fry up' this genuine and authentic café has an enjoyable atmosphere. Expect a queue, especially at the weekend, but it's a real gem and definitely worth the wait.
17-19 Regency Street, SW1P 4BY



REDWOOD & FELLER LTD

Redwood & Feller Ltd are the finest bespoke tailors and one of the most established institutions of London, in a city renowned for sartorial splendour. They are well known for creating the finest tailor-made suits and providing a first-class service.
89 Rochester Row, SW1P 1LJ



CARDINAL PLACE

Twenty four retail and restaurant brands occupy the ground floor, including an M&S anchor store. Above it, you'll find a roof garden offering an oasis of tranquility. Then there's the SW1 Gallery, a cultural hub at the heart of this new community.
80 Victoria Street, SW1E 5JL

THE VISION

AN IMAGINATIVE TAKE
ON TRADITIONAL ARCHITECTURAL
VALUES, THIS IS A BUILDING
IN WHICH EVERY ELEMENT HAS
BEEN LOVINGLY CONSIDERED
AND CRAFTED.

ENTRANCE
LOBBY / The spacious lobby is designed to create
a clear and calming separation between
the streetscape and the home.



LIVING SPACE

Combining a clean, modern sensibility with traditional British design values, this is a building in which every detail has been lovingly considered and crafted.



LIVING ROOM

All apartments feature a rich palette of natural materials, with refined and beautiful finishes to create a neutral canvas.



OPEN-PLAN
DINING

Oak-floored dining areas blend with contemporary kitchens by Modulnova and Strato, featuring textured stone worktops and Miele appliances throughout.



MASTER
ENSUITE

Luxurious ensuite bathrooms feature contrasting textures of natural stone and mirrored cabinets, with bespoke lighting details to complete the effect.



MASTER
BEDROOM

Simple, elegant detailing emphasises the inherent beauty of the natural finishes, with warm tones accented by light, bright touches.



STUDY/THIRD
BEDROOM

A third bedroom doubles as a generous study space, with oak flooring, integrated shelving and floor-to-ceiling windows.



TERRACE VIEW

A series of private balconies and terraces offer breathtaking views of the Royal Parks and Westminster Cathedral.



OUR CREATIVE TEAM

MILLIER LONDON
HELEN WESTLAKE

Millier London are an interior design practice specialising in high-profile, premium residences, including country estates, yacht interiors and private members' clubs. They design from the inside out, creating spaces that work beautifully for the people who use them. Kings Gate represents a fascinating opportunity to bring beautifully crafted living to the heart of London.

LYNCH ARCHITECTS
PATRICK LYNCH RIBA

Lynch Architects is an award-winning practice based in London. Their inspiration for this project came from the traditional Venetian palazzo, reflecting the Italianate influence already evident in the classic architecture of Westminster. For them it was a pleasure to work on a project where every last detail matters so much to the developer.

01. The team at Millier London
02. Patrick Lynch (left) with colleagues in the studio



THE DETAILS

EACH OF THE 100 RESIDENCES HAS BEEN DESIGNED WITH DISCRETE LUXURY IN MIND. APARTMENTS RANGE FROM ONE TO THREE BED AND FEATURE WARM TONES WITH BRIGHT TOUCHES.

STUDIO APARTMENTS HAVE AN ENHANCED PALETTE WITH LIGHTER TONES AND A VARIETY OF TEXTURES. THE FOUR BED PENTHOUSES FEATURE RICHER TONES AND BRIGHT ACCENTS. MOST APARTMENTS ENJOY SECURE UNDERGROUND PARKING AS WELL AS PRIVATE TERRACE SPACE, WITH VIEWS TO THE NORTH AND SOUTH.

| FLOOR | APARTMENT NUMBER | BEDROOMS | APARTMENT TYPE | FLOOR SPACE sq m | TERRACE sq m | ROOF TERRACE sq m | TOTAL FLOOR SPACE sq m |
|------------|------------------|----------|----------------|---------------------|-----------------|-------------------------|------------------------------|
| 13, 14, 15 | .01 | 4 | 23 | 328.6 | 22.2 | 86.5 | 437.3 |
| | .02 | 4 | 24 | 310.0 | 22.1 | 76.1 | 408.2 |
| | .03 | 4 | 25 | 334.0 | 18.4 | 89.5 | 441.9 |
| | .04 | 4 | 26 | 317.8 | 18.4 | 90.0 | 426.2 |
| 08–12 | .01 | 3 | 17 | 147.9 | 9.1 | | 157.0 |
| | .02 | 2 | 18 | 83.9 | 10.3 | | 94.2 |
| | .03 | 3 | 19 | 146.5 | 13.7 | | 160.2 |
| | .04 | 3 | 20 | 162.9 | 9.7 | | 172.6 |
| | .05 | 2 | 21 | 87.8 | 15.6 | | 103.4 |
| | .06 | 3 | 22 | 158.2 | 13.2 | | 171.4 |
| 02–07 | .01 | 2 | 07 | 110.2 | 9.1 | | 119.3 |
| | .02 | 1 | 08 | 53.1 | 4.5 | | 57.6 |
| | .03 | 1 | 09 | 51.0 | 4.5 | | 55.5 |
| | .04 | 2 | 10 | 90.9 | 9.1 | | 100.0 |
| | .05 | 1 | 11 | 75.4 | | | 75.4 |
| | .06 | 3 | 12 | 119.7 | 9.0 | | 128.7 |
| | .07 | 1 | 13 | 51.6 | 10.2 | | 61.8 |
| | .08 | 1 | 14 | 48.9 | 10.1 | | 59.0 |
| | .09 | 2 | 15 | 96.7 | 9.1 | | 105.8 |
| | .10 | 1 | 16 | 66.2 | | | 66.2 |
| 01 | 1.01 | 1 | 01 | 49.6 | | | 49.6 |
| | 1.02 | 1 | 02 | 63.4 | | | 63.4 |
| | 1.03 | STUDIO | 03 | 38.2 | | | 38.2 |
| | 1.04 | STUDIO | 04 | 42.5 | | | 42.5 |
| | 1.05 | STUDIO | 05 | 44.8 | | | 44.8 |
| | 1.06 | STUDIO | 06 | 44.4 | | | 44.4 |

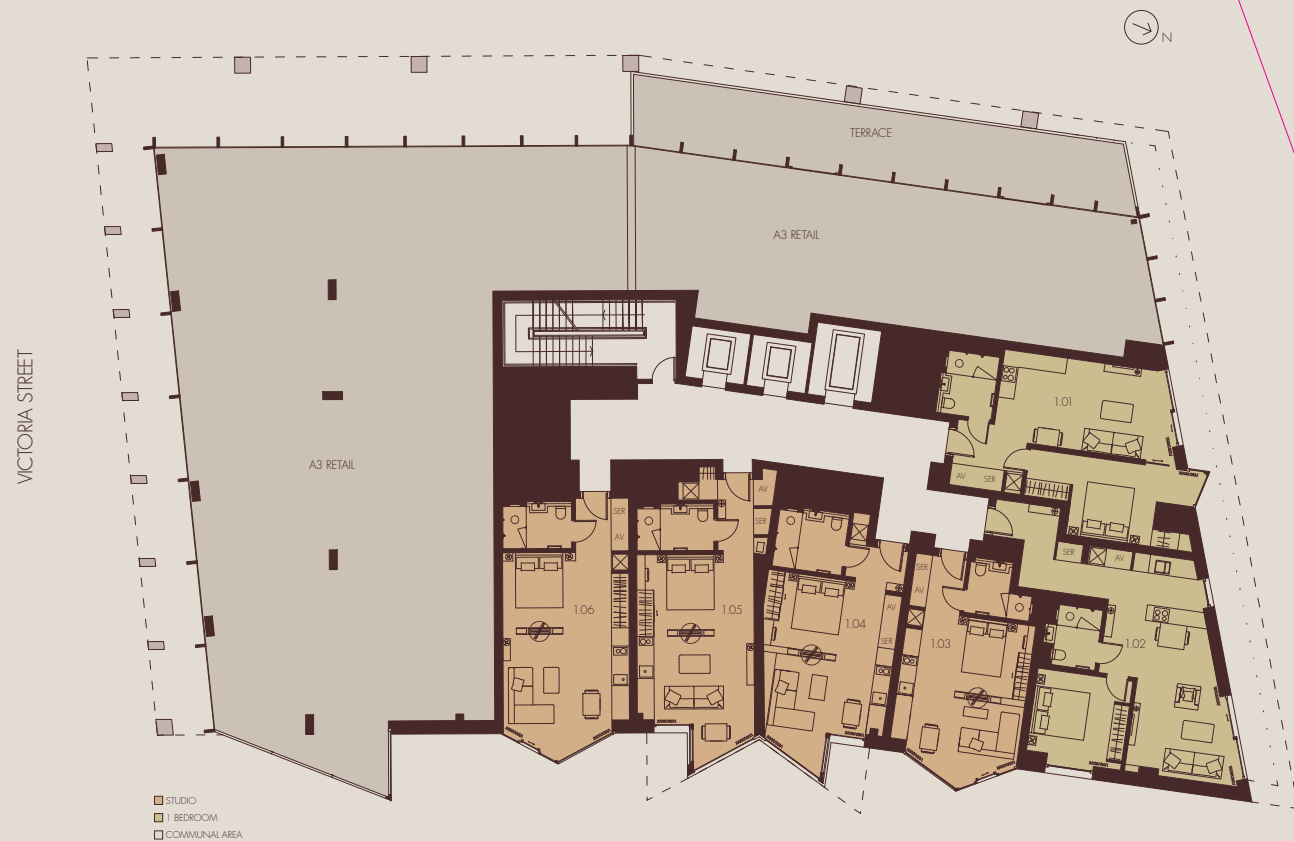
THE MASTERPLAN

AT GROUND LEVEL, KINGS GATE IS SURROUNDED BY AN ATTRACTIVE NEW PUBLIC REALM, WITH A VARIETY OF RETAIL. THE RESIDENTS' ENTRANCE IS SET BACK FROM VICTORIA STREET ON A TREE-LINED AVENUE.



FLOOR 01
APARTMENTS
1.01—1.06

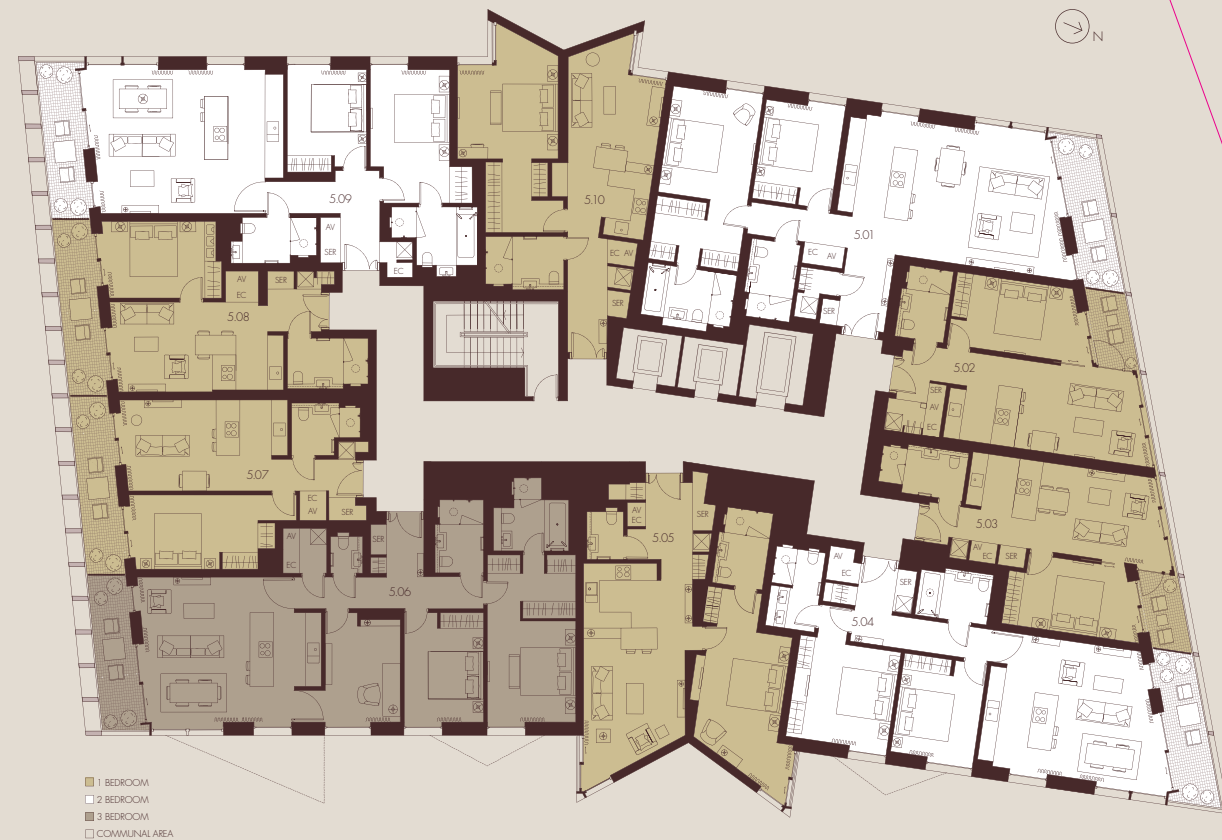
| | | |
|-------------------|------|-------|
| 1.01/TYPE 01 | sq m | sq ft |
| NET SALEABLE AREA | 49.6 | 534 |
| 1.02/TYPE 02 | sq m | sq ft |
| NET SALEABLE AREA | 63.4 | 682 |
| 1.03/TYPE 03 | sq m | sq ft |
| NET SALEABLE AREA | 38.2 | 411 |
| 1.04/TYPE 04 | sq m | sq ft |
| NET SALEABLE AREA | 42.5 | 457 |
| 1.05/TYPE 05 | sq m | sq ft |
| NET SALEABLE AREA | 44.8 | 482 |
| 1.06/TYPE 06 | sq m | sq ft |
| NET SALEABLE AREA | 44.4 | 478 |



TYPICAL FLOORS
02—07
APARTMENTS
5.01—5.10

| | | |
|---------------------|-------|-------|
| 5.01/TYPE 07 | sq m | sq ft |
| NET SALEABLE AREA | 110.2 | 1,186 |
| TERRACE | 9.1 | 98 |
| 5.02/TYPE 08 | sq m | sq ft |
| NET SALEABLE AREA | 53.1 | 572 |
| TERRACE | 4.5 | 48 |
| 5.03/TYPE 09 | sq m | sq ft |
| NET SALEABLE AREA | 51.0 | 549 |
| TERRACE | 4.5 | 48 |
| 5.04/TYPE 10 | sq m | sq ft |
| NET SALEABLE AREA | 90.9 | 978 |
| TERRACE | 9.1 | 98 |
| 5.05/TYPE 11 | sq m | sq ft |
| NET SALEABLE AREA | 75.4 | 812 |
| 5.06/TYPE 12 | sq m | sq ft |
| NET SALEABLE AREA | 119.7 | 1,288 |
| TERRACE | 9.0 | 97 |
| 5.07/TYPE 13 | sq m | sq ft |
| NET SALEABLE AREA | 51.6 | 555 |
| TERRACE | 10.2 | 110 |
| 5.08/TYPE 14 | sq m | sq ft |
| NET SALEABLE AREA | 48.9 | 526 |
| TERRACE | 10.1 | 109 |
| 5.09/TYPE 15 | sq m | sq ft |
| NET SALEABLE AREA | 96.7 | 1,041 |
| TERRACE | 9.1 | 98 |
| 5.10/TYPE 16 | sq m | sq ft |
| NET SALEABLE AREA | 66.2 | 713 |

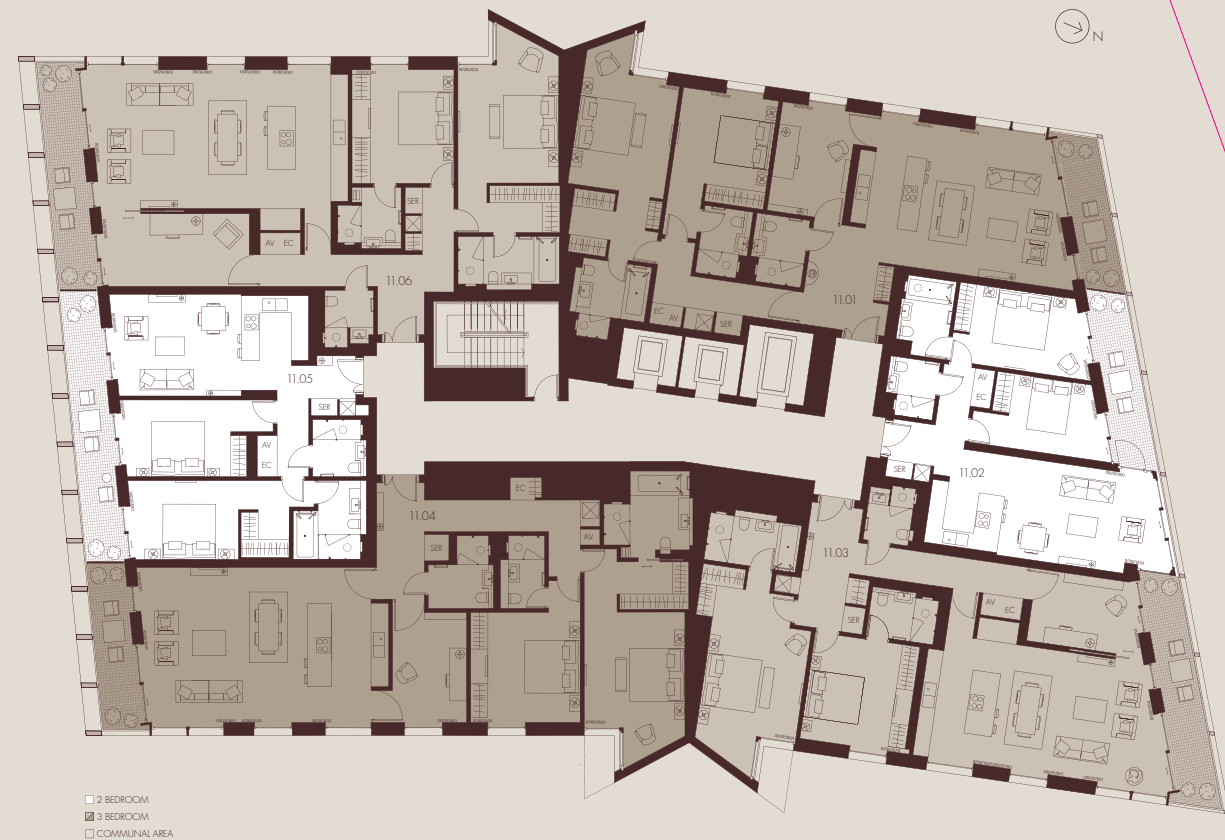
VICTORIA STREET



TYPICAL FLOORS
08—12
APARTMENTS
11.01—11.06

| | | |
|----------------------|-------|-------|
| 11.01/TYPE 17 | sq m | sq ft |
| NET SALEABLE AREA | 1479 | 1,592 |
| TERRACE | 9.1 | 98 |
| 11.02/TYPE 18 | sq m | sq ft |
| NET SALEABLE AREA | 83.9 | 903 |
| TERRACE | 10.3 | 111 |
| 11.03/TYPE 19 | sq m | sq ft |
| NET SALEABLE AREA | 146.5 | 1,577 |
| TERRACE | 13.7 | 147 |
| 11.04/TYPE 20 | sq m | sq ft |
| NET SALEABLE AREA | 162.9 | 1,753 |
| TERRACE | 9.7 | 104 |
| 11.05/TYPE 21 | sq m | sq ft |
| NET SALEABLE AREA | 87.8 | 945 |
| TERRACE | 15.6 | 168 |
| 11.06/TYPE 22 | sq m | sq ft |
| NET SALEABLE AREA | 158.2 | 1,703 |
| TERRACE | 13.2 | 142 |

VICTORIA STREET



- 2 BEDROOM
- ▨ 3 BEDROOM
- ▣ COMMUNAL AREA

FLOOR 13
PENTHOUSE
APARTMENTS
13.01—13.04

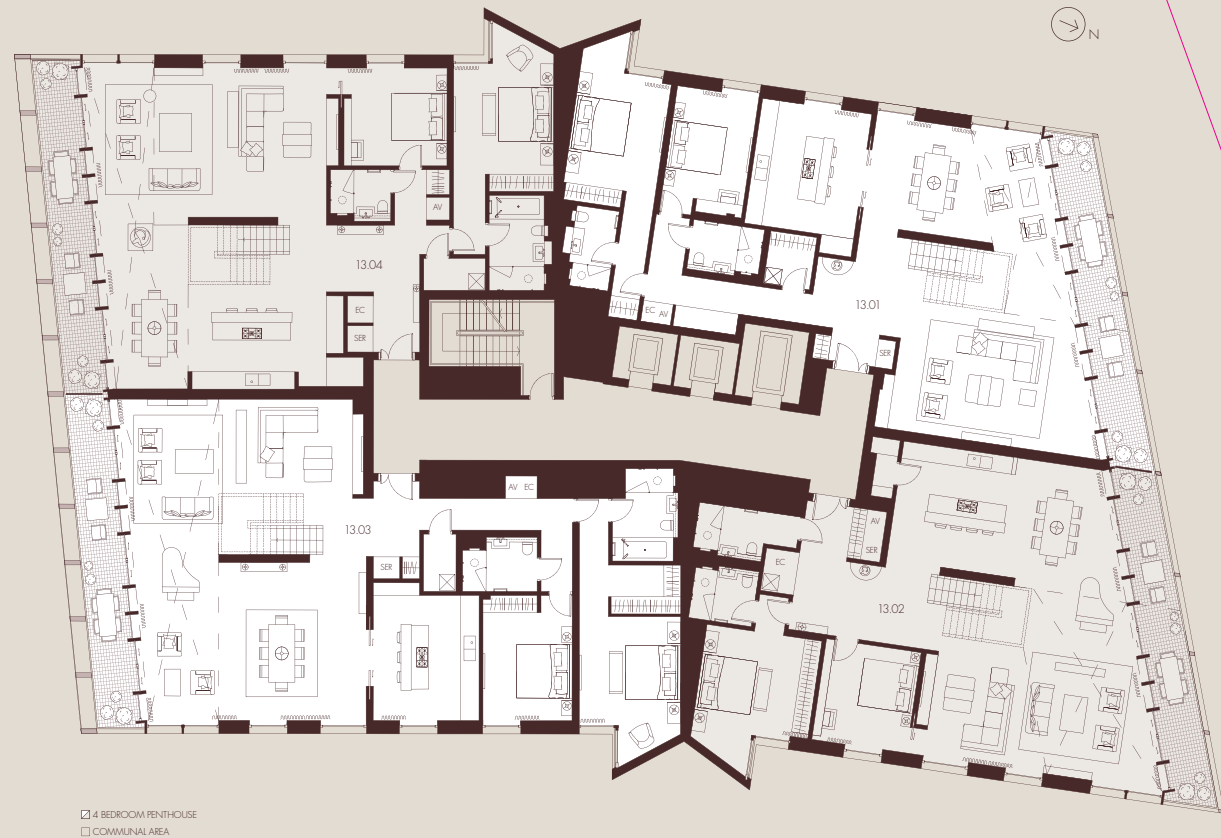
| | | |
|-------------------|-------|-------|
| 13.01/TYPE 23 | sq m | sq ft |
| NET SALEABLE AREA | 199.3 | 2,145 |
| TERRACE | 20.1 | 216 |

| | | |
|-------------------|-------|-------|
| 13.02/TYPE 24 | sq m | sq ft |
| NET SALEABLE AREA | 183.0 | 1,970 |
| TERRACE | 20.2 | 217 |

| | | |
|-------------------|-------|-------|
| 13.03/TYPE 25 | sq m | sq ft |
| NET SALEABLE AREA | 220.4 | 2,372 |
| TERRACE | 18.4 | 198 |

| | | |
|-------------------|-------|-------|
| 13.04/TYPE 26 | sq m | sq ft |
| NET SALEABLE AREA | 194.2 | 2,090 |
| TERRACE | 18.4 | 198 |

VICTORIA STREET



☐ 4 BEDROOM PENTHOUSE
☐ COMMUNAL AREA

FLOOR 14
PENTHOUSE
UPPER
14.01—14.04

| | | |
|-------------------|-------|-------|
| 14.01/TYPE 23 | sq m | sq ft |
| NET SALEABLE AREA | 129.2 | 1,391 |
| TERRACE | 2.1 | 23 |
| 14.02/TYPE 24 | sq m | sq ft |
| NET SALEABLE AREA | 127.0 | 1,367 |
| TERRACE | 1.9 | 20 |
| 14.03/TYPE 25 | sq m | sq ft |
| NET SALEABLE AREA | 113.6 | 1,223 |
| 14.04/TYPE 26 | sq m | sq ft |
| NET SALEABLE AREA | 123.6 | 1,330 |

VICTORIA STREET



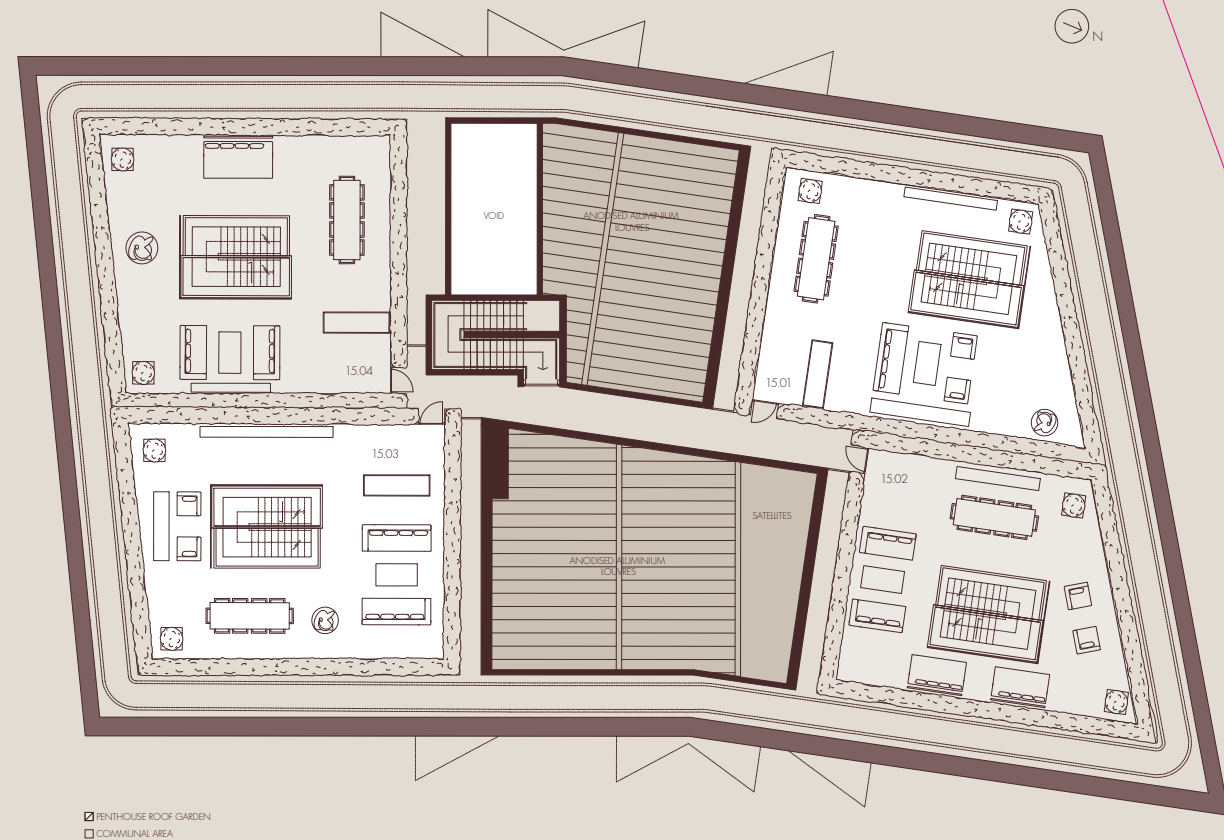
□ 4 BEDROOM PENTHOUSE

FLOOR 15
PENTHOUSE
ROOF GARDENS
15.01—15.04

| | | |
|---------------|------|-------|
| 15.01/TYPE 23 | sq m | sq ft |
| TERRACE* | 86.5 | 931 |
| 15.02/TYPE 24 | sq m | sq ft |
| TERRACE* | 76.1 | 819 |
| 15.03/TYPE 25 | sq m | sq ft |
| TERRACE* | 89.5 | 963 |
| 15.04/TYPE 26 | sq m | sq ft |
| TERRACE* | 90.0 | 969 |

*Area excludes communal 'corridor'.

VICTORIA STREET



☒ PENTHOUSE ROOF GARDEN
☐ COMMUNAL AREA

APARTMENT SPECIFICATION

ENTRANCE HALL

- Threshold Polished limestone
- Solid core timber entrance door
 - Straight grain, brown-grey timber
- White bronze finish ironmongery
- 220mm lightly-polished, engineered oak flooring Café Noir, premium grade
- Wall panelling in timber veneer
 - Straight grain, brown-grey timber
- Solid timber skirtings to match doors and architraves

RECEPTION/DINING AREA

- 220mm lightly-polished, engineered oak flooring Café Noir, premium grade

KITCHEN

- Kitchen units by Modulnova with matt lacquer cupboard fronts and tactile leather finish stone worktops
- Top-of-the-range Miele integrated stainless steel appliances: oven, combination steam oven, warming drawer, microwave, induction hob, fully concealed extractor, fridge/freezer, dishwasher and wine fridge

HEATING

- Thermostatically-controlled underfloor heating throughout
- Comfort cooling provided to reception areas and bedrooms

ELECTRICAL FITTINGS

- Brushed nickel switch plates, white metal socket plates
- Flush-finish, recessed, low voltage LED downlights
- Concealed soft linear LED lighting to ceiling recesses
- Scene setting lighting controls

COMMUNICATIONS

- Integrated central control system

DETAILS

- Soft white painted ceilings throughout
- Soft white finished, concealed sprinkler heads
- Service cupboard doors concealed within timber panelling with minimal ironmongery
- Satin nickel trimmed concealed floor boxes recessed into floor finish





MASTER BEDROOM

- Luxurious 100% wool carpet
- Bespoke fitted wardrobes, matt lacquer and satin glass finish with integrated lighting

MASTER ENSUITE

- Mid-tone, 'leather finish' large-format limestone floors Sand tones
- Dornbracht polished chrome fittings and accessories
- Undermounted basin with limestone vanity
- Wall-hung WC
- Discreet bronze-framed, glazed pivot door to walk-in shower
- Thermostatically-controlled, ceiling-mounted shower head with hand shower
- Polished chrome, minimalist, contemporary floating heated towel rail
- Bespoke mirrored vanity cabinet with bespoke surface mounted lighting detail
- Undermounted bath tub as applicable with limestone surround

GUEST BEDROOM

- Luxurious 100% wool carpet
- Bespoke fitted wardrobes, timber finish with integrated lighting

GUEST ENSUITE

- Light-tone, 'leather finish' large-format limestone floors Cream tones
- Dornbracht polished chrome fittings and accessories
- Undermounted basin with limestone vanity
- Wall-hung WC
- Discreet bronze-framed, glazed pivot door to walk-in shower
- Thermostatically-controlled, ceiling-mounted shower head with hand shower
- Polished chrome, minimalist, contemporary floating heated towel rail
- Bespoke mirrored vanity cabinet with bespoke surface mounted lighting detail
- Undermounted bath tub as applicable with limestone surround

POWDER ROOM/FAMILY BATHROOM

- Mid-tone, 'leather finish' large-format limestone floors Mid-grey tones
- Dornbracht polished chrome fittings and accessories
- Undermounted basin with limestone vanity
- Wall-hung WC
- Discreet bronze-framed, grey glazed pivot door to hidden walk-in shower
- Polished chrome, contemporary floating heated towel rail
- Bespoke mirrored vanity cabinet with bespoke surface mounted lighting detail
- Satin glass cabinetry as applicable with discreet bronze trim

MATERIALS

APARTMENTS

- 01. Kitchen worktop
Composite stone,
leather texture
- 02. Switches
Brushed nickel
- 03. Carpet
100% luxury wool
woven carpet
- 04. Master ensuite bath
and sink surround
Rich grey-brown tone limestone
- 05. Door detail
Low iron satin glass
- 06. Master ensuite bathroom
Sand tone limestone
- 07. Vanity mirrors
Low iron mirror
- 08. Guest ensuite
Cream tone limestone
- 09. Kitchen cabinetry
Matt lacquer
- 10. Doors
Brown-grey timber

COMMUNAL AREAS

- 11. Thresholds and lifts
Dove grey tone limestone
- 12. Furniture wall feature
Lift interior
Bronze tint mirror
- 13. Stone floor — Lobby staircase
Warm cream tone limestone
- 14. Picture rail detail
Dark bronze



KINGS GATE

Step outside Kings Gate and you enter a beautifully designed public space, with an attractive pedestrian thoroughfare bringing new life to the area. An imaginative public art programme adds further variety and intrigue.



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- 01. 62 Buckingham Gate
- 02. One New Change
- 03. Wellington House
- 04. 20 Fenchurch Street
- 05. The Zig Zag Building
- 06. Cardinal Place
- 07. Park House



DEVELOPMENT TEAM

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