

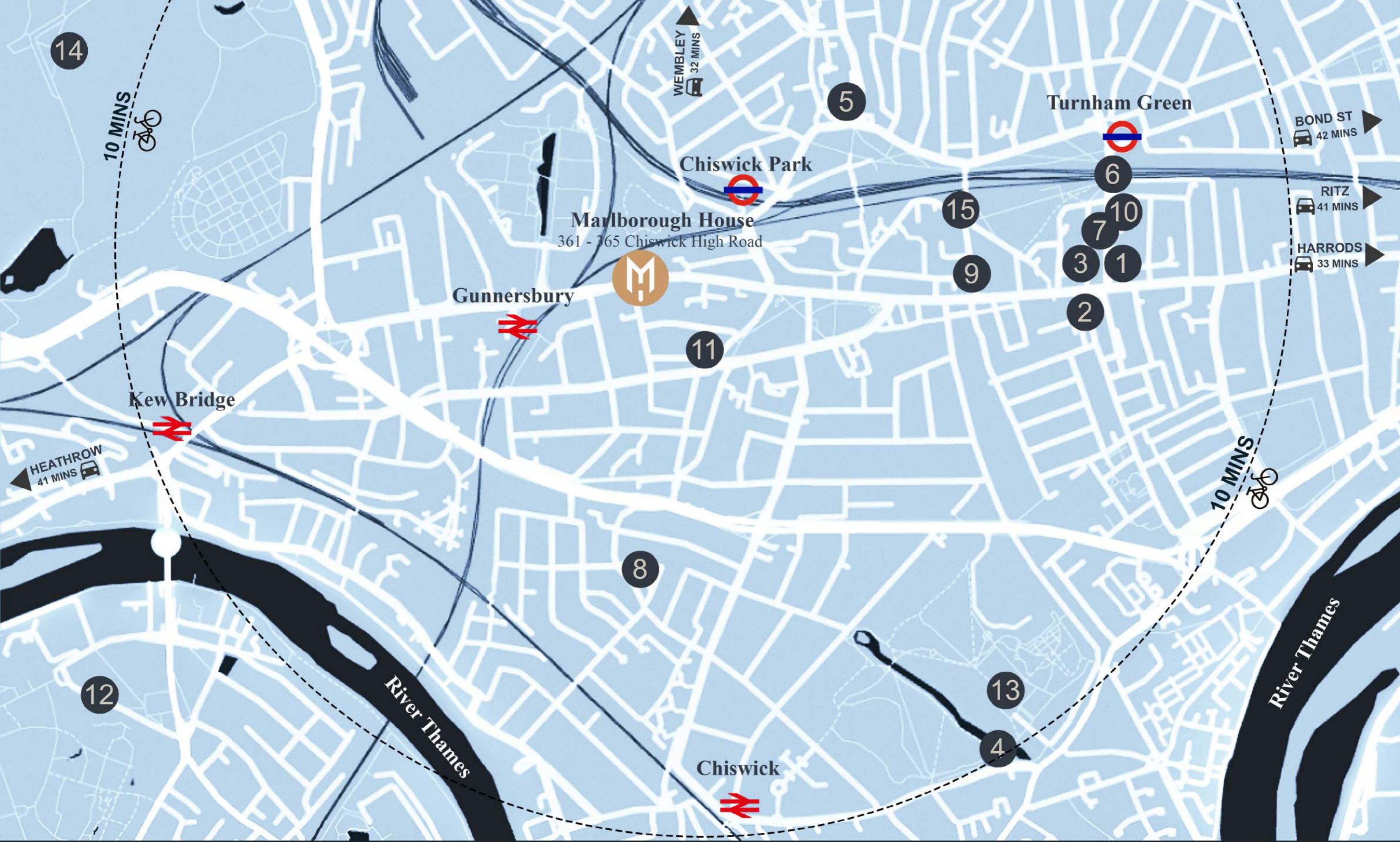


# Marlborough House



**A Selection of 34 Luxury Apartments**

361 - 365 Chiswick High Road, London W4 4HS



- | Local Restaurants |                         | Local Cafés & Delicatessens |                 | Places of Interest |                            |
|-------------------|-------------------------|-----------------------------|-----------------|--------------------|----------------------------|
| 1                 | High Road Brasserie     | 6                           | Hack & Veldt    | 12                 | Kew Gardens                |
| 2                 | La Trompette            | 7                           | Bayley & Sage   | 13                 | Chiswick House and Gardens |
| 3                 | Michael Nadra Brasserie | 8                           | Grove Park Deli | 14                 | Gunnersbury Park           |
| 4                 | Little Bird             | 9                           | Gail's Bakery   | 15                 | Chiswick Common            |
| 5                 | Le Vacherin             | 10                          | Chief Coffee    |                    |                            |
|                   |                         | 11                          | Rhythm & Brews  |                    |                            |



### Local Cafés & Delicatessens

- Hack & Veldt
- Bayley & Sage
- Grove Park Deli
- GAIL's Bakery
- Chief Coffee
- Rhythm & Brews



### Local Events

- Pub in the Park
- Chiswick Book Festival
- Chiswick House Dog Show
- Bedford park Festival

# Living in Chiswick



### Local Restaurants

- High Road Brasserie
- La Trompette
- Michael Nadra Brasserie
- Chiswick
- Little Bird
- Le Vacherin



### Local Attractions

- Gunnersbury Triangle local Nature Reserve
- Chiswick House
- Rowing on the Thames
- Hogwarths House
- Shopping on the High Street

# Surrounded by Nature and Convenience



- Chiswick Medical Centre (95m)
- Chiswick High Road: shops, amenities, cafes, restaurants, bakery, pubs (320m)
- Chiswick Park Station (320m)
- Nature reserve (640m) & Turnham Green Park (320m)
- Chiswick House and Gardens (1.6km)
- Royal Botanic Gardens, Kew (2km)
- Luxury Shopping | Knightsbridge (8.7km)
- International Travel | Heathrow Airport ( 11.2km)
- London Financial Centre | Fleet Street (13.5km)

# Heritage Living

A Selection of 34  
Luxury Apartments  
within the former  
Harvey Nichols HQ

STARTING FROM

**£485,000**





# Specifications

- Oak-veneered doors
- Brushed & polished chrome ironmongery
- Engineered wood flooring
- LED downlighters
- Chrome slimline radiators
- App-enabled door entry system
- Fire safety sprinkler system
- High-efficiency heating & MVHR system
- Sky and BT points
- TV outlets in living area and master bedroom



Living and dining  
CGI's are indicative only. Final specification subject to change.

\*Please note that these particulars are to provide you a general feel for the apartment specifications- they are subject to change or improvement without notice. Any substitutions will be of similar quality, spec and appearance.

# Specifications

- Integrated Appliances (Bosch or similar).
- Stone Worktop.
- Contemporary kitchen design.
- Stainless steel sink with chrome mixer tap.
- Stainless steel oven with electric hob.

\*Please note that these particulars are to provide you a general feel for the apartment specifications- they are subject to change or improvement without notice. Any substitutions will be of similar quality, spec and appearance.



Living and dining  
CGI's are indicative only. Final specification subject to change.



Kitchen  
CGI's are indicative only. Final specification subject to change.



Master Bedroom  
CGI's are indicative only. Final specification subject to change.



# Bedrooms

The luxurious bedrooms showcase elegant fixtures and contemporary design with generous spaces, ample storage and carefully considered finishes.





Master Bedroom  
CGI's are indicative only. Final specification subject to change.

# Specifications

- White contemporary bathroom suites.
- Dual flush close coupled pan and cistern WC.
- White basin with single lever chrome mixer.
- Thermostatic shower mixer and shower set in chrome.
- Mirrors fitted above sink.
- Chrome finish ladder-style heated towel rail.
- Tiling to floors and wet areas.



Typical Bathroom  
CGI's are indicative only. Final specification subject to change.

\*Please note that these particulars are to provide you a general feel for the apartment specifications- they are subject to change or improvement without notice. Any substitutions will be of similar quality, spec and appearance.

# 1831 Residents Lounge



The 1831 Residence Lounge is an extension of your apartment and a place to work, relax and socialize.

Residents Lounge  
CGI's are indicative only. Final specification subject to change.



<b>Apartment G1</b>	<b>564ft<sup>2</sup></b>	<b>52m<sup>2</sup></b>
Living   Kitchen   Dining	7.2m x 4.4m	
Double Bedroom	4.9m x 2.7m	
<b>Apartment G2</b>	<b>579ft<sup>2</sup></b>	<b>54m<sup>2</sup></b>
Living   Kitchen   Dining	7m x 4.7m	
Double Bedroom	4.9m x 2.8m	
<b>Apartment G3</b>	<b>578ft<sup>2</sup></b>	<b>54m<sup>2</sup></b>
Living   Kitchen   Dining	8m x 3.7m	
Double Bedroom	4.3m x 3.8m	
<b>Apartment G4</b>	<b>655ft<sup>2</sup></b>	<b>61m<sup>2</sup></b>
Living   Kitchen   Dining	6.9m x 5m	
Double Bedroom	5.5m x 3.2m	
<b>Apartment G5</b>	<b>621ft<sup>2</sup></b>	<b>58m<sup>2</sup></b>
Living   Kitchen   Dining	7.8m x 4.5m	
Double Bedroom	5.6m x 3m	
<b>Apartment G6</b>	<b>613ft<sup>2</sup></b>	<b>57m<sup>2</sup></b>
Living   Kitchen   Dining	7.6m x 3.7m	
Double Bedroom	6.7m x 2.8m	
<b>Apartment G7</b>	<b>724ft<sup>2</sup></b>	<b>67m<sup>2</sup></b>
Living   Kitchen   Dining	7.4m x 4.6m	
Double Bedroom	7.3m x 4.4m	



# Level 1



**Apartment 1.1** **565ft<sup>2</sup> 53m<sup>2</sup>**

Living | Kitchen | Dining 7.2m x 4.4m  
 Double Bedroom 5.1m x 2.8m

**Apartment 1.2** **566ft<sup>2</sup> 53m<sup>2</sup>**

Living | Kitchen | Dining 7m x 3.7m  
 Double Bedroom 3.4m x 3.5m

**Apartment 1.3** **567ft<sup>2</sup> 53m<sup>2</sup>**

Living | Kitchen | Dining 8m x 3.7m  
 Double Bedroom 4.3m x 3.6m

**Apartment 1.4** **680ft<sup>2</sup> 63m<sup>2</sup>**

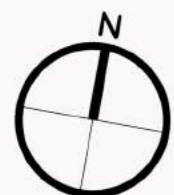
Living | Kitchen | Dining 7.8m x 5m  
 Double Bedroom 5.5m x 3.2m

**Apartment 1.5** **534ft<sup>2</sup> 50m<sup>2</sup>**

Living | Kitchen | Dining 6.7m x 4.5m  
 Double Bedroom 5.4m x 2.7m

**Apartment 1.6** **561ft<sup>2</sup> 52m<sup>2</sup>**

Living | Kitchen | Dining 6.4m x 3m  
 Double Bedroom 5.9m x 2.9m



# Level 2



### **Apartment 2.1** **563ft<sup>2</sup> 52m<sup>2</sup>**

Living | Kitchen | Dining 7.2m x 4.4m  
 Double Bedroom 5.1m x 2.8m

### **Apartment 2.2** **566ft<sup>2</sup> 53m<sup>2</sup>**

Living | Kitchen | Dining 7m x 3.7m  
 Double Bedroom 3.4m x 3.5m

### **Apartment 2.3** **567ft<sup>2</sup> 53m<sup>2</sup>**

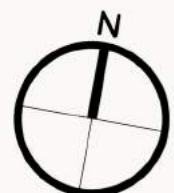
Living | Kitchen | Dining 8m x 3.7m  
 Double Bedroom 4.3m x 3.5m

### **Apartment 2.4** **476ft<sup>2</sup> 44m<sup>2</sup>**

Length x width 13m x 3.5m

### **Apartment 2.5** **482ft<sup>2</sup> 45m<sup>2</sup>**

Length x width 13m x 3.8m



# Level 3



**Apartment 3.1** **564ft<sup>2</sup> 52m<sup>2</sup>**

Living | Kitchen | Dining 7.2m x 4.4m

Double Bedroom 5.1m x 2.8m

**Apartment 3.2** **566ft<sup>2</sup> 53m<sup>2</sup>**

Living | Kitchen | Dining 7m x 3.7m

Double Bedroom 3.4m x 3.5m

**Apartment 3.3** **567ft<sup>2</sup> 53m<sup>2</sup>**

Living | Kitchen | Dining 8m x 3.7m

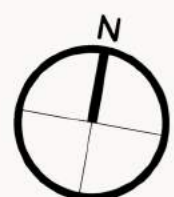
Double Bedroom 4.3m x 3.5m

**Apartment 3.4** **476ft<sup>2</sup> 44m<sup>2</sup>**

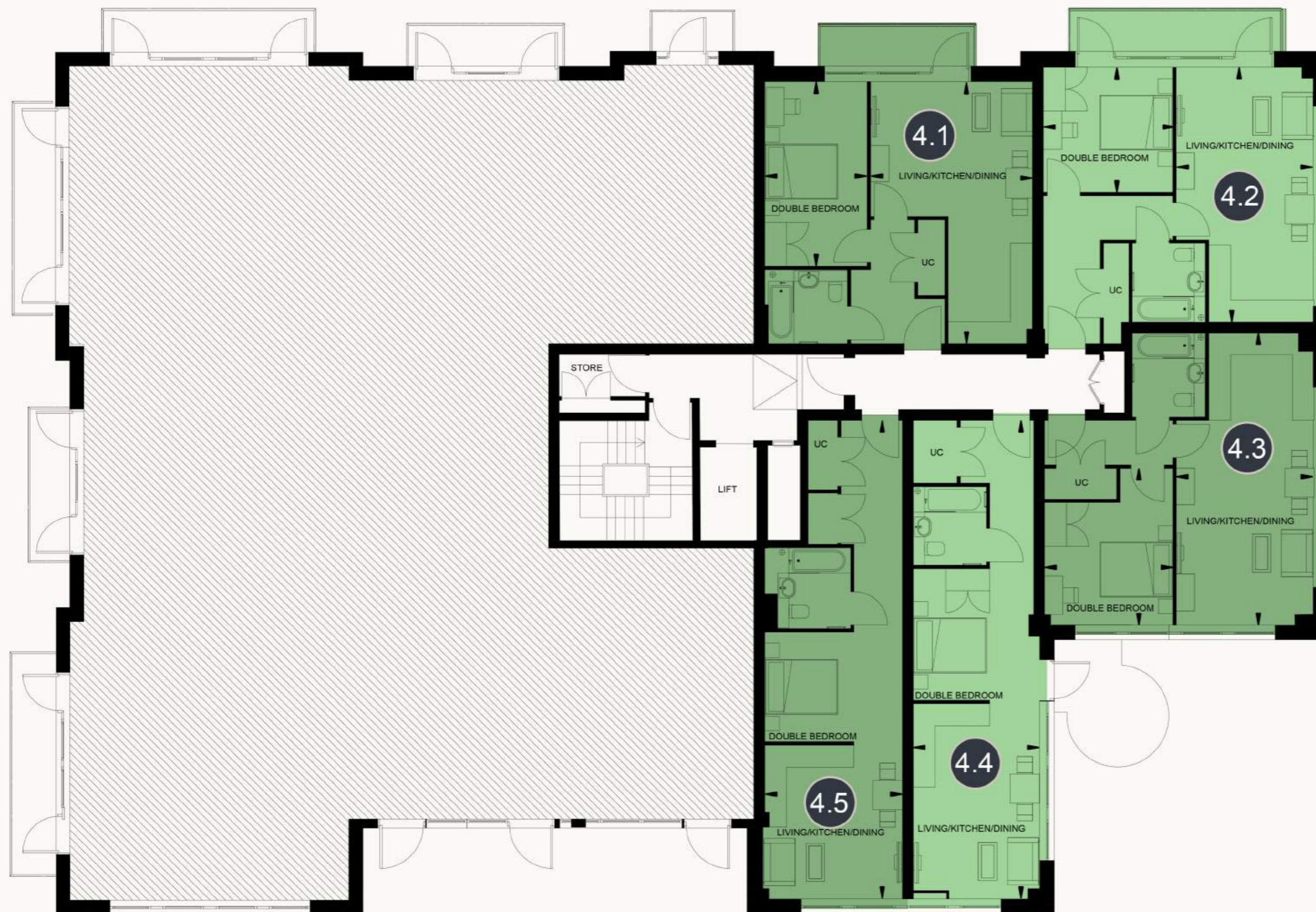
Length x width 13m x 3.5m

**Apartment 3.5** **481ft<sup>2</sup> 45m<sup>2</sup>**

Length x width 13m x 3.8m



# Level 4



**Apartment 4.1** **564ft<sup>2</sup> 52m<sup>2</sup>**

Living | Kitchen | Dining 7.2m x 4.4m

Double Bedroom 5.1m x 2.8m

**Apartment 4.2** **566ft<sup>2</sup> 53m<sup>2</sup>**

Living | Kitchen | Dining 7m x 3.7m

Double Bedroom 3.4m x 3.5m

**Apartment 4.3** **566ft<sup>2</sup> 53m<sup>2</sup>**

Living | Kitchen | Dining 8m x 3.7m

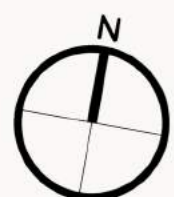
Double Bedroom 4.3m x 3.5m

**Apartment 4.4** **475ft<sup>2</sup> 44m<sup>2</sup>**

Length x width 13m x 3.5m

**Apartment 4.5** **482ft<sup>2</sup> 45m<sup>2</sup>**

Length x width 13m x 3.8m





# Level 5



### **Apartment 5.1** **554ft<sup>2</sup> 51m<sup>2</sup>**

Living | Kitchen | Dining 7.1m x 4.4m  
 Double Bedroom 4.9m x 2.8m

### **Apartment 5.2** **559ft<sup>2</sup> 52m<sup>2</sup>**

Living | Kitchen | Dining 6.9m x 3.6m  
 Double Bedroom 3.4m x 3.6m

### **Apartment 5.3** **559ft<sup>2</sup> 52m<sup>2</sup>**

Living | Kitchen | Dining 7.9m x 3.7m  
 Double Bedroom 4.2m x 3.5m

### **Apartment 5.4** **468ft<sup>2</sup> 43m<sup>2</sup>**

Length x width 13m x 3.4m

### **Apartment 5.5** **463ft<sup>2</sup> 43m<sup>2</sup>**

Length x width 13m x 3.6m





## FACT SHEET

### Units

34

### Apartment types

8 Studios & 26 One Bedroom Apartments

### Documentation Required for Reservation

Photo identification of ID Card

Proof of address: a current utility bill or bank statement no older than 3 months.

### Lease Length

250 years

### Completion Date

Q4 2024

### Service Charge

£2.95 psf per annum (estimate and subject to change)

### Reservation Fee

£1 500

### Ground Rent

Peppercorn

### Reservation Period

28 Days

### Reservation Payment Schedule

10% on exchange and balance on completion

### Building Insurance Provider

Build Assure

### Assignment Clause

After Exchange

### Amenities

Private Residence Lounge

Cycle storage facilities

### Legal Fee Contribution

£1,000 payable on Exchange



[www.marlbroughhousechiswick.com](http://www.marlbroughhousechiswick.com)

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