



NINETEEN

BUCKINGHAM STREET • WC2

THE TWO BED COLLECTION

THE DEVELOPMENT

Nineteen Buckingham Street is an imposing Grade II* listed Georgian property, positioned in a quiet street within the Adelphi Conservation Area, nestled between The Strand and Victoria Embankment Gardens.

Mayfair based Angle Property has embarked on a fastidious programme of refurbishment to create a boutique development of just eleven 1, 2 & 3 bedroom apartments designed by the world renowned LINLEY Interior Design.

The grand reception hall to Nineteen Buckingham Street features bespoke LINLEY walnut cladding with nickel detailing and mirrors. Bespoke lighting and fittings from Contardi create a unique and welcoming environment. A striking cantilevered stone staircase, naturally lit by a period roof top skylight provides the main focal point, whilst a passenger lift serves all floors within the building.





LOCATION

With neighbouring Charing Cross being 'the true centre of London' this exclusive address offers the very best that the capital has to offer. Covent Garden is right on your doorstep, with some of the world's finest theatre, opera and culture; turn left off The Strand and you enter St James & Mayfair, with a direct view from Trafalgar Square down The Mall to Buckingham Palace; and to the east of The Strand, the gates to The City of London welcome you into the heart of the Square Mile.





DRAWING ROOM

The apartments feature voluminous entertaining spaces, benefitting from the high ceilings and grandly proportioned sash windows of the Georgian era. Original cornicing, decorative joinery and fireplaces have been restored and retained or reinstated with sympathetic pieces, whilst bespoke LINLEY walnut cabinetry and parquet flooring completes the signature look.



MODERN SOPHISTICATION MEETS TRADITIONAL GEORGIAN GRANDEUR

Whilst decorative cornicing and joinery embrace the beauty of the period building, each apartment has been finished with 21st century living in mind. The luxury of comfort cooling, wiring for surround sound in principal rooms, and a number of AV upgrade packages offer a gentle balance of classic and contemporary.





KITCHENS

The individually designed and built kitchens, by LINLEY's master craftsmen are finished in lacquer with striking walnut detailing, polished stone work surfaces, and LINLEY's signature "secret" drawer. There is also a full range of Miele appliances including a microwave oven, as well as a Quooker instant boiling water tap.



**BEDROOMS, BATHROOMS, SHOWER ROOMS
& GUEST CLOAKROOMS**

Every bedroom at Nineteen Buckingham Street has been designed to create a comfortable and relaxing sleeping environment.

The master bedrooms feature extensive LINLEY fitted wardrobes and shoe cabinets fashioned from walnut and fine leather, finished with mirrors and nickel trim detailing. Ancillary bedrooms also feature bespoke LINLEY designed wardrobes. The floors in all bedrooms are adorned with luxurious hand-woven carpets with an American walnut oiled border.

Every bathroom, shower room and cloakroom exudes luxury and each has been individually specified. Finishes include bespoke LINLEY cabinetry, Philippe Starck designed sanitaryware, part-polished plaster walls to master bathrooms and a range of luxurious ceramics and marble from around the world.

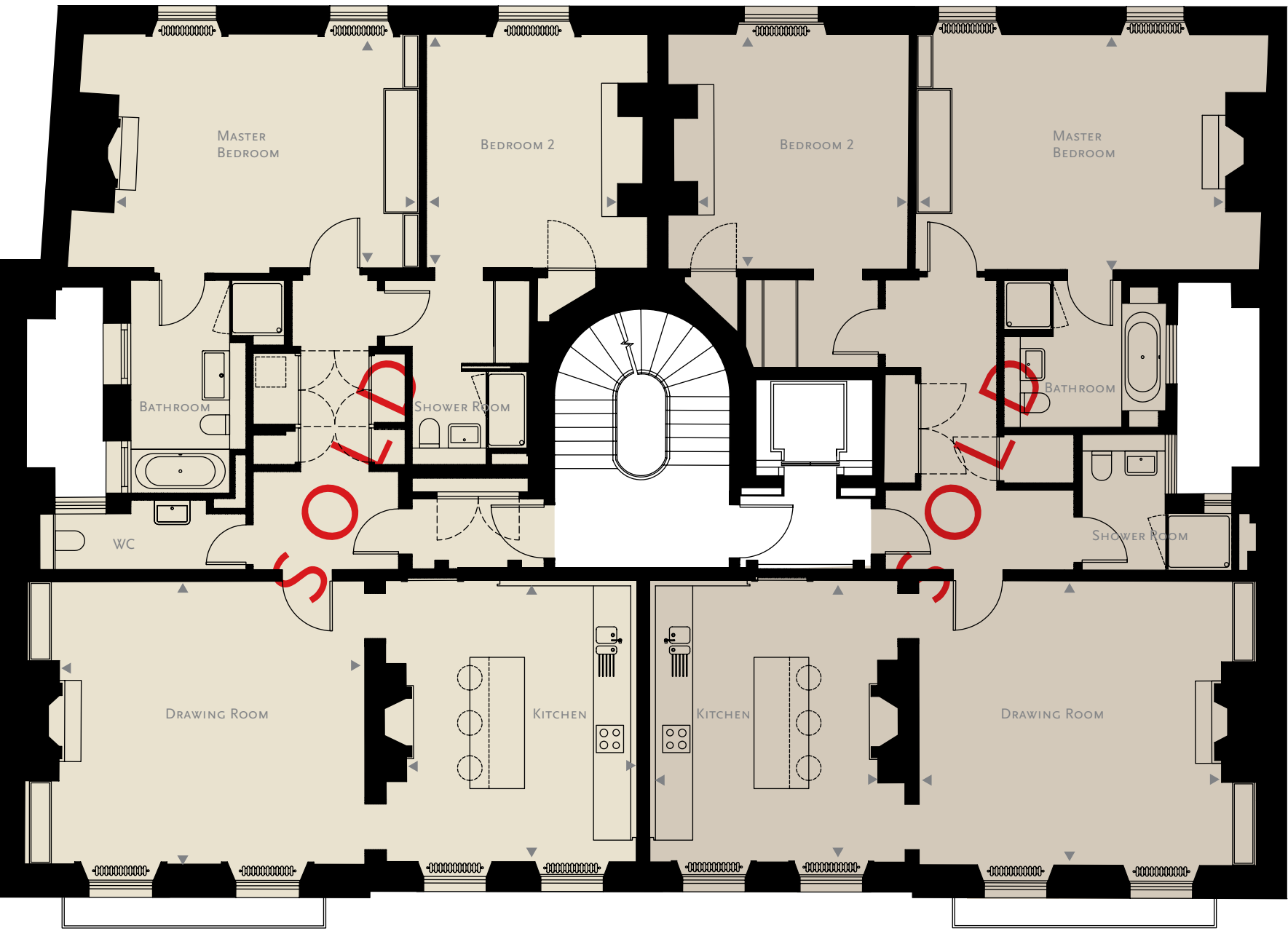


THE TWO BED COLLECTION



APARTMENT G	1,508 SQ FT	140.1 SQ M
DRAWING ROOM:	18'1" x 16'11"	5.53M x 5.16M
KITCHEN:	16'6" x 13'5"	5.04M x 4.09M
MASTER BEDROOM:	18'3" x 14'0"	5.58M x 4.27M
BEDROOM 2:	14'0" x 11'1"	4.27M x 3.50M
RECEPTION CEILING HEIGHT:	10'4"	3.16M

APARTMENT H	1,468 SQ FT	136.4 SQ M
DRAWING ROOM:	18'1" x 17'0"	5.53M x 5.18M
KITCHEN:	16'7" x 13'4"	5.06M x 4.06M
MASTER BEDROOM:	17'10" x 14'2"	5.43M x 4.32M
BEDROOM 2:	14'1" x 11'11"	4.29M x 3.63M
RECEPTION CEILING HEIGHT:	10'5"	3.17M





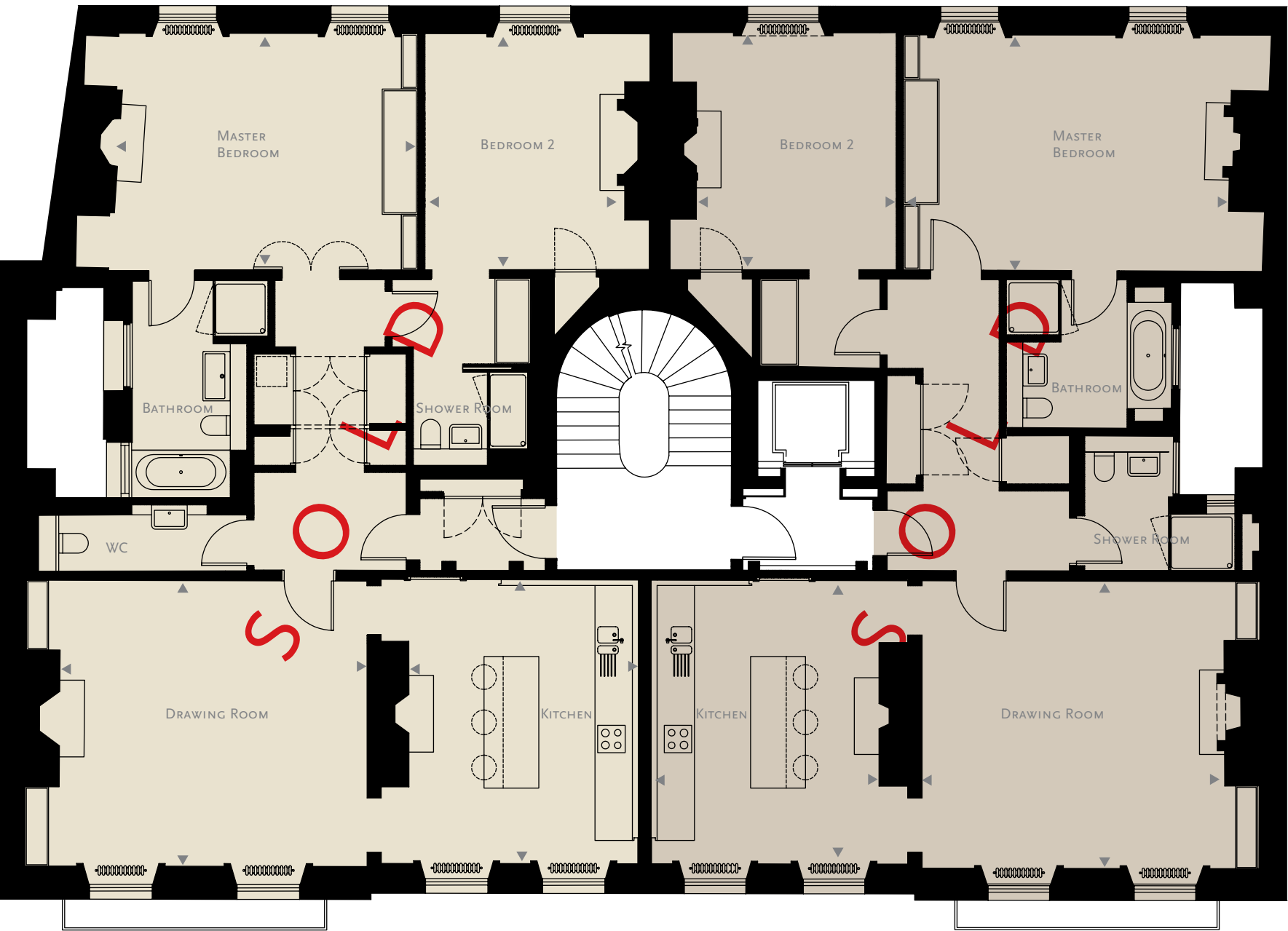
SECOND FLOOR

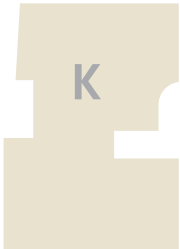
THE TWO BED COLLECTION



APARTMENT I	1,517 SQ FT	140.1 SQ M
DRAWING ROOM:	18' x 17'1"	5.59M x 5.21M
KITCHEN:	16'9" x 13'3"	5.07M x 4.07M
MASTER BEDROOM:	19'5" x 14'1"	5.46M x 4.32M
BEDROOM 2:	14'2" x 11'11"	4.30M x 3.64M
RECEPTION CEILING HEIGHT:	9'10"	2.99M

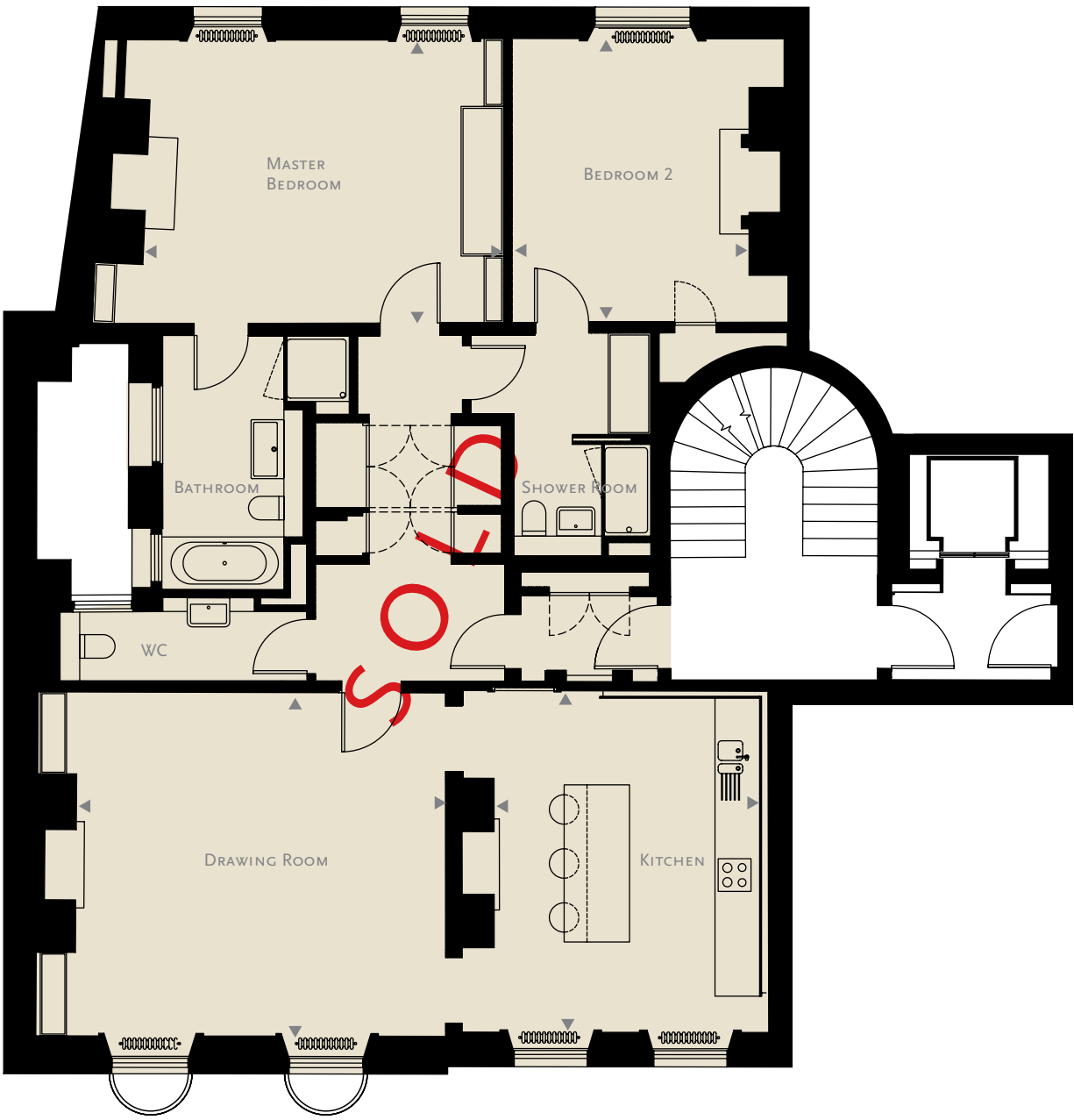
APARTMENT J	1,475 SQ FT	137 SQ M
DRAWING ROOM:	18'2" x 17'2"	5.54M x 5.24M
MASTER BEDROOM:	19'5" x 14'1"	5.93M x 4.31M
KITCHEN:	16'9" x 13'3"	5.12M x 4.04M
BEDROOM 2:	14'2" x 11'11"	4.32M x 3.64M
RECEPTION CEILING HEIGHT:	9'7"	2.92M





APARTMENT K	1,528 SQ FT	142 SQ M
DRAWING ROOM:	18'5" x 17'2"	5.63M x 5.25M
KITCHEN:	17' x 13'3"	5.20M x 4.05M
MASTER BEDROOM:	17'10" x 14'1"	5.46M x 4.30M
BEDROOM 2:	14'1" x 11'10"	4.30M x 3.62M
RECEPTION CEILING HEIGHT:	9'6"	2.92M

SOLD



SPECIFICATION

MAIN RECEPTION HALL

- Bespoke LINLEY walnut cladding and fitted furniture, with nickel detail and mirrors
- Cantilevered staircase with glazed roof light
- Carpet and floor runners by Crucial Trading
- Custom blown glass lighting & pendant lighting by Contardi
- Passenger lift

APARTMENT RECEPTION HALLS

- Nickel door furniture by Beardmore to apartment front doors
- Video entryphone to main front door
- Feature wall lights by Porta Romana
- Engineered American walnut parquet floor with wood & nickel perimeter trim
- Polished plaster walls
- Utility cupboard with Miele washer/dryer

RECEPTION ROOMS

- Restored original fireplaces or reinstated with sympathetic period designs
- Restored original cornicing & decorative joinery or reinstated with sympathetic pieces
- Engineered American walnut parquet floor with wood & nickel perimeter trim
- Delta Light wall washers and Porta Romana wall and pendant lights
- Bespoke LINLEY walnut cabinetry



KITCHENS

- Bespoke LINLEY design finished in lacquer with walnut detailing
- Bespoke LINLEY designed island finished in lacquer with walnut detailing
- Polished stone work surfaces
- A range of Miele integrated appliances including fan assisted oven, oversized 5 ring hob & filter hood, microwave oven, fridge/freezer, wine fridge & dishwasher
- Quooker instant boiling water tap
- Engineered American walnut parquet floor with wood & nickel perimeter trim



BEDROOMS

- Bespoke LINLEY fitted wardrobes and shoe cabinets to master bedroom, fashioned from walnut and fine leather, finished with mirrors and nickel trim detailing
- Bespoke LINLEY designed wardrobes to bedrooms 2 where appropriate
- Luxurious hand-woven carpets with an American walnut oiled border



BATHROOMS, SHOWER ROOMS & CLOAKROOMS

- Bespoke LINLEY vanity units with marble top, mist free mirrors and integrated lighting
- Philippe Starck designed sanitaryware from Duravit
- Calcutta marble vanity tops
- Calcutta ceramic floor tiles
- Majestic clear glass and chrome shower enclosures
- Kaldewei bath to master bathroom
- Chrome Vado taps, rain showers and hand showers as appropriate
- Stelrad heated towel rails
- Part-polished plaster walls to master bathrooms
- Halogen downlighters



GENERAL SPECIFICATION

- Full interior design scheme by LINLEY Interior Design
- Muted wall colours by Paint & Paper Library
- Satin nickel and chestnut leather internal door furniture
- Brushed nickel switches & sockets by Altima
- 5 amp lighting to principal rooms
- Restored original fireplaces or reinstated with sympathetic period designs
- Restored original cornicing & decorative joinery or reinstated with sympathetic pieces



HEATING

- Individual energy efficient boilers
- Traditional radiators throughout
- Gira heating control system
- Under-floor heating in all bathrooms
- Comfort cooling to principal rooms

AV & DATA

- Category 5 data/telephone points to all habitable rooms
- Principal rooms wired for surround sound
- Television points to all habitable rooms
- Sky TV enabled
- A number of exciting upgrade packages are available by separate arrangement.

FURNITURE AND FURNISHINGS

- LINLEY Interior Design is pleased to offer the residents of Nineteen Buckingham Street a fully tailored interior design consultancy by separate agreement. This service ranges from individual pieces of furniture to full turnkey furnishing packages.

HOME MANAGEMENT

- Available by separate appointment
- Consider Quintessentially Home your first point of call for everything to maintain a beautiful and well-functioning home
 - As well as specialising in property management Quintessentially Home offer services including, cleaning, utility bill management, key handling, grocery shopping, unpacking and home maintenance from the finest suppliers in London



PARKING

- Permits for on street parking are available from Westminster City Council. Garage parking can be arranged in the vicinity by separate arrangement

LEASEHOLD

- New 150 Year Lease
- Ground Rent: £500 p.a.

A DEVELOPMENT BY



FUNDED BY



ALL ENQUIRIES



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Please note: These particulars are not considered to be a formal offer and are only intended to provide an overview of the properties at Nineteen Buckingham Street. Although every care has been taken in the preparation of this brochure, it cannot be taken as a statement or representation of fact. Floor plans and dimensions are taken from architectural drawings and may vary during construction. Total areas provided are gross internal and calculated using the RICS measuring practice. The text, photographs, maps, and plans are for guidance only and are not necessarily comprehensive. Variations will occur in each apartment due to the nature of a refurbishment project within a listed building. June 2015.



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WATERLOO



www.19buckinghamstreet.co.uk