

98
BAKER STREET

a development by



A VIBRANT VILLAGE IN THE HEART OF LONDON

Located in the heart of Marylebone, within the City of Westminster, Baker Street is ideally located in one of London's most unique and atmospheric residential districts. Marylebone has all the distinctive flavours of a quaint, modern village, surrounded by pedestrian streets, glorious greenery, boutique stores and craft eateries. It conjures the magic of suburban life, all the while being located mere minutes from Oxford Street, the world's largest high street, offering 1.5 miles of unrivalled shopping.

Marylebone has emerged as a vibrant and trendy location, nestled away from the hustle and bustle of the daily city rush. It offers a truly unique experience, combining the relaxed pace and serenity of village life, with an address in the heart of Central London. Its location sets it apart, position between two of London's most prestigious Royal Parks, with Regent's Park to the north and Hyde Park to the south, offering residents the chance to immerse themselves in the spacious surrounds of some of the world's most popular public spaces.





THE STORY OF BAKER STREET

Named after builder William Baker, Baker Street originated in the 8th Century as an affluent area within the Borough of Westminster. The area originally consisted of luxury housing for wealthy residents and developed a reputation as being one of the swankiest and trendiest residential districts within London. The street itself is over 1.5 km long and connects Marylebone to Oxford Street, making it one of the main arteries within the West End. The area surrounding Baker Street is home to some of the most desirable entertainment and hospitality venues throughout London as a whole. World renowned eateries such as Chiltern Firehouse, Fischers and Nobu are within mere walking distance of 98 Baker Street.

Baker Street is steeped in history and culture which makes it an instantly recognisable location. It is, of course, the homeplace of one of the world's most prominent detectives Sherlock Holmes and it was the birthplace of Madame Tussauds famous wax museum. Baker Street Underground station is the oldest underground station in the world, the movie, 'The Bank Job' was inspired by a real life 1970s heist in the area, and it has even been the focus of multiple songs and poems over the years.



BAKER ST.

MARBLE ARCH

MARYLEBONE

REGENT'S PARK

THE BT TOWER

BOND ST.

OXFORD CIRCUS

MAYFAIR

THE CITY

THE SHARD

LEICESTER SQUARE

LONDON EYE



ST. JAMES PARK

BIG BEN

BUCKINGHAM PALACE

HYDE PARK

LOCATION MAP

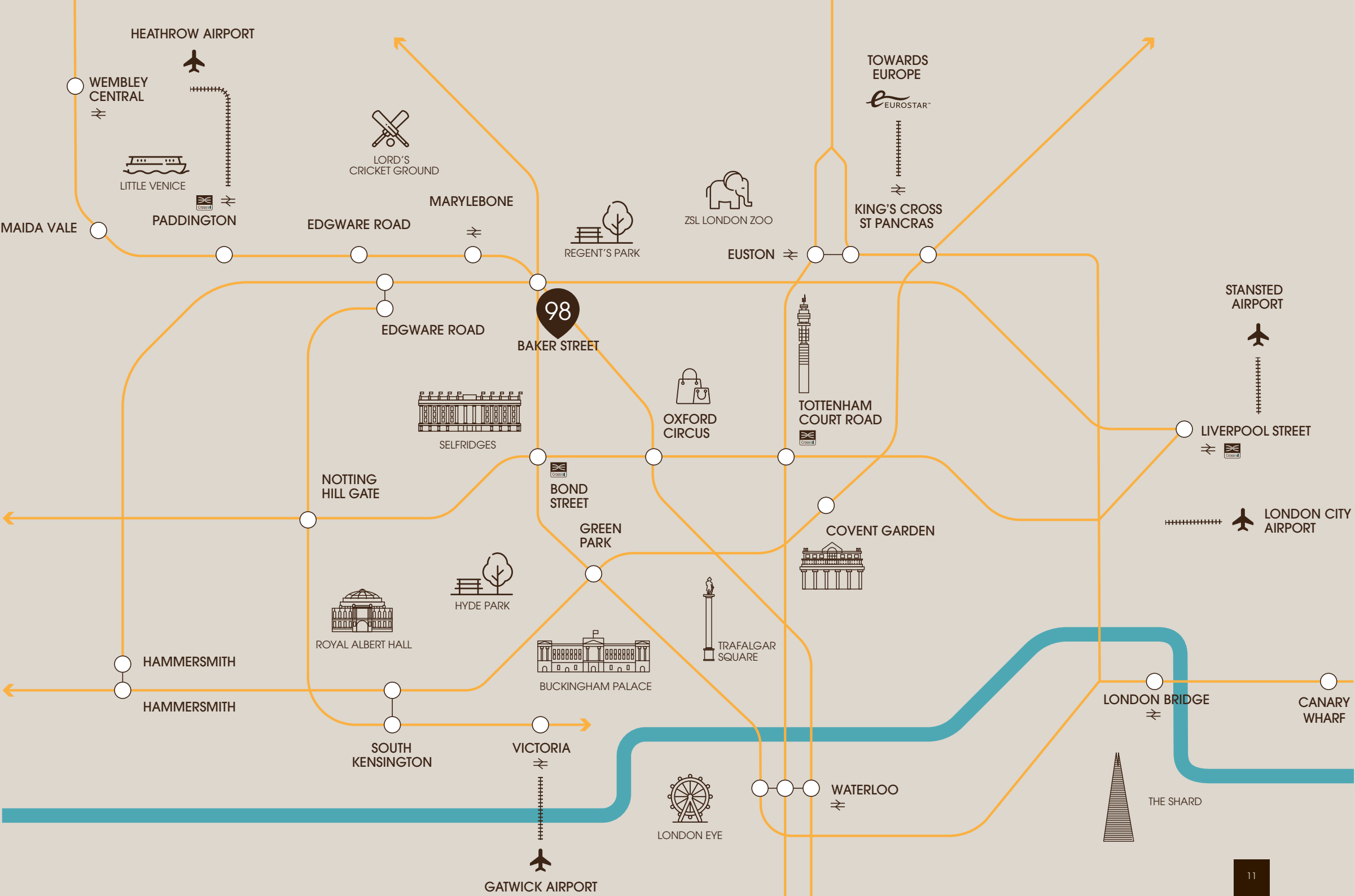
-  **LONDON UNDERGROUND**
Baker St. Station - 4 min. walk
Bakerloo Line
Circle Line
Hammersmith & City Line
Jubilee Line
Metropolitan Line
- Marylebone Station - 9 min. walk
Bakerloo Line
- Bond St. Station - 12 min. walk
Central Line
Jubilee Line
Crossrail
- Paddington Station - 15 min. walk
Bakerloo Line
Circle Line
Hammersmith & City Line
District Line
Crossrail
-  **LONDON RAILWAY**
Marylebone Station - 9 min. walk
Paddington Station - 15 min. walk



TRANSPORT LINKS

UNDERGROUND TRAVEL TIMES FROM BAKER STREET STATION	
Bond Street	3 mins
Canary Wharf	20 mins
Charing Cross	7 mins
Covent Garden	15 mins
Euston	7 mins
Green Park	8 mins
Hammersmith	23 mins
Hyde Park Corner	13 mins
King's Cross	7 mins
Leicester Square	10 mins
Liverpool Street	15 mins
London Bridge	13 mins
Maida Vale	8 mins
Marylebone	3 mins
Notting Hill Gate	11 mins
Oxford Circus	4 mins
Paddington	5 mins
South Kensington	21 mins
Tottenham Court Road	15 mins
Victoria Station	12 mins
Waterloo Station	11 mins
Wembley Central	27 mins
Westminster	7 mins

AIRPORT TRAVEL TIMES FROM HIGHLIGHTED STATIONS	
Gatwick Airport	50 mins
Heathrow Airport	47 mins
London City Airport	41 mins
Stansted Airport	70 mins



MAGICAL MARYLEBONE

Marylebone can stand alone with a multitude of world class eateries, such as Locanda Locatelli, Chiltern Firehouse and Nobu, as well as being home to the finest artisanal suppliers with the likes of The Ginger Pig, La Fromagerie and Philglas & Swiggo wine merchant. It is also home to a myriad of high-end boutique stores including Bimba y Lola, Joseph and Maje. Yet its location in Central London means Mayfair, Regent Street, Soho and Camden are all within its immediate vicinity, therefore marking it out as one of the most desirable and well-placed addresses in the capital.



Chiltern Firehouse



Locanda Locatelli



Nobu



La Fromagerie



Maje



Bimba y Lola

SUBURBAN SERENITY

Baker Street offers its residents an opportunity to revel in city living like no other. Immersed in a part of London surrounded by an array of spacious and spectacular parks, it creates an oasis of calm amidst the hustle and bustle of London city living. Baker Street benefits from an unrivalled ease of access to some of the world's most famous parks including two of the famed Royal Parks - Regent's Park and Hyde Park, which are filled with luscious greenery and glorious foliage all year round.



Regent's Park



Hyde Park



Green Park



St. James's Park



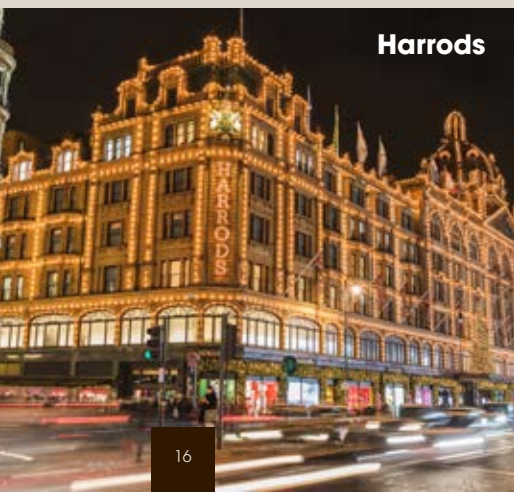
Primrose Hill



Kensington Gardens

LONDON LIFESTYLE

For all its allure as a suburban oasis of calmness, Baker Street is a village within a sprawling city. London is an iconic city that needs no introduction. Boasting a plethora of landmarks and attractions to keep residents entertained, regardless of their personal interests. Appealing to historical and architectural savants, arts and culture aficionados as well as those with a taste for luxury and designer shopping, an address on Baker Street places you within touching distance of the most popular destinations.



Harrods



Lord's Cricket Ground



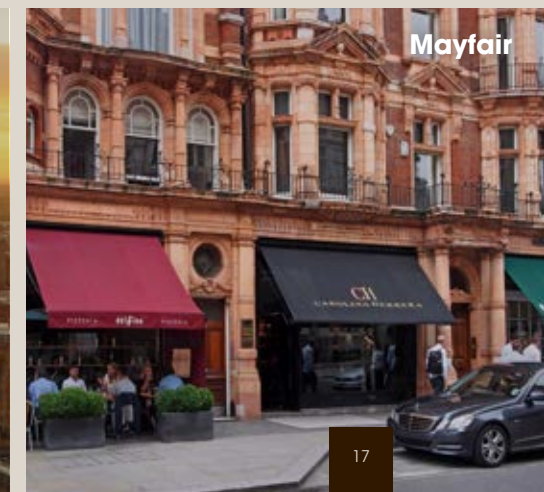
Theatre Land



Big Ben



London Eye

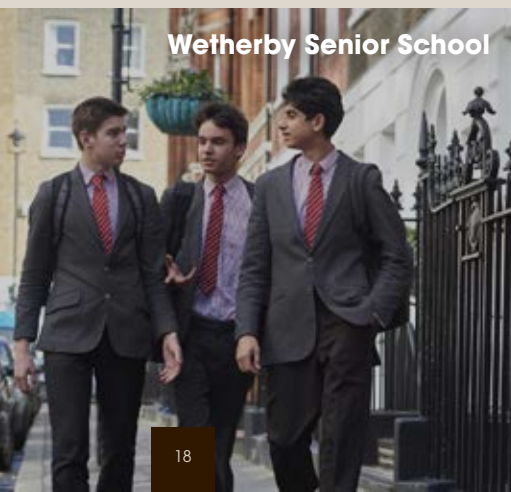


Mayfair

EDUCATIONAL INSTITUTIONS

London is globally renowned for its stellar educational institutions. An address on Baker Street gives residents immediate access to an extensive range of institutions from nurseries and primary schools through to higher education at colleges and world-class universities. The Marylebone district is home to numerous primary and secondary schools classified by Ofsted as "Outstanding" including St Vincent's Catholic Primary School, Wetherby Senior School and The St Marylebone CE School.

It also offers numerous non-denominational and international schools such as St Mary's Branston Square CofE School, the International Community School - which is rated in the top 20% of all UK schools and The Sylvia Young Theatre School. It is also on the doorstep of renowned universities such as the University of Westminster, Regent's University, University College London and University of London.



Wetherby Senior School



St Mary's Bryanston Square



The Royal Academy of Arts



Regent's University



University of London



University College London



ELEGANT & PRISTINE PENTHOUSE



PRIVATE ROOFTOP SAUNA



LUXURIOUS EATON SQUARE CARPETED BEDROOMS



ILLUMINATING FLOOR TO CEILING WINDOWS



IMPECCABLE PORCELAIN BATHROOM FITTINGS



LAVISH BEDROOM SPACES



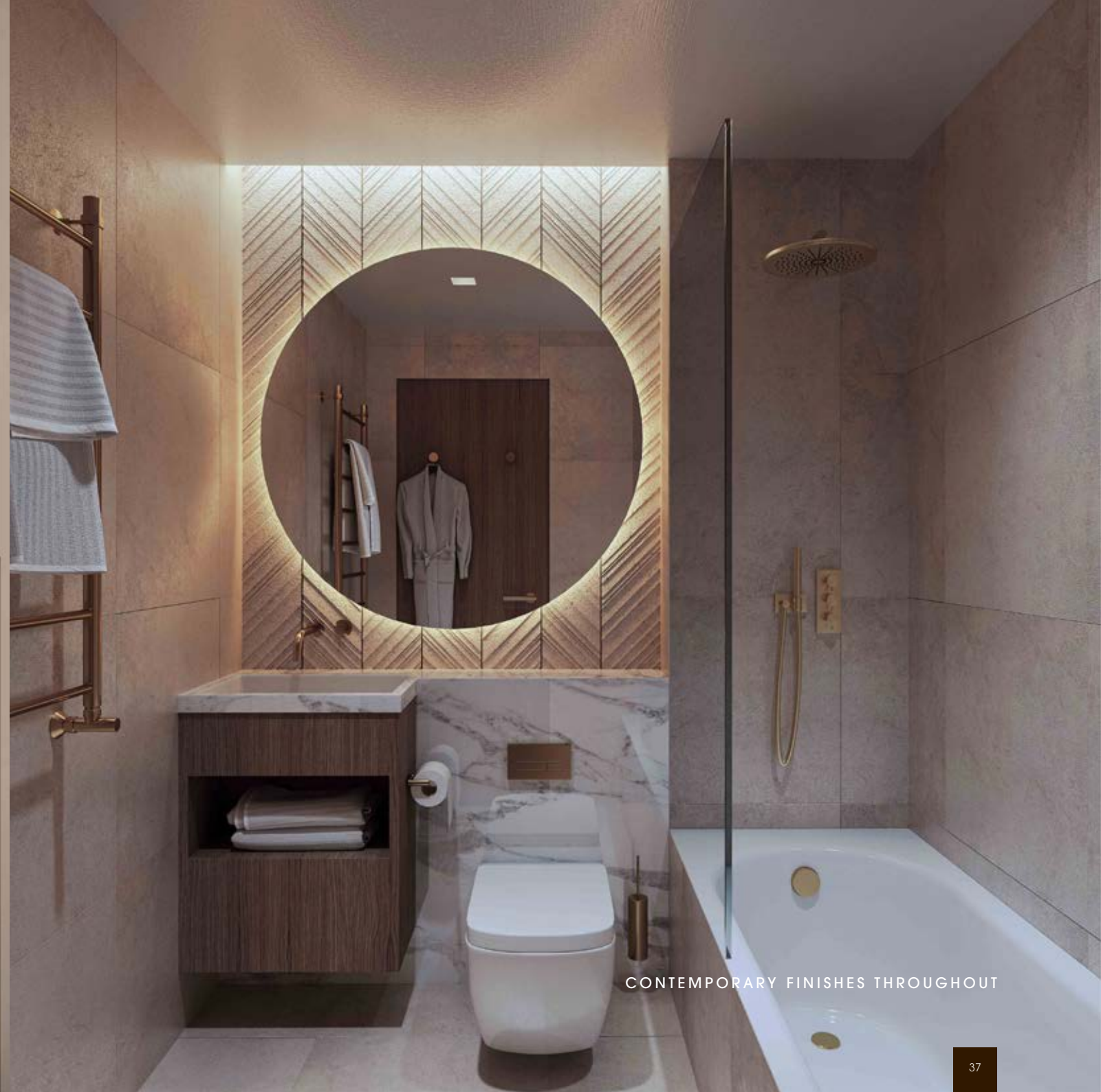
MAGNIFICENTLY ENGINEERED CHEVRON OAK FLOORING



SENSUAL UNDERFLOOR HEATING



BESPOKE WALK-IN WARDROBE



CONTEMPORARY FINISHES THROUGHOUT

SPECIFICATION

COMMON PARTS & AMENITIES

- Welcoming entrance hall with feature pendant lighting and marble flooring.
- Individual post boxes for each apartment located in entrance hallway.
- CCTV unit connected throughout the building common areas.
- Tasteful lighting throughout all building common areas.
- Convenient lift access to all apartments.
- Secure cycle storage.

GENERAL APARTMENT
DETAILS & FINISHES

- Warming Chevron pattern engineered oak flooring in kitchen and principal living areas.
- Eaton Square mulberry stone carpet or similar with high quality underlay in the bedrooms.
- Subtle off-white wall paint with wood skirting throughout the living spaces.
- Bespoke fitted wardrobes with integrated LED lighting to all bedrooms.
- Penthouse fitted with glorious skylight & rooftop solarium.

KITCHENS

- Contemporary Snaidero Italian kitchens. Handle-less cabinets with soft closing mechanism and concealed pelmet lighting.
- Stylishly integrated Miele, Samsung or similar kitchen appliances.
- Polished quartz stone worktops and backsplashes.
- Stained oak/matt lacquer units with quartz stone islands.
- Dornbracht branded or similar stainless-steel sinks.
- Deck mounted Dornbracht Tara tap or similar in ornate brushed brass finish.
- Contemporary Buster & Punch or similar brass power sockets & switches.

BATHROOMS / ENSUITES

- Neutral palette porcelain tiled walls and floors.
- Elegant Gessi branded fittings or similar.
- Luxurious designer sanitary ware, wall hung WC with concealed cistern and flush plate.
- Efficiently heated towel rails.
- Quartz stone wash basin and countertops.
- Tiled feature backsplash behind the vanity area.
- Backlit mirrored vanity cupboard with subtly located shaver sockets and demister pads.
- Walk-in shower area with glass screen. Fixed shower head with separate hand held shower fitment and bath mixer in brushed brass finish.
- Bath with overhead shower fitting in bathrooms without walk-in shower.

LIGHTING

- Programmable mood lighting with scene set function in all apartments.
- Low voltage LED luminaries in all bedrooms and bathrooms.
- Feature concealed lighting in selected locations.
- Private terraces with external lighting to select apartments.

TECHNICAL FEATURES

- All apartments are ELV and smart home enabled.
- All apartments are control access enabled.
- Advanced heating & cooling system that can be controlled and accessed via mobile app.
- Efficient underfloor heating throughout entire apartment.
- Finely attuned heating and cooling systems provided by concealed units in each apartment.
- Data to all principal rooms and at each TV station for seamless streaming to smart TVs.
- Internationally accessible satellite dish installed to provide streaming for European and Middle Eastern channels.
- Full Cat 6 structured cabling and wireless access points for high-speed internet access.
- Full plate frameless Buster & Punch or similar metal switches and sockets.
- Each apartment is fitted with state-of-the-art fire alarms.
- Innovative A/V connections to provide easy access to all electronic devices at your fingertips.
- WiFi speed upto 630Mbps.

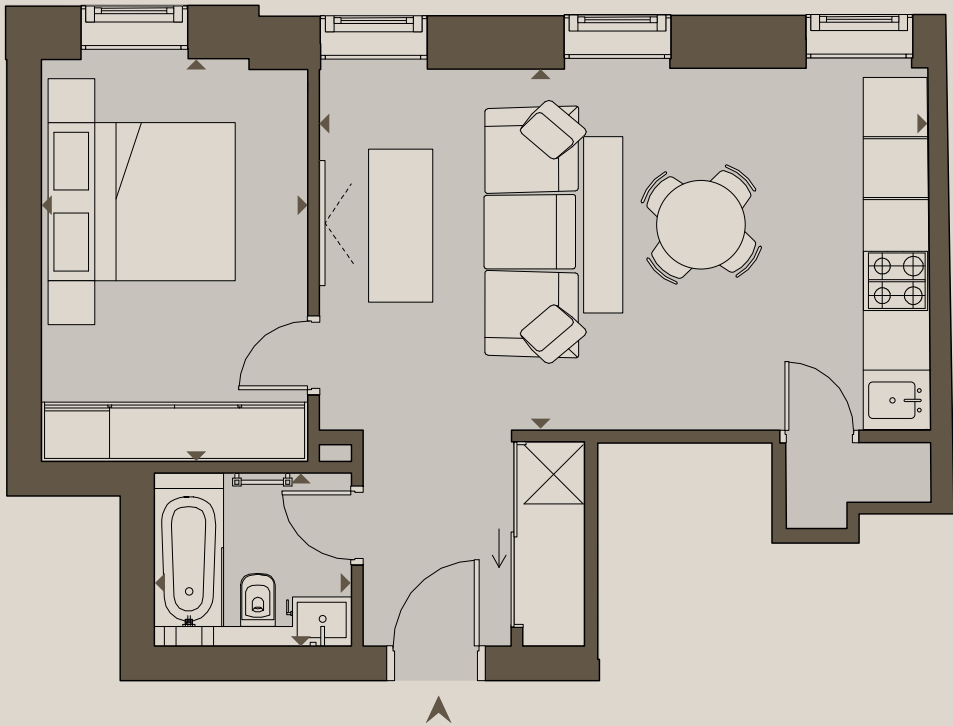
TAX & AUTHORITY INFORMATION

Council Tax Band	Local Authority	Tenure
1	Westminster City Council	999 year leasehold

* All renders are reflective of design and layout, maybe subject to change depending on site conditions and may be subject to change.
** Specifications are correct as time of printing and may be subject to change as project develops.

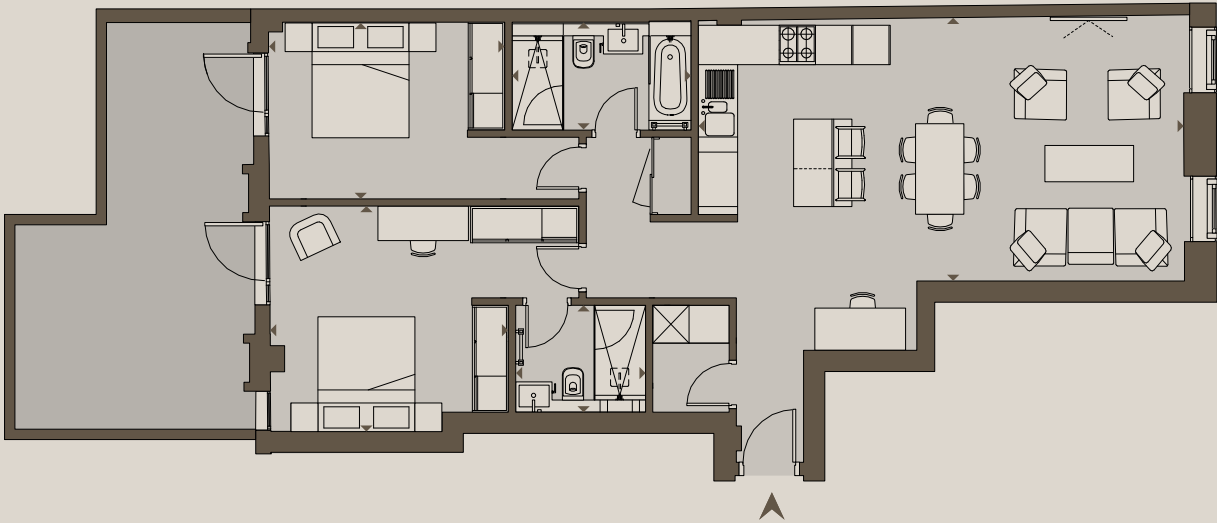
STUNNING STONE FINISHED KITCHENS





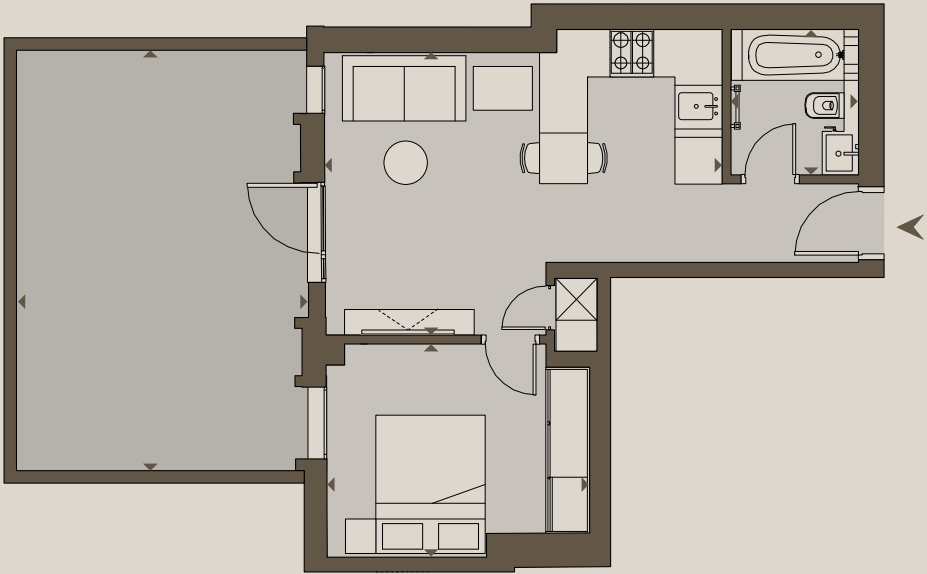
Living, Dining & Kitchen	4.78m x 6.17m	15.7ft x 20.2ft
Bedroom	4.19m x 2.70m	13.7ft x 8.9ft
Bathroom	1.76m x 2.00m	5.8ft x 6.6ft
Total Internal Area	44.8 sq.m.	482 sq.ft.

Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.



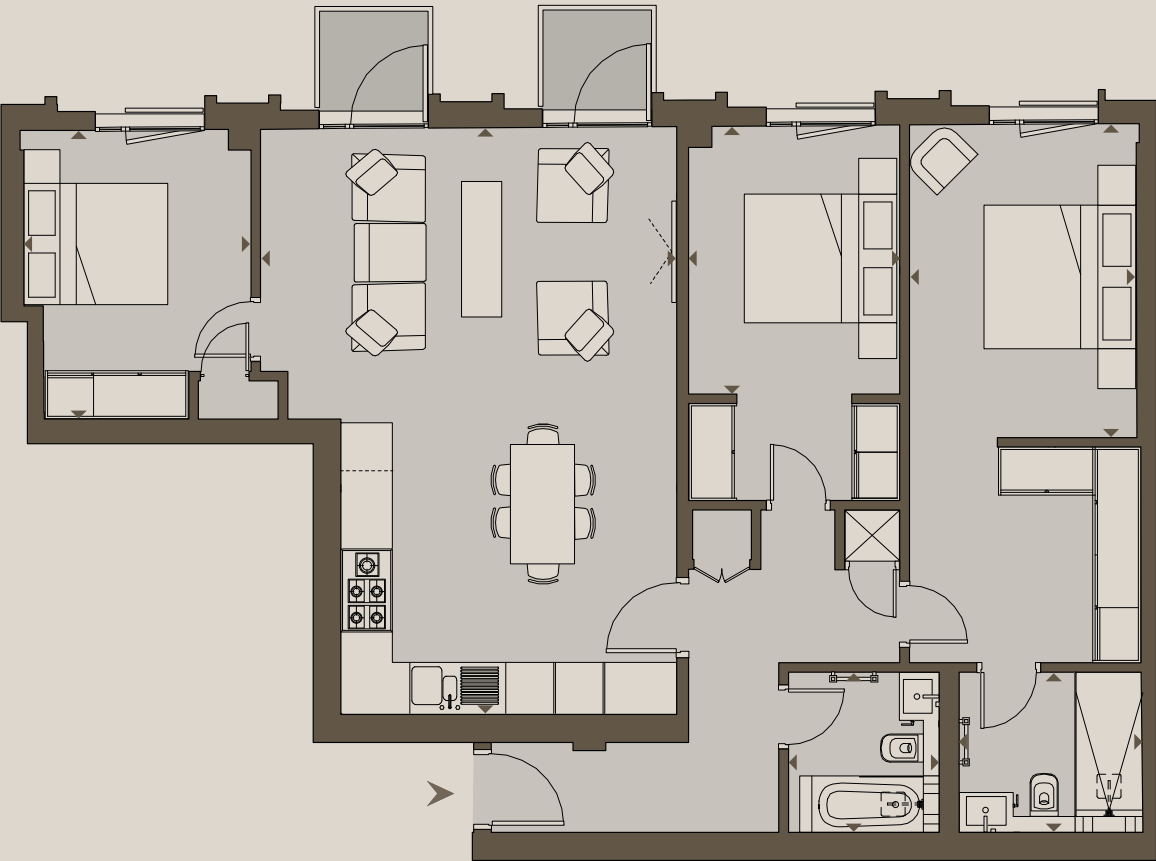
Living, Dining & Kitchen	8.14m x 4.37m	26.7ft x 14.3ft
Master Bedroom	5.12m x 3.73m	16.8ft x 12.2ft
Ensuite	2.15m x 1.77m	7.1ft x 5.8ft
Bedroom	5.12m x 2.89m	16.8ft x 9.5ft
Bathroom	2.97m x 1.76m	9.7ft x 5.8ft
Total Internal Area	88.4 sq.m.	952 sq.ft.
Total Terrace Area	22.8 sq.m.	245 sq.ft.

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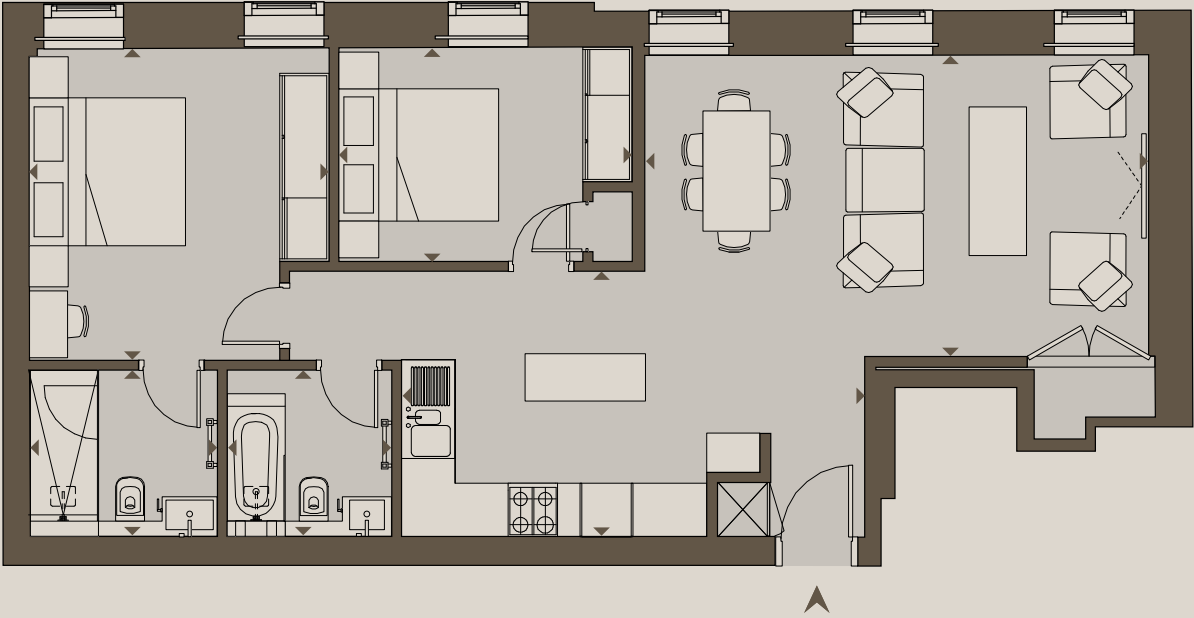
Living, Dining & Kitchen	3.01m x 3.89m	9.8ft x 12.7ft
Bedroom	3.59m x 2.90m	11.8ft x 9.5ft
Bathroom	1.76m x 2.00m	5.7ft x 6.6ft
Total Internal Area	36.6 sq.m.	394 sq.ft.
Total Terrace Area	23.9 sq.m.	257 sq.ft.

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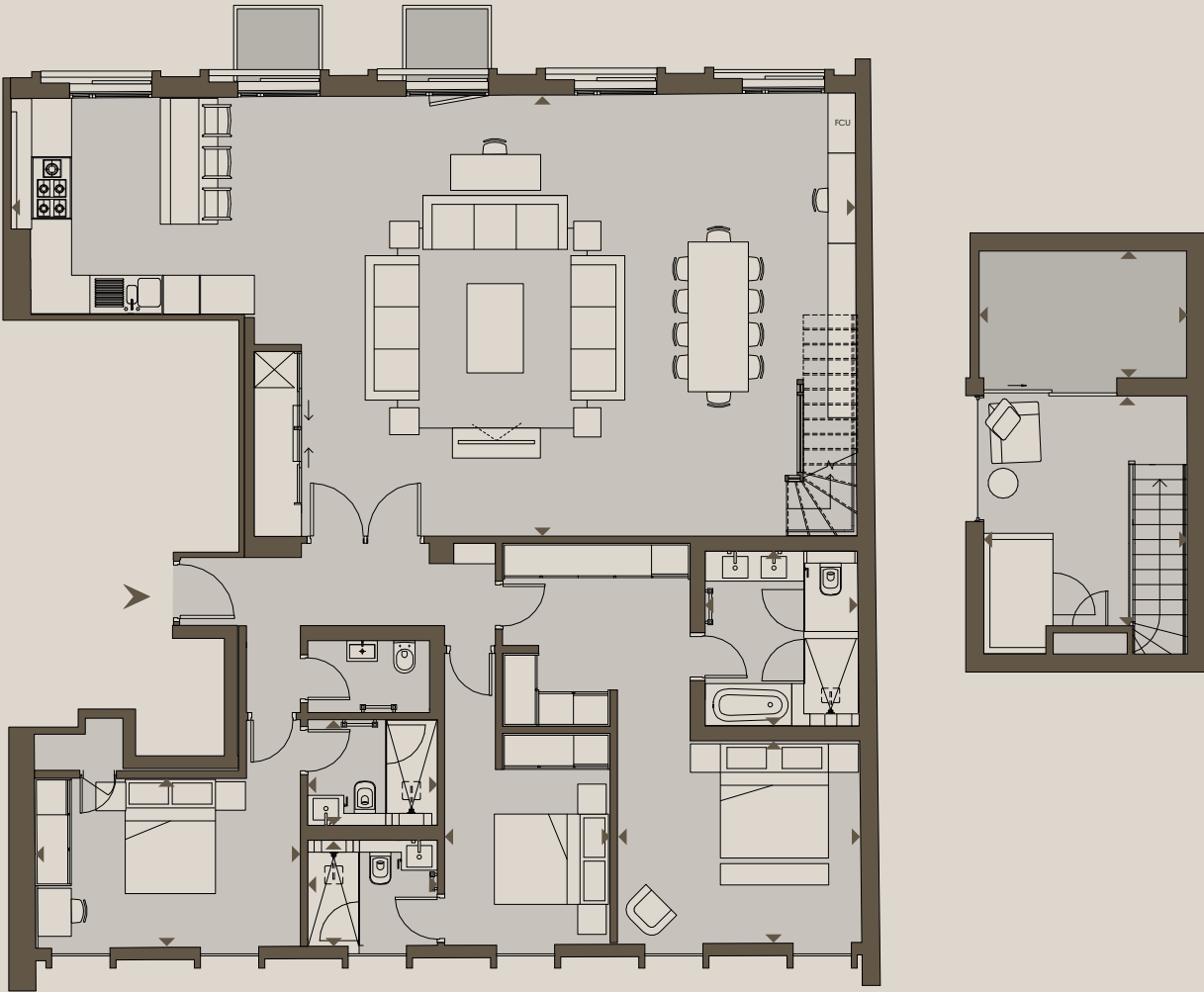
Living, Dining & Kitchen	7.34m x 5.22m	24.1ft x 17.1ft
Master Bedroom	6.71m x 2.83m	22ft x 9.3ft
Ensuite	2.01m x 2.26m	6.6ft x 7.4ft
Bedroom 1	4.67m x 2.65m	15.3ft x 8.7ft
Bathroom 1	2.01m x 1.89m	6.6ft x 6.2ft
Bedroom 2	3.60m x 2.90m	11.8ft x 9.5ft
Total Internal Area	99.4 sq.m.	1,070 sq.ft.
Total Terrace Area	4 sq.m.	43 sq.ft.

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Living & Dining	4.67m x 6.15m	15.3ft x 20.1ft
Kitchen	3.23m x 5.63m	10.6ft x 18.5ft
Master Bedroom	3.79m x 3.70m	12.4ft x 12.1ft
Ensuite	2.03m x 2.29m	6.7ft x 7.5ft
Bedroom	2.60m x 3.57m	8.5ft x 11.7ft
Bathroom	2.03m x 2.00m	6.7ft x 6.6ft
Total Internal Area	74.40 sq.m.	801 sq.ft.

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Living, Dining Kitchen	7.36m x 14.06m	24.1ft x 46.1ft
Master Bedroom	6.60m x 4.07m	21.6ft x 13.4ft
Ensuite	2.91m x 2.56m	9.5ft x 8.4ft
Bedroom 1	4.79m x 2.75m	15.7ft x 9.0ft
Ensuite 1	1.69m x 2.16m	5.5ft x 7.0ft
Bedroom 2	3.69m x 4.41m	12.1ft x 14.5ft
Ensuite 2	1.76m x 2.16m	5.8ft x 7.1ft
Powder Room	1.20m x 2.03m	3.9ft x 6.6ft
Sauna	3.38m x 3.83m	11.1ft x 12.6ft
Total Internal Area	183.9 sq.m.	1,979.00 sq.ft.
Total Terrace Area	7.6 sq.m.	82 sq.ft.
Total Balcony Area	3.9 sq.m.	42 sq.ft.

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