



BURLINGTON
GATE
-
MAYFAIR

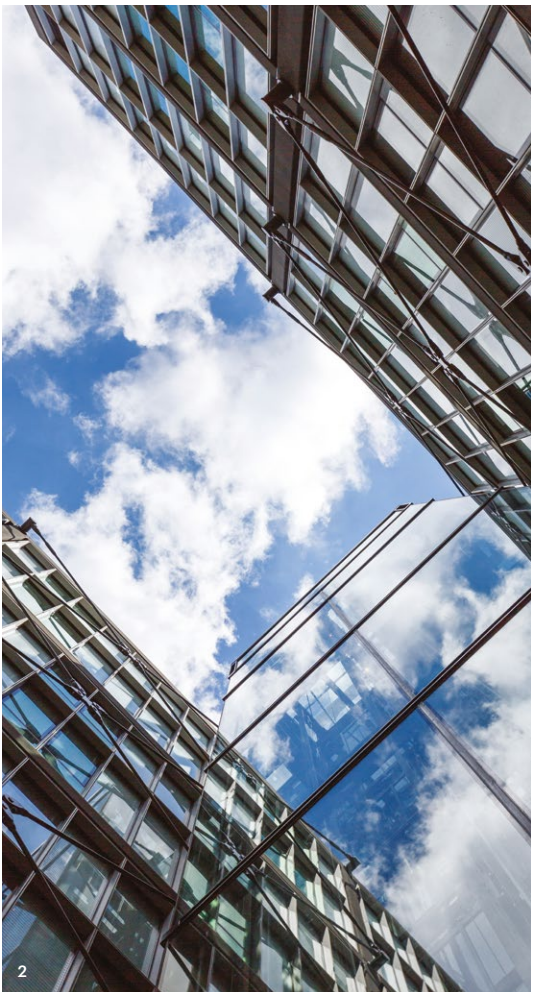
APARTMENT

103

2 BEDROOMS



NATIVE
LAND



AN UNRIVALLED EXPERIENCE

Designed by world-class architects Rogers Stirk Harbour + Partners, Burlington Gate is a collection of 42 exclusive apartments and penthouses, incorporating the first new arcade in Mayfair since the 1930s. There is also a private residents' lobby and seating area and an exclusive gymnasium and spa managed by Bodyism.

Apartment 103 is the perfect two bedroom west facing London home. Careful consideration has been given to the use of space to make it as versatile and flexible as possible.

The interiors, by Hudson & Mercer, are an inspired mix of cultural backgrounds with natural tones and textures that work together throughout.

The overall impression is one of warmth and calm, and the striking works of art, sourced from local galleries, add a vibrant splash of colour that alludes to the bustling Mayfair neighbourhood outside.

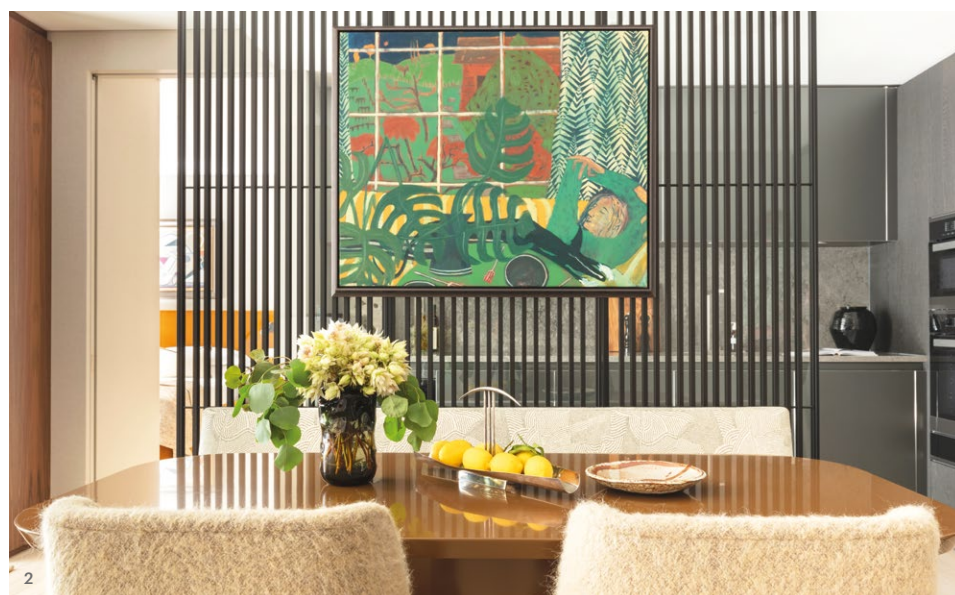
- 1 Cork Street façade.
- 2 The arcade's open atrium.
- 3 Reception room.





1

- 1 Reception room.
- 2 Open plan dining area and kitchen.
- 3 Study area.
- 4 Open plan dining area and kitchen.



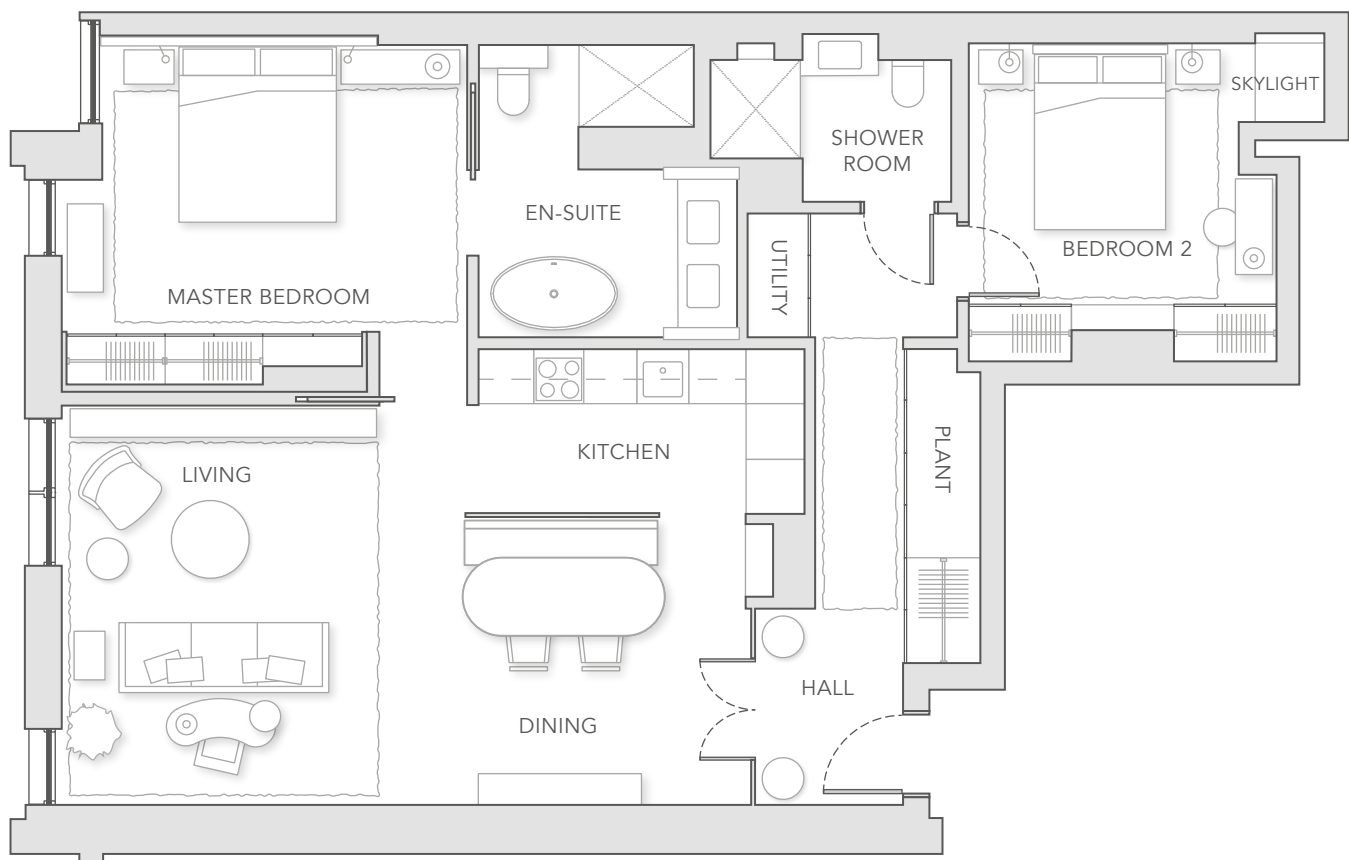
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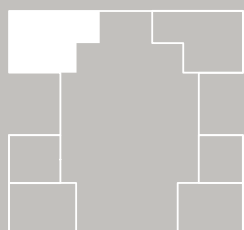
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103

FLOOR 1
2 Bedroom
109 sq.m / 1,170 sq.ft

Living	4.6 m × 4.6 m	15.1 ft × 15.1 ft
Dining	3.3 m × 3.4 m	10.8 ft × 11.2 ft
Kitchen	3.9 m × 1.8 m	12.8 ft × 5.9 ft
Master Bedroom	4.6 m × 4 m	15.1 ft × 13.1 ft
Bedroom 2	3.7 m × 3.7 m	12.1 ft × 12.1 ft



0 1m 5m





1



2



3



4

- 1 Master bedroom.
- 2 Master bedroom en-suite bathroom.
- 3 Bedroom 2 shower room.
- 4 Bedroom 2.

OUTLINE SPECIFICATION

BUILDING SPECIFICATION

- Rogers Stirk Harbour + Partners designed elevations comprising expressed building frame and high quality double glazed curtain walling system.
- Contemporary long format specialist handmade bricks to street elevations.
- At higher level the building face folds back and incorporates terraces and increased glazing.
- Ground and basement floors contain dedicated gallery space and a new highly finished arcade from which the residences are accessed.

AMENITIES

- Interior designed entrance lobby and reception at first floor overlooking the arcade, galleries and pocket landscapes.
- Interior designed private gym and spa area by Bodyism, including sauna, treatment room and changing rooms all accessible direct from the lift core.
- One allocated parking space (34).
- Two secure car lifts access the basement car park.
- 24 hour security based on site with Concierge service provided at reception.

APARTMENT 103 INTERNAL SPECIFICATION

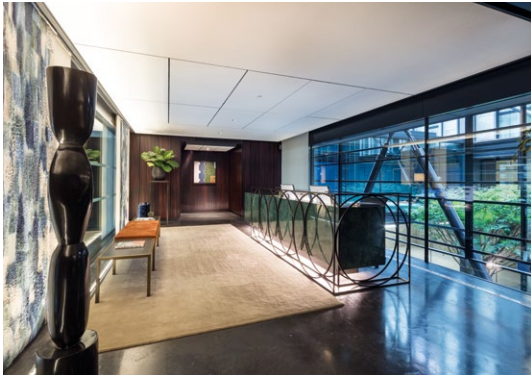
- Floor to ceiling heights are 2600mm in reception and bedrooms. Lower ceilings in hallway, kitchen and bathrooms.
- Engineered timber flooring throughout.

HEATING AND COOLING

- Independent under floor heating system in all rooms.
- All principal rooms comfort cooled.

JOINERY

- Front doors; Wide solid core hardwood timber veneer door with panelled surround and brushed steel ironmongery.
- Internal doors; Wide solid core doors with white painted finish and high quality brushed steel ironmongery.
- Master bedroom wardrobes have timber effect doors with fabric effect interior. Internal fittings include hat shelf with hanging rail, lighting and mirror.



LIGHTING

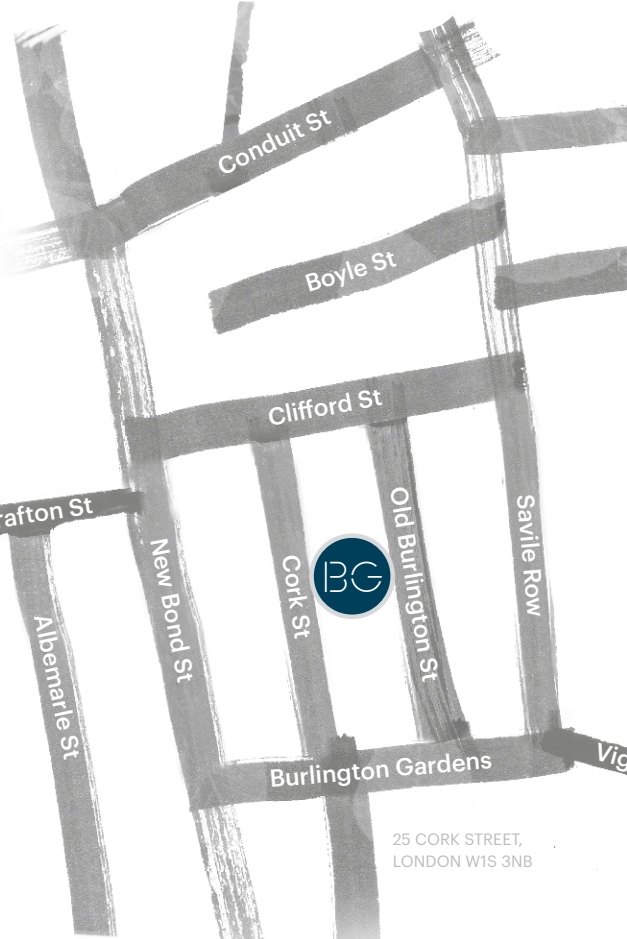
- LED downlights to all principal rooms, with reception rooms providing strips in ceiling with integrated lights.
- All lighting controlled by Control4, a scene setting system, although switches in each room provide simple and intuitive control. AV, telephone and data systems and home automation.

- The Control4 home automation system is provided with fixed and mobile tablet control. Compatible with all major tablet providers, the system provides control of lighting scenes, heating and cooling, security contact with concierge, blind programming and operation, all principal room audio, TV signal to principal rooms. The system can be enhanced to provide HD Video signals without additional wiring.

CENTRAL MAYFAIR

With London's famous Bond Street, celebrated throughout the world for its wealth of elegant designer fashion, Mayfair has become a haven for luxurious living. Boutiques, tailors,

shoemakers, perfumers, jewellers, Michelin Star restaurants, historic private members' clubs and commercial galleries are in abundance here.



Important notice: Please note that aspects of the design & specification for Burlington Gate are continuously reviewed and Ten Acre (Mayfair) Two Ltd reserve the right to make alterations to the design without further notice. July 2019

A joint venture development between three partners



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