

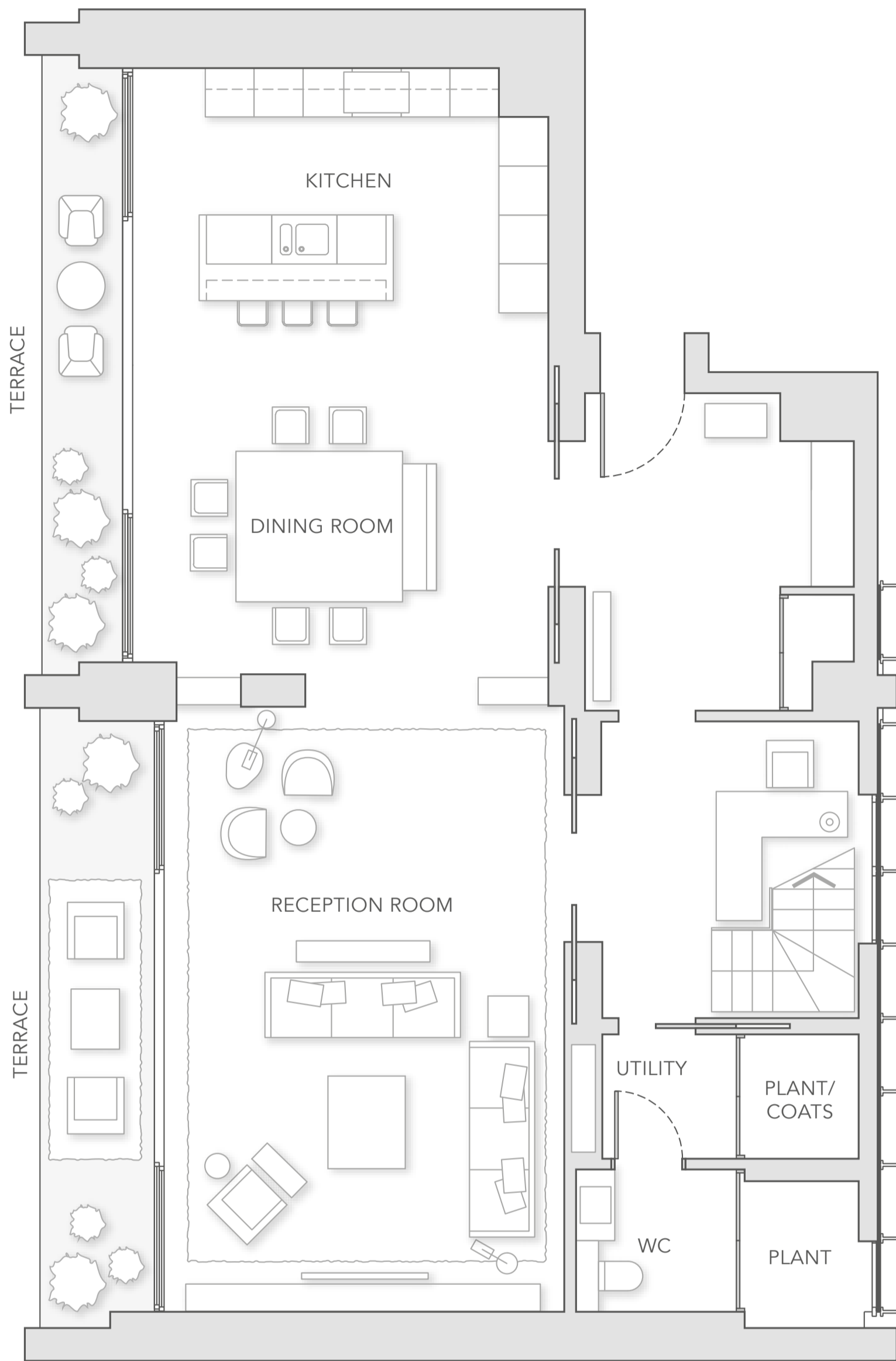
BURLINGTON
GATE
—
MAYFAIR

PENTHOUSE

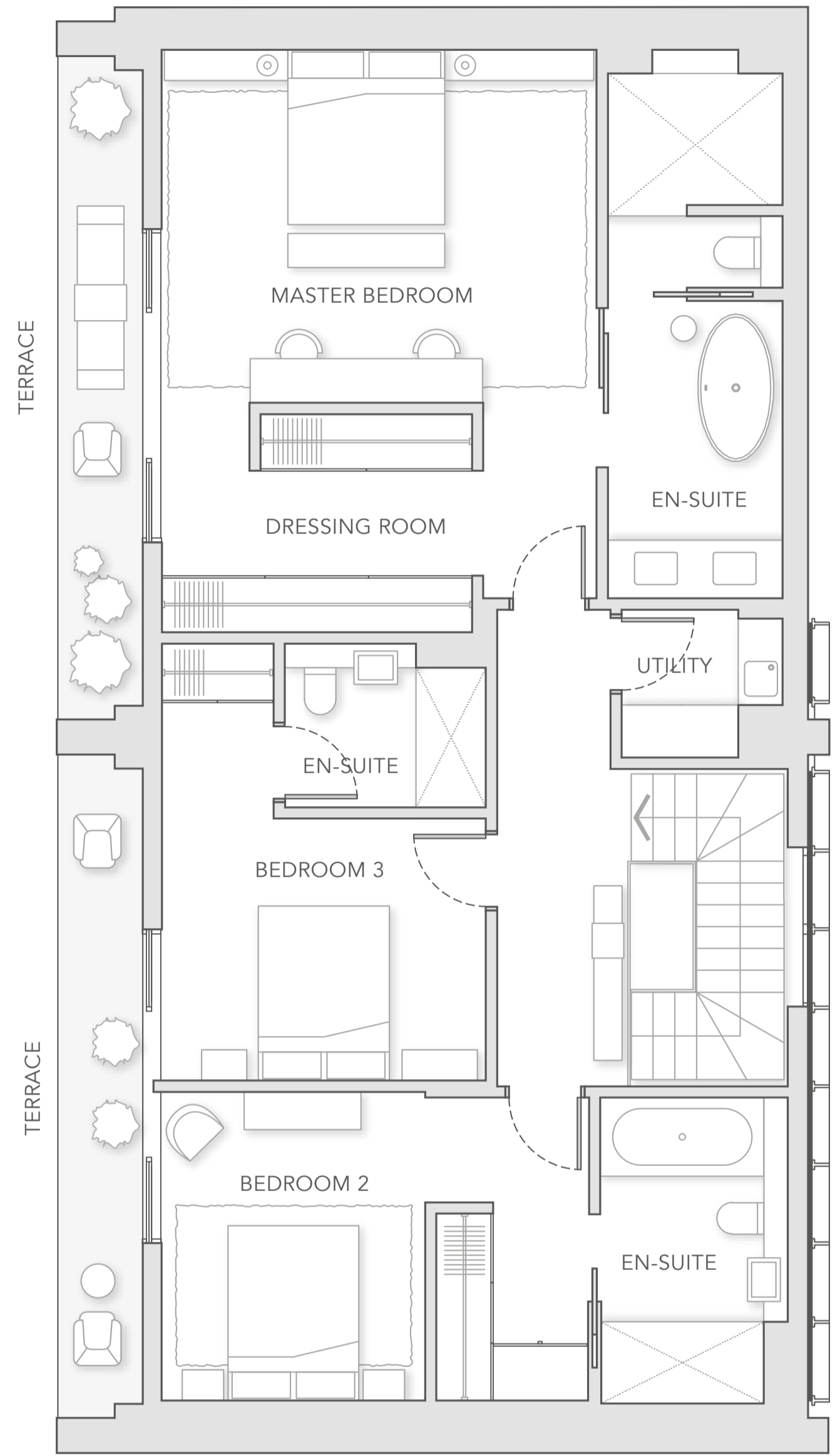
701

3 BEDROOMS

BURLINGTON
GATE
-
MAYFAIR



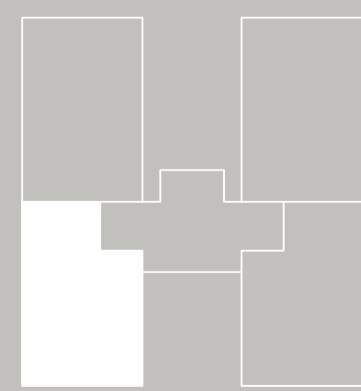
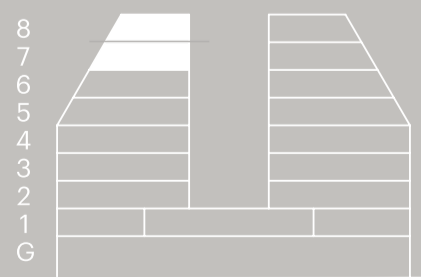
FLOOR 7



FLOOR 8

701

FLOOR 7 & 8
3 Bedroom
230 sq.m / 2,476 sq.ft
Terraces 43 sq.m / 462 sq.ft



Reception room	7.4m × 5.0m	24.28 ft × 16.40 ft
Dining room	5m × 5.1m	16.40 ft × 16.73 ft
Kitchen	3m × 5.1m	9.84 ft × 16.73 ft
Bedroom 1	6.6m × 4.9m	21.65 ft × 16.08 ft
En-suite 1	6m × 2m	19.69 ft × 6.56 ft
Bedroom 2	3.5m × 4.9m	11.48 ft × 16.08 ft
En-suite 2	3.5m × 2.1m	11.48 ft × 6.89 ft
Bedroom 3	5m × 3.7m	16.40 ft × 12.14 ft
En-suite 3	1.9m × 2.3m	6.23 ft × 7.55 ft
Large terrace	7.2m × 1.4m	23.62 ft × 4.59 ft
Small terraces	7.2m × 1.0m	23.62 ft × 3.28 ft



0 1m 5m

Outline Specification

EXTERNAL 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.

COMMON PARTS AND AMENITIES

Interior designed common lobby and reception at first floor overlooking the Arcade, galleries and pocket landscape.

Interior designed private gym and spa area, including sauna, treatment room and changing rooms is accessible direct from the lift core.

Two secure car lifts access the basement car park.

A number of storage units are available for purchase.

24 hour security will be based on site with Concierge service provided at reception.

INTERNAL SPECIFICATION

Floor to ceiling heights will be 2600mm in reception and bedrooms. Lower ceilings in hallway, kitchen and bathrooms.

Engineered timber flooring throughout.

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 linen clad doors with an oak veneer interior and exterior frame. Internal fittings include drawers, shelving, shoe rack, hanging rail, lighting and mirror.

HEATING AND COOLING

Independent under floor heating system in all rooms.

All principal rooms comfort cooled.

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 will be provided with fixed and mobile tablet control. Compatible with all major tablet providers, the system will provide 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.

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.

A joint venture development between three partners

Sales representation

