

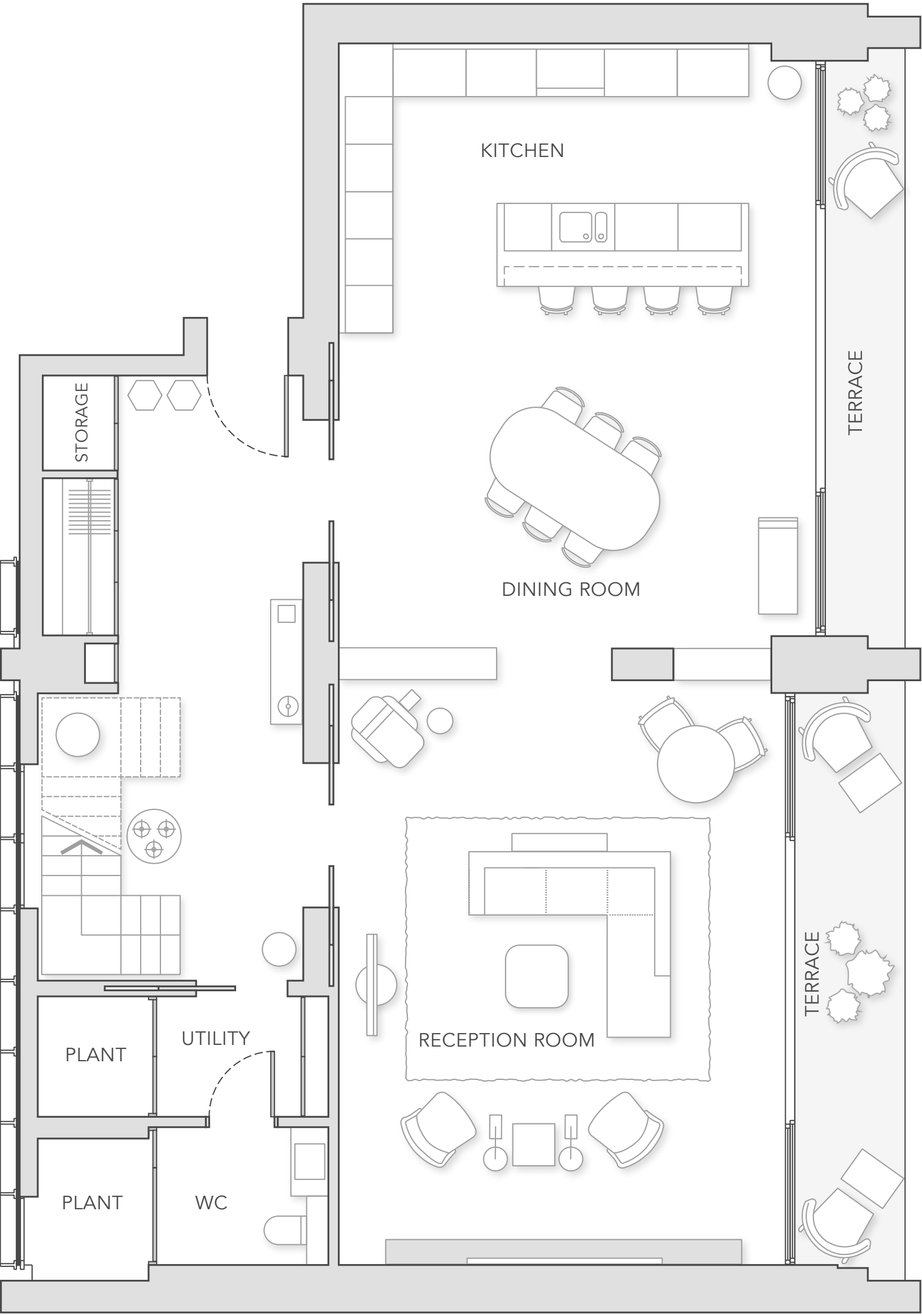
BURLINGTON
GATE
—
MAYFAIR

PENTHOUSE

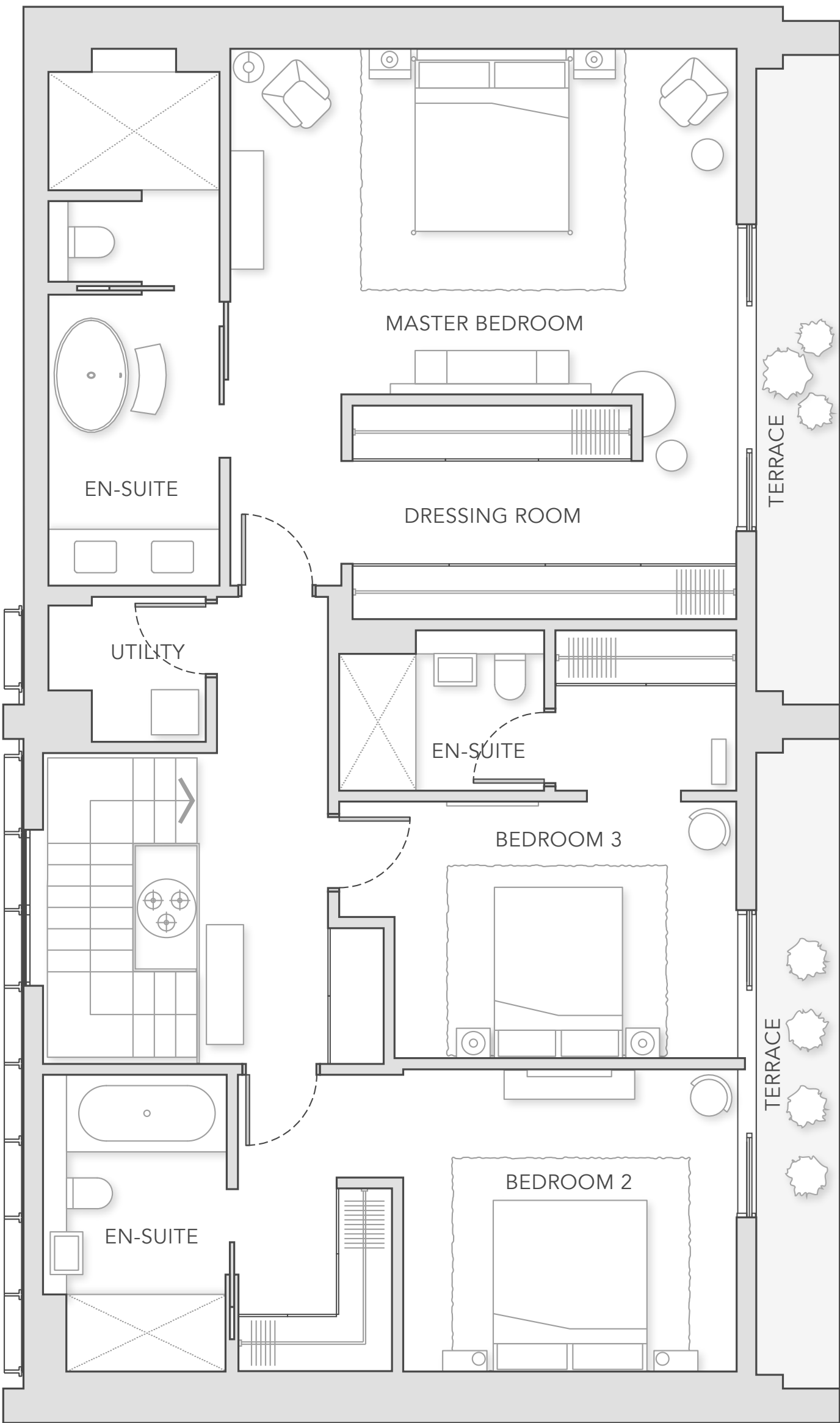
704

3 BEDROOMS

BURLINGTON
GATE
-
MAYFAIR



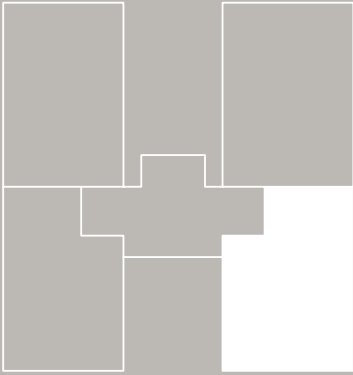
FLOOR 7



FLOOR 8

704

FLOOR 7 & 8
3 Bedroom
257 sq.m / 2,771 sq.ft
Terraces 43 sq.m / 462 sq.ft



Reception room	7.4 m × 5.6 m	24.28 ft × 18.37 ft
Dining room	6 m × 6 m	16.40 ft × 19.69 ft
Kitchen	3 m × 6 m	9.84 ft × 19.69 ft
Bedroom 1	6.6 m × 5.9 m	21.65 ft × 19.36 ft
En-suite 1	6 m × 2 m	19.69 ft × 6.56 ft
Bedroom 2	3.5 m × 5.8 m	11.48 ft × 19.03 ft
En-suite 2	3.5 m × 2.1 m	11.48 ft × 6.89 ft
Bedroom 3	5 m × 4.6 m	16.40 ft × 15.09 ft
En-suite 3	1.9 m × 2.4 m	6.23 ft × 7.87 ft
Large terrace	7.2 m × 4.1 m	23.62 ft × 4.59 ft
Small terrace	7.2 m × 1.0 m	23.62 ft × 3.28 ft



Outline Specification

EXTERNAL SPECIFICATION

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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

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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 based on site with Concierge service provided at reception.

INTERNAL SPECIFICATION

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

Engineered timber flooring to living areas and kitchen.

Carpets to bedrooms.

JOINERY

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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.

HEATING AND COOLING

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Independent under floor heating system in all rooms.

All principal rooms comfort cooled.

LIGHTING

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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 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

