

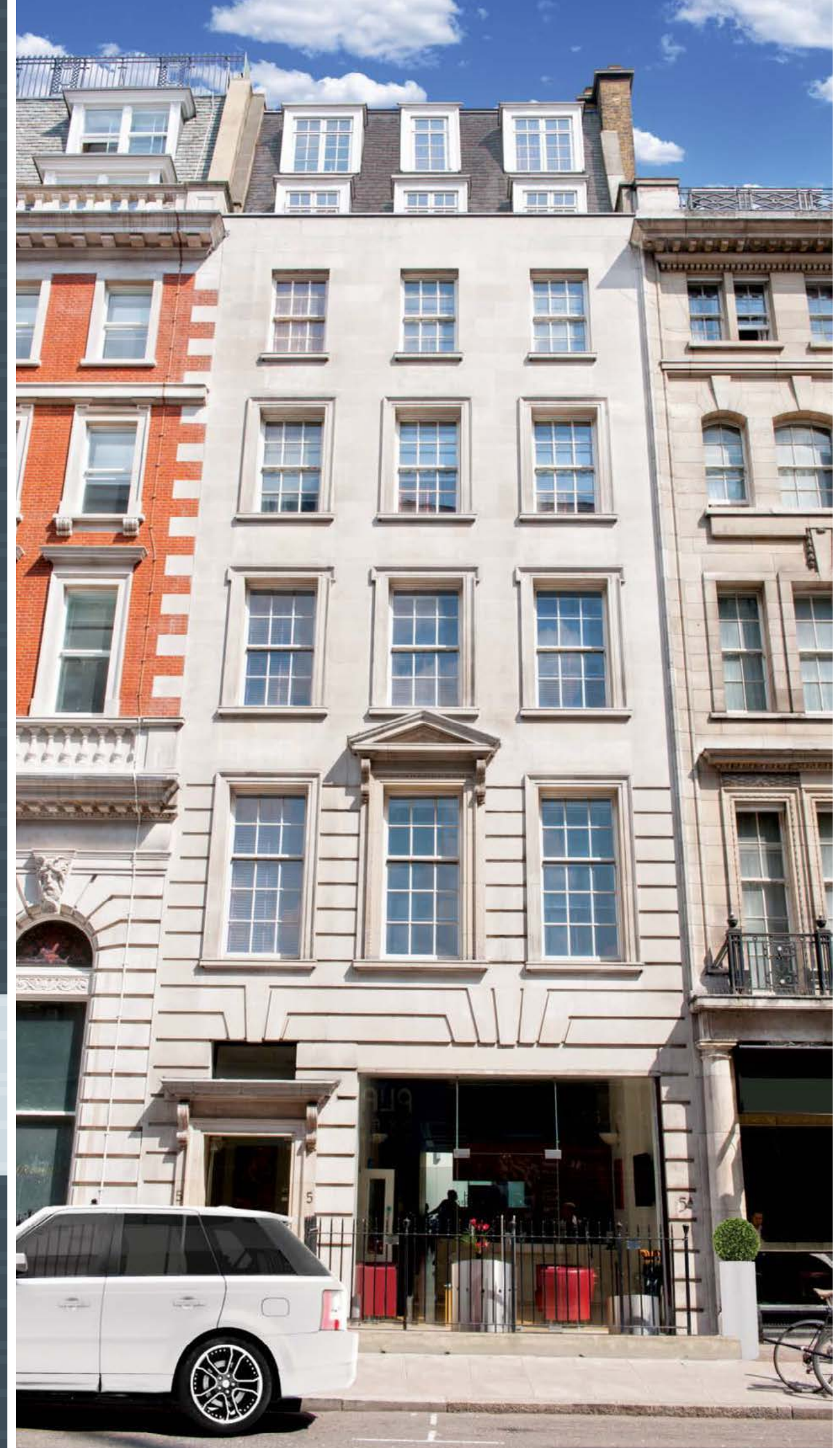


5 Berners Street
London W1

EXCLUSIVE LONDON LIVING

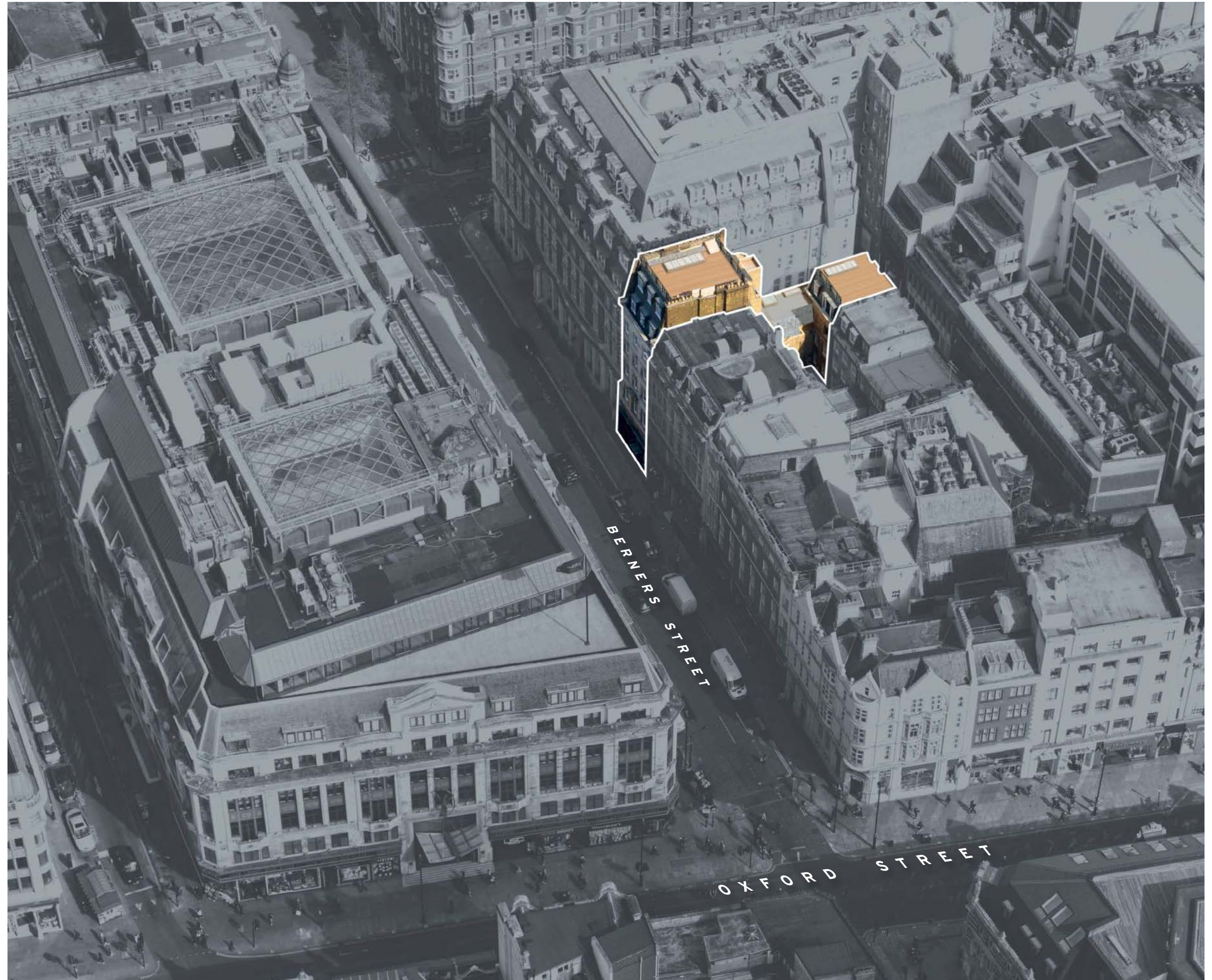
5 Berners Street W1

6 magnificent apartments and two duplex penthouses
situated less than a minute's walk from
Oxford Street in the heart of London's West End





Stroll to the most prestigious shopping streets, world renowned restaurants, hotels and cultural landmarks in minutes







Berners Street lies within the distinctly affluent and historically bohemian area of Fitzrovia in the heart of London's West End.

Residents will not only be moments from one of the World's most prized and fashionable shopping streets, but will be surrounded by the fusion of bars, internationally acclaimed restaurants, fabulous hotels and a non-stop kaleidoscope of entertainment this niche pocket of the Capital has to offer.

Sheer distinction

The locality & lifestyle

They will also be within 5 minutes stroll of Soho Square and gardens, Zone 1 connections, the Dominion and a seemingly endless array of gastro eateries that line Charlotte Street.

Refined style

A cultural showcase
on your doorstep

Theatreland, Leicester Square,
Chinatown, Covent Garden - so
many names and places so
synonymous with the West End,
and so deceptively close to
Berners Street.

With Regent's Park, Leicester
Square and the Royal Opera
House all within 15 minutes walk,
residents at 5 Berners Street will
have everything from Royal
Parkland to the Royal Ballet
virtually on their doorstep.





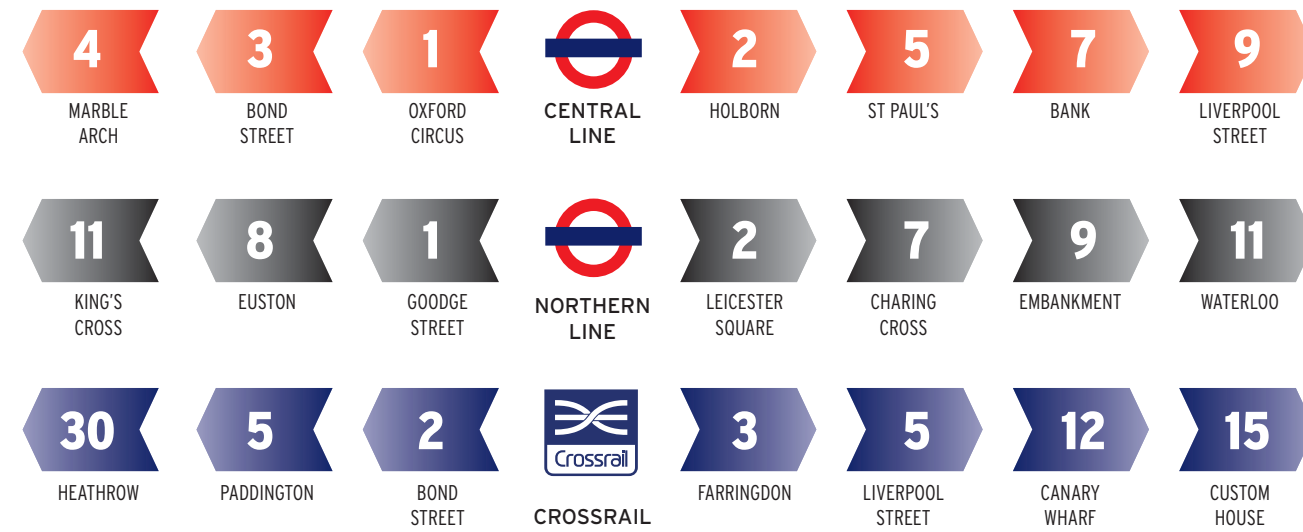
London is undisputedly one of the most influential, productive and dynamic trading centres, and its heartland 'The Square Mile' is situated just 7 minutes direct on the tube from 5 Berners Street.

The South Bank & Westminster will both be around 10 minutes journey time, while nearer still, Green Park or 'afternoon tea' at the Ritz will be a quick 8 minute hop from Tottenham Court Road.

BS 5 Berners Street
London W1

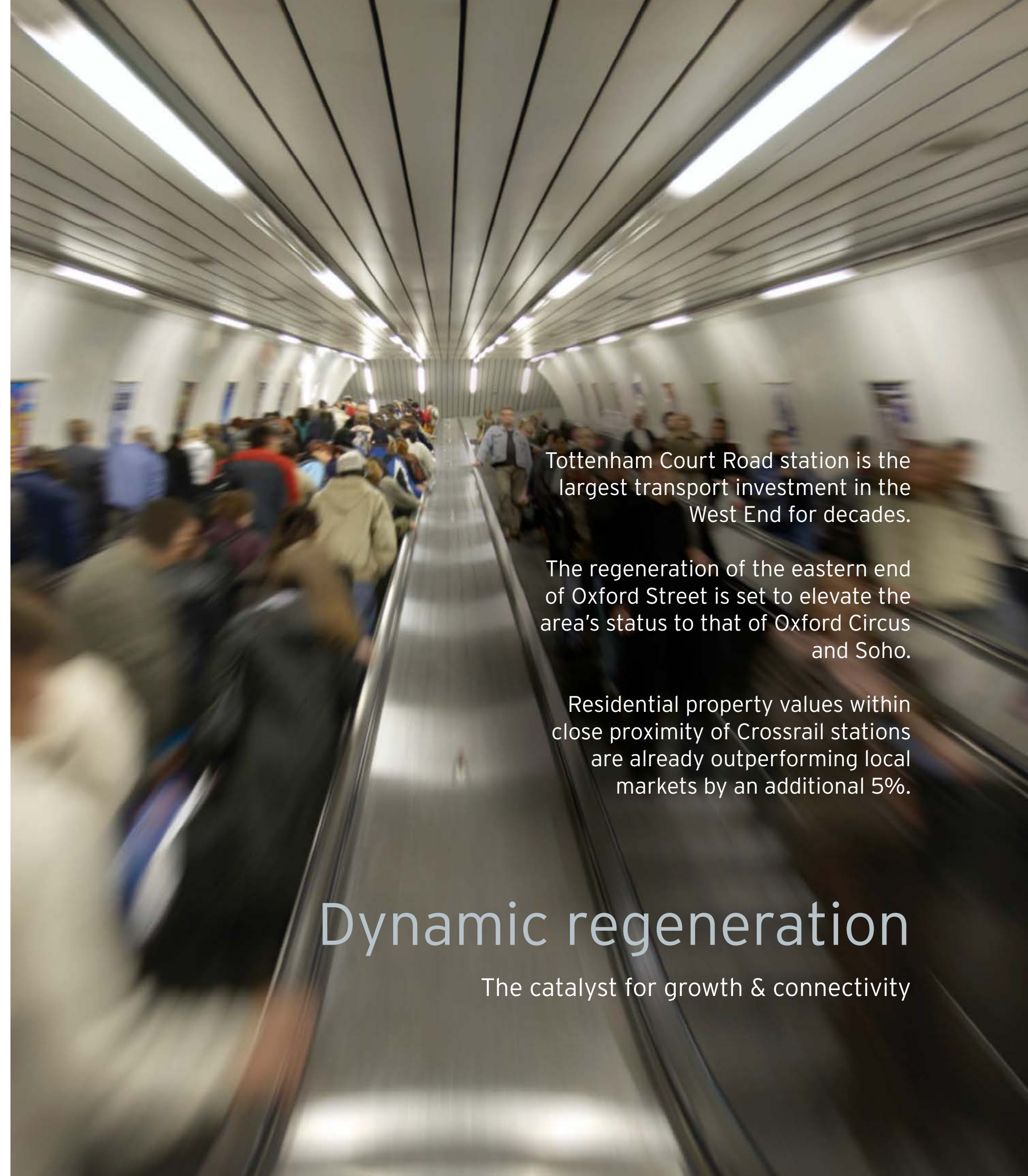


TOTTENHAM COURT ROAD STATION



The £1 billion transformation of Tottenham Court Road station will provide a showcase for futuristic public transport - around 400 metres from the apartments.

Tottenham Court Road station will become a key transport hub with the introduction of Crossrail services in 2018. At peak times, 24 trains per hour travelling in both directions will serve some 102,000 passengers daily, with the station having new larger ticket halls, new entrances and streamlined access to the Northern and Central line tube platforms.



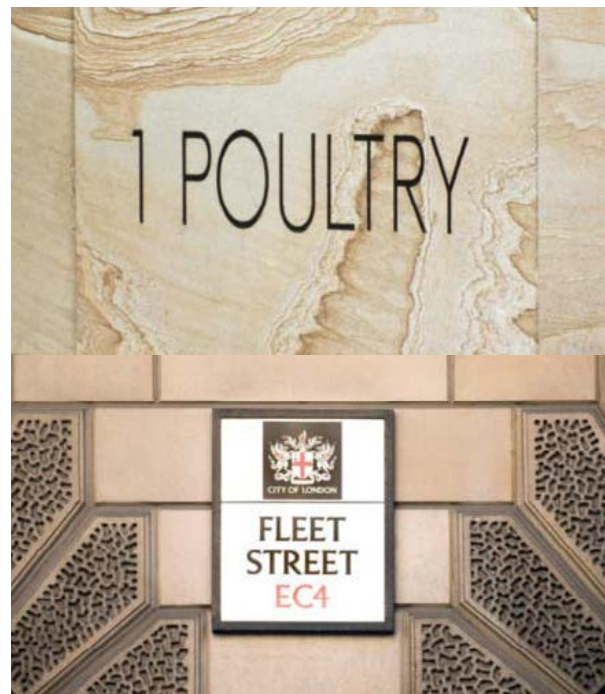
Tottenham Court Road station is the largest transport investment in the West End for decades.

The regeneration of the eastern end of Oxford Street is set to elevate the area's status to that of Oxford Circus and Soho.

Residential property values within close proximity of Crossrail stations are already outperforming local markets by an additional 5%.

Dynamic regeneration

The catalyst for growth & connectivity



Perfectly placed

For London living

- Adjacent to the London Edition Hotel and gastronomic Berners Tavern.
- Less than 1 minutes walk from Oxford Street.
- 2 minutes walk from Sanderson 5 star luxury boutique hotel.
- 5 minutes walk from Tottenham Court Road tube and forthcoming Crossrail services.
- 7 minutes by tube from London's financial district.
- 11 minutes by tube from King's Cross/St Pancras & Eurostar.
- Within 10 minutes walk of Bond Street - the most expensive retail location in Europe.
- Within 15 minutes walk of Regent's Park.
- Brilliantly located for the West End's arts, opera, theatre, nightlife and restaurants.
- Within easy access of London's principal universities.



5 Berners Street
London W1



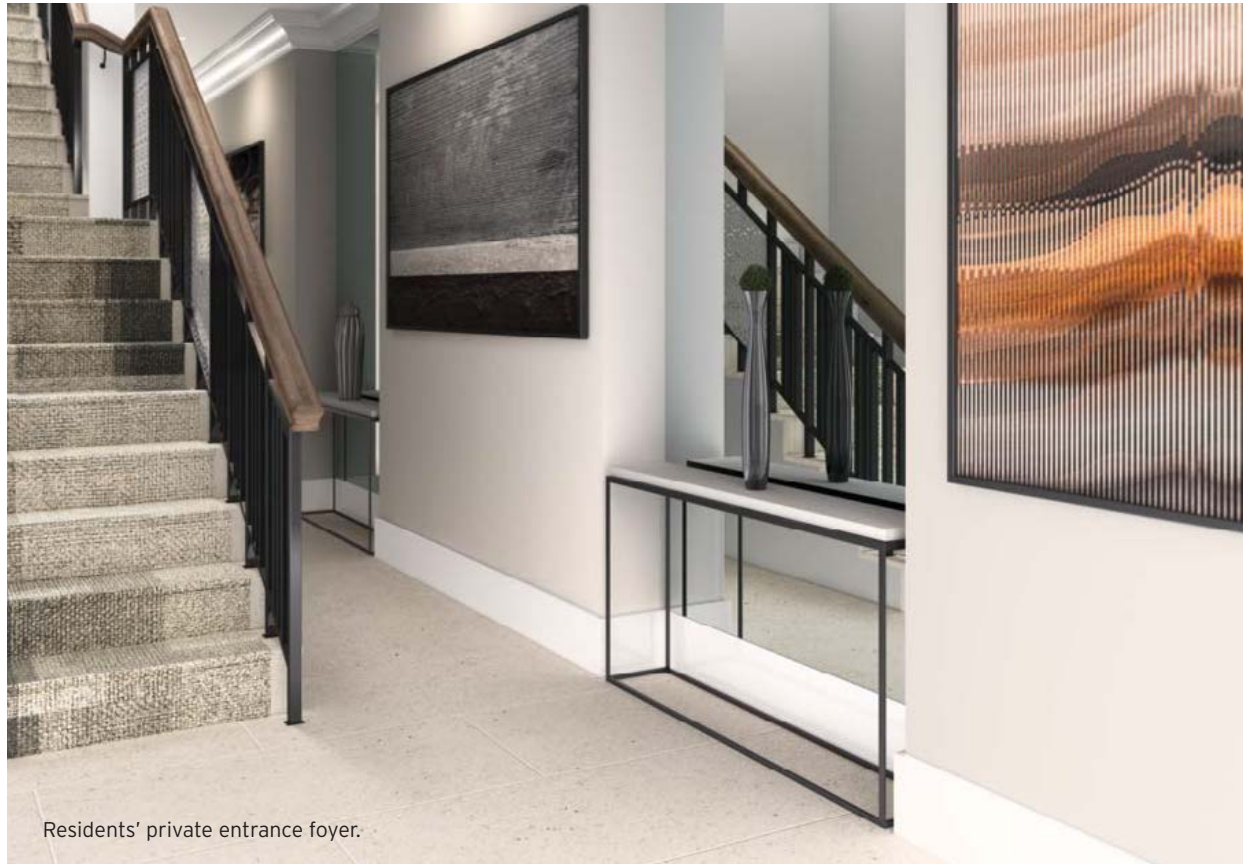
THE APARTMENTS

5 Berners Street W1

A JOINT DEVELOPMENT BY

PRINCETON PROPERTY PARTNERS
LIMITED

RESOLUTION
PROPERTY

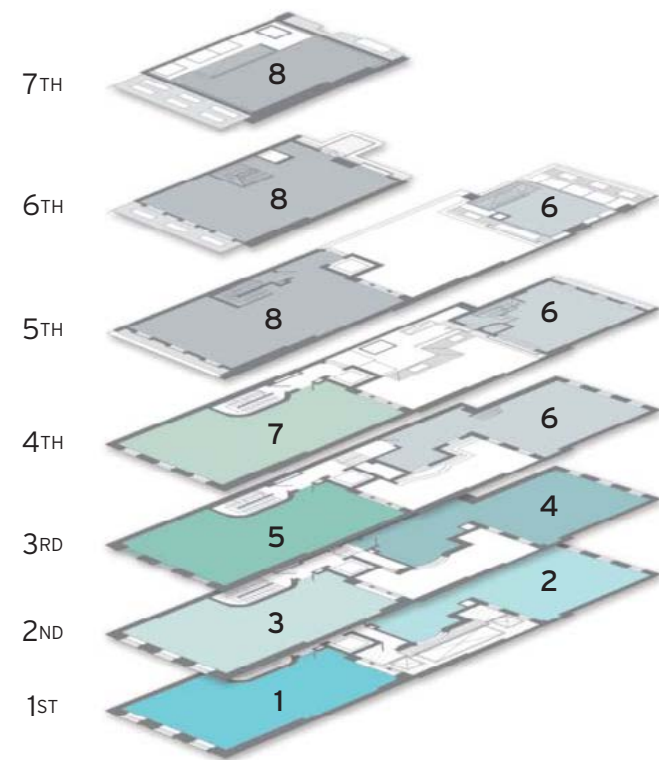


Residents' private entrance foyer.

The apartments are arranged from 1st to 6th floor with two duplex penthouses on 3rd & 4th floor and 5th & 6th floors with full private roof terraces.

A private residents lift serves each apartment level from the imposing ground floor foyer fronting Berners Street.

The building has an architecturally detailed portland stone façade adding further opulence to the magnificent east facing apartments and penthouse.



Features include:

- Choice of 2 & 3 bedroom apartment styles.
- Highly refined specifications throughout.
- Comfort cooling to duplex apartments.
- Daytime concierge.

Opulence, privacy and style

- Car club membership allocated to each apartment.
- Private roof terrace to duplex apartment 6 and duplex penthouse 8.
- Cat 5 cabling and pre-wired data sockets for home technology throughout.



Penthouse 8 roof terrace



Duplex penthouse 8 - the pinnacle of luxury

Computer generated image for guidance only.



Each apartment at Berners Street is specified and finished to the same meticulous levels of craftsmanship and interior design detailing.



Sophisticated contemporary elegance

The hallmark of 5 Berners Street



GENERAL

- Smoke and fire detection alarms.
- Full colour entry system with flat screen panels to each apartment.
- Opulent entrance foyer with daytime concierge.
- Secure bicycle storage.
- Car club membership allocated to each apartment.
- Complimentary single car parking facility for 1 year with apartments 1, 6 & 8.
- Residents will be able to apply for a street parking permit from Westminster City Council.
- Whole house ventilation system including a heat recovery system.
- Double glazing.

FINISHES

- Timber flooring to principal living areas and kitchen.
- Fully fitted carpets to bedrooms.
- Thermostatically controlled heating in all main living areas.
- Comfort cooling to all living areas and bedrooms in duplex apartments 6 and 8.
- Full height solid doors.
- Bespoke joinery to include fitted wardrobes in all bedrooms.
- Bespoke lighting design with LED technology.
- Full height fitted coat cupboard with integrated LED lighting in all flats.

KITCHEN

- Bespoke designed kitchen with wall mounted storage from Leicht.
- Fully integrated luxury appliances.
- Stone worktops with feature splash back.

BATHROOMS

- All bathrooms equipped with Vola sanitaryware.
- Thermostatically controlled under floor heating.
- Luxurious walk-in showers.
- Brushed stainless steel heated towel rails.
- Wall Hung WC's with concealed push button cistern.
- Specialist vanity units.

AUDIO VISUAL

- Central distribution hub providing AV, telephone and data systems throughout.
- Cat 5 cabling and pre-wired data sockets for digital TV, satellite, DAB and FM radio, telephone and data services throughout.



APARTMENT 1

Internal area:	76.5 sq.m.	823 sq.ft.
Entrance hall	7.1 x 1.8m	23'3" x 5'10"
Living/dining inc kitchen area	6.3 x 4.4m	20'7" x 14'4"
Master bedroom	3.8 x 3.1m	12'5" x 10'2"
Bedroom 2	4.6 x 2.6m	15'0" x 8'6"



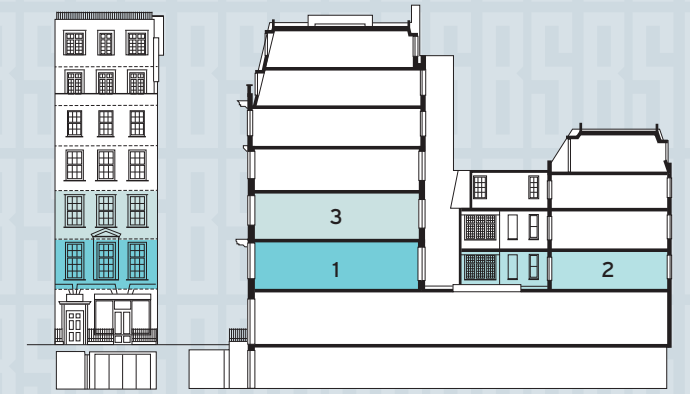
APARTMENT 2

Internal area:	82.0 sq.m.	882 sq.ft.
Entrance hall	8.4 x 1.4m	27'5" x 4'6"
Living/dining inc kitchen area	5.4 x 4.0m	17'7" x 13'0"
Master bedroom	3.4 x 3.3m	11'2" x 10'0"
Bedroom 2	4.2 x 2.9m	13'8" x 9'5"
Study/bedroom 3	4.0 x 2.3m	13'0" x 7'6"



APARTMENT 3

Internal area:	78.0 sq.m.	839 sq.ft.
Entrance hall	7.1 x 1.8m	23'3" x 5'10"
Living/dining inc kitchen area	6.5 x 4.4m	21'3" x 14'4"
Master bedroom	3.7 x 3.3m	12'1" x 10'10"
Bedroom 2	4.7 x 2.6m	15'4" x 8'6"



APARTMENTS 1, 2 & 3

2 Bedroom apartments

BS 5 Berners Street
London W1

Floor finishes and furniture are shown for illustrative purposes only.
Room dimensions and total areas stated are approximate and should
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APARTMENT 4

Internal area:	81.5 sq.m.	877 sq.ft.
Entrance hall	7.4 x 1.4m	24'2" x 4'6"
Living/dining inc kitchen area	6.3 x 4.0m	20'7" x 13'0"
Master bedroom	3.4 x 3.3m	11'2" x 10'10"
Bedroom 2	4.2 x 2.7m	13'8" x 8'10"



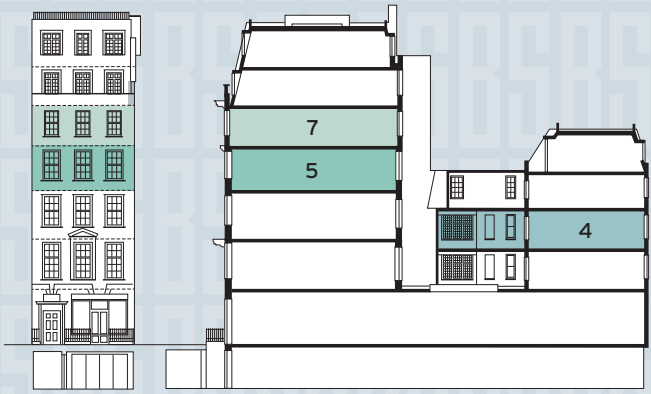
APARTMENT 5

Internal area:	79.5 sq.m.	855 sq.ft.
Entrance hall	7.1 x 1.8m	23'3" x 5'10"
Living/dining inc kitchen area	6.5 x 4.5m	21'3" x 14'8"
Master bedroom	3.7 x 3.4m	12'1" x 11'2"
Bedroom 2	4.8 x 2.7m	15'8" x 8'10"



APARTMENT 7

Internal area:	86.0 sq.m.	925 sq.ft.
Entrance hall	7.1 x 1.8m	23'3" x 5'10"
Living/dining inc kitchen area	6.6 x 4.4m	21'7" x 14'4"
Master bedroom	3.8 x 3.4m	12'5" x 11'2"
Bedroom 2	4.8 x 2.6m	15'8" x 8'6"



APARTMENTS
4, 5 & 7

2 Bedroom apartments

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3RD FLOOR

Entrance hall	5.3 x 1.4m	17'4" x 4'6"
Master bedroom	4.5 x 4.0m	14'8" x 13'0"
Bedroom 2	4.0 x 2.7m	13'0" x 8'10"
Bedroom 3	3.0 x 2.4m	9'9" x 7'10"



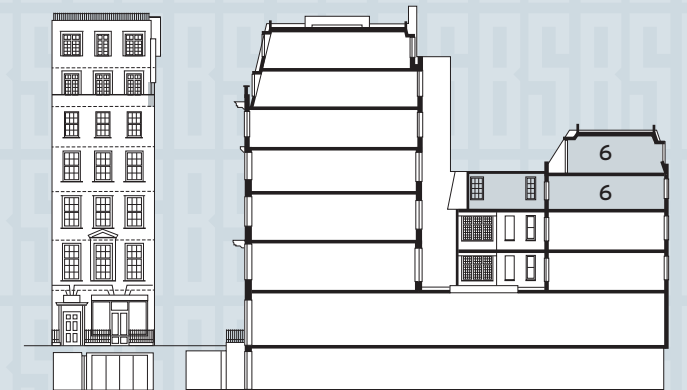
4TH FLOOR

Living/dining inc kitchen area	7.8 x 6.4m	25'6" x 20'11"
Study area	1.3 x 1.7m	4'2" x 5'6"



5TH FLOOR

Roof terrace	5.0 x 4.5m	16'4" x 14'8"
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APARTMENT 6

3 Bedroom Duplex Penthouse 1

Internal area:	127.5 sq.m.	1,374 sq.ft.
External area:	27.9 sq.m.	301sq.ft.



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5TH

5TH FLOOR

Master bedroom	3.9 x 3.8m	12'9" x 12'5"
Bedroom 2	4.3 x 4.1m	14'0" x 13'4"
Bedroom 3	4.1 x 2.6m	13'4" x 8'6"



6TH

6TH FLOOR

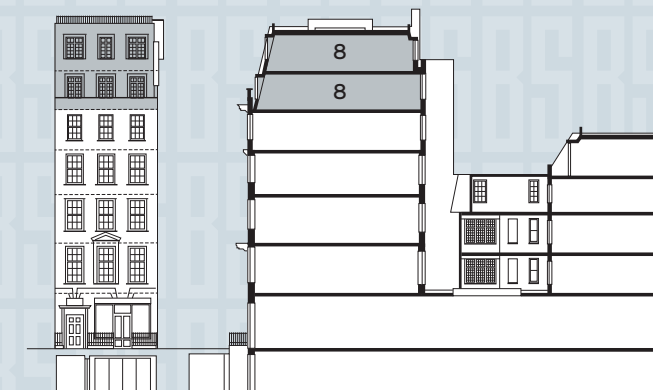
Living/dining inc kitchen area	10.6 x 7.2m	34'8" x 23'7"
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7TH

7TH FLOOR

Roof terrace	8.7 x 4.5m	28'5" x 14'8"
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APARTMENT 8

3 Bedroom
Duplex Penthouse 2

Internal area:	168.1 sq.m.	1811 sq.ft.
External area:	44.0 sq.m.	474 sq.ft.

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PRINCETON PROPERTY PARTNERS LTD

Princeton Property Partners are a highly skilled and opportunistic residential property developer focussed on central London. The company has an ever growing portfolio of high end luxury conversions and new build developments in prime West End locations with 5 Berners Street being one of their most innovative and prestigious schemes to date.



GOSFIELD STREET, FITZROVIA An exclusive boutique development comprising 9 apartments.



CARLOW HOUSE, CAMDEN A spectacular conversion offering 85 loft style apartments designed around a vast 4 storey atrium & winter garden.



PARAMOUNT HOUSE, SOHO A stunning conversion of the former Paramount Studios headquarters into 15 highly refined apartments.



GROSVENOR CRESCENT, BELGRAVIA A conversion of eight regency buildings into 15 highly prestigious apartments.

LANGHAM STREET, MARYLEBONE 4 magnificent apartments and a duplex penthouse within beautifully refurbished 1930s building.



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RESOLUTION
P R O P E R T Y

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020 7637 0821

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