



Duchess House

18-19 Warren Street

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AN EXCITING COLLECTION OF ELEVEN LUXURIOUS APARTMENTS, A GALLERIED TWO BEDROOM DUPLEX WITH INDEPENDENT ACCESS OVERLOOKING GRAFTON MEWS AND A STUNNING FOURTH FLOOR PENTHOUSE APARTMENT WITH PRIVATE TERRACE OFFERING SPECTACULAR VIEWS, IN A STYLISH ART DECO BUILDING IN THIS SOUGHT AFTER, VIBRANT AREA OF CENTRAL LONDON.



Duchess House brings to the area contemporary interiors within a stylish art deco façade, architecturally designed to maximise space and light. This exceptional collection of homes comprises five 1 bedroom apartments, six 2 bedroom apartments, one duplex maisonette and a stunning 3 bedroom penthouse apartment with south facing terrace.

The Fitzrovia lifestyle that surrounds it consists of a mix of media companies, production houses and art galleries enthused with vibrant bars, outstanding restaurants, famous landmarks like the BT Tower, the open spaces of Regents Park and the fashionable boutiques of Marylebone High Street.

Computer generated image indicative only



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Fitzrovia became a popular destination for Bohemians in the late 1920s and 30s as they shifted further west from Bloomsbury. Virginia Woolf and George Bernard Shaw were both residents of nearby Fitzroy Square, a square still favoured today by prominent writers and actors who have chosen to make their home in this eminent location.

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Duchess House is perfectly placed for easy access to all the capital has to offer.

Enviably positioned close to an excellent selection of shops and restaurants and with convenient access to Marylebone High Street, Theatreland and the West End. Warren Street Underground station is 100 metres away.

TRANSPORT

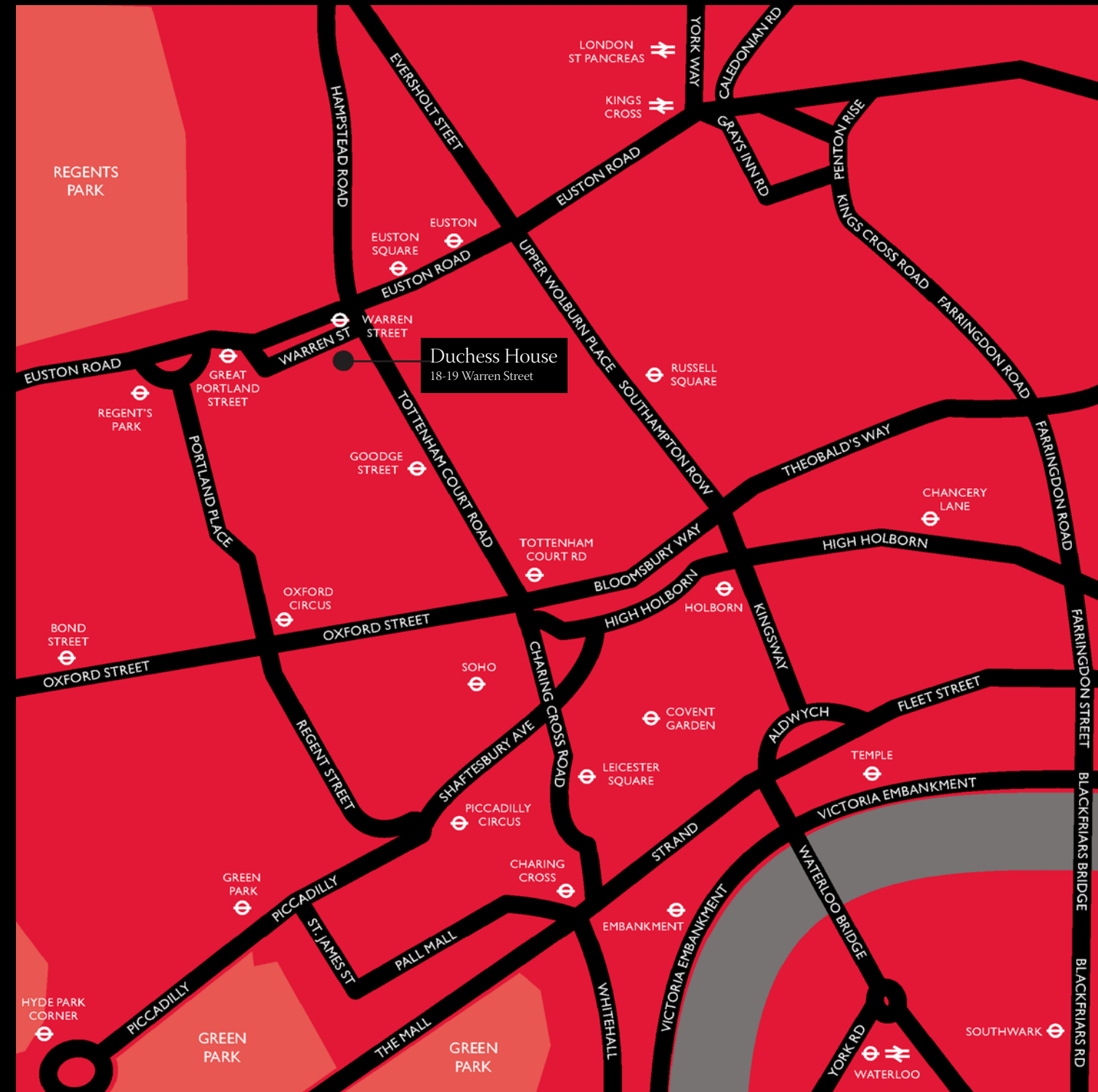
Warren Street (*Northern & Victoria Underground*)
 St Pancras International for *Eurostar*
 Euston
 Crossrail (*planned for completion 2018*)
 A40 linking with the motorway network

COLLEGES

UCH (*University College Hospital*)
 SOAS (*School of Oriental and African Studies*)
 London Business School
 LSE (*London School of Economics*)

PLACES OF INTEREST

Regents Park
 Fitzroy Square
 Charlotte Street
 Marylebone High Street
 Regents Place Business Centre





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Apartment 13 is a fabulous galleried two bedroom duplex with its own private access from Grafton Mews. The living area is located at ground floor level with kitchen/dining space, bedrooms, each with en suite, utility and cloakroom at lower ground level.



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Lower Ground Floor

Floor plans are indicative only. All dimensions given are subject to a tolerance of +/- 5%.

APARTMENT 13
Lower Level

Kitchen/Dining
9.02m x 5.12m
29'8" x 16'10"

Bedroom 1
5.55m x 2.78m
18'2" x 9'1"

Bedroom 2
5.16m x 3.43m
16'11" x 11'3"

Total floor area
101.69m² 1094ft²



Ground Floor

APARTMENT 13
Upper Level

Living
6.06m x 5.08m
19'10" x 16'8"

Total floor area
37.14m² 399ft²

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APARTMENT 1

Kitchen
2.97m x 1.89m
9'9" x 6'2"

Living
5.85m x 2.79m
19'2" x 9'2"

Bedroom
4.26m x 2.74m
14'0" x 9'0"

Total floor area
45.64m² 491ft²

APARTMENT 2

Kitchen/Living
5.56m x 4.22m
18'3" x 13'10"

Bedroom 1
3.35m x 2.69m
11'0" x 8'10"

Bedroom 2
3.69m x 3.50m
12'1" x 11'6"

Total floor area
59.09m² 636ft²

APARTMENT 3

Kitchen/Living
5.27m x 4.51m
17'3" x 14'10"

Bedroom 1
3.92m x 2.47m
12'10" x 8'1"

Bedroom 2
3.29m x 2.47m
10'9" x 8'1"

Total floor area
55.36m² 595ft²

APARTMENT 4

Kitchen
3.64m x 1.83m
11'11" x 6'0"

Living
5.39m x 2.88m
17'8" x 9'5"

Bedroom
4.34m x 2.42m
14'3" x 7'11"

Total floor area
45.64m² 491ft²



APARTMENT 5

Kitchen
2.98m x 1.94m
9'9" x 6'4"

Living
5.86m x 2.87m
19'2" x 9'5"

Bedroom
4.24m x 2.75m
13'11" x 9'0"

Total floor area
43.98m² 473ft²

APARTMENT 6

Kitchen/Living
5.39m x 4.21m
17'8" x 13'10"

Bedroom 1
3.36m x 2.69m
11'0" x 8'10"

Bedroom 2
3.69m x 3.50m
12'1" x 11'6"

Total floor area
58.98m² 634ft²

APARTMENT 7

Kitchen/Living
5.43m x 4.56m
17'10" x 15'0"

Bedroom 1
3.92m x 2.68m
12'10" x 8'9"

Bedroom 2
3.32m x 2.62m
10'11" x 8'7"

Total floor area
58.63m² 631ft²

APARTMENT 8

Kitchen
3.54m x 1.87m
11'7" x 6'1"

Living
5.56m x 2.89m
18'3" x 9'6"

Bedroom
4.49m x 2.39m
14'9" x 7'10"

Total floor area
46.92m² 505ft²

First Floor

Second Floor

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3
Third Floor

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APARTMENT 9

Kitchen
2.95m x 1.90m
9'8" x 6'3"

Living
6.00m x 2.88m
19'8" x 9'5"

Bedroom
4.38m x 2.77m
14'4" x 9'1"

Total floor area
45.07m² 485 ft²

APARTMENT 10

Kitchen/Living
5.49m x 4.37m
18'0" x 14'4"

Bedroom 1
3.49m x 2.78m
11'5" x 9'1"

Bedroom 2
3.48m x 3.40m
11'5" x 11'2"

Total floor area
62.19m² 669 ft²

APARTMENT 11

Kitchen/Living
9.84m x 4.40m
32'3" x 14'5"

Bedroom 1
6.90m x 2.65m
22'8" x 8'8"

Bedroom 2
5.81m x 2.62m
19'1" x 8'7"

Total floor area
97.69m² 1051 ft²

Terrace 13.23m² 142 ft²



Each apartment at Duchess House has been designed to provide contemporary living spaces, with an emphasis on style throughout. Materials, finishes and fittings have been selected for their quality and durability, ensuring that each apartment fulfils every expectation.

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APARTMENT 12

Kitchen
5.45m x 5.24m
17'10" x 17'3"

Living
9.07m x 3.96m
29'9" x 13'0"

Bedroom 1
5.31m x 4.64m
17'5" x 15'3"

Bedroom 2
4.24m x 2.88m
13'11" x 9'5"

Bedroom 3
5.52m x 3.15m
18'1" x 10'4"

Total floor area
170.20m² 1832ft²

Terrace 22.53m² 242ft²

4
Fourth Floor

Floor plans are indicative only. All dimensions given are subject to a tolerance of +/- 5%.



With light flooding in on three sides through floor to ceiling glazing, a private terrace with panoramic views, generous living space, three en suite bedrooms and private lift access the penthouse promises an exceptional living style.

KITCHENS

- Individually designed layouts
- Handleless white satin finished kitchen units with soft close drawers and doors
- Silestone quartz worktop with grooved drainer
- Glass splashback between worktop and cabinets
- Franke square stainless steel under mount sink
- Grohe mixer tap
- Warm white LED under cabinet lighting
- Multi-gang appliance switch plate in brushed stainless steel
- Brushed stainless steel sockets above work surfaces
- Neff touch control ceramic induction hob
- Neff integrated stainless steel multi function single oven, telescopic re-circulation hood, A+ Energy rated fridge, A+ Energy rated freezer and A+ Energy rated dishwasher
- Neff freestanding washer / drier to utility cupboard

BATHROOMS

- Kaldewei Eurowa single ended steel bath with tiled bath panel
- Grohe square chrome mixer / thermostatic control to baths and showers
- Shower and hand shower to all baths
- Grohe chrome combined bath filler / overflow
- Majestic glazed bath / shower screens and doors
- Tiled wetroom style shower trays (where showers provided) where indicated with Majestic frameless shower screen or door
- Vitra wash hand basin
- Grohe monobloc mixer tap
- Vitra back to wall WC pan
- Grohe concealed cistern

- Grohe chrome flush plate
- Polished chrome dual fuel ladder style heated towel rail
- Bespoke bathroom cabinet with mirrored and soft close doors
- Stainless steel shaver socket in cabinet
- Warm white LED lighting under and above cabinet
- Silestone shelf behind wash hand basin and pan where indicated
- Glass splashback to between cabinets and silestone
- Fully tiled walls and floors in Italian porcelain tiles in neutral colour

INTERIOR FINISHES

- Smooth finish walls and ceilings painted white
- American Black Walnut veneered apartment entrance door with matching frame and threshold
- American Black Walnut veneered internal doors
- Contemporary square edge skirting and architrave in white satin paint finish
- Allgood stainless steel ironmongery
- Engineered American Black Walnut flooring to hallways, kitchen / living areas
- Deep pile 80% wool carpet to bedrooms

ELECTRICAL FITTINGS

- All sockets and light switches in brushed stainless steel
- Twin recessed down lighters to kitchen / living rooms
- Recessed LED down lighters to bedrooms and bathroom / ensuites
- Pendant fitting for feature light fitting (by resident) to bedrooms
- Automatic lighting to utility cupboards
- 5 amp lighting circuits to living and bedrooms

- TV points (digital and Sky+) to living and bedrooms
- Telephone points to living and bedrooms

HEATING / COOLING

- Heating and hot water from communal boiler with individual metered supply to all apartments
- Contemporary flat panel radiators
- Electric underfloor heating to bathrooms and ensuites

SECURITY

- TVTEL door entry system allowing residents control door entry via mobile telephone and view entrance on TV with fob access control (not to apartment 13)
- Access to 4th floor for penthouse only
- CCTV wired to allow residents to view on TV (not to apartment 13)
- Mains powered smoke detectors to hallways and heat detectors to kitchens

RECEPTION LOBBY

- Spacious interior designed area
- Feature wall panelling
- Feature lighting with concealed lighting troughs
- Honed large black granite floor tiling
- Outer lobby with secure stainless steel mail boxes

LIFT LOBBIES / STAIRCASE

- Bespoke staircase with stainless steel handrail and glazed balustrade
- Carpeted floor coverings
- Painted walls and ceilings

LIFT

- Passenger lift serving ground to 4th floor
- Access to 4th floor for penthouse only

APARTMENT 11 UPGRADES

- Siemens appliances in lieu of Neff
- Sonos zoned music system with speakers living / kitchen area, bedrooms, bathroom and ensuite
- Lutron lighting control system to living / kitchen area and bedrooms
- Comfort cooling (with heating) to living / kitchen area and bedrooms
- Underfloor heating in lieu of radiators to living / kitchen area
- External wrap round terrace with stainless steel handrail and external lighting with views of BT Tower

APARTMENT 12 UPGRADES

- Secure access to 4th floor for Penthouse only
- Miele appliances in lieu of Neff
- Miele microwave
- Double sink in lieu of single sink
- Wine cooler
- Sonos zoned music system with speakers living / kitchen area, bedrooms, bathroom and ensuites
- Lutron lighting control system to living / kitchen area and bedrooms
- Comfort cooling (with heating) to living / kitchen area and bedrooms
- External terrace with stainless steel and glass balustrade and external lighting with views of BT Tower

APARTMENT 13 UPGRADES

- Siemens appliances in lieu of Neff
- Feature own front entrance door
- Double height space at entrance with frameless glass balustrade
- Bespoke feature open tread staircase with frameless glass balustrade, American Black Walnut tread and landings
- Sonos zoned music system with speakers mezzanine living / kitchen area, bedrooms, bathroom and ensuite
- Lutron lighting control system to mezzanine and living / kitchen area
- Colour video door entry system with handset
- Wireless security alarm



SPECIFICATION



HURLINGTON
PROPERTY

www.hurlington.com

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