

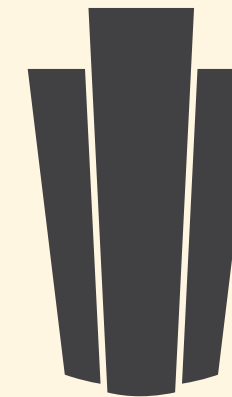
EMERSON  
BAINBRIDGE  
HOUSE

LONDON W1







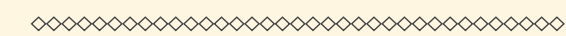


# EMERSON BAINBRIDGE HOUSE



Full of character, the Grade II listed Emerson Bainbridge House stands proudly at the heart of London's much sought after Fitzrovia district in the Borough of Westminster.

Its charming heritage features have been lovingly preserved in the development of 12 superb one, two and three bedroomed apartments. Combining style and quality, this is a rare opportunity to realise an exceptional standard of contemporary living in one of the world's greatest capital cities.







## A STATEMENT OF QUALITY

With its brick and stone façade, Emerson Bainbridge House epitomises the tasteful creativity of Britain's arts and crafts movement. It is a look redolent of Fitzrovia's ageless charm. Yet, on the inside, specialist conservation architects have melded the grandeur of history with the sophistication of contemporary living. Grand windows, generous spaces, modern technologies and exceptional standards of finish combine to create a statement of quality appreciated the world over.



ROYAL  
ACADEMY  
OF MUSIC

BBC  
BROADCASTING  
HOUSE

 GREAT  
PORTLAND  
STREET

REGENT'S  
PARK

LONDON  
ZOO

BT  
TOWER

 WARREN  
STREET



# FITZROVIA

 BOND  
STREET

 OXFORD  
STREET

 TOTTENHAM  
COURT  
ROAD

 GOODGE  
STREET





# LONDON

London is a source of constant inspiration. Global in outlook, it is a world leading financial, commercial and business centre, a beacon for culture and the arts, and Europe's pre-eminent city for higher education.

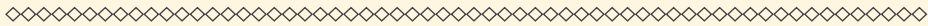
Most of all it is a place to be free, to express individuality and pursue life's big opportunities. Diverse, dynamic and very desirable, London offers a richness of experience that never ceases to feed the mind and stir the emotions.



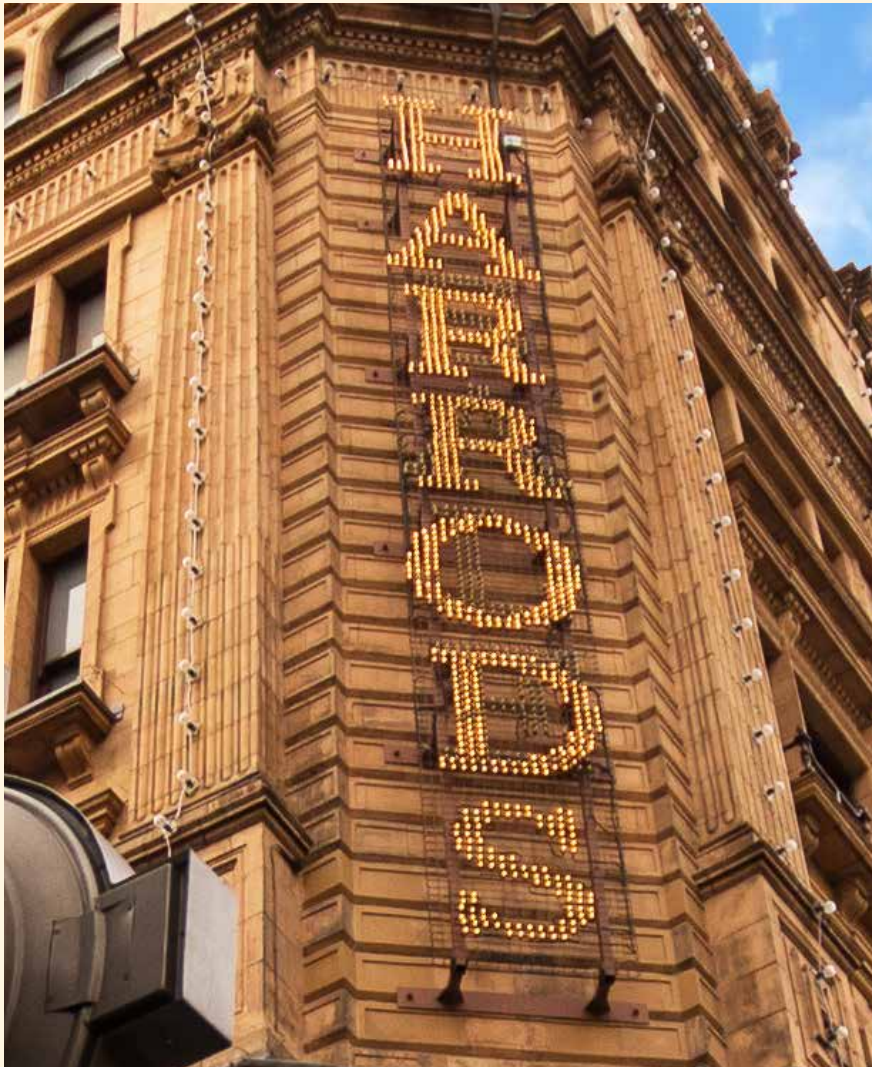
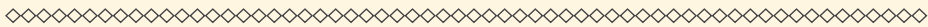




# PREMIER SHOPPING



London's retail experience is unlike any other and, from Emerson Bainbridge House in Fitzrovia, all of it is on your doorstep. An easy walk takes you to the shoppers' delights of Oxford Street, Bond Street and Tottenham Court Road. A short taxi ride across Hyde Park and you'll find the exclusive designer names and prestige stores of Knightsbridge and Mayfair.



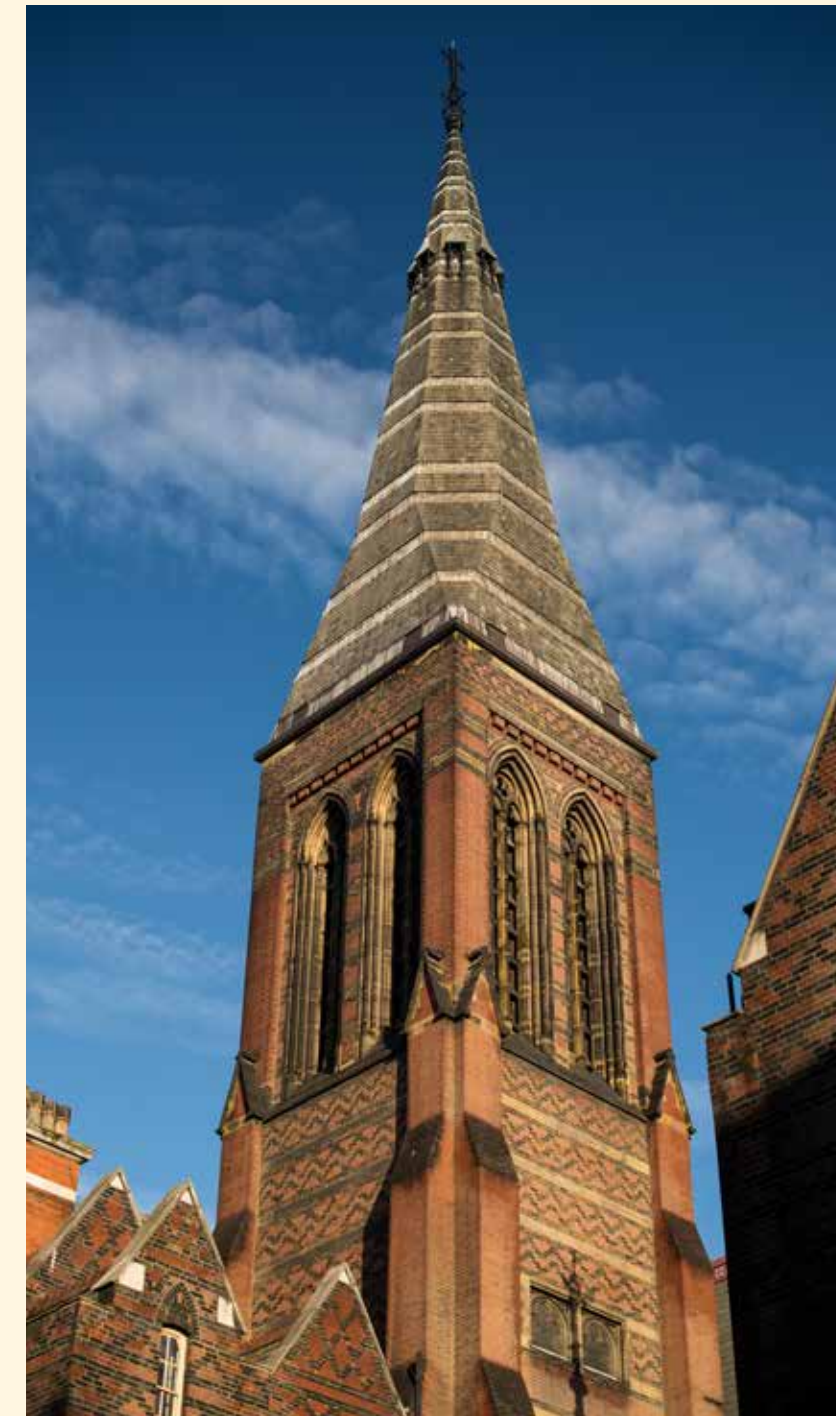




## UNIQUE FITZROVIA

Fitzrovia is at the centre of everything that makes London special. A short walk, an easy tube journey or a quick taxi ride opens the door to all the city has to offer. Yet it is also a place to linger. The area's eclectic mix of heritage and modern, of green spaces and public squares, of international organisations, specialist companies and quirky little shops, gives it a unique character for living, relaxing and doing business.

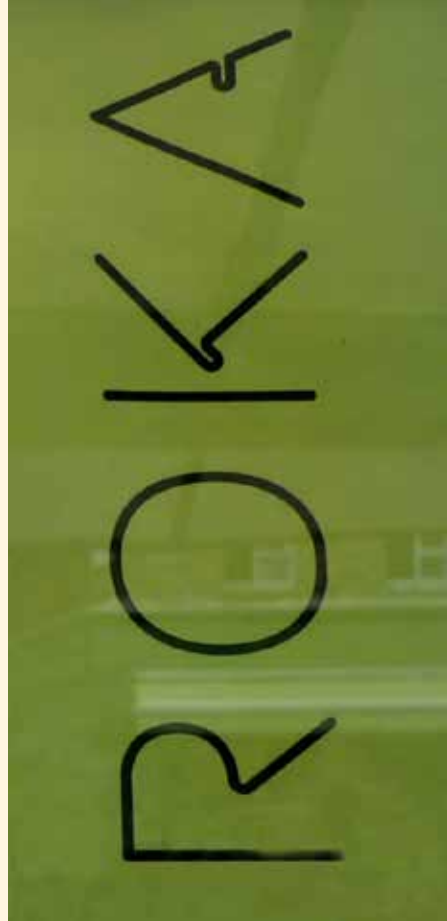




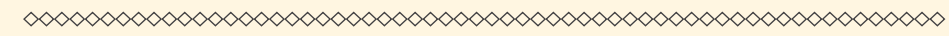
## HERITAGE & REGENERATION

Fitzrovia probably derives its name from Charles FitzRoy, later Baron Southampton, who developed Fitzroy Square in the 18th century. Its bohemian character has long been favoured by artists and writers and latterly also by leading names in advertising and design. Today Fitzrovia has many listed buildings and a good balance of residential and commercial use. Regeneration projects such as the Fitzroy Place retail, dining and office development are carefully managed to preserve the area's identity.

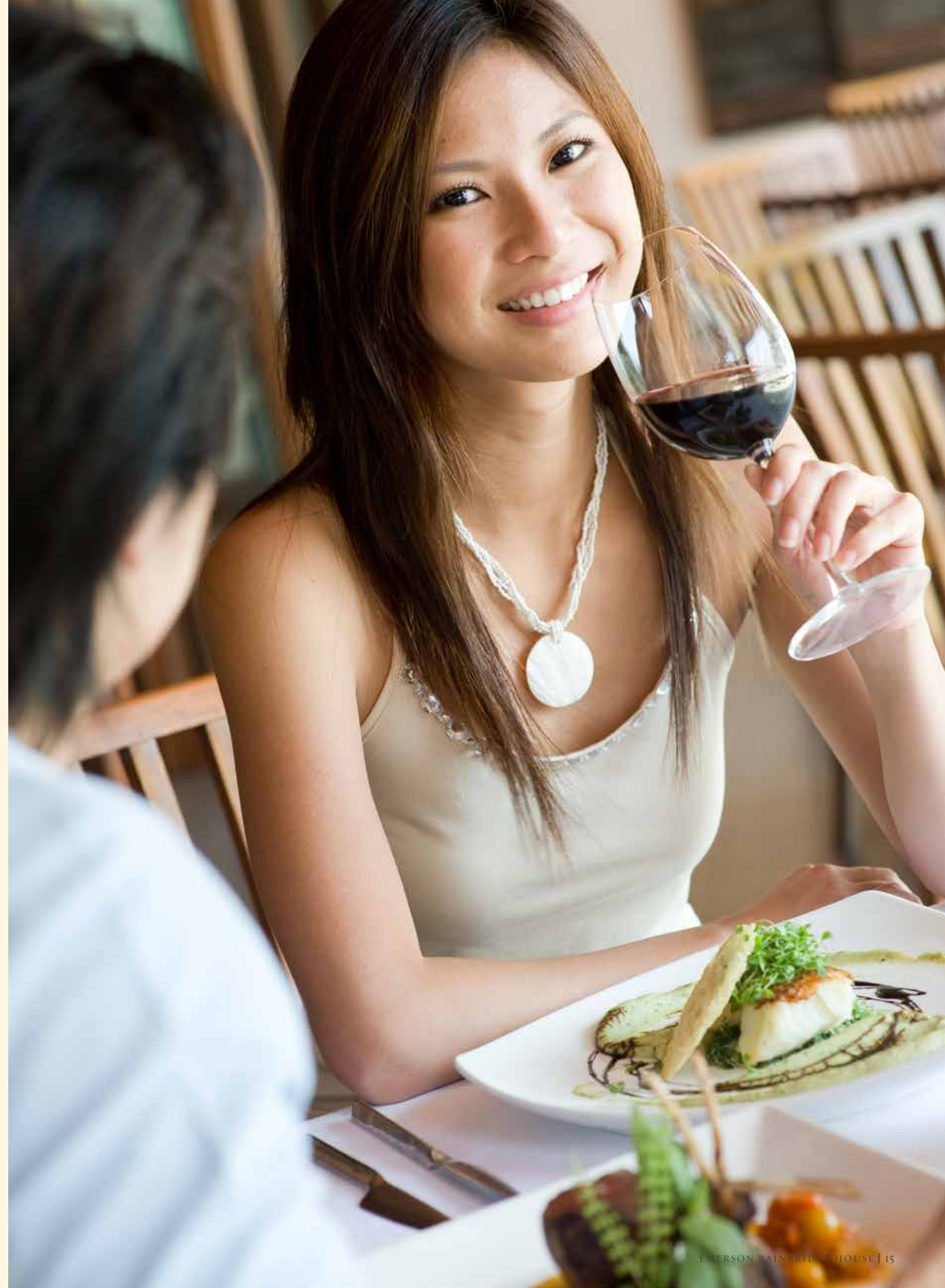
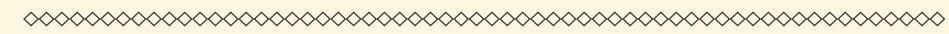




## FINE DINING



Fitzrovia is a culinary delight. There's so much choice. Nestling among its stylish old streets and contemporary squares you'll find menus from around the world in restaurants ranging from Michelin stars to cosy family eateries. There are coffee shops and wine bars for meeting with friends, and traditional English pubs where you're assured of a friendly welcome.







## STUDY CENTRE

With its 43 universities, London is one of the world's pre-eminent centres for higher education and research. Fitzrovia is centrally located to many campus facilities and provides a reassuringly stable environment for those taking their first steps as overseas students. For families, the area has its own highly regarded community schools and offers good access to many of London's renowned private schools.



**UNIVERSITY  
of  
GREENWICH**

A proud and historic tradition of helping students from around the world attain academic excellence in a broad range of disciplines.



**CITY UNIVERSITY  
LONDON**

Combines academic excellence with a focus on business and the professions. Rated among the top 5% of universities worldwide.



**SOAS**  
University of London

A constituent college of the University of London. Specialises in humanities, languages and social sciences relating to Asia, Africa and the Middle East.



**KING'S  
College  
LONDON**

Recognised for the quality of its teaching and entrepreneurial research. King's College is ranked in the world's top 100 universities\*.

**Imperial College  
London**

Consistently ranked among the world's best universities. Predominantly science based with a reputation for excellence in teaching and research.

**UCL**

A global top 100 university\* with 30% of undergraduates coming from overseas. Currently developing a new neurological research centre on its Fitzrovia campus.

**LSE**

Specialises in social, political and economic sciences. It has 16 Nobel Prize winners among its alumni and is ranked in the world's top 100 universities\*.



An international university set in beautiful Regent's Park. One of the UK's leading business schools, it offers study for UK and US postgraduate degrees.

**UNIVERSITY OF  
WESTMINSTER**

Known for its commitment to equality and diversity. The University is closely involved with business, professional and academic life in London and overseas.



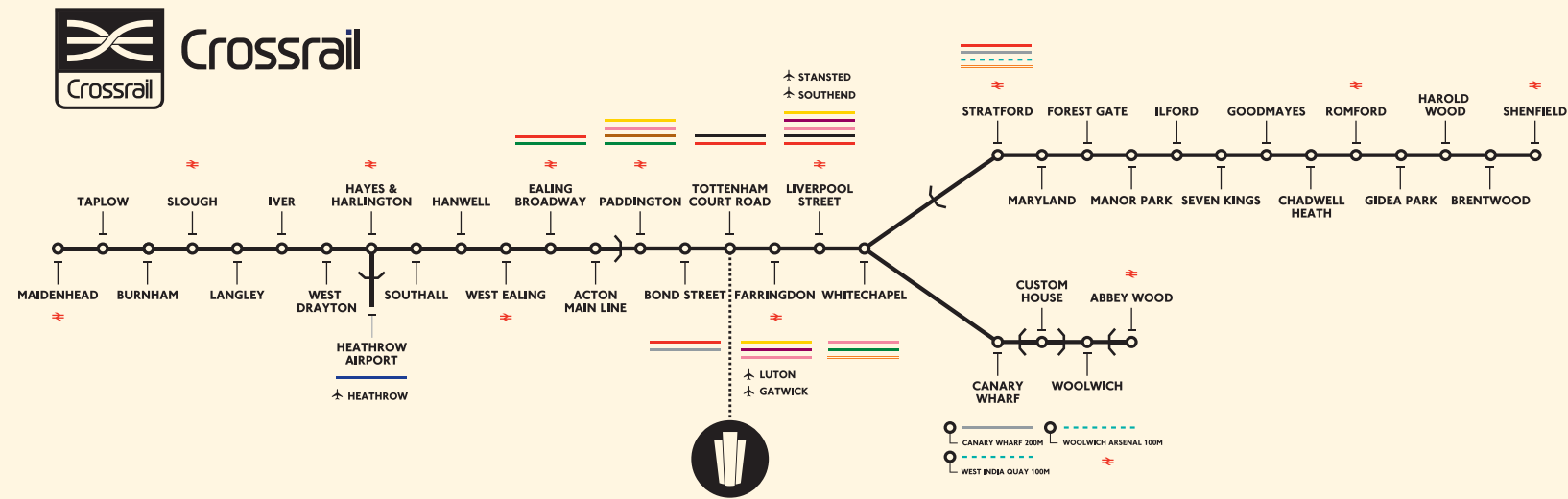
\*The Times Higher Education World Reputation rankings 2013



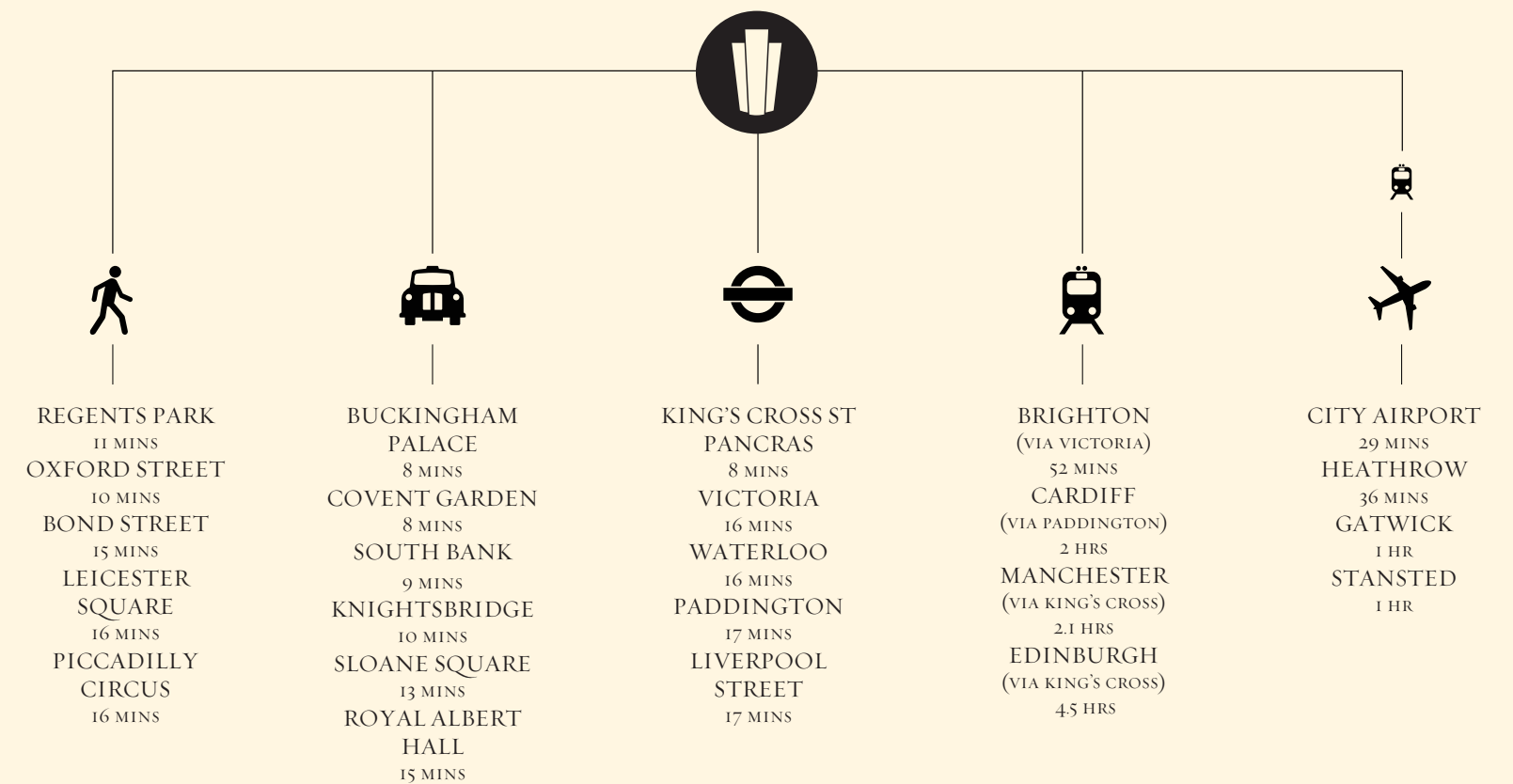


## WELL CONNECTED

London has one of the most comprehensive metro systems in the world. Extensively renovated prior to the 2012 Olympics, it provides unparalleled access across the city and connections to all the mainline UK train hubs and major airports. Fitzrovia's choice of five tube stations, all within walking distance, and a ready supply of taxis make commuting around town very easy.

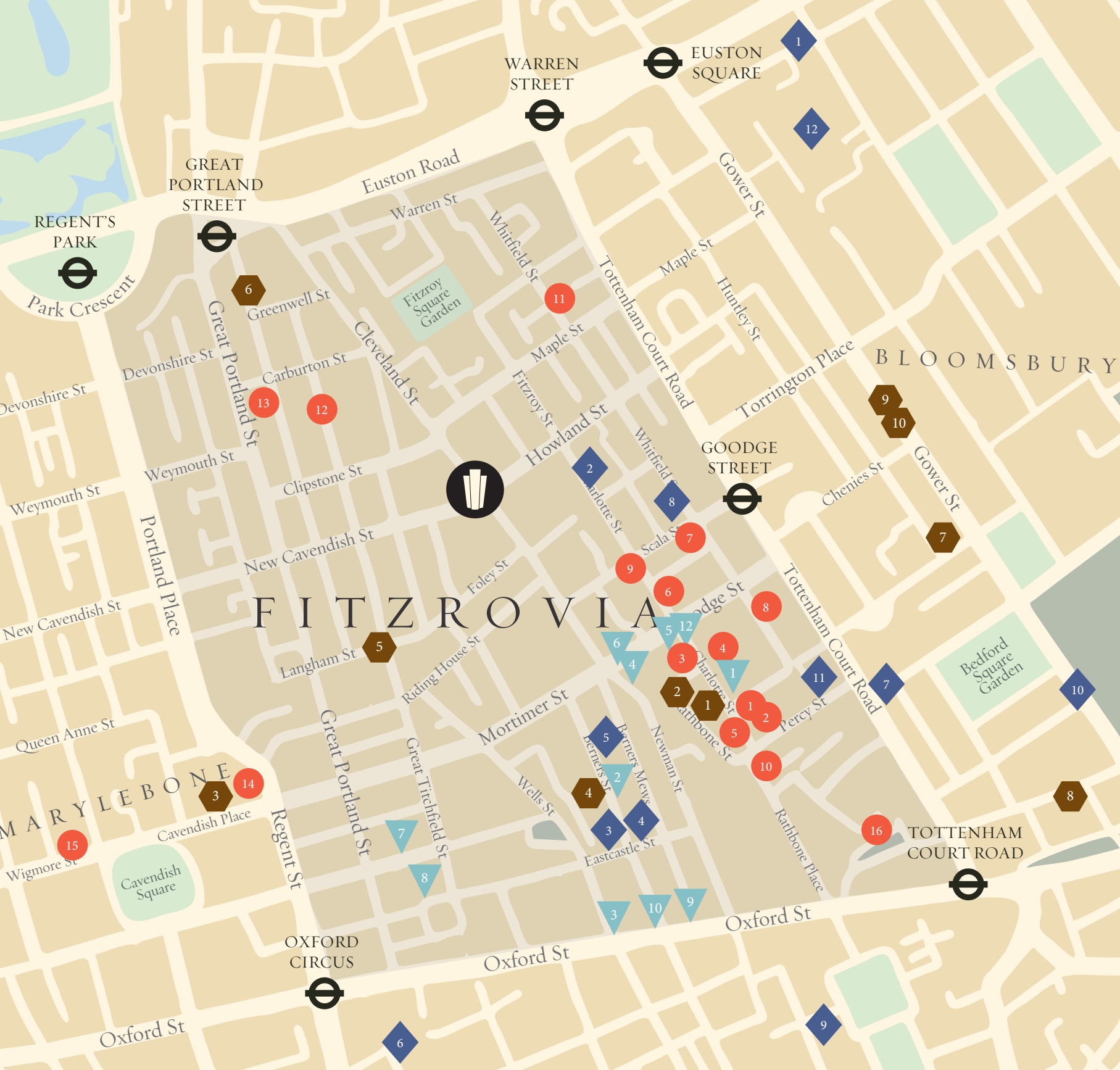


Fitzrovia's Tottenham Court Road tube station is being developed as a hub on the new cross rail line connecting east and west London. When complete, journeys to the Canary Wharf business district will be around 12 minutes and to Heathrow Airport about 28 minutes.



Times are approximate, sources are TFL & Google Maps





## CULTURAL RICHES

Fitzrovia is a wonderful base from which to explore London's glorious heritage for culture and the arts. Museums, theatres, galleries and music venues abound. The Royal Opera House, the Albert Hall, the British Museum and the National Gallery are all within easy reach. Close to home you have excellent choices for entertaining.



### THE ARTS

1. Wellcome Collection
2. Woolff
3. Art First
4. Scream Art Gallery
5. Alison Jacques Gallery
6. The London Palladium
7. Odeon Cinema
8. Pollock's Toy Museum
9. Soho Theatre
10. The British Museum
11. Gallery Different
12. Petrie Museum of Archaeology



### DINING

1. Roka
2. Mennula
3. Fino
4. Pied à Terre
5. Cote Brasserie
6. Gaucho
7. Dabbous
8. Crazy Bear
9. Pescatori
10. Bam-Bou
11. Archipelago
12. Vanilla
13. Ibérica
14. Palm Court
15. Veneti
16. Hakkasan



### DRINKS


1. The Fitzroy Tavern
2. Long Bar
3. Chinawhite
4. London Cocktail Club
5. Shochu Lounge
6. Salt Yard
7. The Social
8. The Aviary Bar
9. 100 Club
10. Wax Bar
12. Draft House



### HOTELS

1. Charlotte Street Hotel
2. The Rathbone Hotel
3. The Langham
4. Sanderson Hotel
5. Grange Langham Court
6. Grange Fitzrovia Hotel
7. The Academy
8. The Bloomsbury Hotel
9. Regency House Hotel
10. Garth Hotel





Step into the lobby at Emerson Bainbridge House and you'll discover an oasis of peace and tranquillity.

Polished marble, original balustrades and a graceful arched opening reflect traditional craftsmanship, while discreet technologies and a bold use of light give it a stylish modern dimension. The immediate impression is of prestige and urban sophistication.





All the apartments are designed with the flexibility of open space so that life flows freely from one area to another. In the well-lit main living room, luxurious oak timber flooring, under-floor heating and recessed LED down lights establish a visual appeal that is both stylish and elegant.



Kitchens have a sculptural look of crisp clean lines and ergonomic efficiency. The units are custom designed with lacquered surfaces, bespoke worktops and glass splash-backs. High quality Siemens appliances are fully integrated throughout and there's LED lighting for that ideal balance of illumination.







Bedrooms at Emerson Bainbridge House provide a calming retreat from the hustle and bustle of city life. Under floor heating, deep pile fitted carpets, bespoke wardrobes and gentle lighting combine to create a soothing ambience for those savoured moments of peace and quiet.





Your bathroom is the place to pamper and relax. The design is intimate, sensual, and practical. Mirrored cupboards, recessed lighting, deep enamelled baths and walk-in showers add to the luxury. For that extra touch of exclusivity when you entertain guests, all the two and three bedroomed apartments have two bathrooms.





Beautifully restored windows in the original large alcoves flood the apartments and communal areas with natural light. Adding to the effect, every apartment also has a terrace, patio or balcony so you can sit and take the air in your own private outdoor space.





## SPECIFICATIONS

The design concept for Emerson Bainbridge House is perfectly in tune with the needs of city living. The lobby and communal areas are noticeable for their generosity of space. There's additional storage and bicycle parking on the garden level, and all apartments have a secure video entry security. The appearance is of style and taste, the realisation is comfort and immense practicality.

### ENTRANCE

- Four panel painted door with spy hole
- Night latch with 5 lever mortice dead lock

### ENTRANCE HALL

- High grade stained engineered oak timber flooring
- Featured mirrored wall (where applicable)

### RECEPTION

- High grade stained engineered oak timber flooring
- LED recessed down lights
- Digital television/ cable or sky provision

### SECURITY

- Day porter/ security
- High gloss entrance door with polished chrome trim
- Colour audio video entry system
- Security lights to entrance area
- Keyless entry system to main entrance door
- Secure lockers to flats 5-8 and 9-12 for additional storage

### KITCHEN

- Custom designed units with lacquered door and drawer front finish
- Corian solid surface work tops
- Fully integrated Siemens appliances
- Under mounted Blanco stainless steel sink & single lever mixer tap
- Under cabinet feature lighting
- Glass splash backs

### MASTER BEDROOM

- Carpet:- Westex westend velvet collection
- Bespoke fitted wardrobes
- Digital television / cable or sky
- LED down lights

### BATHROOMS

- High end porcelain tiles to walls and floors
- Bespoke fitted bathroom cabinet with mirror front
- Polished chrome Vado sanitary ware fittings
- Low profile shower with frameless glass enclosure (as marked on floor plan)
- Steel enamelled bath with Exofill bath filler
- Shower over bath and fitted bath shower screen
- Wall hung basin with three piece wall mounted basin mixer tap
- Wall mounted WC & soft close seat
- Polished chrome heated towel rail
- LED down lights
- Under cabinet feature lighting

### HEATING

- Bathrooms featuring electric under floor heating
- Electric heated thermostatic towel rail
- Electric under floor heating to all other areas
- Digital thermostatic control system to each room
- Electric hot water supply with storage cylinder
- Metered water and electricity supply to all units

### GENERAL

- Four panel painted doors with polished chrome ironmongery
- Polished chrome electrical face plates to principle rooms
- Full original window restoration with Histoglass mono acoustic glass
- Painted white interior doors with polished chrome handles
- Painted skirting and architrave
- Neutral paint pallet on walls throughout
- Electric under floor heating to entrance foyer
- Wooden panelling to common areas
- Communal Cycle store

### OUTSIDE

- Balconies finished with hardwood decking
- Privacy screens to balconies
- External wall lighting

### TERRACES (Apartments 5 & 6)

- Diamond cut York stone paving
- Privacy screens
- Low level floor wash lighting

### WALLED GARDENS (Apartments 1, 2 & 3)

- Diamond cut York stone paving
- External wall lighting
- Vertical wall garden features to east elevation
- Dry storage area with lighting and electrical point (Apartments 1 & 2)
- Part glazed doors to storage areas (Apartments 1 & 2)

### PARKING

- All flats are entitled to residents parking (except Apartments 1-4)

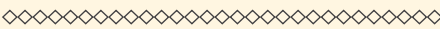
## TENURE

Lease Length:  
999 years

Ground Rent:  
£350, studio & 1 bedroom  
£500, 2 bedrooms & 3 bedrooms



FLOOR PLANS



APARTMENT 1

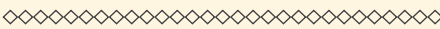


GARDEN LEVEL

GROUND FLOOR

	SQFT
GIA	568
OUTSIDE SPACE	97
STORAGE	134
TOTAL	799

FLOOR PLANS



APARTMENT 2



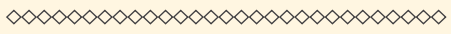
GARDEN LEVEL

GROUND FLOOR

	SQFT
GIA	437
OUTSIDE SPACE	133
STORAGE	144
TOTAL	714



FLOOR PLANS



APARTMENT 3

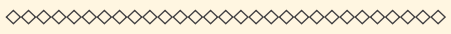


GARDEN LEVEL

GROUND FLOOR

	SQFT
GIA	1109
OUTSIDE SPACE	192
STORAGE	INTERNAL
TOTAL	1301

FLOOR PLANS



APARTMENT 4



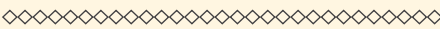
GARDEN LEVEL

GROUND FLOOR

	SQFT
GIA	406
OUTSIDE SPACE	69
STORAGE	LOCKER
TOTAL	475



FLOOR PLANS



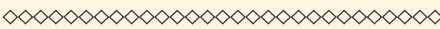
APARTMENT 5



FIRST FLOOR

	SQFT
GIA	538
OUTSIDE SPACE	193
STORAGE	LOCKER
TOTAL	731

FLOOR PLANS



APARTMENT 6

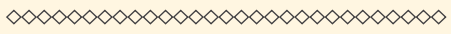


FIRST FLOOR

	SQFT
GIA	587
OUTSIDE SPACE	202
STORAGE	LOCKER
TOTAL	788



FLOOR PLANS



APARTMENT 7



SECOND FLOOR

	SQFT
GIA	607
OUTSIDE SPACE	73
STORAGE	LOCKER
TOTAL	679

FLOOR PLANS



APARTMENT 8

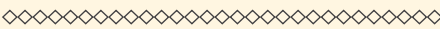


SECOND FLOOR

	SQFT
GIA	623
OUTSIDE SPACE	73
STORAGE	LOCKER
TOTAL	696



FLOOR PLANS



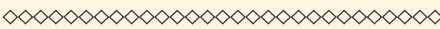
APARTMENT 9



THIRD FLOOR

	SQFT
GIA	608
OUTSIDE SPACE	73
STORAGE	LOCKER
TOTAL	680

FLOOR PLANS



APARTMENT 10

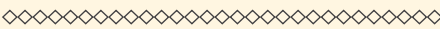


THIRD FLOOR

	SQFT
GIA	624
OUTSIDE SPACE	73
STORAGE	LOCKER
TOTAL	697



FLOOR PLANS



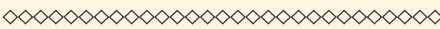
APARTMENT 11



FOURTH FLOOR

	SQFT
GIA	559
OUTSIDE SPACE	40
STORAGE	LOCKER
TOTAL	599

FLOOR PLANS



APARTMENT 12



FOURTH FLOOR

	SQFT
GIA	556
OUTSIDE SPACE	40
STORAGE	LOCKER
TOTAL	596





As one of London's most respected developers of heritage buildings, Charterhouse London offers a unique lifestyle proposition in which the grandeur of the past is blended seamlessly with the qualities and practicalities of today. We have refurbished many Grade II\* listed buildings in London and our work has been acclaimed in the Evening Standard and Sunday Telegraph.

Our activities are exclusively based in London; one of the world's most desirable locations. As such, we regard it a privilege to rejuvenate buildings that resonate with history.

Our philosophy is to fastidiously protect original features while simultaneously creating homes that reflect the very best in contemporary living. We select areas within the city where we believe there will always be strong residential demand, and we design each development to ensure affinity with the expectations of our discerning customers.



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