



ONE **3** FIVE
GROSVENOR ROAD

LONDON SW1

'Jewel on the River'

Situated on the North Bank of the River Thames, 135 Grosvenor Road represents an opportunity to own one of London's finest 'landmark' residential dwellings.

Enjoying a prime location in one of the greatest cities in the world, the property is situated close to Buckingham Palace, The Houses of Parliament and Central London.

'Undoubtedly, this will be one of the last substantial 'new build' private riverside residences in The City of Westminster.'

Pictures & Artist Impressions:

All pictures are taken from actual Richland Group projects and all artist impressions/CGI's are based on the exact architectural layouts of 135 Grosvenor Road and accurately portray a realistic representation of how the finished property should look once dressed. (Please refer to disclaimer on page 49)



OVERVIEW

A unique 'one-off' detached riverside dwelling in the heart of Westminster with consented planning for 8 private luxury apartments.

Carefully designed to work as one luxurious residence if desired.

A much sought after 'freehold' opportunity including unique ownership rights to 'low-tide' of the River Thames.

Gross Internal Area of approximately 23,360 square feet (2,170 square metres).

12 car parking spaces incorporated into a 'state-of-the-art' automated car stacker system.

High-level privacy and security including 360° camera surveillance, retractable bollards and 24/7 concierge.

Internal accommodation can be 'bespoke' to satisfy the owner's requirements with an opportunity to create a dedicated wellness floor featuring luxury spa, pool, gymnasium, sauna and steam room.

Completion Date Spring 2015.

Proposed enhancements to the property which are 'Subject to Planning' include:

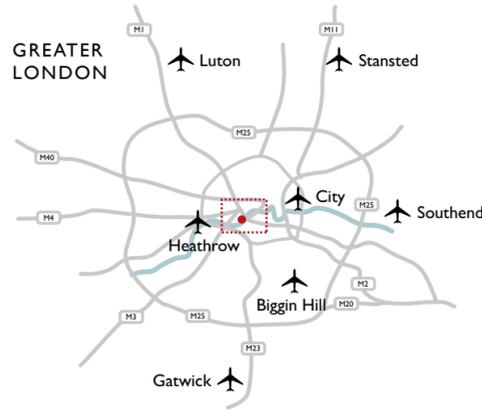
***Roof Terrace with Conservatory** (c1,500 square feet) offering alfresco dining, luxury seating, Jacuzzi and inspiring city & river views.

***Private Jetty** with canopied terrace/boardwalk capable of mooring several yachts & tenders.

***Additional Living Space** - potential to add two floors creating a further c7,600 square feet (706 square metres) of luxurious living space.



*Subject to Planning – The Richland Group are currently in the process of applying for the required planning permissions and permits. (Please refer to disclaimer on page 49)



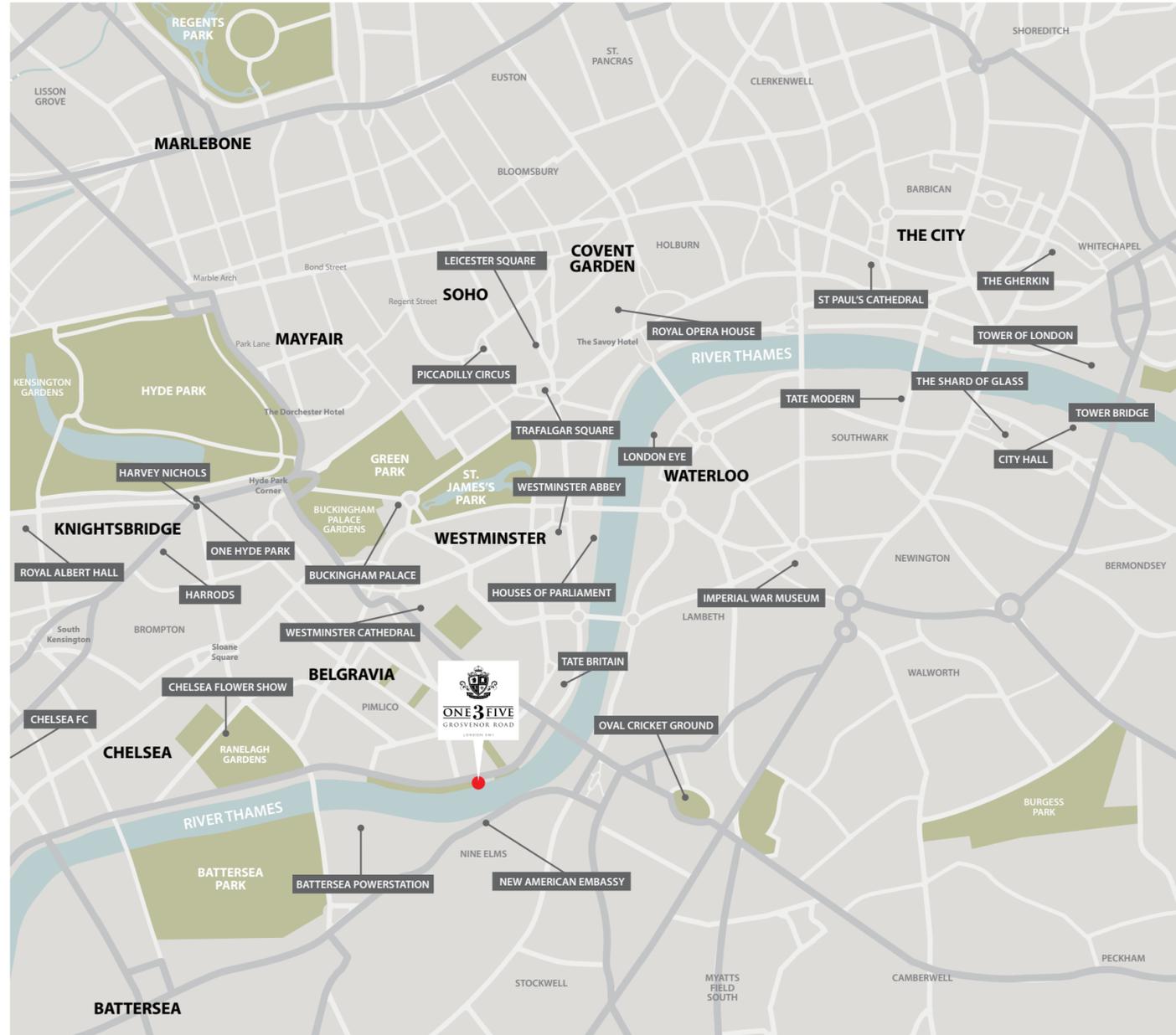
LOCATION

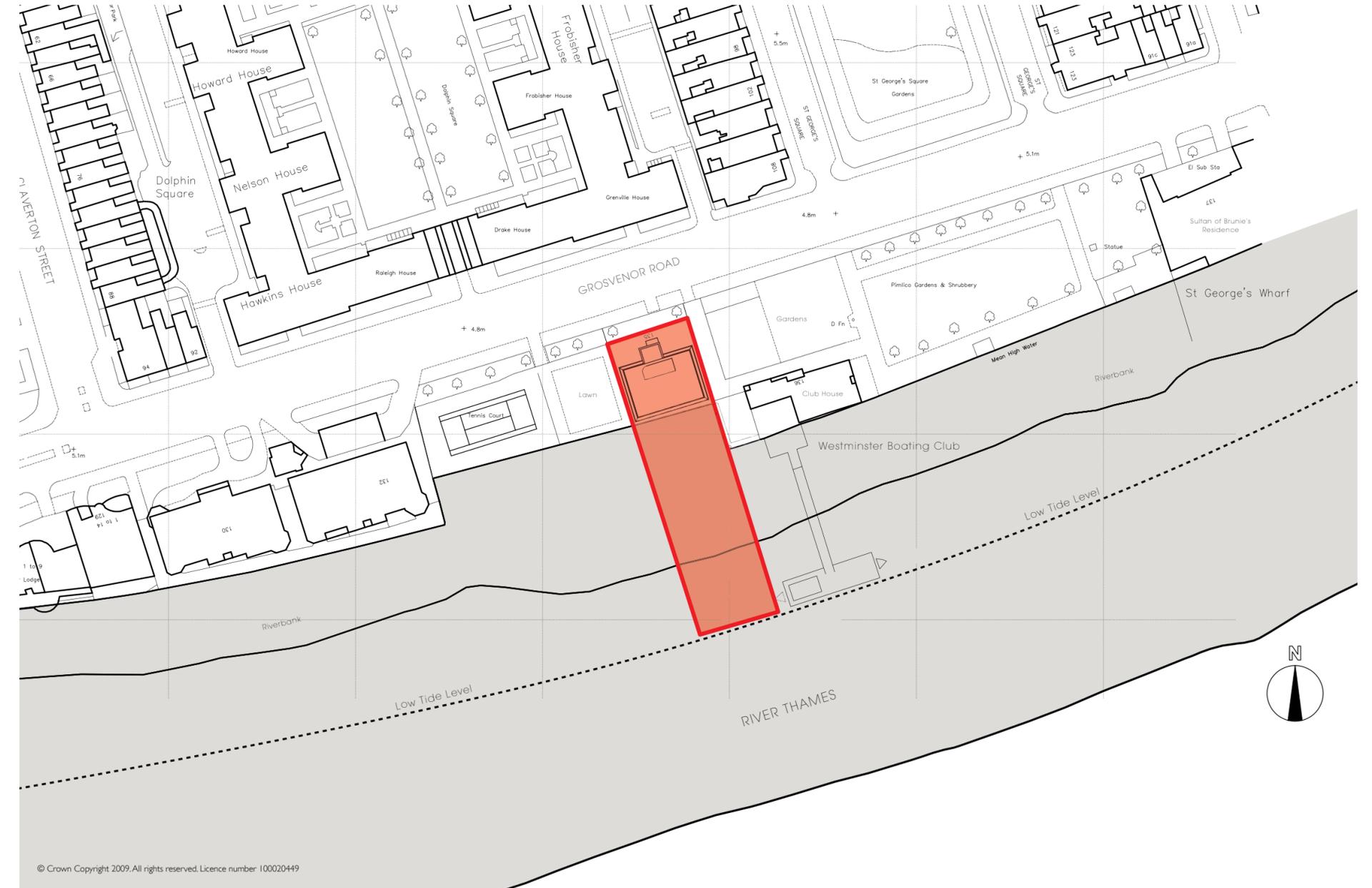
Nestled on the banks of the River Thames in the City of Westminster, one of London's most vibrant and attractive areas, 135 Grosvenor Road offers the rare opportunity to own one of the Capital's finest new private riverside residences.

The Houses of Parliament, Westminster Abbey, Buckingham Palace and Hyde Park are among the many attractions and landmarks that distinguish one of London's most prestigious and historic areas.

This exceptional prime location also places you within easy reach of some of London's finest Schools, Colleges and Universities. Several Michelin Star restaurants and fashionable bars are nearby, as are upmarket shopping areas including Harrods of Knightsbridge, Sloane Street, Bond Street and Mayfair.

135 Grosvenor Road offers superb transport connections to the West End, Central London and beyond. The proximity to local and mainline transport connections means that you are only a short distance from national and international railway stations and each of London's private and major international airports.





A Landmark Asset

135 Grosvenor Road currently has planning permission for 8 luxury apartments however it has also been carefully designed to allow the owner to use the property as 'One Luxurious Residence'.

The internal layouts within this brochure shows how the property may be used as a single dwelling.

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External (a) **SPECIFICATION**

Entrance

A sweeping entrance drive from Grosvenor Road allows a secure & convenient 'pick-up and drop-off' facility as well as parking for several fleet cars.

Set back from Grosvenor Road the building's main entry is an impressive one and a half storey height space to the centre of the front elevation, fully double glazed with a glass canopy over the double entrance door, which can be both manually or automatically opened.

The entrance door will be fitted with high-level security including a visual intercom to the entrance reception and individual floors. Several discreet security cameras will also provide 360-degree surveillance, with a state of the art 'real time' security response.

A twenty-four hour concierge & reception facility ensures all occupants and guests have immediate access to the property day or night. All post and deliveries are managed via the concierge and front reception.

An intensive external planting programme for the development includes 2 ten year old mature London Plane Trees to the front of the building, several Palm trees and feature shrubs. Mature Olive and Palm trees to roof terrace and balconies with an Eco-friendly 'Sedum' roof on top of the building.

Feature LED 'bespoke' lighting will further enhance the planting throughout the property.



External (b) SPECIFICATION

Structure

Roof Terrace
Penthouse Upper Level
Penthouse Lower Level
Second Floor Guest Accommodation
First Floor Guest Accommodation
Upper Ground Floor Staff Quarters & House Kitchen
Lower Ground Floor Wellness Sanctuary
Basement Car Parking & Stores

Facade

The building is clad in the finest 'Grade A' Portuguese Limestone with a blue-grey glazed roman brick to the base of the building and zinc feature cladding to balconies and penthouse areas creating an imposing presence on Grosvenor Road and indeed on the River Thames.

High performance double-glazed recessed windows and sliding doors in aluminium / wood frame ensure the highest level acoustic sound proofing (satisfying BS EN ISO 140-3 to 7/ BS EN ISO 717-1).

Zinc finish insulated panels to corner window openings and to clad the Penthouse facade, with perimeter shading also in zinc finish panels.

South Elevation

Fourth floor roof terrace will be finished with hardwood decking & marble.

The balcony will be clear safety glass, capped by a stainless steel profile handrail at 1100mm above the balcony level. The balcony will be surfaced in hardwood with a metal panel powder coated soffit fixed back to the main floor structure.

The property is extensively lit with LED lights that can be adjusted to suit owners preferences in terms of colour, brightness and mood, creating a unique 'Jewel on the River' visible from land and air.



South Elevation



East Elevation



West Elevation

Internal (a) SPECIFICATION

Internal Circulation

The main vertical circulation is approached directly from the impressive reception hall, with a 13 person capacity lift and wide stair. The car lift will be machine room-less with 900mm wide centre opening doors and a high quality, tailored interior finish.

The stair has one section serving all floors above entry level, the other continuing down to the lower ground floor and then continuing down to basement level.

The lift allows level access directly from the entrance hall with the lift landings at each floor level served leading into a further lobby, which in turn has entrance doors to the accommodation. There will be the latest micro-controlled under-floor heating throughout the property.

Finishing Materials

- ~ The finest Italian marble flooring, highly polished with crystalliser
- ~ Feature circular entrance lobby with inset grey border and central design
- ~ Grey border running down each corridor to smaller feature circular lobbies
- ~ Botti Rice marble to run through the living & dining space
- ~ Guided domed ceiling in main feature entrance hall with silver gilt leafing up lit with LEDs
- ~ Curved doors into formal living finished in sawed maple contre sciene
- ~ Door handles finished with brushed inox steel
- ~ Skirting finished in Awan Schist wood
- ~ Joinered bar & storage for AV / Sound cabinetry in the formal living area
- ~ Frame of cabinets in Awari Polished Schist \
- ~ Doors in maple gougee 3 steel colour

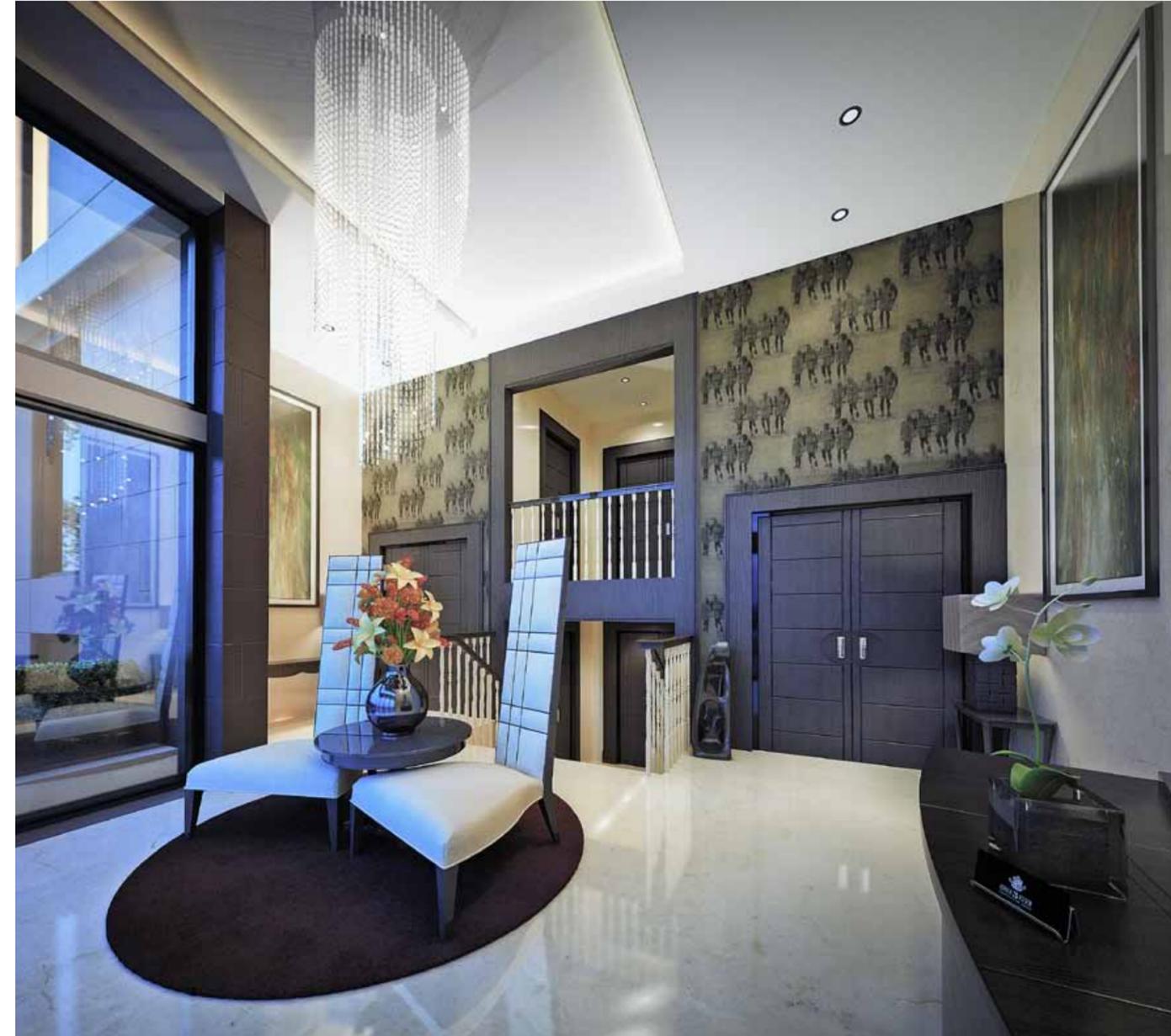
Specification General - Caveat

135 Grosvenor Road is built in compliance with the highest UK national building regulations and British / European ISO Standards and to level 3 of the Code for Sustainable Homes, which covers the environmental / thermal performance and carbon reduction requirements.

This will be a BRE certified construction, which meets the highest construction standards.

The highest acoustic standards satisfying BS EN ISO 140-3 to7/ BS EN ISO 717-1. Window water tightness to BS EN 1027.

Aluminium framing will meet BS EN 4873. Thermal performance to BS EN 410 and 673 Daylight to meet BS 8206.



Internal (b) SPECIFICATION

Poliform Kitchens

Known for its purity of design, Varenna kitchens by Poliform comprise function, innovation and originality. As well as its own research and design department, Varenna kitchens has partnered with world renowned architects in designing a range of contemporary and cutting edge kitchens to complement the Poliform lifestyle.

Kitchen specification is a variation of textured & veneered woods and matt & high gloss lacquers in a variety of colours providing individual styling in each environment. Kitchens can be tailored to owners requirements.

Gessi Italia Bathrooms

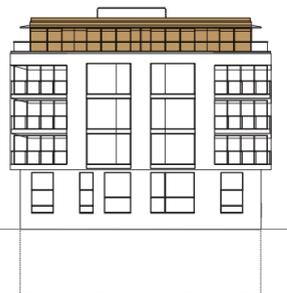
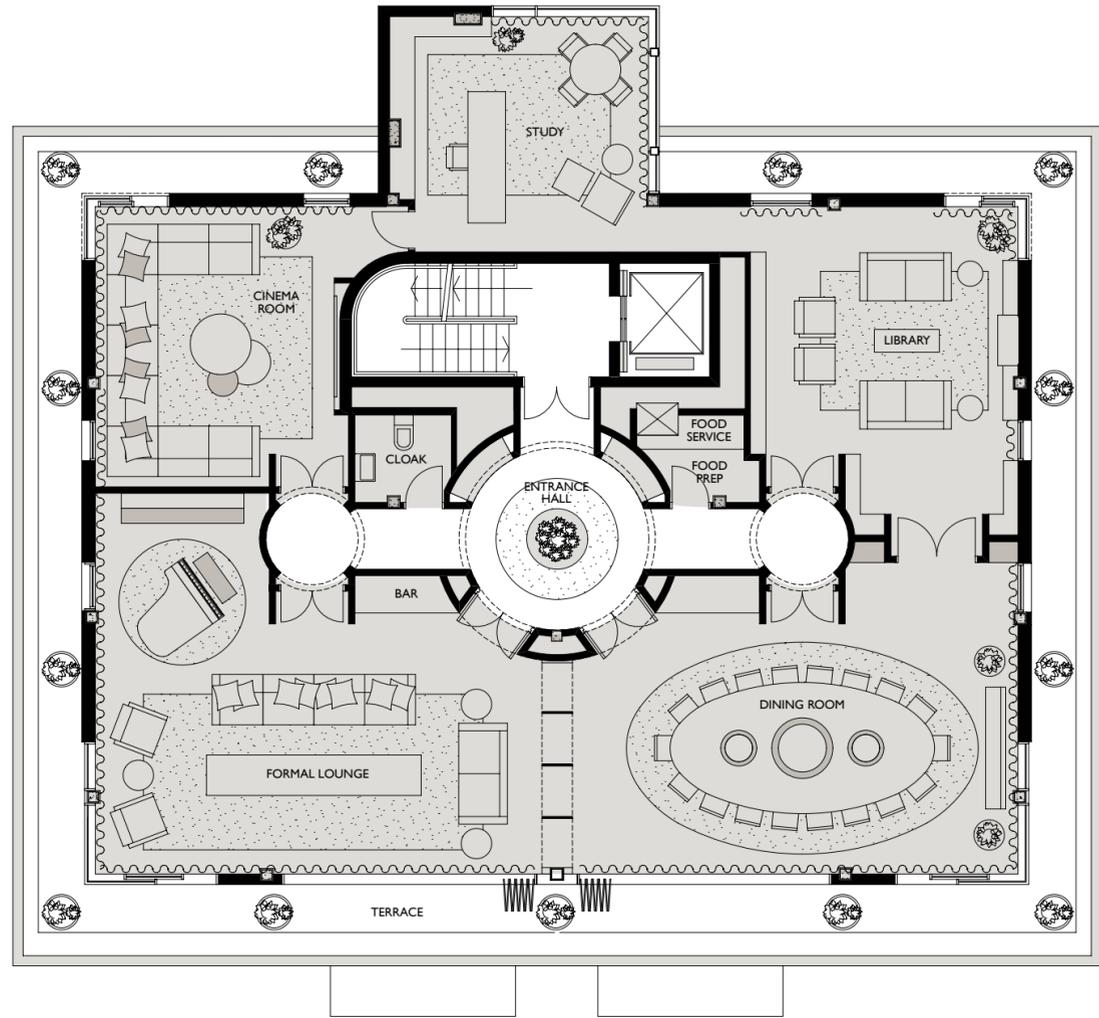
Luxury Italian designer bathrooms with sanitary by leading manufacturer Gessi Italia. The sanitary-ware is complemented by a core of grade A cut marble with accents of semi precious tiling materials giving the boutique look & individual feel of this 6 star lifestyle environment. Bathrooms with spa-style water jet system with mood settings.

- ~ Bespoke luxury Italian marble to flooring and walls
- ~ Feature mosaic tiling on shower elevations
- ~ Textured ceramic / stone detail on feature wall
- ~ Bathroom accessories Mimi & Rettangolo collections
- ~ Electric heated mats in the floor on separate control system



FLOOR AREAS

	sq ft	sq m
Total Floor Area*	3,354.1	311.6
<i>Entrance Hall</i>	315.5	29.3
<i>Cloakroom</i>	37.5	3.5
<i>Formal Lounge</i>	572.5	53.2
<i>Dining Area</i>	577	53.6
<i>Study</i>	282	26.2
<i>Library</i>	310	28.8
<i>Food Prep</i>	43	4
<i>Cinema Room</i>	294.9	27.4
<i>Terrace</i>	577	53.6

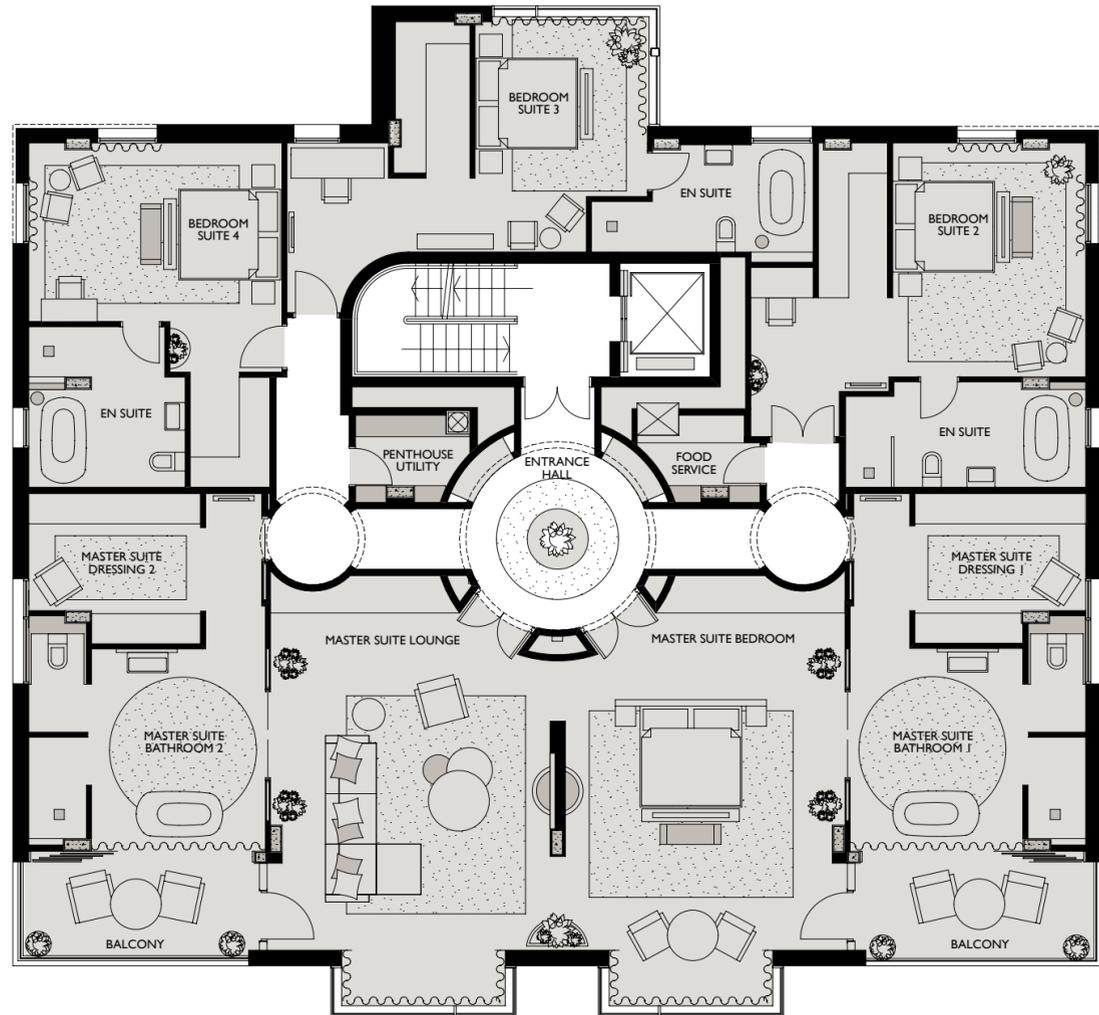


*Including common areas and corridors



FLOOR AREAS

	sq ft	sq m
Total Floor Area*	3,772.5	350.6
Entrance Hall	340	31.6
Master Suite Lounge	424	39.4
Master Suite Bedroom	456.4	42.4
Master Suite Bathroom 1	204.5	19
Master Suite Dressing 1	133.5	12.4
Master Suite Bathroom 2	248.6	23.1
Master Suite Dressing 2	129.2	12.4
Bedroom Suite 2	321.8	29.9
En suite	86.1	8.4
Bedroom Suite 3	307.8	28.6
En suite	106.6	9.9
Dresser	42	3.9
Bedroom Suite 4	233.6	21.7
En suite	78.6	7.3
Balcony	93.6	8.7
Balcony	93.6	8.7
Penthouse Utility	33.4	3.1
Food Prep	33.4	3.1



*Including common areas and corridors



FLOOR AREAS

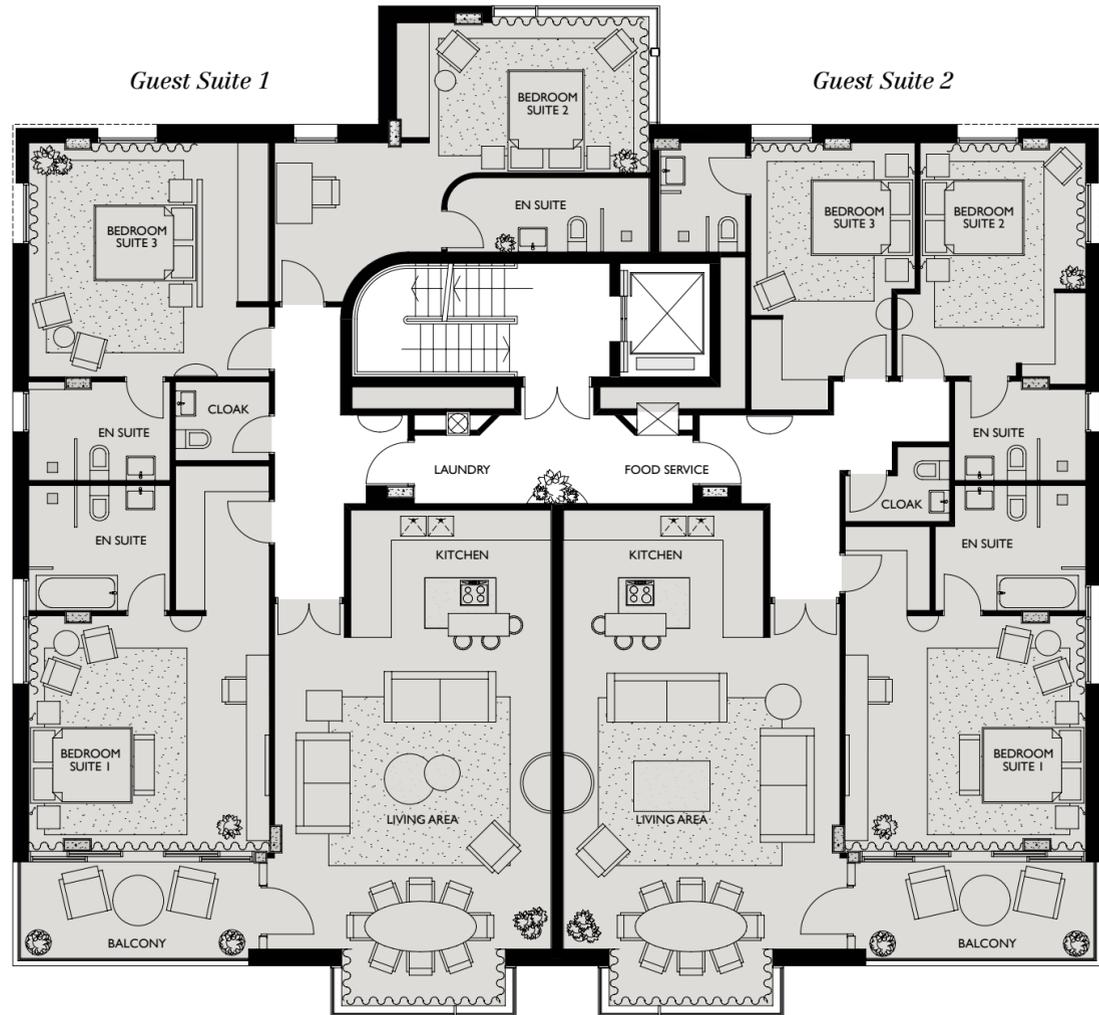
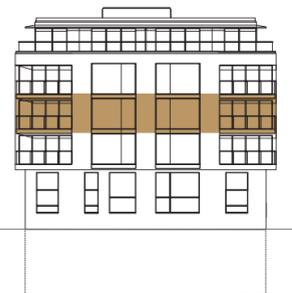
	sq ft	sq m
Total Floor Area*	3,755.6	348.9

Guest Suite 1

Living area	420	39
Kitchen	108.7	10.1
Bedroom Suite 1	275.6	25.6
En suite 1	84	7.8
Bedroom Suite 2	263.7	24.5
En suite 2	47.4	4.4
Bedroom Suite 3	226	21.6
En suite 3	46.3	4.3
Balcony	93.6	8.7
Cloakroom	29	2.7

Guest Suite 2

Living area	420	39
Kitchen	108.7	10.1
Bedroom Suite 1	253	23.5
En suite 1	61.4	5.7
Bedroom Suite 2	166.8	15.5
En suite 2	35.5	3.3
Bedroom Suite 3	172.2	16
En suite 3	50.6	4.7
Balcony	93.6	8.7
Cloakroom	29	2.7



*Including common areas and corridors



FLOOR AREAS

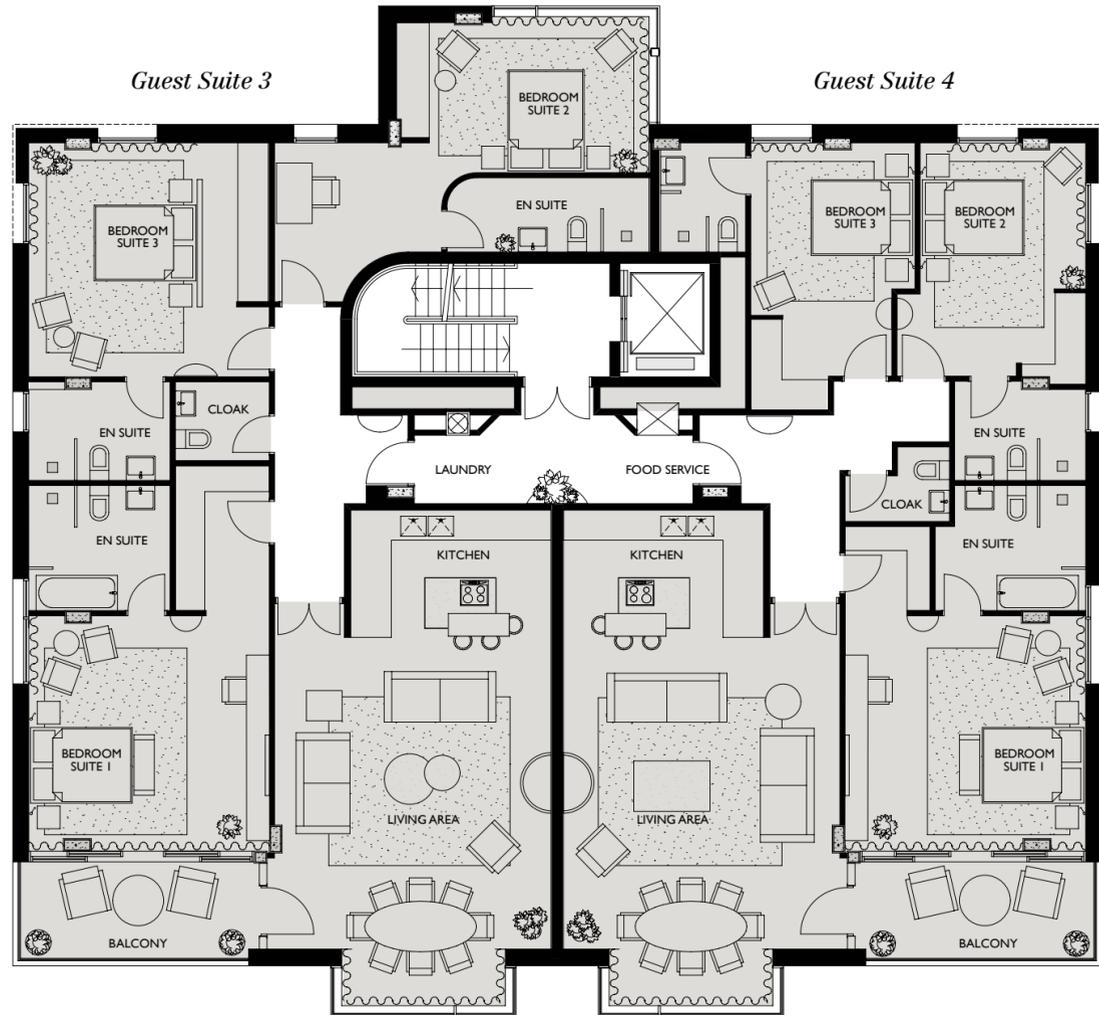
	sq ft	sq m
Total Floor Area*	3,755.6	348.9

Guest Suite 3

Living area	420	39
Kitchen	108.7	10.1
Bedroom Suite 1	275.6	25.6
En suite 1	84	7.8
Bedroom Suite 2	263.7	24.5
En suite 2	47.4	4.4
Bedroom Suite 3	226	21.6
En suite 3	46.3	4.3
Balcony	93.6	8.7
Cloakroom	29	2.7

Guest Suite 4

Living area	420	39
Kitchen	108.7	10.1
Bedroom Suite 1	253	23.5
En suite 1	61.4	5.7
Bedroom Suite 2	166.8	15.5
En suite 2	35.5	3.3
Bedroom Suite 3	172.2	16
En suite 3	50.6	4.7
Balcony	93.6	8.7
Cloakroom	29	2.7

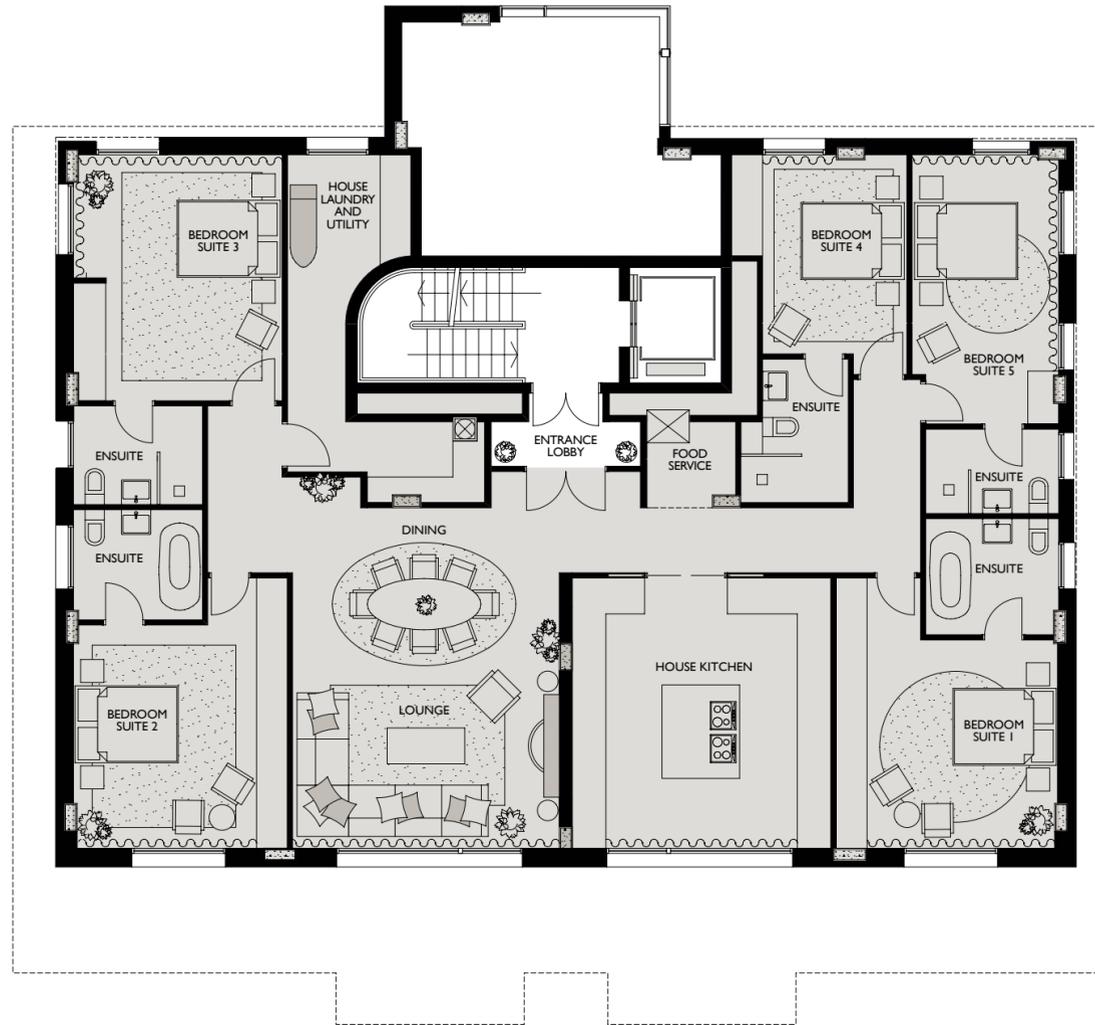


*Including common areas and corridors



FLOOR AREAS

	sq ft	sq m
Total Floor Area*	2,545.1	236.5
Entrance Lobby	35.5	3.3
Lounge / Dining (inc. service area)	584.5	54.3
House Kitchen	313.2	29.1
Bedroom Suite 1	208.8	19.4
Ensuite 1	59.2	5.5
Bedroom Suite 2	207.7	19.3
Ensuite 2	62.4	5.8
Bedroom Suite 3	207.7	19.3
Ensuite 3	51.7	4.8
Bedroom Suite 4	156.1	14.5
Ensuite 4	46.3	4.3
Bedroom Suite 5	133.5	12.4
Ensuite 5	57	5.3



*Including common areas and corridors



SPECIFICATION

Relaxation Spa including Steam Room & Sauna

Double sided low level contemporary fire in relaxation area. Relaxation area will be faced with sawed wood finish. Rain shower sided with coloured glass.

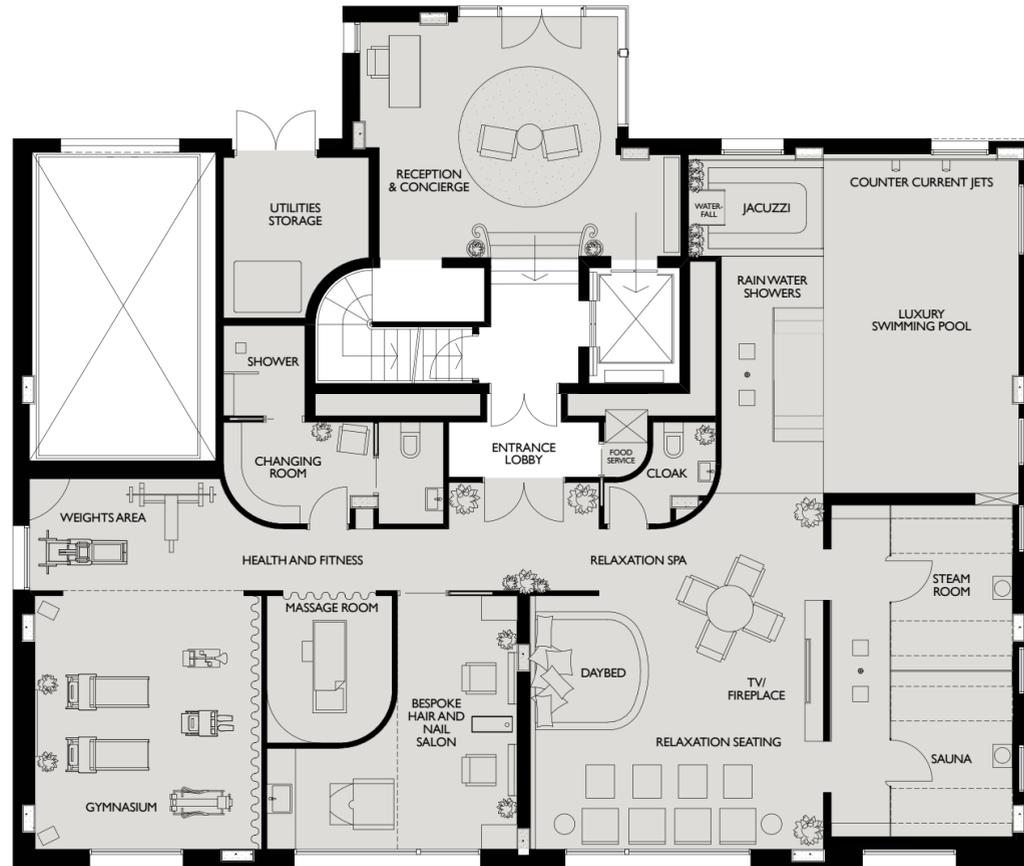
TV & media stations to be recessed into the wall & viewed from the relaxation area.

Ceilings in all areas to allow for shadow gaps with LED colour changing ambient lighting systems. Flooring in large over-sized stone with a wire wool finish.

Swimming Pool & Jacuzzi

Luxury swimming pool incorporating counter-current jet system. Jacuzzi with feature sheer cascade waterfall. Bespoke Hair Salon with a hand crafted wall units, incorporating large floor mirrors. Integrated feature spot and LED lighting.

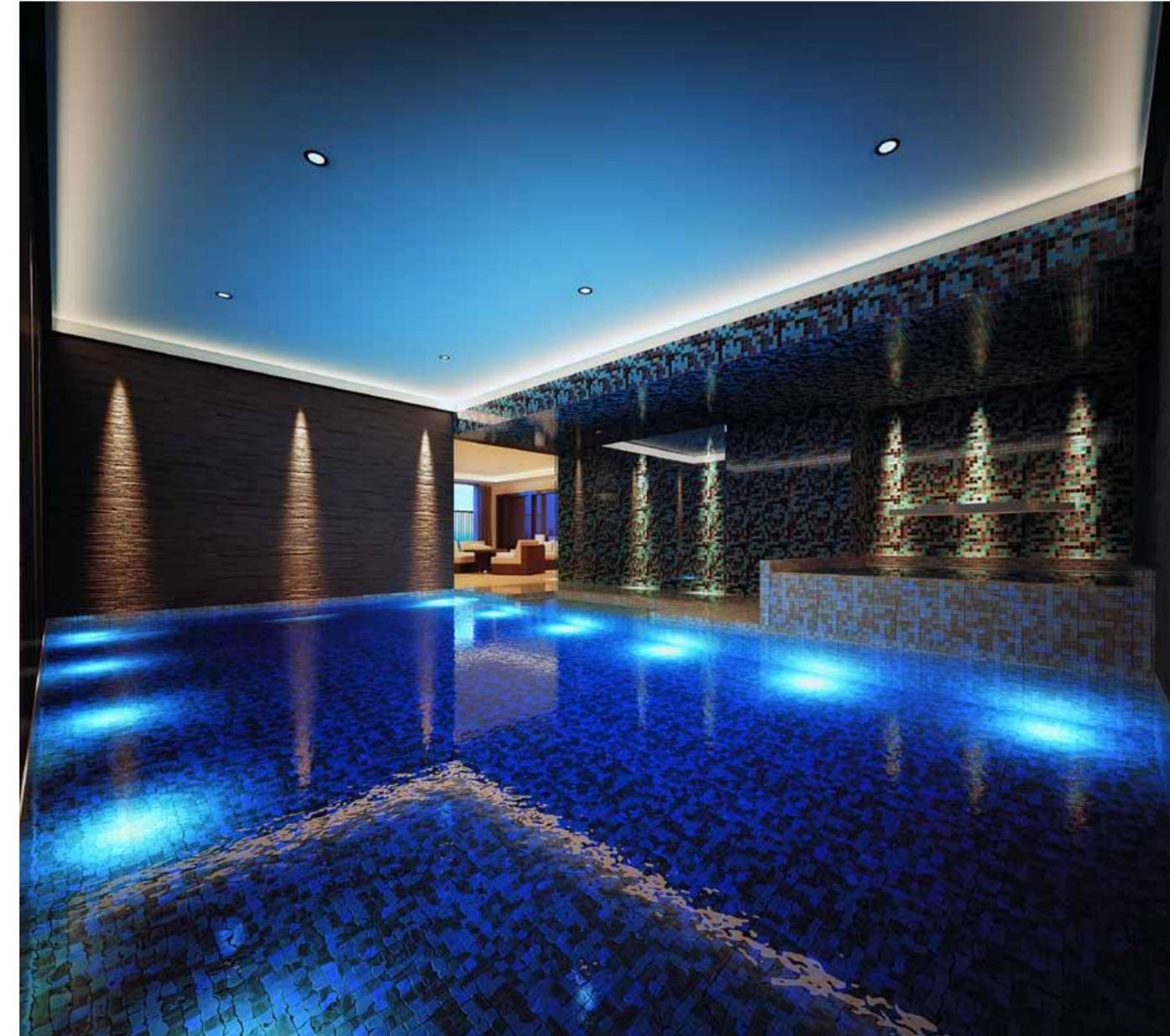
Massage Room featuring a fully adjustable luxury electric massage bed, domed Bizazza mosaic tiled ceiling and atmospheric LED lighting.



	sq ft	sq m
Total Floor Area*	2,817.5	261.8



*Including common areas and corridors

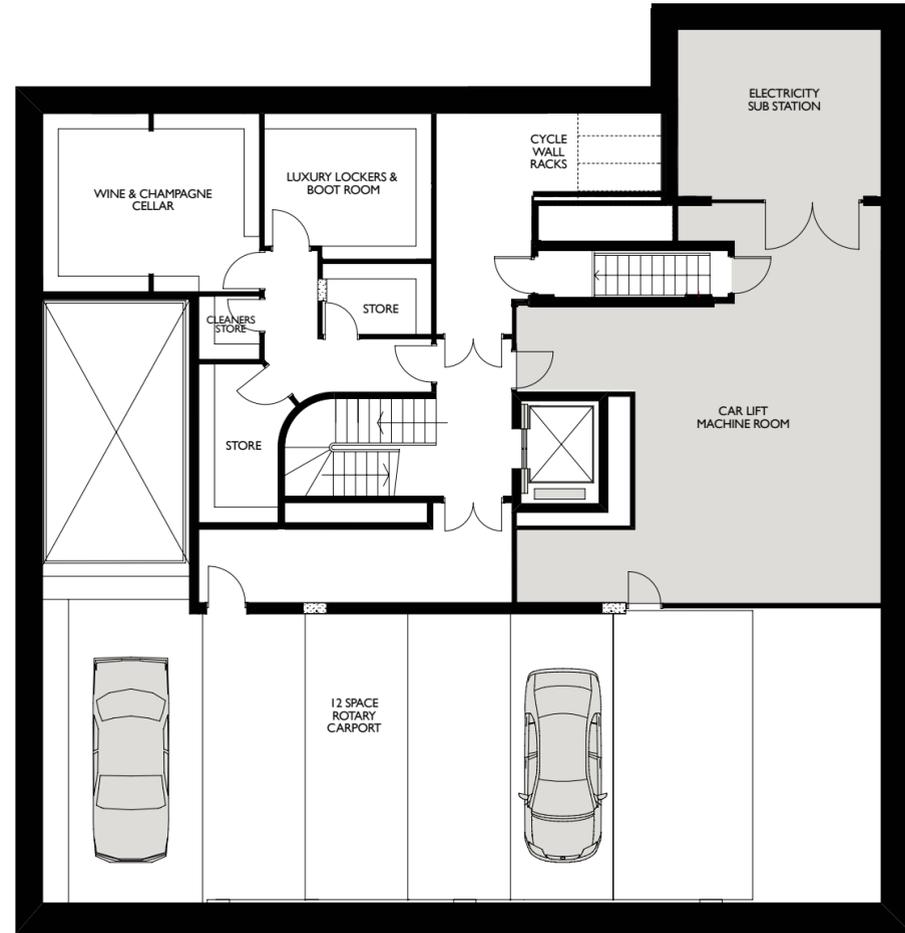


SPECIFICATION

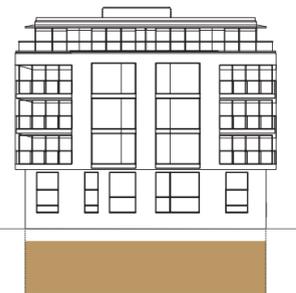
Wine & Champagne Cellar
5,000 bottle bespoke home wine cellar and wine storage cabinetry, for collectors and enthusiasts of wine.

Car Lift
12 private car parking spaces incorporating a state-of-the-art automated car stacker.

Luxury Bootroom
Luxury walnut lockers to accommodate outdoor attire.



	sq ft	sq m
Total Floor Area*	3,358.4	312



*Including common areas and corridors



Enhancements

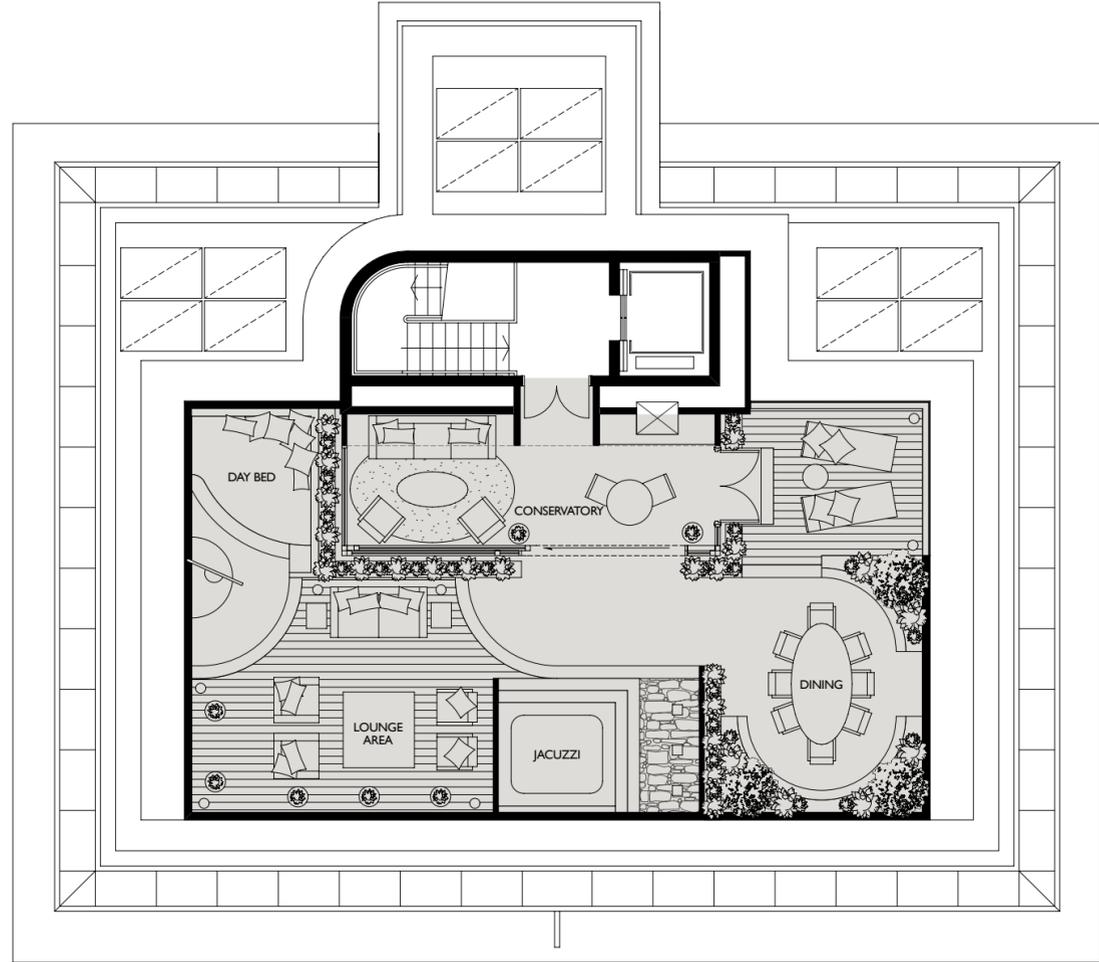
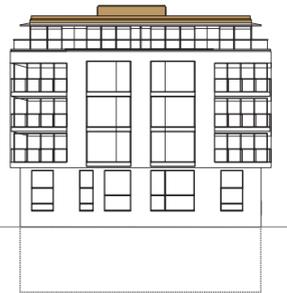
135 Grosvenor Road has been designed to incorporate several key enhancements during the build process and also after the property has been completed, subject to planning.

As well as creating wealth and adding huge value this also 'future proofs' the building for the owners long-term enjoyment & benefit of the property.



ROOF TERRACE

*A further c1,500 sq. ft. luxury roof terrace with conservatory offering alfresco dining, relaxed seating, day beds, rain water showers, Jacuzzi and stunning city & river views.**



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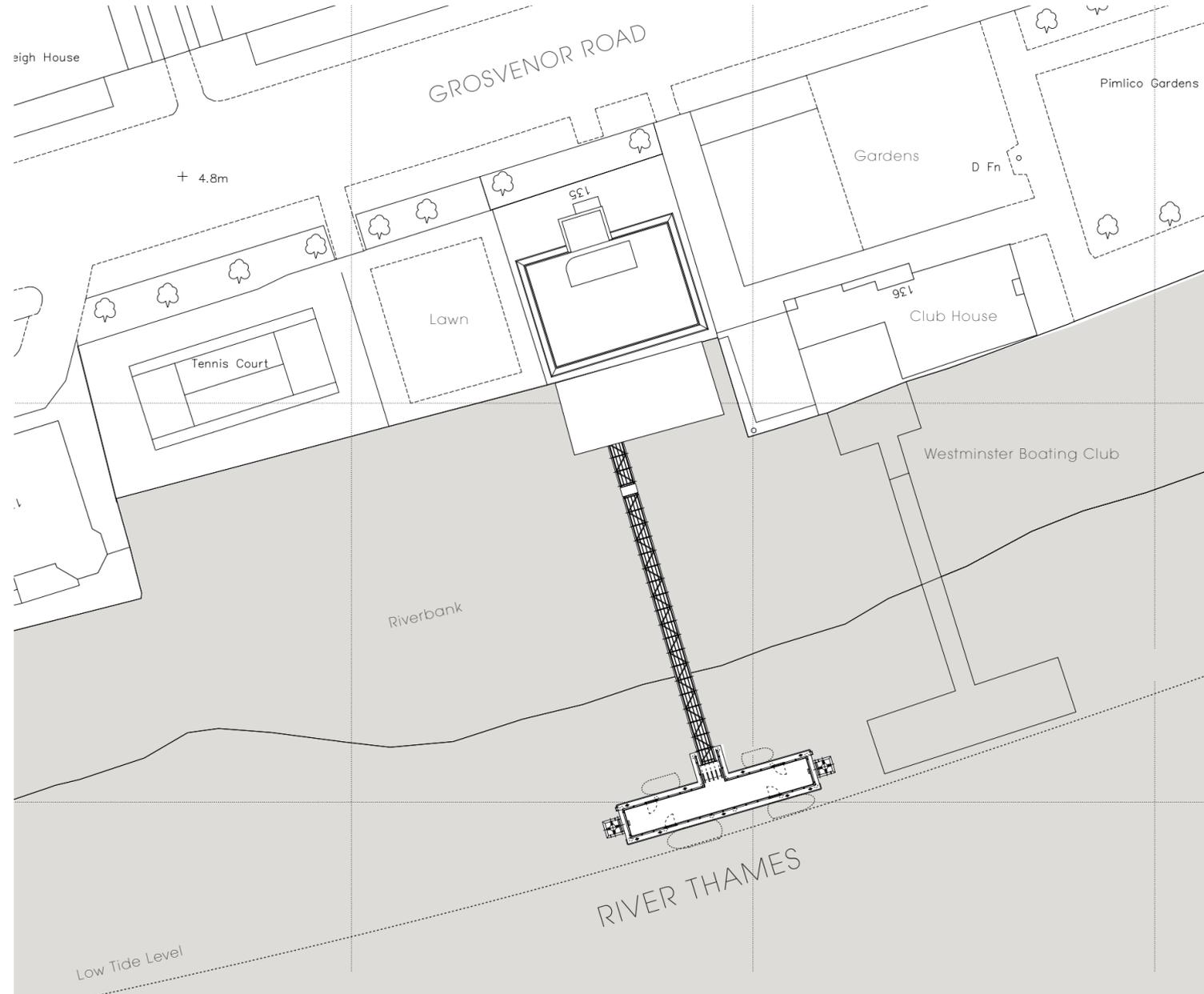
PRIVATE JETTY

Plans to add a private Jetty are well underway, positive discussions have taken place with the London Port Authority.

Jetty design engineers and architects are currently drawing up detailed proposals and will further enhance this properties appeal.

A private jetty will add unparalleled luxury to this unique London riverside dwelling, allowing the owner to moor their private yacht and tenders in front of the building, with private and exclusive access. External space is ideal for hosting exclusive private events.*

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ADDITIONAL FLOORS

135 Grosvenor Road has been designed to allow two extra floors to be added at a future date.

At considerable expense foundations & loading capabilities have been enhanced together with the upgrade of service provisions and electrics (the property has its own dedicated electricity sub-station) to allow a two-floor structure to be constructed onto the building (all preliminary designs have already been prepared).

Rights of Light, Daylight / Sunlight and Planning Reports have been commissioned in relation to height, massing and further development, resulting in a positive opportunity to add two further floors.*



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Technical SPECIFICATION

Heating, Cooling & Ventilation

Under floor heating and comfort cooling to all rooms, mechanical ventilation and kitchen extract to all apartments, together with domestic hot and cold water services.

Technology

In addition to modern styling, the design will utilise the latest technologies to provide highly efficient electrical services, including LED lighting and fully integrated control systems.

Lighting

Decorative and highly efficient LED lighting will be provided for all living areas and communal spaces. The luminaire types will range from recessed spotlights to hidden cove style strip lighting. Low-level 5 amp lighting sockets will also be provided on a separate circuit to allow control of floor standing/ table lamps.

A sophisticated lighting control system will provide scene setting functionality to adjust the mood of the rooms when required, allowing a dimming function. The system will be fully re-programmable and expandable.

Data / IT / Telephones

Telephone lines will be provided to each accommodation for general use (including fibre optic internet connectivity).

A hard-wired data CAT6 infrastructure system will be provided to ensure fast and reliable data transmission between various items of networkable equipment.

Building Control System / Audio Visual / Automation

All floors will be provided with individual home automation and smart home control systems. A fully integrated system combining lighting, audio-visual, media, intercom, temperature control, blind control etc. will be installed.

Touch screen wall mounted controllers will be located within all primary rooms, to allow complete control of the house system.

The audio-visual system will provide music throughout the property via hidden speakers wired back to an amplifier within the media rack. Cinema facilities and surround sound systems will have speaker points wired back to the media rack, for future connection to media devices.

Data, RS232 protocol and dual HDMI cabling will be provided to all TV locations within the property, including bedrooms, living spaces and media rooms. Equipment may include satellite decoders, Freeview devices, media storage devices and networked AV systems.

A full TV system capable of receiving all television channels from 'Sky' Europe, Russia and Middle East will be provided to each floor.

Fire Alarm

Each accommodation will be provided with a dedicated fire alarm system, which will link to the main fire alarm system located at the reception of the building.

Parking

Access by car from Grosvenor Road via ramp down to a platform lift. Cars are then taken down to the basement level and the car driven on to a computer-controlled carousel that stacks 10-12 cars. This will be completely automatic including all doors and can take large cars up to 5.4m long (including Range Rovers and 5 Class Mercedes). Both driver and passengers can access their cars within the building and car recall can be operated automatically from various points within the building.

Security

An indicator panel will be positioned at the concierge position to indicate of any alarm signals. All system information and status will be available to the owner on a web-based interface.

The system will be linked via RedCare (both hard wired and with a GSM communication link) to provide secure alarm signal monitoring to an alarm-receiving centre.

An IPCCTV system will be provided to cover all communal areas and external entrances of the building. The images will be monitored/stored both at reception and sent to an external monitoring facility.

A video door intercom system will be provided to each accommodation and will have home controller wall panels to display the entry system with remote key lock release facility. The communal entrance door will have a CCTV facility to provide colour images of those requesting entry.

Floor	GIA sq m	GIA sq ft	Balcony Terrace Area (sq m)	Balcony Terrace Area (sq ft)	Total (sq m)	Total (sq ft)
Basement	312	3358.4			312	3,358.4
Lower Ground	261.8	2,817.5			261.8	2,817.5
Upper Ground	237	2,545			236.5	2,545.1
First Floor	329.9	3,551	19	205	348.9	3,755.6
Second Floor	329.9	3551	19	205	348.9	3,755.6
Penthouse Lower Level	331.6	3569	19	205	350.6	3,772.5
Penthouse Upper Level	258	2777	53.6	577	311.6	3,354.1
Totals	2,060.2	22,169	110.6	1,190	2,170.2	23,358.6

Enhancements*

Roof Terrace	50.8	546.6	88	946.9	138.8	1,494
Additional Floor 1	331.6	3569	19	205	350.6	3774
Additional Floor 2	331.6	3569	19	205	350.6	3774
Totals	714	7685	126	1357	840	9,002

Combined Total

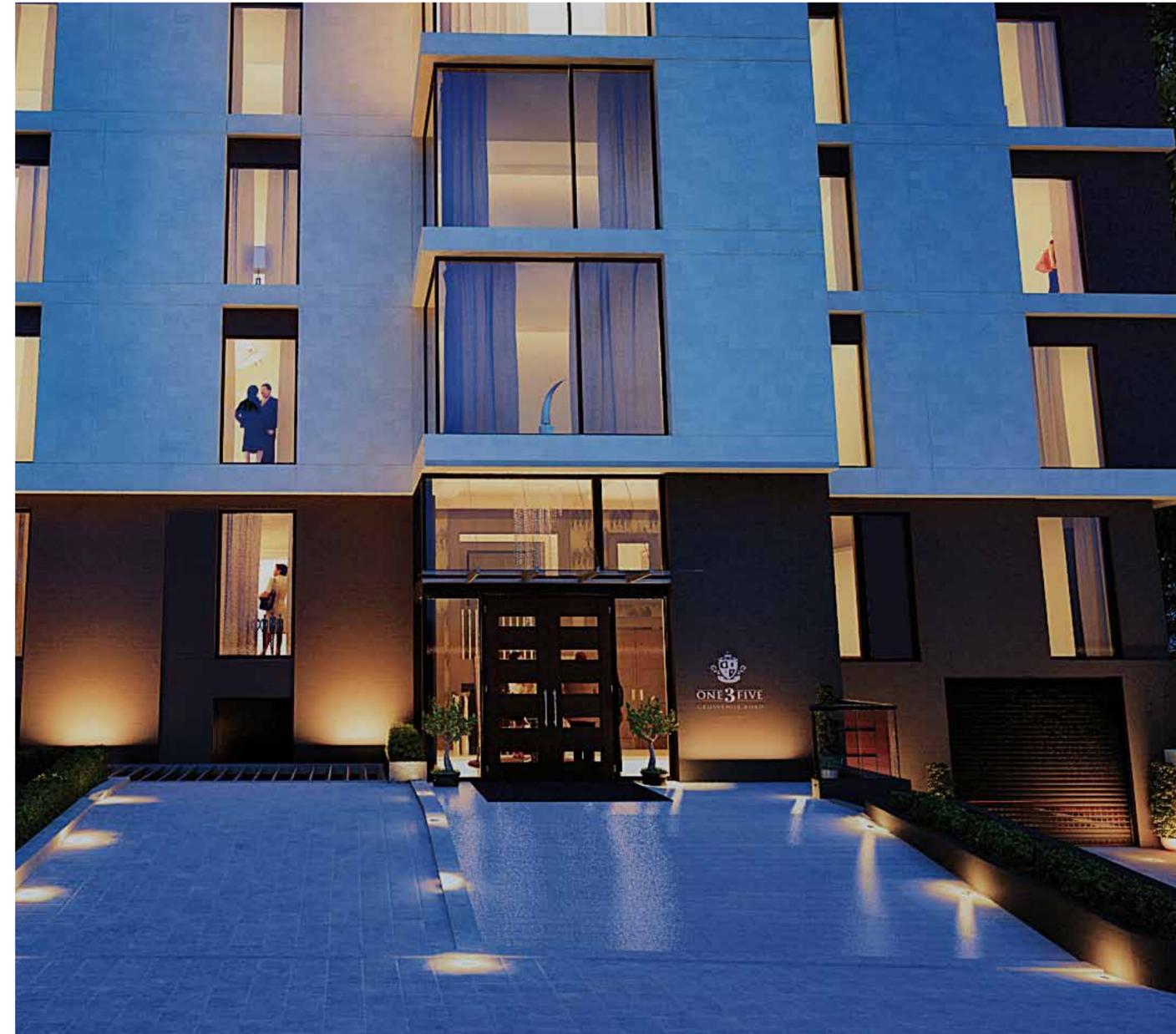
Totals					3,010.2	32,400.6
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Service & Concierge

The building is designed to accommodate a 24 hour dedicated concierge team, providing a wealth of services from household management to tailored & bespoke requirements.

Whether at home or abroad, you can be confident that your residence will receive the highest standard of care and attention.







RICHLAND GROUP

PROPERTY DEVELOPMENT & INVESTMENT

The Richland Group are project coordinators for this spectacular development.

Founded in 2001, we have developed & constructed several award winning Luxury Residential and Commercial property schemes across the UK & Europe. We are a member of The Royal Institute of Chartered Surveyors.

Our passion is delivering high-end property developments that create wealth and long term value for our clients.

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ONE 3 FIVE

GROSVENOR ROAD

LONDON SW1

To view this property in more detail and to experience a virtual fly through, please contact us at info@richlandgroup.co.uk to acquire your personal access key to the website:

www.135grosvenorroad.com

Important Information & Disclaimer

All images, pictures and information contained within this brochure are based on the current detailed architectural layouts & plans for the property known as 135 Grosvenor Road, London SW1, however importantly these details may change over the course of the development period and are subject to various planning consents and legal considerations. They are presented for representational purposes only and may not be relied upon in any way, shape or form. These particulars are not an offer or contract, nor part of one. You should not rely on this video or statements by Richland Group Ltd or its subsidiaries in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Richland Group nor any subsidiary nor joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without prejudice, responsibility on the part of the agents, seller(s) or lessor(s) and subject to contract. The CGI video, photographs & artist impressions show only certain parts of the property as they appeared at the time of development and in relation to draft architectural plans and layouts. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning/building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. We strongly advise that independent legal advice should be sought regarding the purchase or lease of this property.

Particulars dated: November 2012. Videos & Photographs dated: November 2012.
Planning Consents & Legal Permits: Further to above, specifically the Roof Terrace, Jetty & Moorings, Spa, Swimming pool and other miscellaneous items are subject to obtaining detailed Planning Permission from Westminster City Council - The Richland Group are currently in the process of applying for the required planning permissions and permits which may or may not be granted.



ONE **3** FIVE
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