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RUPERT STREET

LONDON W1

LOVE LONDON
LIVE SOHO

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RUPERT STREET

LONDON W1

A STYLISH SELECTION OF STUDIO, ONE & TWO BEDROOM APARTMENTS RIGHT AT THE HEART OF SOHO

47-53 & 59-63 Rupert Street are two buildings with an outstanding proposition. Newly refurbished to a high standard, the properties offer 11 studio flats, 19 1-bedroom flats and 4 2-bedroom flats of between 118 and 649 square feet. Best of all, they're right on the doorstep of London's most dynamic postcode, just a mile from Trafalgar Square.

RUPERT STREET IS JUST A STONE'S THROW FROM ALL THE BEST THAT LONDON HAS TO OFFER

Imagine walking home after the theatre. Strolling just moments to one of the country's great parks or a Michelin-starred restaurant. Or perusing one of the world's greatest art collections. Or hob-nobbing in the trendy cafés of Soho. It's all right on your doorstep at Rupert Street.

In one of the city's most enviable locations, Rupert Street gives easy access to shopping, dining, entertainment, leisure, sightseeing, business and education… in fact, everything that this great city has to offer.

OUT AND ABOUT

IT TAKES A LIFETIME TO EXPLORE ALL THAT LONDON HAS TO OFFER

London is a glorious city of exquisite dining, theatre and shopping experiences.

Choose Mayfair for Michelin stars, Covent Garden for boutiques, Oxford Street for department stores, Shaftesbury Avenue for theatres, Soho for music and film.

And Rupert Street is within walking distance of it all.

THEATRES

1. Adelphi Theatre
2. Her Majesty's Theatre
3. London Palladium
4. Lyceum Theatre
5. National Theatre
6. New London Theatre
7. Palace Theatre
8. Prince Edward Theatre
9. Savoy Theatre
10. Shaftesbury Theatre
11. Soho Theatre

HOTELS

1. The Athenaeum
2. The Cafe Royal
3. The Cavendish Hotel
4. Covent Garden Hotel
5. Haziitt's
6. Hotel Sofitel London St James
7. Le Meridien Piccadilly
8. Millennium Hotel London Mayfair
9. Radisson Blu Edwardian, Hampshire
10. The Ritz London
11. The Savoy
12. Strand Palace Hotel
13. W London Leicester Square
14. The Waldorf Hilton Hotel London

LANDMARKS

1. The British Museum
2. Covent Garden Market
3. The Courtauld Gallery
4. The Courtauld Institute of Art
5. English National Opera - ENO
6. London Transport Museum
7. The National Gallery
8. National Portrait Gallery
9. Royal Academy of Art
10. Sir John Soane's Museum
11. Somerset House

RESTRAUNTS

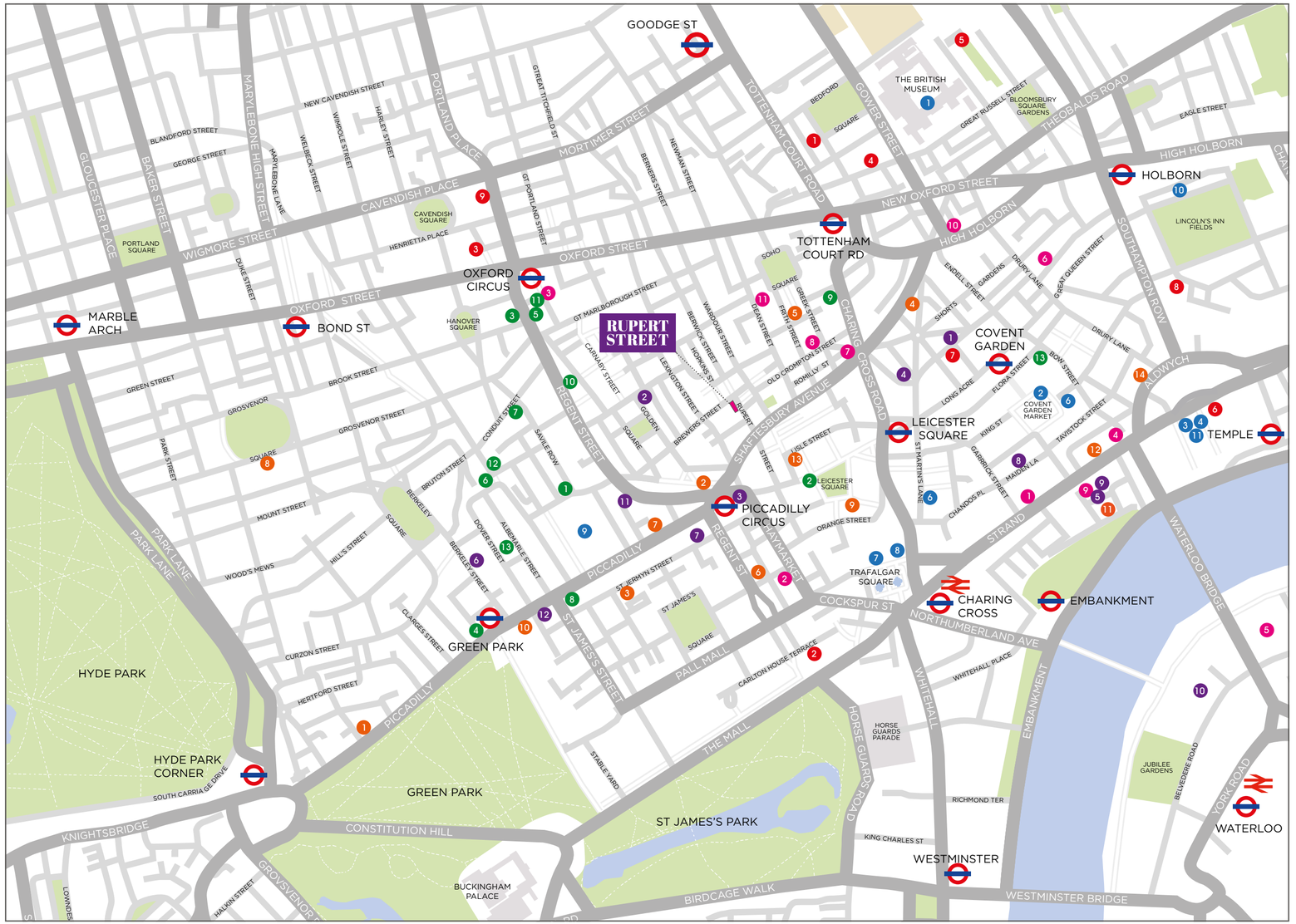
1. Belgo
2. Bob Bob Ricard
3. Criterion Restaurant
4. The Ivy
5. Kaspar's Seafood Bar & Grill
6. Nobu
7. Rowley's
8. Rules
9. Savoy Grill Restaurant
10. Skylon
11. Veeraswamy
12. The Wolseley

RETAIL

1. Abercrombie & Fitch
2. Apple Store Covent Garden
3. Apple Store Regent Street
4. Aquascutum
5. Armani Exchange
6. Chanel Boutique
7. Dior
8. Fortnum & Mason
9. Foyles
10. Hamleys
11. Liberty - London
12. Louis Vuitton
13. Michael Kors Covent Garden
14. Yves Saint Laurent Dover Street Market

EDUCATION

1. AA School of Architecture
2. The British Academy
3. London College of Fashion
4. Florida State University
5. Hult International Business School
6. King's College London
7. The London Film School
8. London School of Economics and Political Science
9. University Of Westminster



RUPERT STREET'S CENTRAL POSITION MAKES GETTING AROUND SIMPLE

London couldn't be easier to get around, and Soho is brilliantly positioned as a major transport hub.

Rupert Street is less than a five-minute walk from four major Underground lines (Piccadilly, Central, Northern and Bakerloo), giving easy access to the rest of the city – as well as to Heathrow airport, Charing Cross station for southern overland services and St Pancras International for train services to Europe.

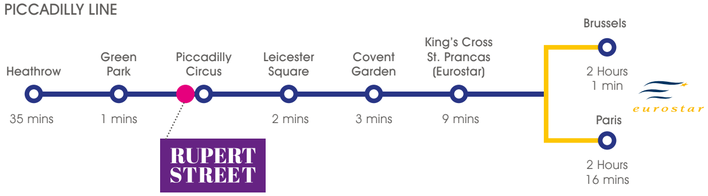
Soho is also a five-minute walk to the brand-new high-frequency Crossrail train service that from 2017 will link the area with the commercial centres of the City and Canary Wharf, as well as Heathrow Airport in just 30 minutes.

Getting around:
London is easy and quick to get around, by taxi, bus, train or Underground.

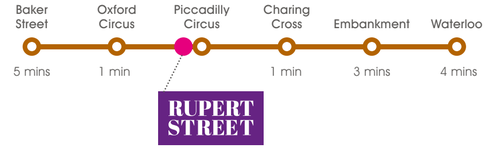
TRANSPORT - TIMES

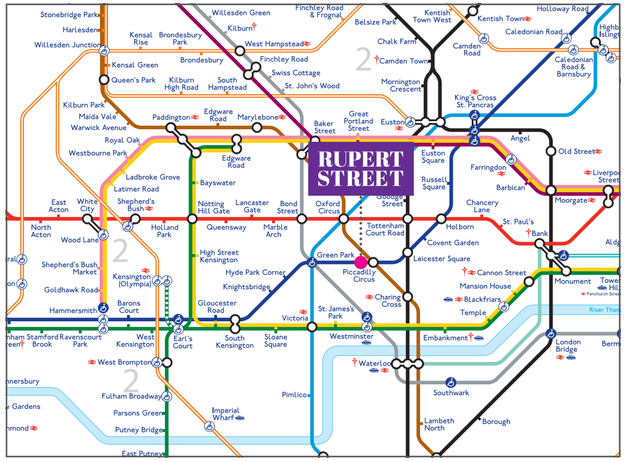
TUBE JOURNEYS FROM PICCADILLY CIRCUS

PICCADILLY LINE



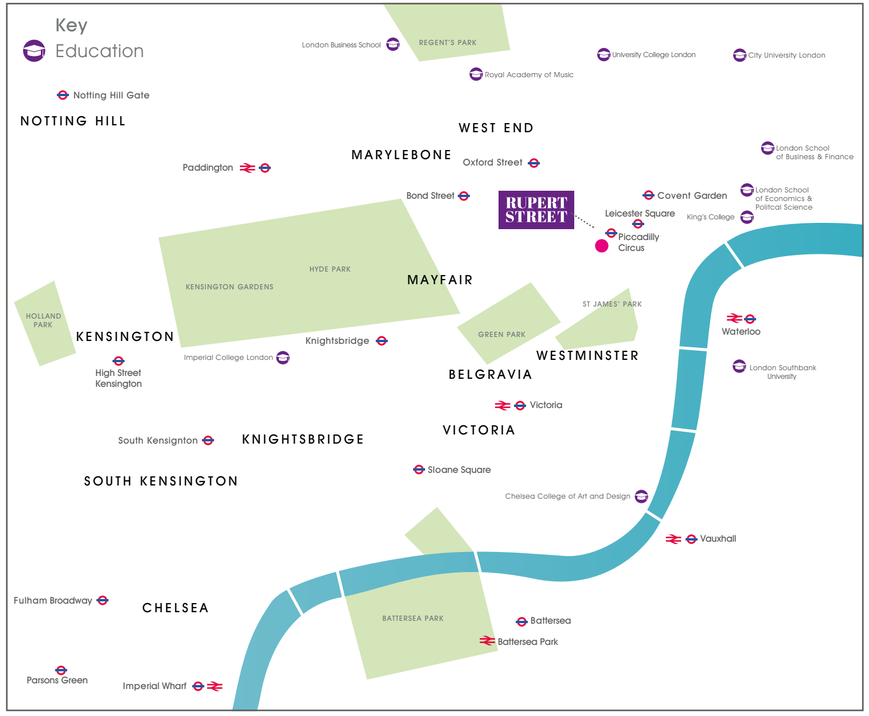
BAKERLOO LINE

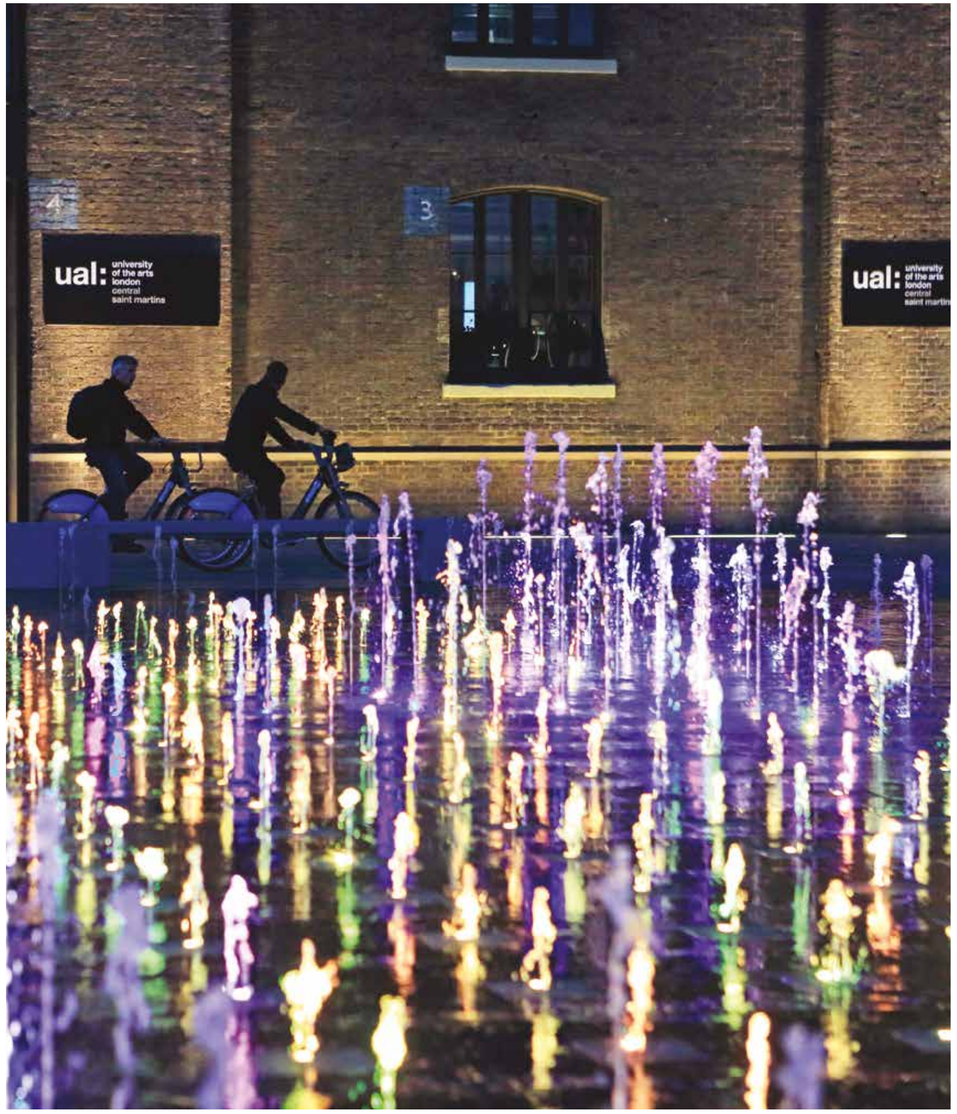




LONDON'S GREAT INSTITUTES OF HIGHER LEARNING

With more than 30,000 internationally recognized courses from world-respected research and learning institutions, London is an outstanding place to study.





UNIVERSITIES LISTINGS

London is a great place to learn, with world-class universities and colleges – as well as access to some of the world's great museums and galleries.

	UNDERGROUND	WALK
Piccadilly Rupert Street		
AA School of Architecture		12 mins
Birkbeck, University of London		19 mins
The British Academy		9 mins
The London College of Fashion	2 mins Oxford Circus	14 mins
Florida State University	27 mins Russell Square	12 mins
Hult International Business School	27 mins Russell Square	19 mins
King's College London	24 mins Temple	18 mins
The London Film School		9 mins
London School of Business and Management	16 mins Holborn	21 mins
London School of Economics and Political Science		19 mins
Royal Academy of Arts		7 mins
Royal Academy of Dramatic Art		18 mins
Royal Veterinary College	32 mins Mornington Crescent	41 mins
SOAS, University of London	27 mins Russell Square	20 mins
University of London	30 mins Russell Square	19 mins
University Of Westminster		14 mins

Learning curve:
London's student population numbers around 400,000 from 200 different countries.

PICTURE:
Coloured fountains in front of Central St Martins School of Art in Granary Square, Kings Cross, London

LONDON'S CULTURAL SCENE TAKES CENTRE STAGE

The city's cultural scene is remarkable by any standards; and Soho is right on the front row. London's museums and galleries number around 250, allowing unique access to the world's culture, both retrospective and forward-looking; Soho is also the city's epicenter for the performing arts, with dozens of theatres, cabarets and live music venues to choose from.

Past masters:
London has twice as many museums as Paris or New York.

Picture: British Museum, Bloomsbury, London

CULTURE LISTINGS

JOURNEY TIMES

	UNDERGROUND	WALK
Piccadilly Rupert Street		
British Museum, Little Russell Street WC1		12 mins
Courtauld Institute, Somerset House, Strand, Covent Garden WC2	15 mins Temple	19 mins
English National Opera, Coliseum, St Martin's Lane WC2	10 mins Leicester Square	9 mins
Haywood Gallery, South Bank SE1	14 mins Waterloo	23 mins
ICA, The Mall SW1	10 mins Charing Cross	
National Gallery, Trafalgar Square, WC2	8 mins Charing Cross	8 mins
National Theatre, South Bank SE1	15 mins Waterloo	23 mins
National Portrait Gallery, Charing Cross Road WC2		7 mins
Natural History Museum, Cromwell Road, South Kensington SW7	16 mins South Kensington	46 mins
Science Museum, Exhibition Road, South Kensington SW7	16 mins South Kensington	50 mins
Victoria & Albert Museum, Brompton Road, South Kensington SW7	16 mins South Kensington	50 mins
Royal Academy, Piccadilly, Mayfair W1		7 mins
Royal Albert Hall, Kensington Gore, London SW7	24 mins South Kensington	46 mins
Royal Festival Hall, South Bank SE1	14 mins Waterloo	23 mins
Royal Opera House (opera and ballet), Bow Street, Covent Garden WC2	9 mins Covent Garden	13 mins
Tate Britain, South Bank SE1	29 mins Pimlico	37 mins
Theatre Royal, Catherine Street, Covent Garden WC2	11 mins Covent Garden	15 mins
Wallace Collection, Manchester Square W1	6 mins Bond Street	
Wigmore Hall, Wigmore Street, Fitzrovia, W1	2 mins Oxford Circus	19 mins

THE LEGENDARY CAPITAL TURNS ON THE CHARM

London is officially the world's favourite destination, with around 13 million visitors to the capital during 2013. And it's easy to see why.

It could be cheering on sporting events at Wimbledon, Twickenham and Lord's; pondering over a masterpiece at the British Museum or Tate Modern; taking in a jazz band, opera, ballet or musical in hundreds of venues; or shopping in Europe's finest emporia.

There's no denying it: London has it all.

Light fantastic:
Soho is a blaze of colour at night, when London comes out to play.

Picture:
Tower Bridge at night

GET SET FOR SHOPPING IN STYLE

Napoleon called us a 'nation of shopkeepers', and London's retail scene still ranks as one of the most varied and dynamic in the world. Soho gives access to the best of the best: Covent Garden's pristine boutiques and thriving market, Oxford Street's major department stores and chains, Mayfair's glorious galleries and flagship fashion stores all a ten-minute walk away.

Shop around:
Choose from independent boutiques, chains and department stores… London has it all.

EATING IN LONDON: A FULFILLING PASTIME

London's eating scene now eclipses that of Paris or Rome, with some of the world's most exciting, varied and innovative offerings. Soho is right at the centre of the table, whether you favour celebrity-spotting at The Ivy, Michelin-starred perfection at L'Atelier de Joel Robuchon, or fish at Sheekey's, a London institution.

The perfect place to indulge any taste.

EATING AND DRINKING LISTINGS

SOHO & AROUND

Arbutus ★, 63-64 Frith Street, Soho W1D 3JW
Les Deux Salons, 40-42 William IV Street, Strand WC2N 4DD
Gauthier Soho ★, 21 Romilly Street, Soho, W1D 5AF
The Ivy, 1-5 West Street, Covent Garden WC2H 9NQ
J Sheekey, 28-32 St Martin's Court, Covent Garden WC2N 4AL
Kyashii, 4a Upper St Martin's Lane, Covent Garden WC2H 9NY
L'Atelier de Joel Robuchon ★★, 13-15 West Street, Covent Garden, WC2H 9NE
Nopi, 21-22 Warwick Street, Soho W1B 5NE
Rules, 35 Maiden Lane, Covent Garden WC2E 7LB
St Martin's Lane Hotel, 45 St Martin's Lane, Covent Garden, WC2N 4HX
Savoy, Strand, Covent Garden, WC2R OEU
Wahaca, 66 Chandos Place, Covent Garden WC2N 4HG
Yauatcha ★, 15-17 Broadwick Street, Soho, W1F 0DL

★ - Michelin Star Restruant

Taste of the high life:
London has overtaken Paris as Europe's best place to eat, according to the Zagat guide.

PICTURED:
1. Yauatcha, Soho
2. Hakkasan, Mayfair
3. Cafe Royal, Piccadilly
4. The Ivy, Soho

SOHO CELEBRATES LIFE, DAY AND NIGHT

By day, swinging Carnaby Street, Chinatown and Berwick Street Market set the tone of Soho, where film production companies, music and creative agencies magic up new ideas.

And every night, the bright lights burn in Soho's theatres, bars and restaurants, when locals hang out in 50s-style Ronnie Scott's and Bar Italia, haunt the late-night coffee shops and the giant screens of Leicester Square or head to Chinatown for its amazing Asian food. It's always alive, buzzing and celebrating something.

Located in between Mayfair, Covent Garden, St James's and Trafalgar Square, Soho is as central as you can get – for eating, shopping, entertainment and living. After a busy day head to Soho for some well earned downtime.

WALKING DISTANCES FROM PICCADILLY CIRCUS

Piccadilly	Rupert Street	Piccadilly Circus	3 mins
Leicester Square	3 mins	Charing Cross	10 mins
Covent Garden	10 mins	Trafalgar Square	7 mins
Regent Street	9 mins	Westminster	20 mins
New Bond Street	9 mins	Buckingham Palace	19 mins
Oxford Circus	11 mins	Green Park	14 mins
		St James's Park	15 mins
		British Museum	13 mins
		British Library	31 mins

AT RUPERT STREET, YOU DON'T HAVE TO VENTURE FAR

The two newly refurbished buildings are right at the heart of London's entertainment district; you couldn't get any closer. The Gielgud Theatre is right opposite, with the great stretch of Shaftesbury Avenue – officially dubbed Theatreland – right around the corner. Step out in Chinatown in Wardour Street – the next along – and choose from the 80 restaurants, shops and traditional Chinese health treatments on offer. Soho is always dynamic and exciting, and Rupert Street gives you a front-row seat.

The street was named after Prince Rupert of the Rhine, a nephew of Charles I and the leader of the Royalist cavalry during the Civil War. Having been banished after the defeat of Charles I, he returned to England in 1660 and was a naval commander during Charles II's wars against the Dutch, thus becoming a national hero.

These imposing buildings are set within the Soho conservation area and, while being completely refurbished internally to provide contemporary accommodation, they will retain their original elegant facades. Number 59 to 63, situated on the corner of Rupert Street and Brewer Street, built in 1884, comprises elegant redbrick construction with stone cornicing and pediments to the windows on the first floor and some attractive ornamental brickwork. Numbers 47 to 53 are of a lighter, pale yellow brick incorporating red brick detailing and ironwork to the windows.

Heart of the matter:
Rupert Street is seconds from the theatres of Shaftesbury Avenue and the restaurants and bars of Soho.

PICTURED:
1. View from top floor of Rupert Street
2. Gielgud Theatre, Rupert Street
3. View from the third floor, Rupert Street
4. Exterior of 47-49 & 59-63 Rupert Street

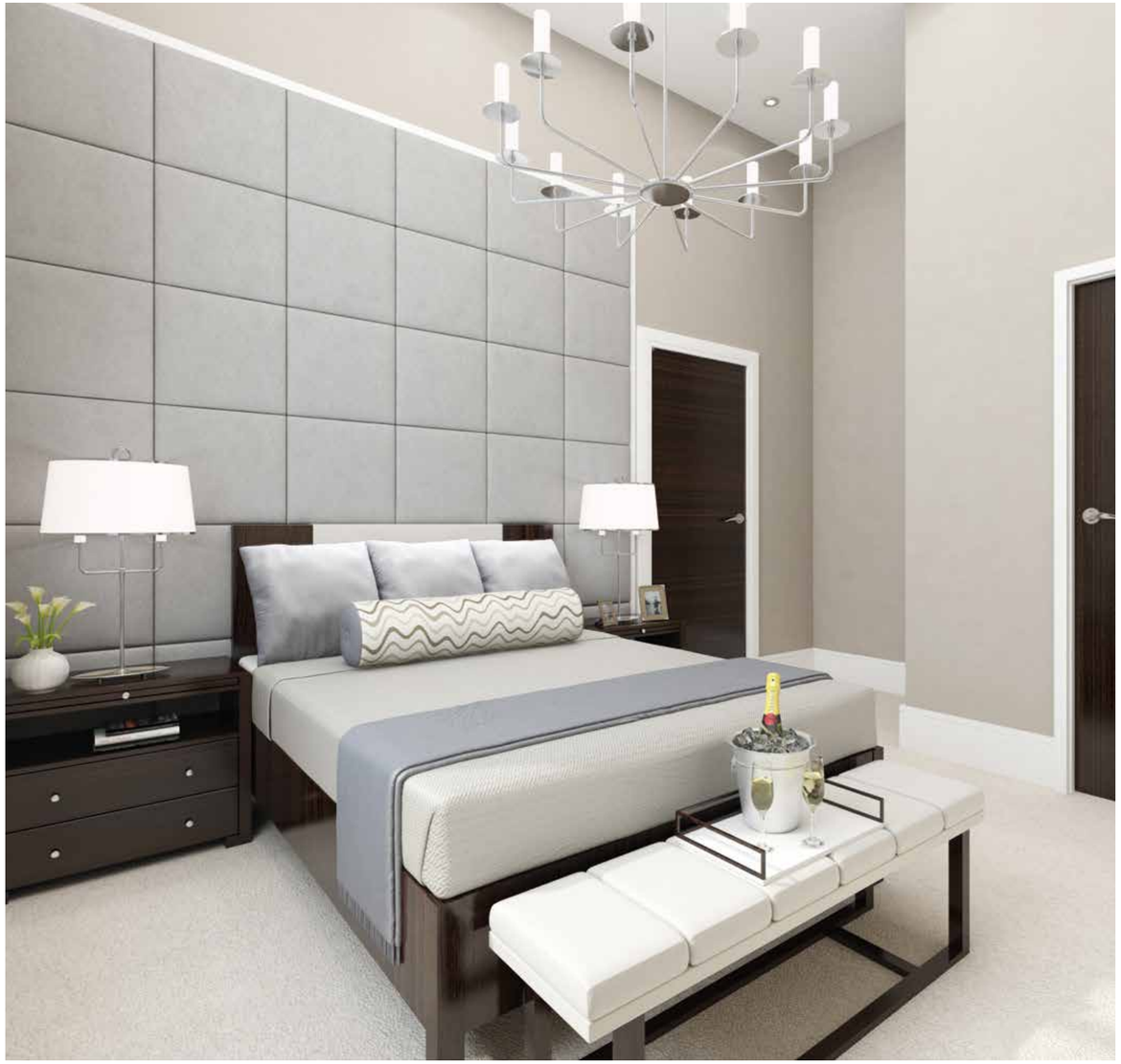
INTELLIGENTLY DESIGNED, CAREFULLY CRAFTED AND SLEEKLY FINISHED - SUPERBLY SOPHISTICATED URBAN LIVING.

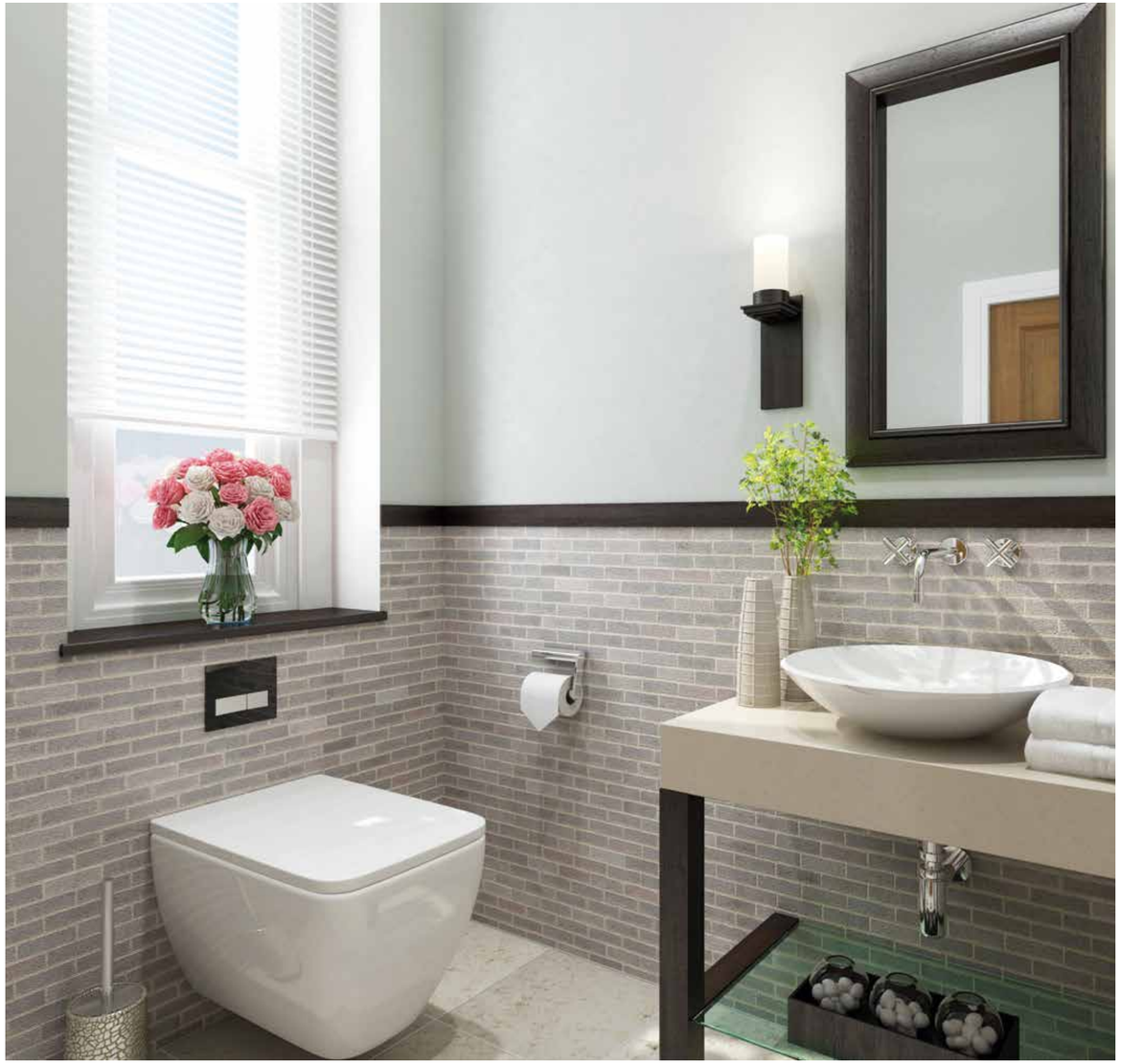
LIVING AREAS
Living spaces are both beautifully conceived and creatively executed, using a contemporary open-plan design for total convenience. Large windows and use of natural materials ensure the height of liveability.

KITCHEN
Intelligent design and contemporary chic are the DNA of kitchens at Rupert Street, which combine quality fixtures and designer touches to blend looks with functionality – and making the perfect platform for culinary experimentation.

BEDROOMS
Intimate and comfortable, the bedrooms at Rupert Street ooze calmness and tranquility, from the velvet-soft carpeting in muted tones to discreet downlighting and ample storage space.

BATHROOM
Private and peaceful, Rupert Street's bathrooms are real places of indulgence. Sleek good looks are complemented by high-quality white goods and stylish taps and accessories.





SPECIFICATION

KITCHENS

- All kitchen units will be supplied and fitted by bespoke kitchen specialist joiners Molteni or Asselle.
- Key features will include:
- Dark timber veneer panels
- Marble/quartz worktops
- 18mm sturdy carcasses
- High quality cabinet hardware
- Soft closers throughout
- Handleless doors
- Mirror splashbacks
- All fitted appliances shall be Miele or similar high quality.

APPLIANCES WILL INCLUDE:

- Fridge/freezer
- Multi-function single oven with grill
- Microwave or combination oven
- Concealed dishwasher
- Electric induction hob
- Utility rooms to be fitted with high quality cupboards, washer/driers to be Miele or similar.

BEDROOMS

- Bedrooms to be provided with walk-in wardrobes in luxurious dark timber veneer or single wardrobes with contrasting timber veneer finish. Joinery to be full height and fitted with high quality hardware.

BATHROOMS

- Bathrooms will include:
- Elegant ceramic tiled wall with feature cut stone mosaic wall finishes
- Cantilevered vanity units with architectural basins
- Tiled floors with underfloor heating
- Zuchetti, (or similar) taps
- Oversized 'rain' shower to master bathrooms with glass screens
- Heated towel rails
- Shaver socket
- Mirrored cabinets
- Baths to all master suites with stone tops and tiled edges

LIGHTING

- Lighting has been designed to accentuate the key spaces. Dimmer switches are to be used throughout to control the lighting from a central point in each room.
- Low-voltage energy saving downlighters are to be provided throughout. The majority of the proposed luminaries will use LED technology.
- The architectural lighting scheme will be supplemented by numerous 5amp lighting sockets located throughout the main living space at low level.

HEATING & COOLING

- Each apartment will be provided with wet underfloor heating throughout and electric underfloor mats in ensuites and water closets.
- All apartments will be provided with a comfort cooling system with a heating boost function. Fan coil units will provide discrete, quiet comfort cooling to bedrooms and living rooms with independent controls in each room.

COURTYARDS

The duplex apartments are designed with internal courtyards to improve natural lighting levels and provide access to external space. The courtyards are finished with timber floor decking with timber and zinc cladding to the external walls and integrated lighting. Access from the apartments is gained through sliding double glazed, aluminium framed doors.

SECURITY & SAFETY

- Each apartment will have:
- 4 point locking system to entry doors
- Colour video entry system
- Mains supply water sprinkler
- Smoke detectors throughout apartment with heat detectors in kitchens
- Individual fire alarms
- Communal CCTV security system with recording and monitoring of the entry positions and common parts
- Security locks to external and sliding doors
- Compliance with Secured by Design principles
- AV, telephone & data systems
- CAT 5 cabling for digital TV/DAB and FM radio, telephone and data services including wifi
- Principal rooms will be wired for:
- Surround sound in the ceiling
- Sky HD/Freeview enabled
- Wiring points for data and
- telephone within living rooms and bedrooms

WARRANTY

A BLP warranty or similar form of warranty for new residential apartments shall be provided.

DEVELOPER OVERVIEW

English Rose Estates represents the incorporation of a longstanding and very successful property partnership which first began in 1975. With over 40 years experience in the property industry the team has put together and overseen numerous highly innovative and pioneering property deals, as well as developments, both in the UK and across the globe.

In the UK they aim to build upon their proven track record and recognised expertise in urban/brownfield regeneration. Whilst ever aware of the reality of globalisation, English Rose Estates also aims to consolidate and build upon its long established success in selected world markets.

See our website for details **www.englishroseestates.co.uk**

EnglishRose Estates