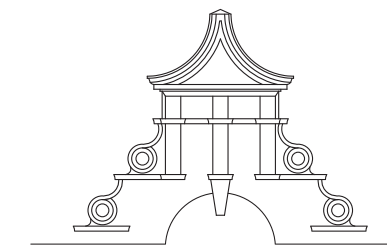




55

CONDUIT STREET

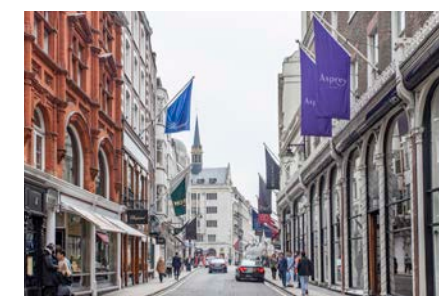
MAYFAIR, LONDON W1



INTRODUCTION

55 Conduit Street is a striking period property, centrally located on this highly coveted Mayfair address. Just five apartments make up this boutique development; four 2 bedroom, 2 bathroom apartments grace the first to fourth floors, whilst a 3 bedroom duplex penthouse occupies the fifth and sixth.

Each apartment has been specified and finished to Artesian's exemplary standards, reflecting their many years of experience in creating some of the Capital's most exclusive residences.





LOCATION

Mayfair is internationally recognised as one of the world's most exclusive residential addresses with Conduit Street located at its very heart. Bounded by Berkeley Square to the west and Regent Street to the east, the property enjoys an enviable position, nestled amongst some of the finest establishments in London.

55 Conduit Street is located close to the junction of Savile Row; the home of traditional bespoke tailoring, and Bond Street; London's most exclusive shopping address. Flagship boutiques including Louis Vuitton, Cartier, Hermes, Chanel, Prada, Gucci, Jimmy Choo and Bulgari are all on the doorstep.

Mayfair is also home to a wide selection of fine restaurants, exclusive members clubs and luxury hotels, offering an eclectic assortment of venues to suit any occasion.

Transport links in the area are excellent. Bond Street, Oxford Circus and Piccadilly Circus underground stations are all within easy reach, giving direct routes to Paddington and Victoria Stations for fast trains to Heathrow and Gatwick Airports respectively.



APPROXIMATE DISTANCES TO POPULAR DESTINATIONS	
Savile Row	160m
Oxford Circus Underground	320m
New Bond Street	320m
Regent Street	320m
Grosvenor Square	640m
Bond Street Underground	800m
Selfridges	960m
Green Park Underground	960m



APARTMENT 1

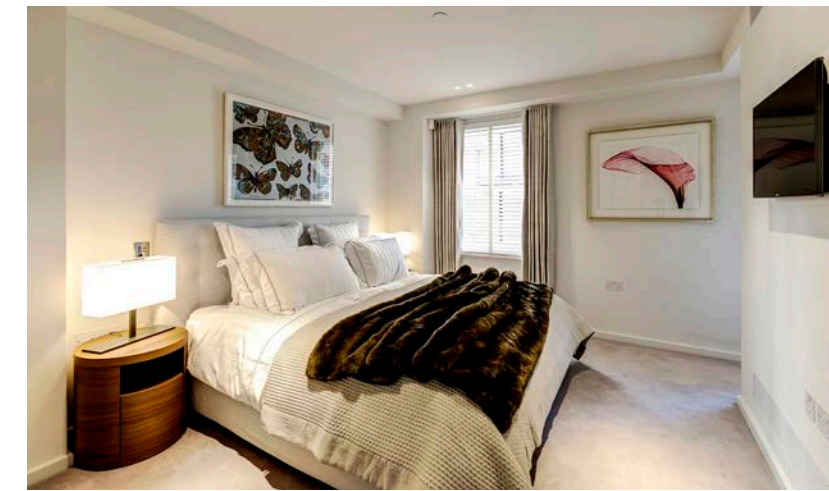
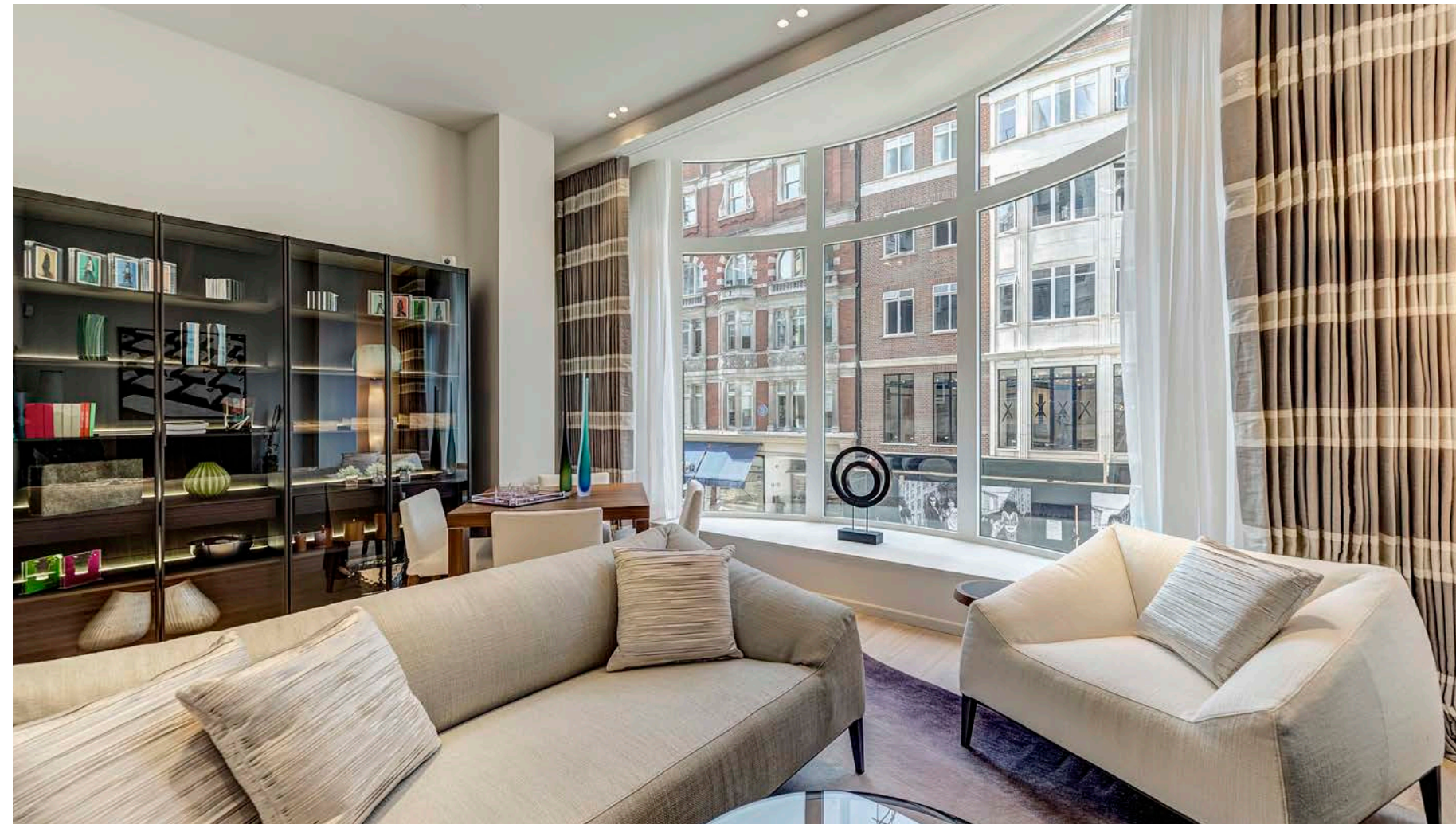
FIRST FLOOR

This two bedroom apartment is located on the first floor of the building and features a mezzanine level to the rear of the property.

The spacious reception room graces the front of the apartment boasting a fabulous curved bay window which floods the room with natural light. The high ceilings create a wonderfully expansive area, perfect for relaxing and entertaining.

The luxurious and tranquil double bedroom suites are situated to the rear of the apartment and each features a separate dressing room with extensive wardrobes by Poliform of Chelsea. The master bedroom on the mezzanine level has an indulgent en-suite bathroom featuring: twin basins, separate shower, and bath with an Aquavision TV.

The apartment also features a well-equipped kitchen and separate utility room.



APARTMENT 1

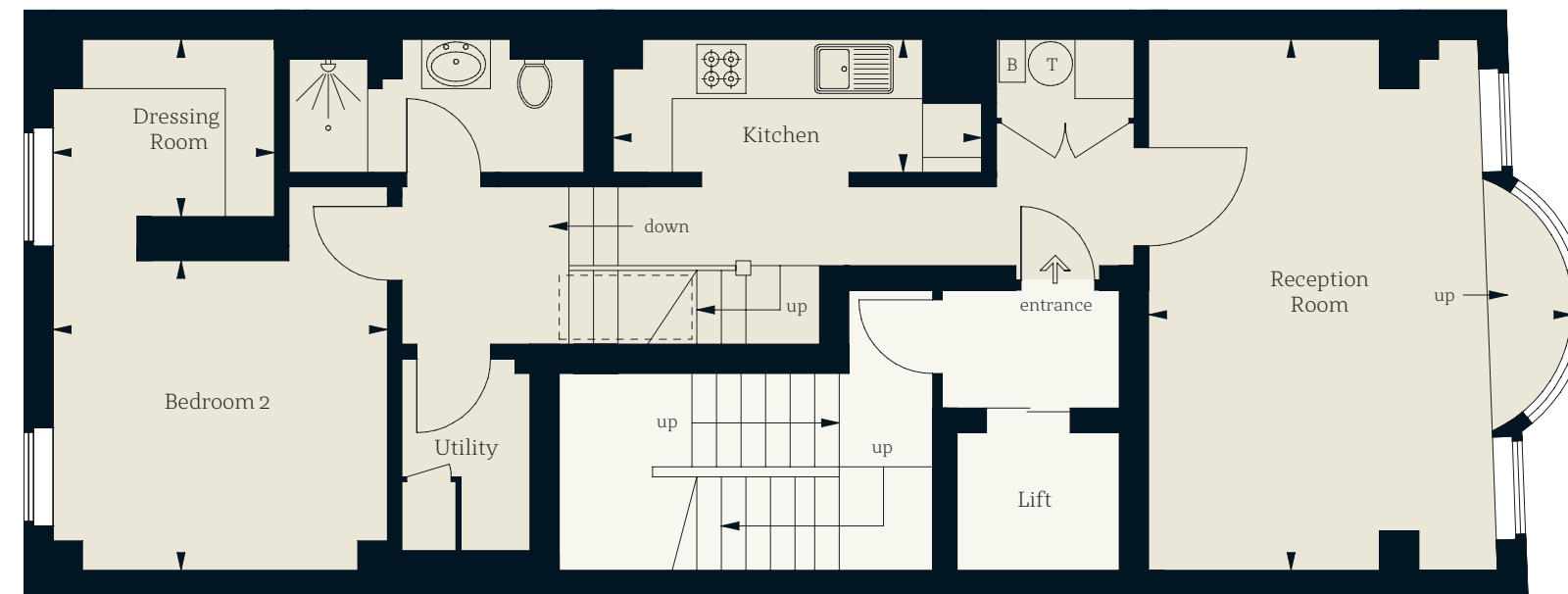
Approx. gross internal area	969 sq ft	90 sq m
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FIRST FLOOR

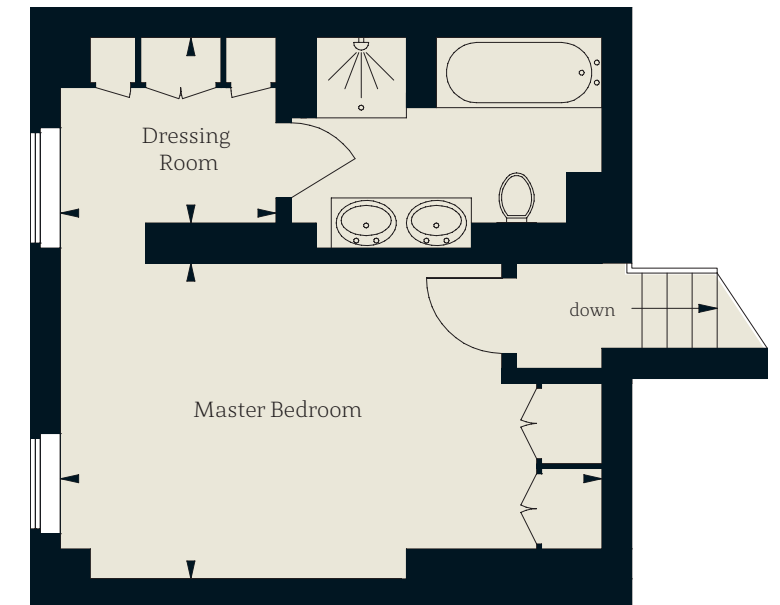
Reception Room	17'9" x 14'1"	5.40m x 4.29m
Kitchen	12'4" x 4'6"	3.76m x 1.38m
Bedroom 2	11'3" x 10'3"	3.42m x 3.12m
Dressing Room	7'5" x 7'2"	2.26m x 2.19m

MEZZANINE LEVEL

Master Bedroom	17'8" x 10'6"	5.39m x 3.20m
Dressing Room	6'11" x 6'10"	2.10m x 2.09m



APARTMENT 1, FIRST FLOOR



APARTMENT 1, MEZZANINE LEVEL



APARTMENTS 2, 3, & 4

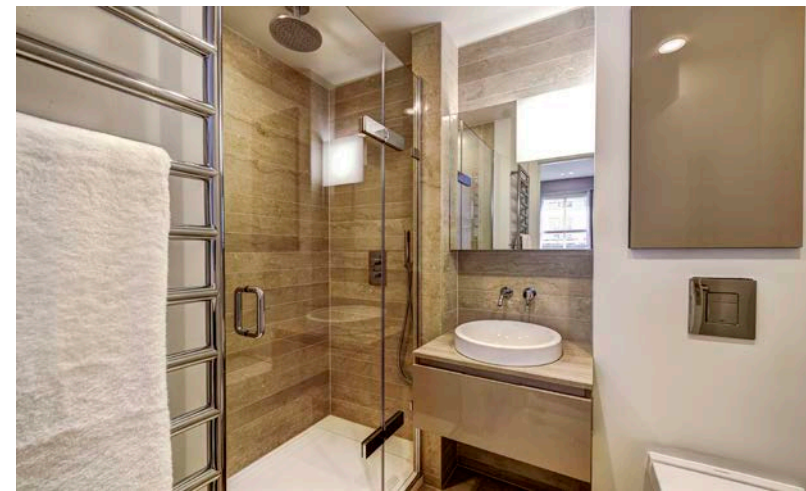
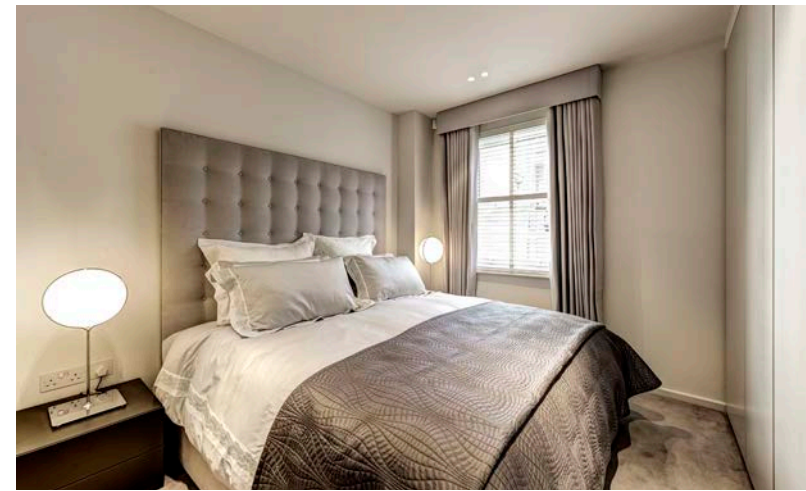
SECOND, THIRD & FOURTH FLOOR

Apartments two, three, and four are positioned on the middle floors of the building and each offers a similar theme of accommodation.

The spacious reception rooms are located to the front of the building and while apartments two and three feature a bay window, apartment four has a pretty arched window which gives the room unique character and charm.

Both bedrooms are located to the rear of the building, with the master bedroom benefiting from an extensive allocation of wardrobes by Poliform of Chelsea and a sumptuous en-suite shower room. The second bedroom has use of a separate shower room which doubles as a guest cloakroom.

Each apartment also features a well-equipped separate kitchen.

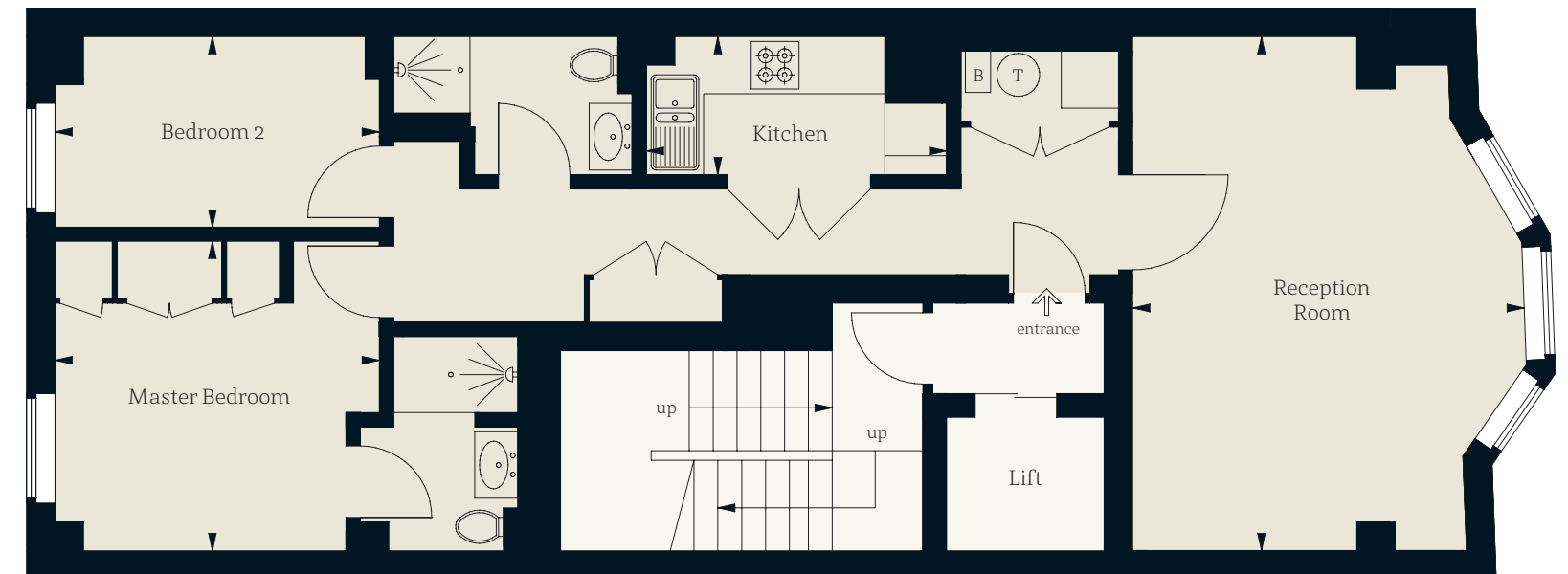


APARTMENT 2

Approx. gross internal area **678 sq ft** **63 sq m**

SECOND FLOOR

Reception Room	17'9" x 13'5"	5.41m x 4.10m
Kitchen	8'3" x 4'9"	2.51m x 1.45m
Master Bedroom	11'4" x 10'9"	3.45m x 3.28m
Bedroom 2	11'1" x 6'8"	3.38m x 2.02m



APARTMENT 2, SECOND FLOOR



APARTMENT 3

Approx. gross internal area **721 sq ft** **67 sq m**

THIRD FLOOR

Reception Room	18'7" x 13'5"	5.66m x 4.10m
Kitchen	8'4" x 5'7"	2.55m x 1.69m
Master Bedroom	11'1" x 11'0"	3.38m x 3.35m
Bedroom 2	11'1" x 6'11"	3.38m x 2.11m

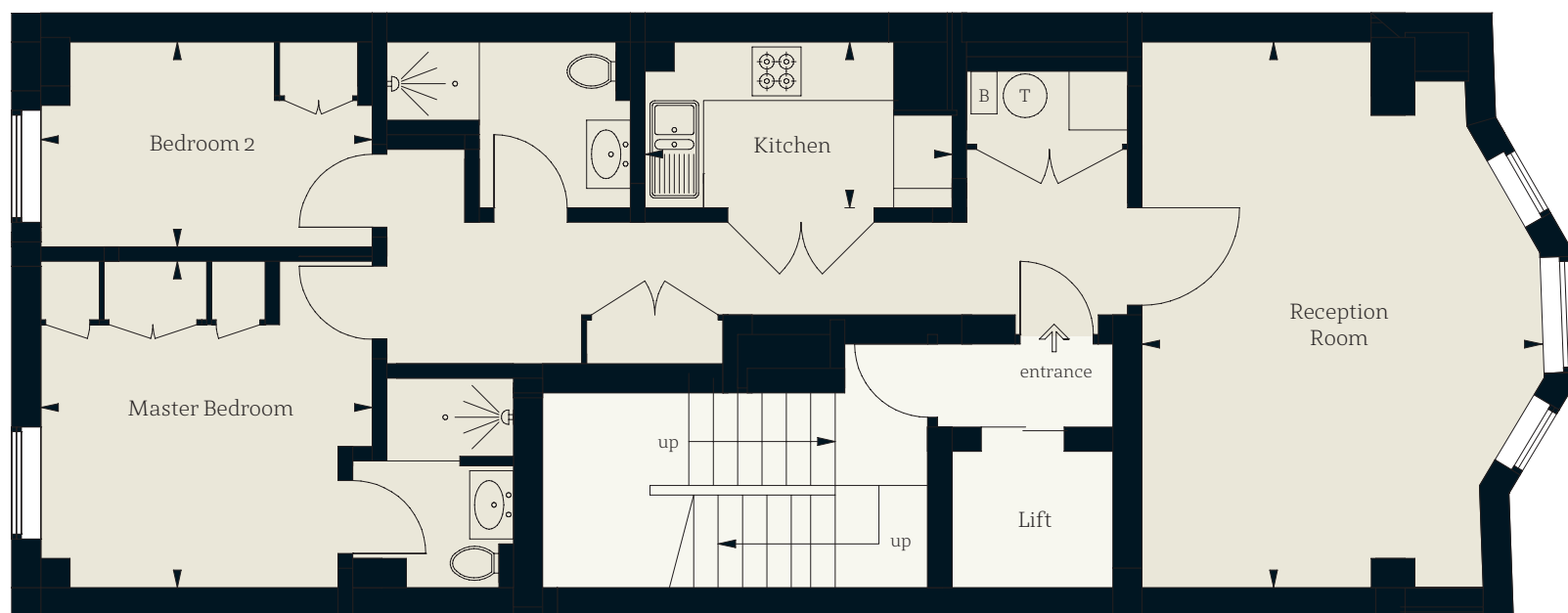
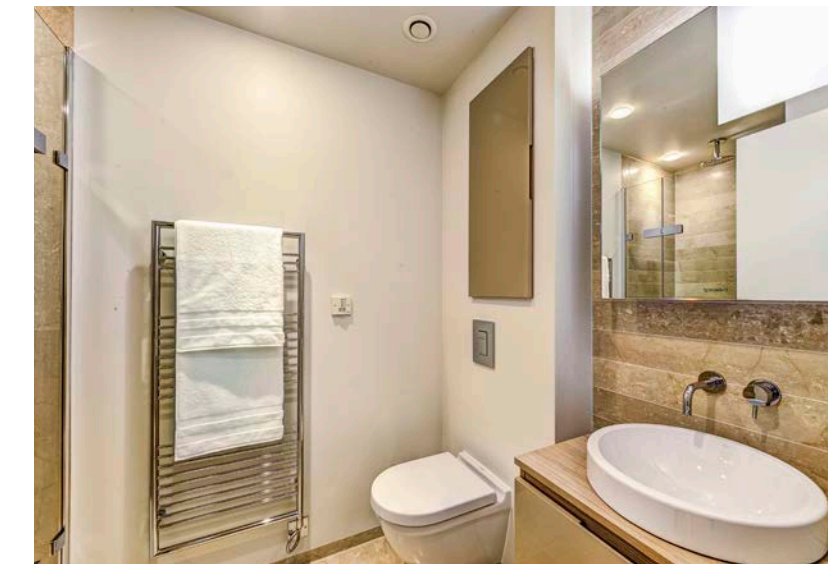


APARTMENT 4

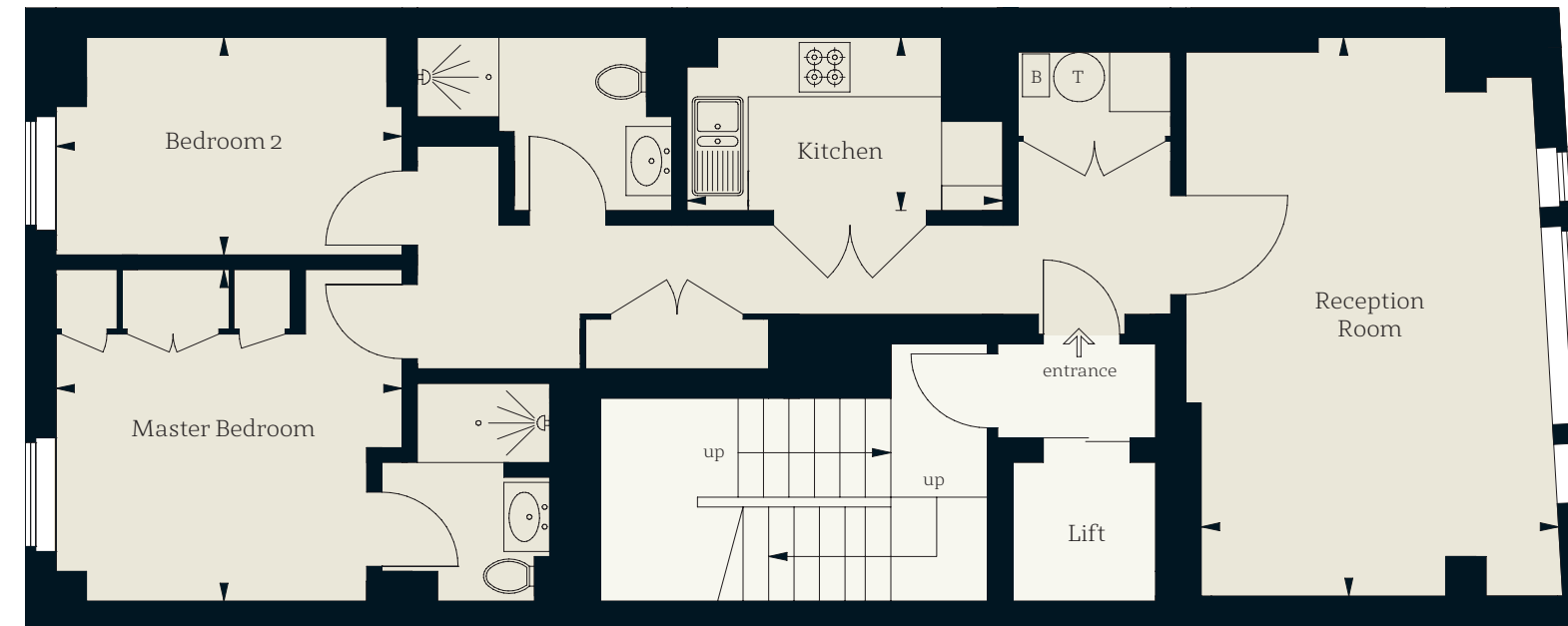
Approx. gross internal area **721 sq ft** **67 sq m**

FOURTH FLOOR

Reception Room	18'7" x 11'5"	5.67m x 3.48m
Kitchen	10'3" x 5'9"	3.12m x 1.74m
Master Bedroom	11'1" x 10'11"	3.47m x 3.34m
Bedroom 2	11'2" x 7'4"	3.41m x 2.28m



APARTMENT 3, THIRD FLOOR



APARTMENT 4, FOURTH FLOOR



THE PENTHOUSE

FIFTH AND SIXTH FLOOR

The Penthouse is arranged over the top two floors of the building with direct lift access, and offers a truly luxurious living environment.

Upon arrival into the reception hall, a doorway opens into an inner lobby, where all three bedrooms can be accessed. To the front of the building, the master bedroom suite spans the full breadth of the property and provides an extensive allocation of wardrobes. The indulgent en-suite bathroom features: twin basins, separate shower, and bath with an Aquavision TV. A pair of French doors lead onto a full width balcony with stunning views over the rooftops of Mayfair. Two further bedrooms are located to the rear of the apartment, both of which have use of a luxurious shower room.

The sixth floor is dedicated entirely to entertaining and relaxing, with a 26' (8.17m) open plan kitchen and reception, which opens onto a spacious southwest facing terrace with far reaching views.



THE PENTHOUSE

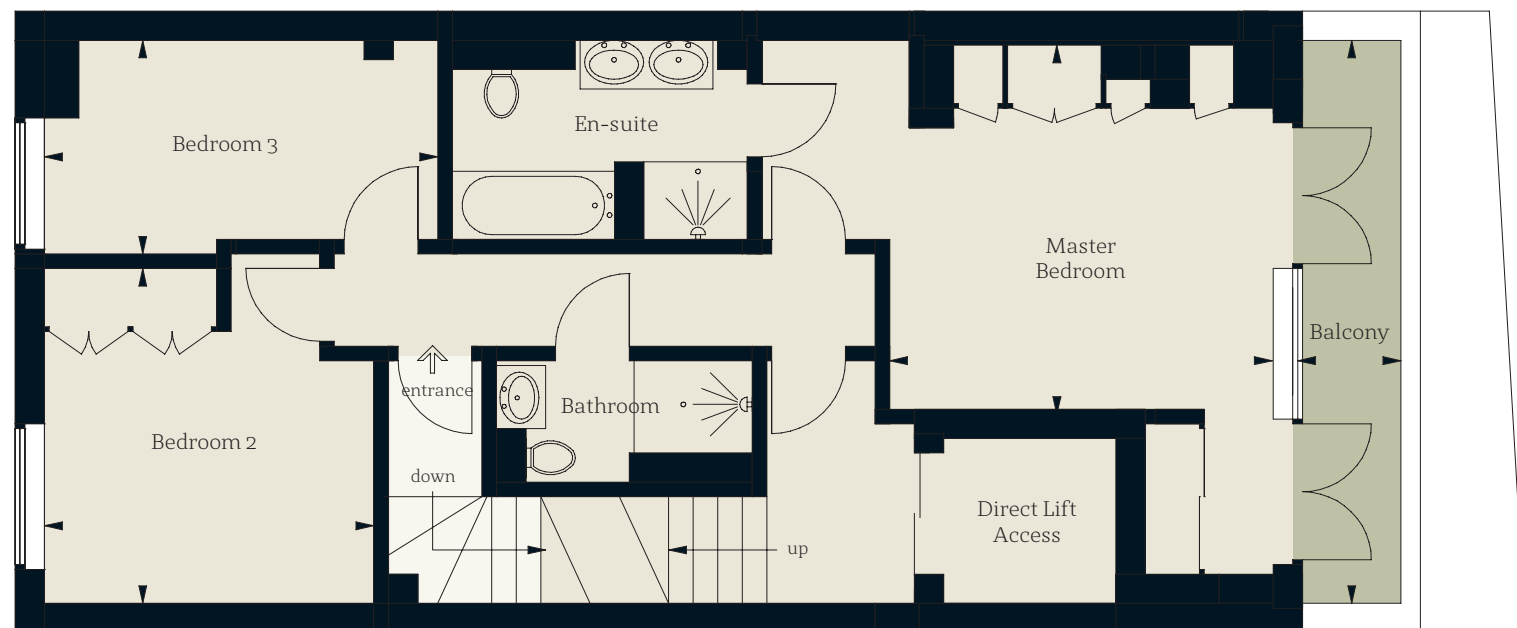
Approx. gross internal area **1,195 sq ft** **111 sq m**

FIFTH FLOOR

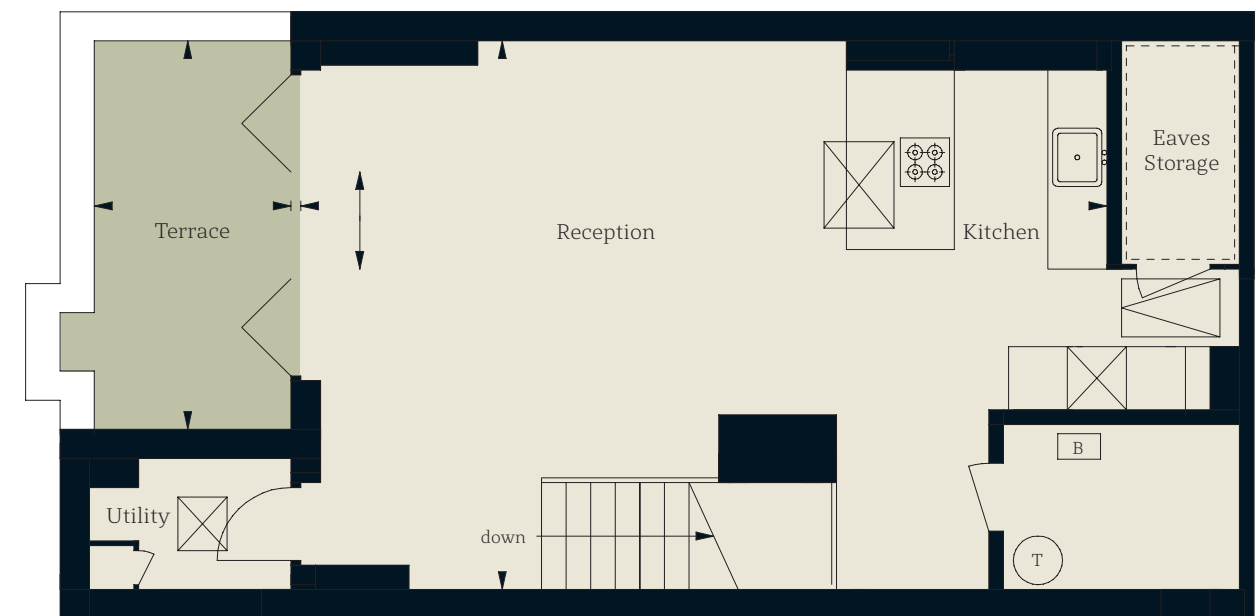
Master Bedroom	13'0" x 12'6"	3.96m x 3.81m
Bedroom 2	11'4" x 10'11"	3.46m x 3.34m
Bedroom 3	13'2" x 7'3"	4.02m x 2.22m
Balcony	18'11" x 3'1"	5.77m x 0.93m

SIXTH FLOOR

Reception / Kitchen	26'10" x 18'5"	8.17m x 5.62m
Terrace	13'5" x 6'5"	4.10m x 1.96m



THE PENTHOUSE, FIFTH FLOOR



THE PENTHOUSE, SIXTH FLOOR



SPECIFICATION



MAIN RECEPTION HALL

- Feature wall panels
- Platinum honed stone flooring, with matching stone skirting detail
- New ELAN lift with walnut veneer and mirrored interior with stainless steel inlays
- Secure direct lift access provided to The Penthouse
- Individual secure letterboxes



KITCHENS

- White high gloss lacquered kitchens with white engineered stone worktops by Doca Evolucion
- Glass splash-backs
- Gaggenau single oven
- Gaggenau microwave
- Miele induction hob
- Miele fridge/freezer
- Bespoke 15 bottle wine rack
- Clearwater under mounted sink with X-Trend stainless steel tap and pull out spray
- Westin built-in recirculating extractor
- LED under pelmet lighting

UTILITY CUPBOARD

- Stacked Miele washing machine and condensing drier
- Media control cupboard



BATHROOMS

- Stoneage Botticino Italian flooring and feature panels
- High quality white sanitaryware and chrome taps and bath/shower controls including Philippe Starck and Grohe fittings
- Frameless shower screens with drench showers
- Vanity wall and basin cabinets to all bathrooms
- Illuminated bathroom mirrors with de-misters
- Heated chrome ladder towel rails with thermostatic control
- Underfloor heating

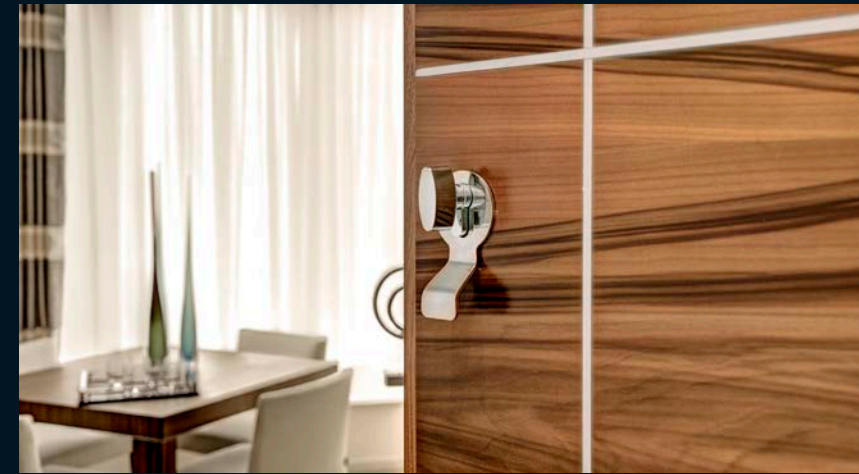


HEATING & COOLING

- Individually controlled Daikin Altherma units supplying heating, hot water and comfort cooling
- High pressure, fully pumped water services to all apartments
- High performance thermal and acoustic insulation

SECURITY

- Individual ATI intruder alarm systems to all apartments
- BPT video door entry system
- CCTV to communal entrance hall
- Domestic sprinkler system

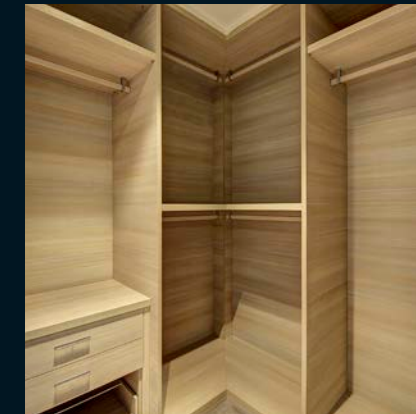


WINDOWS, DOORS & JOINERY

- Bespoke wardrobes by Poliform to principal bedrooms
- High performance double glazed sash windows with polished chrome furniture

FLOORING

- American white oak flooring to living room, hallway and kitchen
- Supreme Velvet carpet in Silver Birch finish to bedrooms

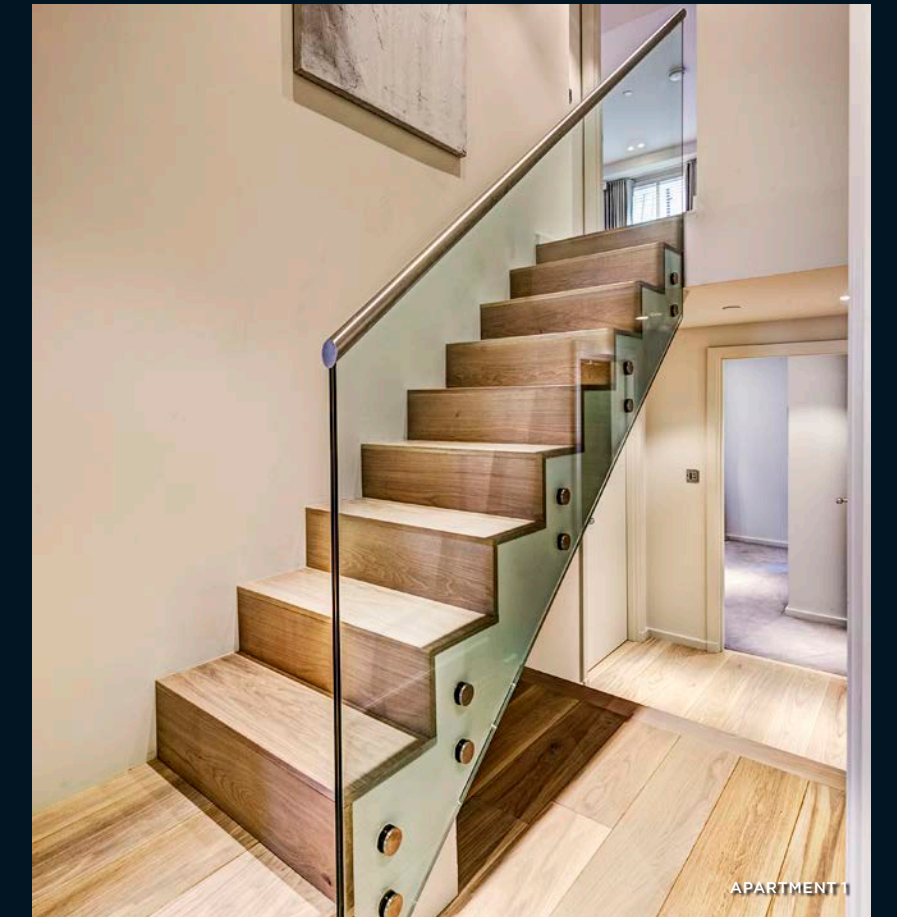


LIGHTING

- Rako Mood lighting/scene setting to principal rooms
- Polished chrome flush lighting controls and light switches

AUDIO VISUAL & TECHNOLOGY

- Cat 5 & Cat 6 high specification cabling for audio visual communications to all principal rooms
- Wiring for 5.1 surround sound to receptions
- Aquavision TV fitted in main bathrooms of Apartment 1 and The Penthouse
- Communal satellite dish with cabling to each apartment sufficient for 2 Sky+ boxes



ABOUT THE DEVELOPER

The Artesian Property Partnership has over twenty years experience creating some of the finest homes in London and the South East of England. With an enviable portfolio of historic residential schemes across Prime Central London, including the West End, Covent Garden and The City, their highly skilled team have a consummate understanding of design, exclusivity and luxury.

Artesian




55
CONDUIT STREET
 MAYFAIR, LONDON W1



020 7664 6649



020 7758 8440

Please note: These particulars are not considered to be a formal offer and are only intended to provide an overview of the properties at 55 Conduit Street. Although every care has been taken in the preparation of this brochure, it cannot be taken as a statement or representation of fact. Total areas provided are gross and calculated using the RICS measuring practice. Floor plans are not to scale. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. For further information regarding the commercial unit on the ground floor, please contact the selling agents. August 2014.

Artesian

55conduitstreet.com