





A TIMELESS CLASSIC

Originally known as Gloucester House, work started on the building in 1904 and it was completed in 1908. The architects, Thomas Colcutt and Stanley Hamp also worked on the Savoy Hotel and Lloyds Registry in the City of London.

Gloucester House is in one of the rarest and most prestigious period buildings in London. Situated on the corner of Old Park Lane and Piccadilly, overlooking Green Park. No.149 represents a rare opportunity to own one of the finest Grade II properties on Old Park Lane that has been meticulously redeveloped and designed to the highest of standards throughout.





A MOMENTOUS WELCOME

Welcomed by a century of traditional architecture, No.149 salutes residents and guests with its traditionally refined entrance. It has retained many of the original classical and Art Nouveau features of the original design.

This exquisite period building has an elevator, a 24-hr portorage and concierge services.





GRAND FOYER

Upon entering the apartment, residents and guests are met with high ceilings and spacious corridors. The intricate interior design entwined with classic contemporary pieces create a traditional feel that is continued throughout the property.

RECEPTION HALL

The reception hall is one of Old Park Lane's grandest rooms with windows overlooking London's iconic Green Park. Designed as two spaces, the reception hall offers both a formal and informal setting. A crystal chandelier hangs from the ceiling, surrounded by exquisite cream, beige and dark walnut furnishings.



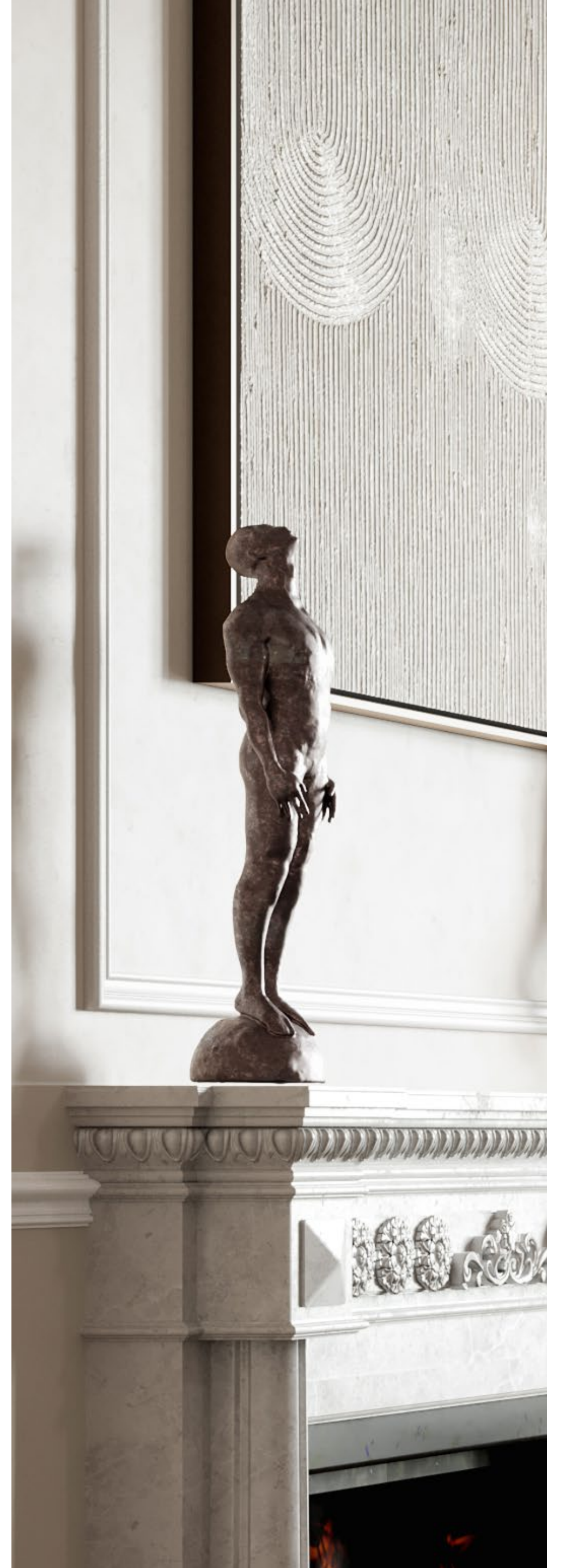


ABSTRACTIONS - Étude No. 12



FORMAL DINING

The formal dining room enjoys views of Old Park Lane with grand proportions and beautifully detailed finishing. It retains its historic ambiance with its intricate cornicing, bespoke table and joinery pieces, accented with a modern classic furnishing.





THE KITCHEN

The open plan Kitchen and informal dining room benefits from an abundance of natural light and has been designed to allow guests and residents to seamlessly migrate towards the spacious entertaining and living space. The informal dining features a bespoke mahogany table, whilst the Kitchen is fitted with top of the range appliances and marble counter tops.

MASTER BEDROOM

This palatial master bedroom suite boasts vast proportions and imposing grandeur. The bed is positioned in the centre of the room with a part height feature partition wall disguising the floor to ceiling joinery behind. The room also benefits from his and her walk-in dressing rooms and en-suite bathrooms. An imperial chandelier sits over the bed and the room is brought together with intricately detailed furnishings.

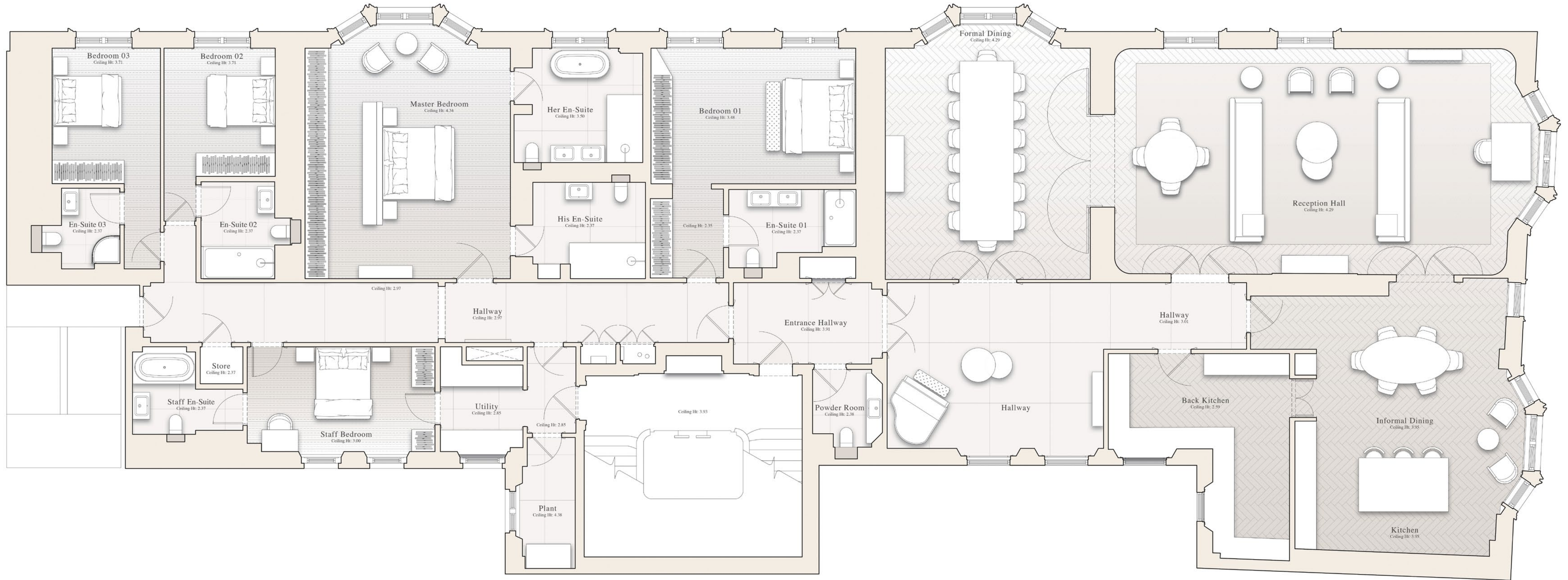






GUEST BEDROOMS

The residence has four generously proportioned guest bedrooms with en-suite bathrooms, inclusive of staff accommodations. Each of them retains the historic ambiance of No.149.



FLOOR PLAN

Entrance Hallway	2265 x 4147 mm
Hallway A	6026 x 4614 mm
Hallway B	3980 x 1854 mm
Formal Dining	7084 x 5705 mm
Reception Hall	11148 x 6268 mm

Informal Dining	7075 x 1484 mm
Master Bedroom	7064 x 5717 mm
Her En-Suite Bathroom	3583 x 3185 mm
His En-Suite Bathroom	3133 x 2684 mm

Bedroom 01	5698 x 3775 mm
Bathroom 01	3532 x 2181 mm
Bedroom 02	3095 x 3569 mm
Bathroom 02	2780 x 2700 mm
Bedroom 03	3016 x 3772 mm

Bathroom 03	2468 x 2245 mm
Staff Bedroom	5228 x 2918 mm
Staff Bathroom & Store	3072 x 2436 mm
Utility	2298 x 2408 mm
Plant	1398 x 6052 mm

TERMS

Approx GIA
5,068sq ft

Tenure – Leasehold
Approx 975 yrs (999 years from 1st July 1999)

Ground Rent
£100 per annum

Service Charge
Approx. £64,000 per annum

Local Authority
The City of Westminster

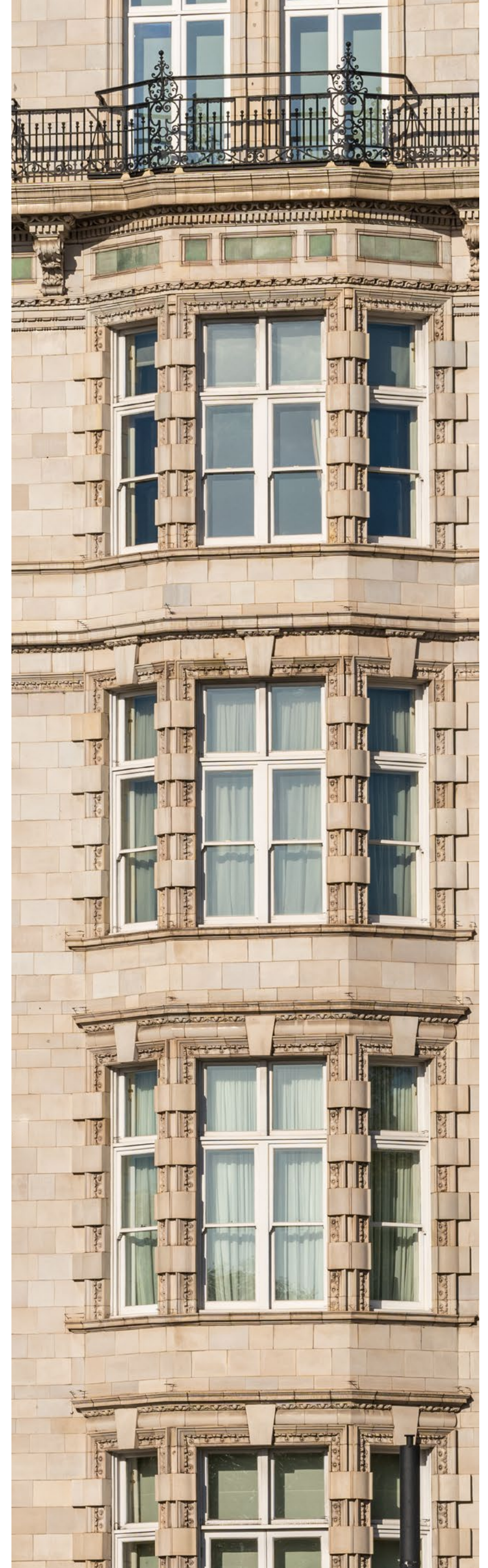


LOCATION

No.149 is set on the corner of Old Park Lane and Piccadilly with surrounding views of Green Park and Hyde Park Corner, and in close proximity to Sloane Street, Buckingham Palace, and both underground and overground transport links.

It is also within close proximity to all of the amenities that Knightsbridge, Belgravia and Mayfair have to offer. World renowned hotels such as the Ritz, and the Mandarin are on the doorstep as well as excellent options for dining, entertainment, culture and shopping such as Harrods and Harvey Nichols.





A Project by

FAIRWAY
CAPITAL

DARGLOBAL

Developed by

LECONFIELD
Property Group



SPECIFICATIONS

1. JOINERY

- 1.1 Handmade joinery throughout.
- 1.2 Solid oak French polished bespoke doors throughout.
- 1.3 Custom specialist paint finishes to principal joinery pieces.
- 1.4 His and hers walk in dressing rooms in master suite with specialist finishes and luxurious detailing.

2. KITCHEN

- 2.1 Bespoke kitchen with specialist finishes and polished stone countertops and backsplashes.
- 2.2 Integrated Gaggenau appliances throughout or similar.
- 2.3 Separate back of house kitchen, and utility rooms with further Grade A appliances.

3. BATHROOMS

- 3.1 Specialist fittings throughout by top of the range suppliers such as Dornbracht, Bard and Brazier, Drummonds or similar.
- 3.2 Polished marble to all bathrooms.
- 3.3 Specialist polished plaster wall finishes to selected bathrooms.
- 3.4 Bespoke wall mounted vanity units in polished marble.
- 3.5 Walk-in showers with all en-suites.

4. FLOOR FINISHES

- 4.1 Timber flooring with metal inlay throughout.
- 4.2 Luxurious carpets to bedrooms.

5. WALL FINISHES

- 5.1 Bespoke wallpapering throughout.

6. HEATING AND COOLING

- 6.1 Fully comfort cooled via hidden air conditioning units.
- 6.2 Underfloor heating provided throughout.
- 6.3 All managed by state-of-the-art building management system (BMS) and controlled seamlessly via touch panels and Ipad/Iphone.

7. SECURITY

- 7.1 Intruder alarm integration with Grade 2 SSAIB approved alarm.
- 7.2 All windows and doors are secure and alarmed.
- 7.3 Remotely accessible CCTV security system.

8. AUDIO VISUAL & SERVICES

- 8.1 Fully integrated home automation system controlling lights, audio-visual and HVAC.
- 8.2 Invisible plaster-in speakers throughout.
- 8.3 Comprehensive cabling infrastructure to suit all requirements.

These specifications are subject to change upon development.



DARGLOBAL

A DIFFERENT KIND OF REAL ESTATE COMPANY

DarGlobal is an evolution of the leading real estate company, Dar Al Arkan. DarGlobal has soaked up its predecessor's talent, 28 years of experience, and innovative development methods, to upend the global real estate market and deliver second homes of unparalleled standards in design and quality.

DarGlobal's homes are tailored by world-class architects, modelled by design icons, built with top quality materials, and managed and maintained by experts in their field. With exceptional design and intricate attention to detail, no two DarGlobal homes are alike.

28

Years of experience

8.2 bn

USD in assets

15,000+

Residential units delivered

500,000 sqm

of commercial space

06

Offices in different cities worldwide

DARGLOBAL

50 Hans Crescent, Knightsbridge,
London, SW1X 0NA, United Kingdom

DARGLOBAL.CO.UK

Partnering with iconic brands to create iconic living experiences

TRUMP
THE TRUMP ORGANIZATION

PAGANI

MISSONI

ELIE SAAB

VERSACE
HOME

W
HOTELS

automobili
Lamborghini



DARGLOBAL

DARGLOBAL.CO.UK