

HANWAY GARDENS

55 HANWAY STREET LONDON W1

Exclusive new 1, 2 & 3 bedroom  
apartments and penthouses in the heart of  
Oxford Street's rapidly transforming eastern  
regeneration zone.

A JOINT DEVELOPMENT BY



PRESENTED BY



Computer generated image of  
Hanway Gardens from Oxford Street.



The overall scheme will transform the eastern end of Oxford Street with flagship retail space, combining retained listed architecture and striking new façades behind which are 18 high quality private apartments.

#### Centre Point Tower

The Tower is undergoing a £350 million regeneration programme delivering new retail, leisure and residential space designed to create a new landmark destination for the West End.

#### Centre Point Public Piazza

The London Underground and Crossrail plans include a new public piazza with pedestrian space linking Soho Square and Charing Cross Road.

#### New Flagship Retail

Over 225,000 sqft of high quality retail space fronting Oxford Street.

#### Hanway Gardens

The integration of exclusive living space amid multi-level roof terraces and elevated gardens.

#### New Crossrail Interchange

The \$1 billion interchange and tube station upgrade will not only provide a dynamic new transport hub for the West End but forms the forefront of the revitalisation of the entire vicinity.



Hanway Gardens lies in this niche pocket of the Capital, a distinct fashion led fusion of colour and culture that still airs a sense of quiet and calm - a perfect juxtapose to the exhilarating, heady pace that is so synonymous with London's West End.

Georgian grandeur, leafy squares, bars and speakeasies - all amid a rich palette of bohemian overtones.

Fitzrovia today.





Exclusive, edgy,  
artistic and affluent.

A neighbourhood  
of style.





The Crossrail station at Tottenham Court Road will provide a service of 24 trains per hour travelling in both directions at peak times, with estimated passenger numbers of around 102,000 daily.

The existing underground station is scheduled to be fully upgraded by 2016 with new larger ticket halls, new entrances and streamlined access to the Northern and Central line platforms.



Additional journey times by tube from Tottenham Court Road to key destinations include:

Oxford Circus	1 min	Euston	8 mins
Leicester Square	2 mins	Liverpool Street	9 mins
Bond Street	3 mins	King's Cross	10 mins
Marble Arch	4 mins	Westminster	11 mins
Covent Garden	5 mins	Waterloo	11 mins
Bank	7 mins	Knightsbridge	16 mins
Piccadilly Circus	7 mins	Tower Hill	16 mins
Green Park	8 mins	South Kensington	19 mins



The £1 billion transformation of Tottenham Court Road station will showcase futuristic public transport for the West End

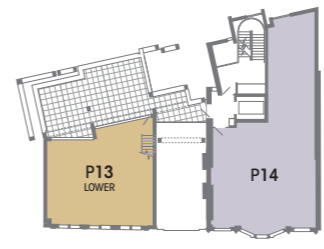


6<sup>TH</sup>



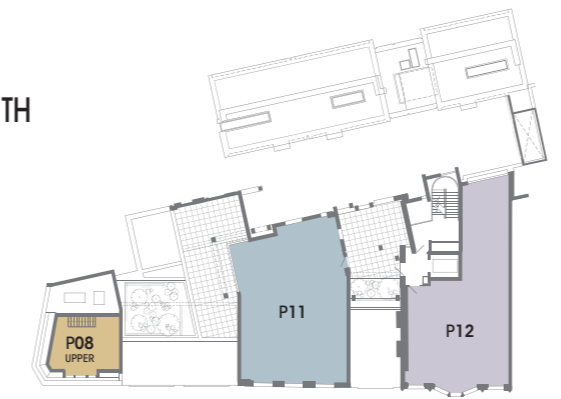
P15 2 Bed apartment 121.3 sqm 1306 sqft

5<sup>TH</sup>



P13 2 Bed duplex 138.6 sqm 1492 sqft  
P14 2 Bed apartment 124.4 sqm 1339 sqft

4<sup>TH</sup>



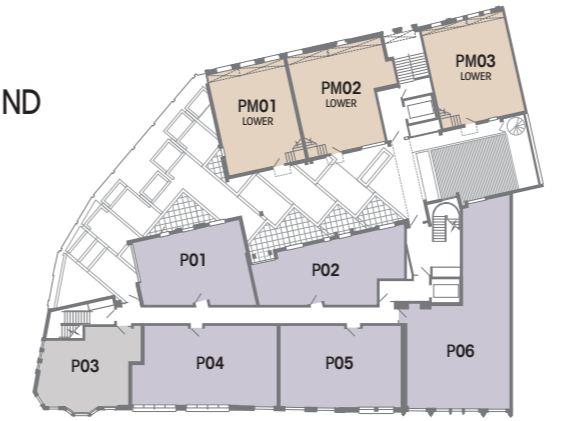
P11 3 Bed apartment 131.8 sqm 1419 sqft  
P12 2 Bed apartment 122.2 sqm 1316 sqft

3<sup>RD</sup>



P07 3 Bed apartment 114 sqm 1227 sqft  
P08 2 Bed duplex 93.6 sqm 1008 sqft  
P09 2 Bed apartment 81.8 sqm 881 sqft  
P10 2 Bed apartment 126.1 sqm 1358 sqft

2<sup>ND</sup>



P01 2 Bed apartment 66.5 sqm 716 sqft  
P02 2 Bed apartment 69.9 sqm 752 sqft  
P03 1 Bed apartment 53.9 sqm 580 sqft  
P04 2 Bed apartment 88.6sqm 954 sqft  
P05 2 Bed apartment 78.4 sqm 844 sqft  
P06 2 Bed apartment 123.1 sqm 1325 sqft  
PM01 3 Bed duplex 108.7 sqm 1170 sqft  
PM02 3 Bed duplex 118 sqm 1270 sqft  
PM03 3 Bed duplex 116.6 sqm 1255 sqft

A stunning mix of 1, 2 & 3 bedroom lateral apartments and 2 & 3 bedroom duplex apartments set amid an array of multi-level communal and private roof terraces.

- 1 Bed apartment
- 2 Bed apartment
- 3 Bed apartment
- 2 Bed duplex apartment
- 3 Bed duplex apartment

HANWAY GARDENS  
LONDON W1



## An urban oasis

The development features an array of hard and soft landscaped areas with specimen shrubs, green walls, sedum wild flower green roofs and decked terraces.



Artist's impression of principal entrance to apartments on Hanway Street.

### Development features include:

- Choice of exclusive apartment and duplex apartment styles.
- Highly refined specifications and finishes throughout.
- Majority with private landscaped roof terrace.
- Imposing entrance foyer with private lift to second floor apartment level.
- Central core with second lift serving each apartment level.
- Retained listed façade to selected apartments.
- Sixth floor penthouse.







Computer generated image of the  
500 sqft living/dining area of apartment P10

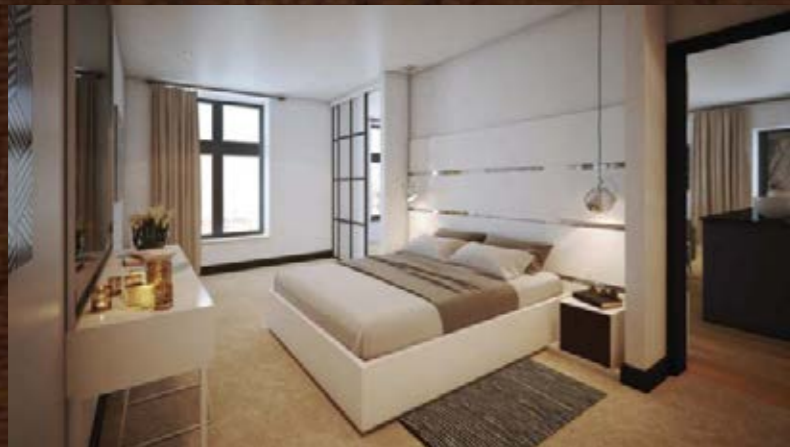


Computer generated image across island kitchen.



Refined and elegant porcelain marble tiles to master en-suite bathroom in a palette choice of Anima Bianco or Graphite wall and floor tiling.





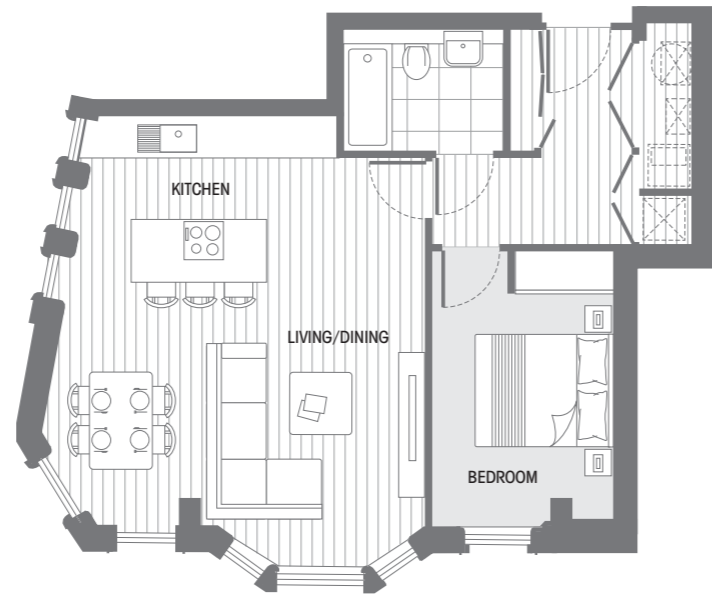
Each sumptuous bedroom will have rich textured carpet, floor to ceiling fitted wardrobe with selected veneer door finishes and comfort cooling.





Each apartment will be specified with a bespoke kitchen design and full suite of Smeg integrated appliances. Worktops will be natural stone with colour glass splashback.

HANWAY GARDENS  
LONDON W1



**P03 1 BED APARTMENT**

LIVING/DINING			
INC KITCHEN	5.4 x 6.5	177" x 21'4"	
BEDROOM	4.0 x 2.6	13'0" x 8'6"	

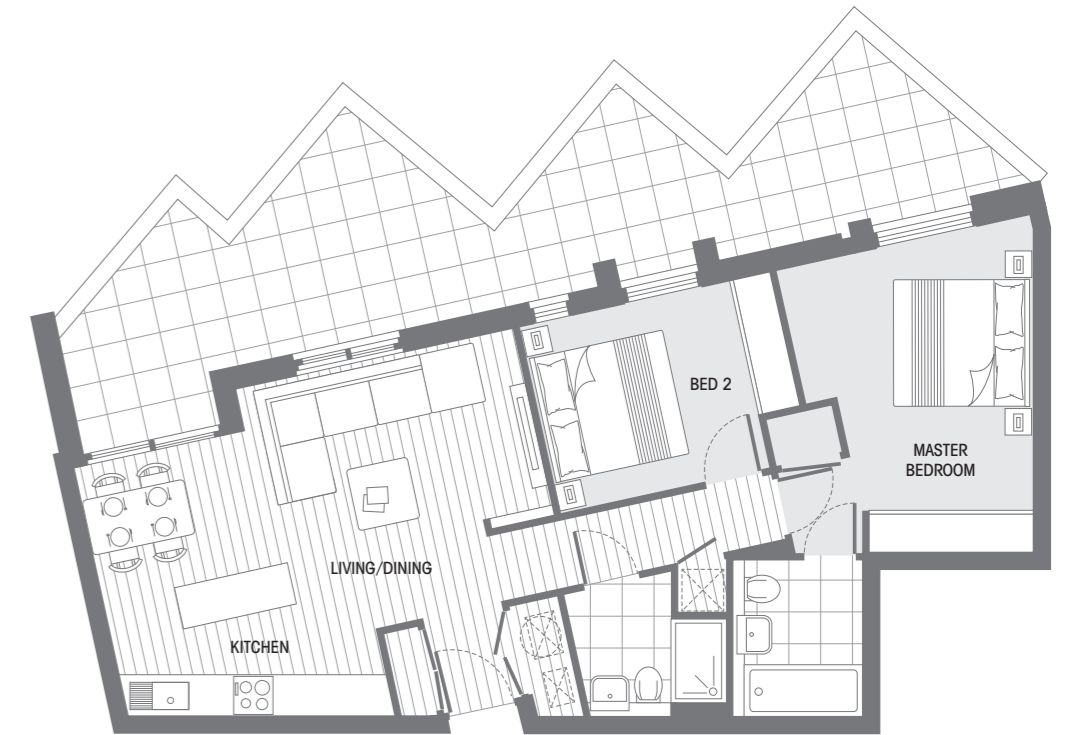
INTERNAL AREA	53.9 sq.m.	580 sq.ft.
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**P01 2 BED APARTMENT**

LIVING/DINING			
INC KITCHEN	6.4 x 3.6	21'0" x 11'9"	
MASTER BEDROOM	3.6 x 3.2	11'9" x 10'5"	
DRESSING AREA	2.1 x 1.6	6'10" x 5'3"	
BEDROOM 2	3.6 x 2.7	11'9" x 8'10"	

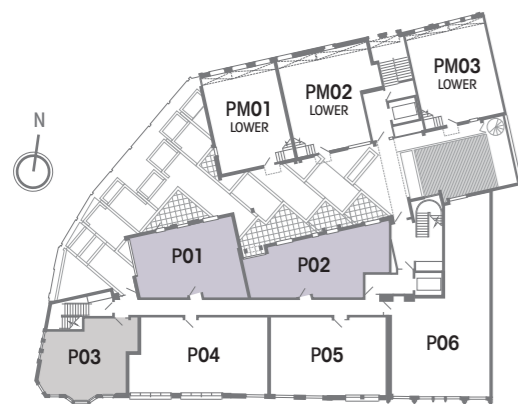
INTERNAL AREA	66.5 sq.m.	716 sq.ft.
EXTERNAL AREA	9.0 sq.m.	97 sq.ft.



**P02 2 BED APARTMENT**

LIVING/DINING			
INC KITCHEN	6.6 x 5.0	21'8" x 16'4"	
MASTER BEDROOM	4.2 x 3.2	13'9" x 10'5"	
BEDROOM 2	3.1 x 2.7	10'2" x 8'10"	

INTERNAL AREA	69.9 sq.m.	752 sq.ft.
EXTERNAL AREA	21.9 sq.m.	236 sq.ft.



2ND

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**P04 2 BED APARTMENT**

LIVING AREA	4.6 x 4.1	15'0" x 13'4"
KITCHEN AREA	3.0 x 2.5	9'9" x 8'2"
DINING AREA	3.6 x 2.6	11'9" x 8'6"
MASTER BEDROOM	4.8 x 3.2	15'8" x 10'5"
BEDROOM 2	3.6 x 2.8	11'9" x 9'2"

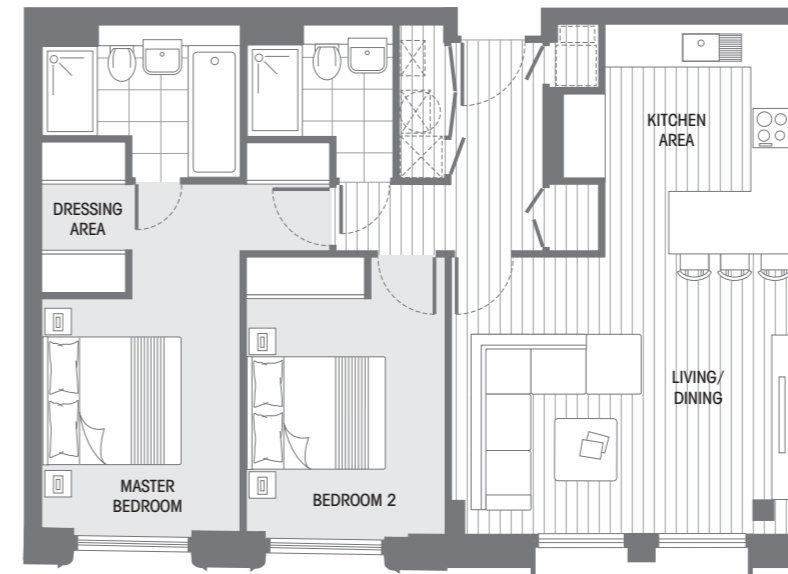
**INTERNAL AREA 88.6 SQ.M. 954 SQ.FT.**



**P05 2 BED APARTMENT**

LIVING/DINING	4.9 x 4.0	16'0" x 13'0"
KITCHEN AREA	3.3 x 2.7	10'9" x 8'10"
MASTER BEDROOM	5.0 x 2.8	16'4" x 9'2"
DRESSING AREA	2.1 x 1.2	6'10" x 4'0"
BEDROOM 2	4.0 x 2.8	13'0" x 9'2"

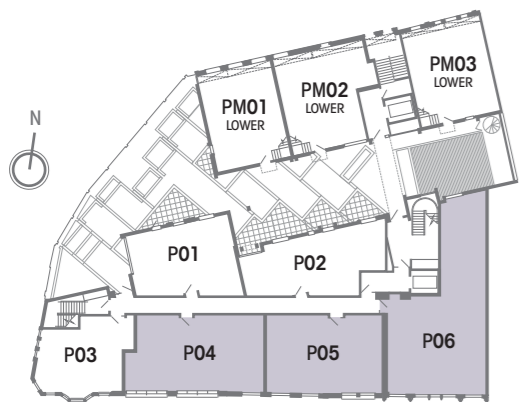
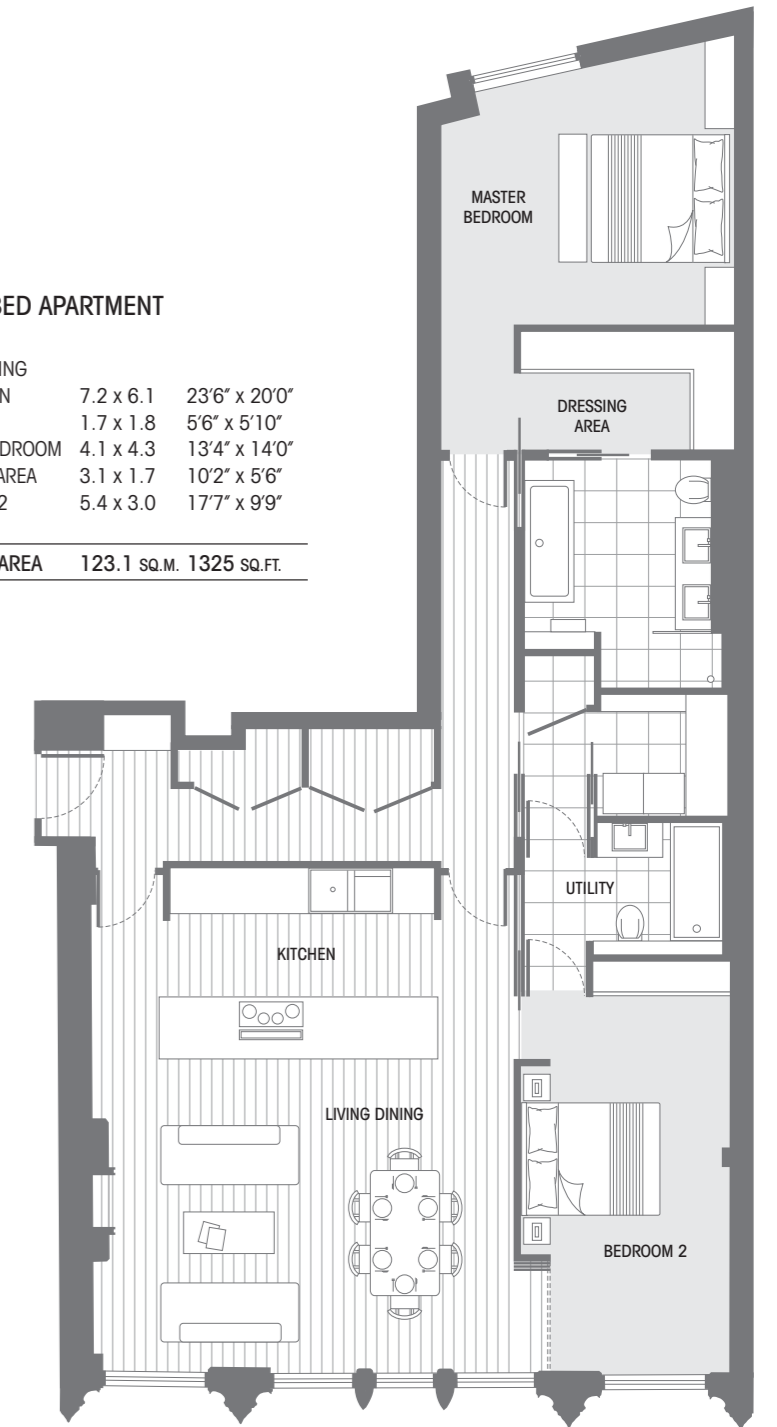
**INTERNAL AREA 78.4 SQ.M. 844 SQ.FT.**



**P06 2 BED APARTMENT**

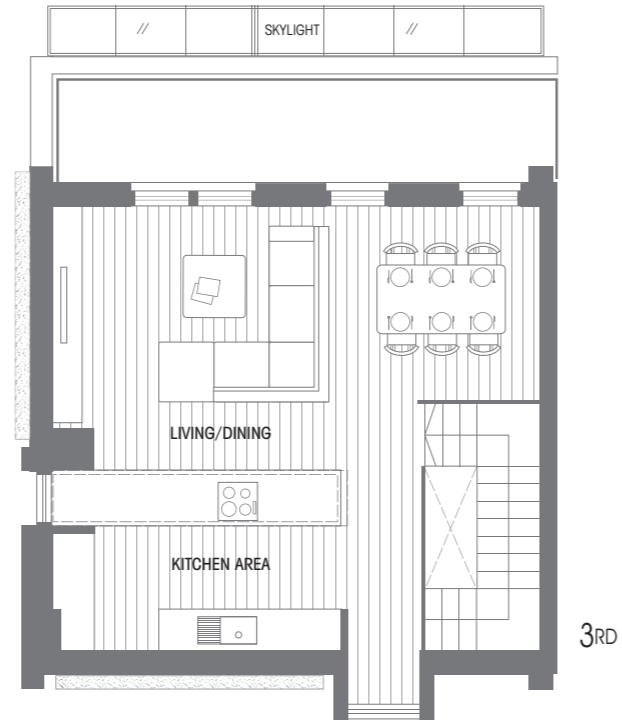
LIVING/DINING		
INC KITCHEN	7.2 x 6.1	23'6" x 20'0"
UTILITY	1.7 x 1.8	5'6" x 5'10"
MASTER BEDROOM	4.1 x 4.3	13'4" x 14'0"
DRESSING AREA	3.1 x 1.7	10'2" x 5'6"
BEDROOM 2	5.4 x 3.0	17'7" x 9'9"

**INTERNAL AREA 123.1 SQ.M. 1325 SQ.FT.**

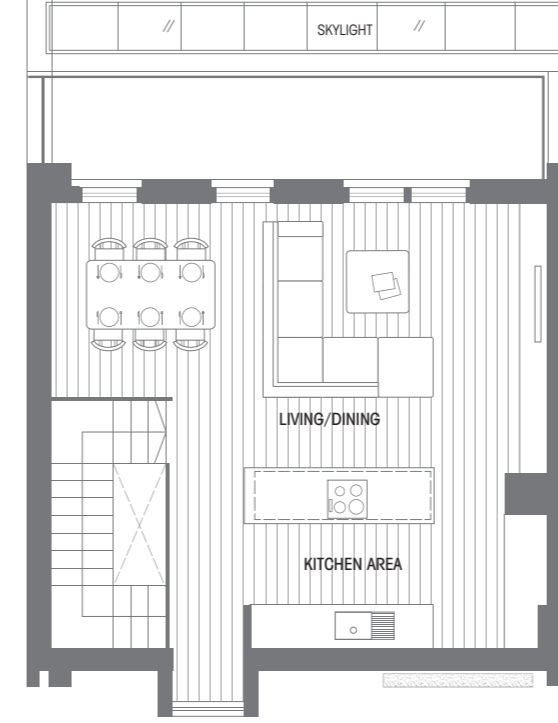


**2ND**

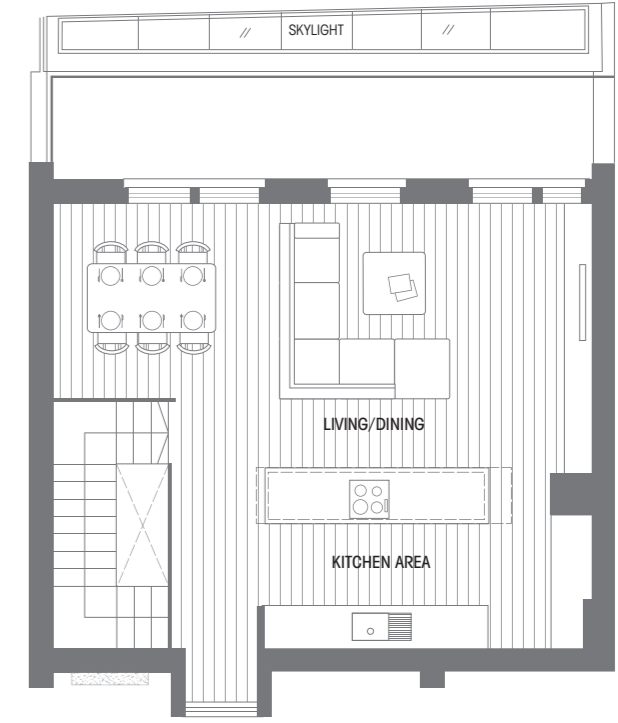
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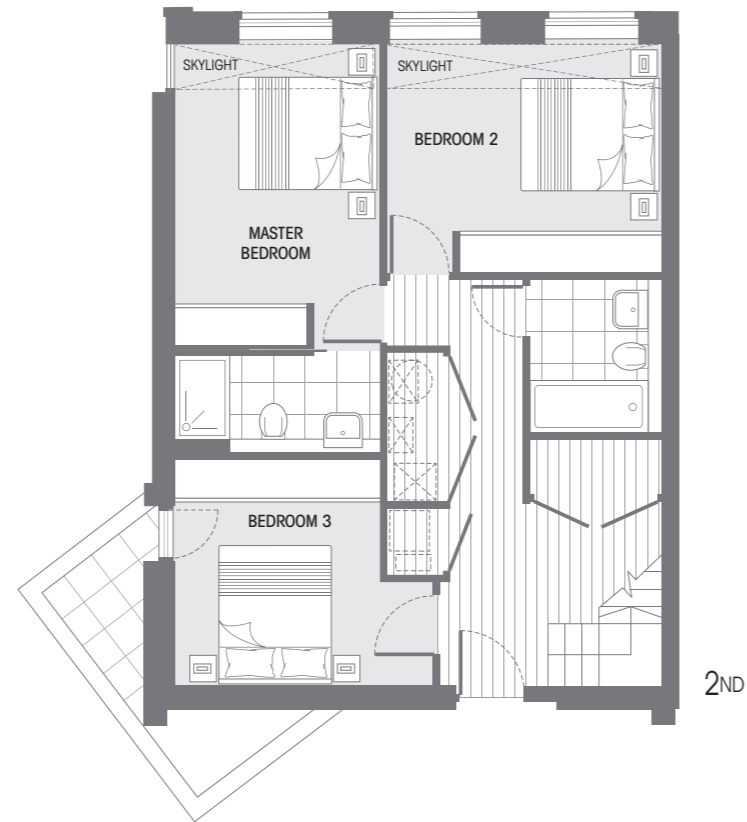
3RD



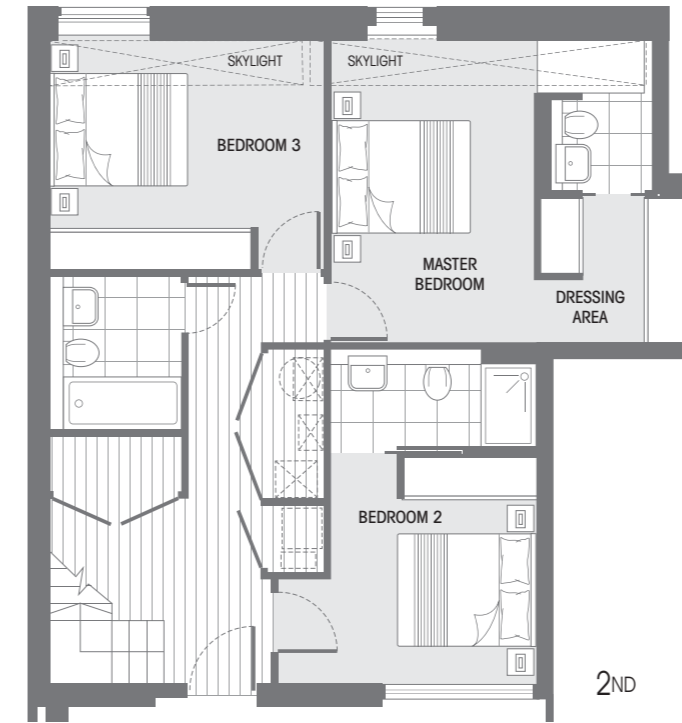
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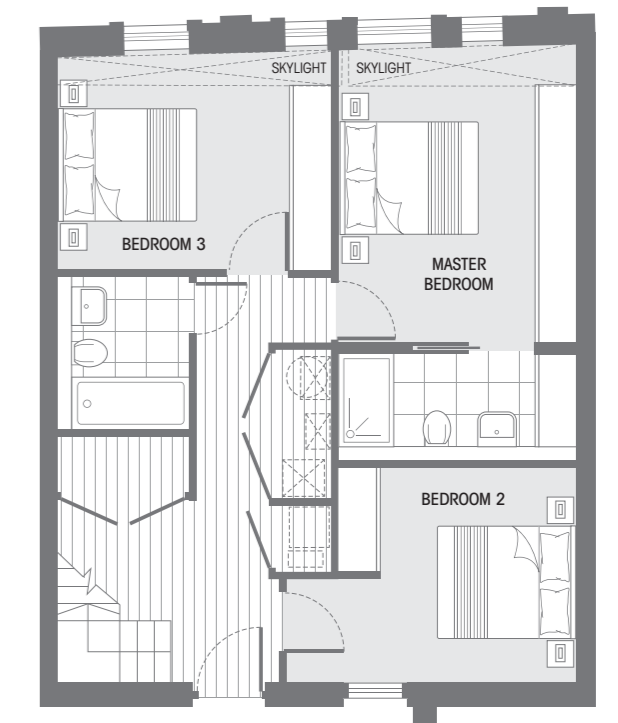
3RD



2ND



2ND



2ND

**PM01 3 BED DUPLEX APARTMENT**

LIVING/DINING	7.0 x 3.8	22'10" x 12'5"
KITCHEN AREA	4.1 x 2.6	13'4" x 8'6"
MASTER BEDROOM	4.4 x 2.9	14'4" x 9'6"
BEDROOM 2	3.9 x 3.3	12'9" x 10'9"
BEDROOM 3	3.7 x 2.6	12'1" x 8'6"

INTERNAL AREA	108.7 SQ.M.	1170 SQ.FT.
EXTERNAL AREA	2.8 SQ.M.	30 SQ.FT.

**PM02 3 BED DUPLEX APARTMENT**

LIVING/DINING	7.1 x 3.8	23'2" x 12'5"
KITCHEN AREA	4.3 x 2.6	14'0" x 8'6"
MASTER BEDROOM	4.3 x 2.9	14'0" x 9'6"
DRESSING AREA	2.1 x 2.1	6'10" x 6'10"
BEDROOM 2	3.7 x 3.3	12'1" x 10'9"
BEDROOM 3	3.9 x 3.3	12'8" x 10'9"

INTERNAL AREA	118 SQ.M.	1270 SQ.FT.
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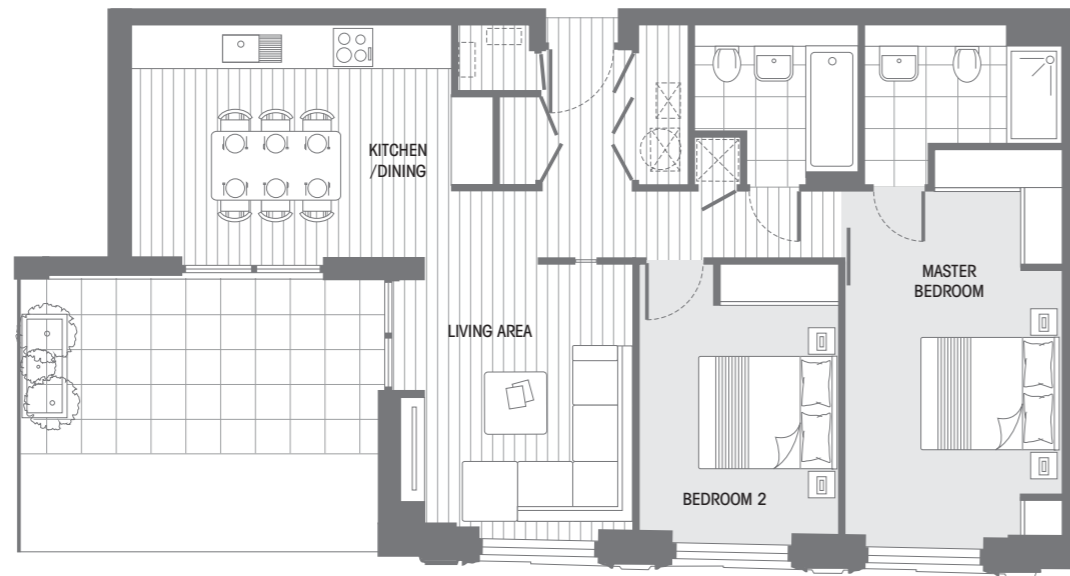
**PM03 3 BED DUPLEX APARTMENT**

LIVING/DINING	7.7 x 3.8	25'2" x 12'5"
KITCHEN AREA	4.8 x 2.6	15'8" x 8'6"
MASTER BEDROOM	4.3 x 2.8	14'0" x 9'2"
BEDROOM 2	4.1 x 3.1	13'4" x 10'1"
BEDROOM 3	3.9 x 3.2	12'9" x 10'5"

INTERNAL AREA	116.6 SQ.M.	1255 SQ.FT.
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**P09 2 BED APARTMENT**

LIVING AREA	5.0 x 3.0	16'4" x 9'9"
KITCHEN/DINING	4.6 x 3.3	15'0" x 10'9"
MASTER BEDROOM	5.0 x 3.1	16'4" x 10'1"
BEDROOM 2	4.0 x 2.8	13'0" x 9'2"

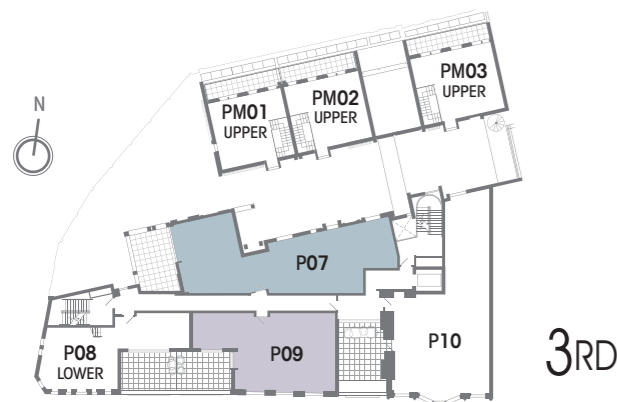
INTERNAL AREA	81.8 SQ.M.	881 SQ.FT.
EXTERNAL AREA	18.4 SQ.M.	198 SQ.FT.



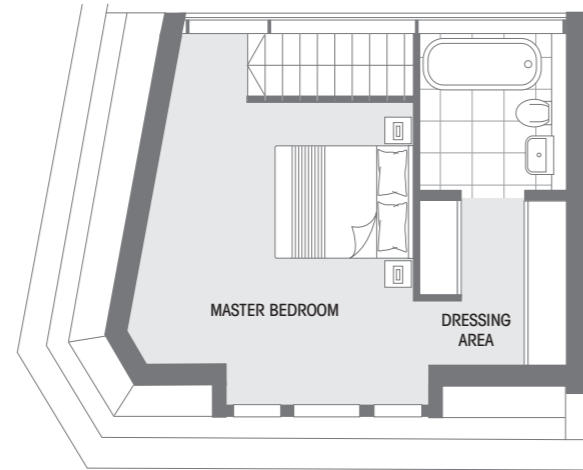
**P07 3 BED APARTMENT**

LIVING/DINING		
INC KITCHEN	7.5 x 6.0	24'6" x 19'7"
MASTER BEDROOM	5.0 x 4.2	16'4" x 13'8"
BEDROOM 2	3.7 x 3.2	12'1" x 10'5"
BEDROOM 3	3.1 x 3.2	10'1" x 10'5"

INTERNAL AREA	114 SQ.M.	1227 SQ.FT.
EXTERNAL AREA	21.5 SQ.M.	231 SQ.FT.



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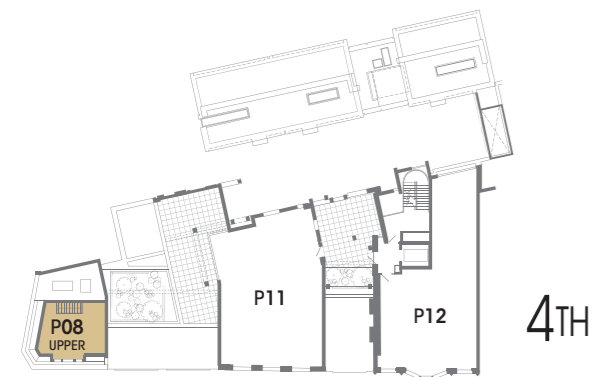


4TH

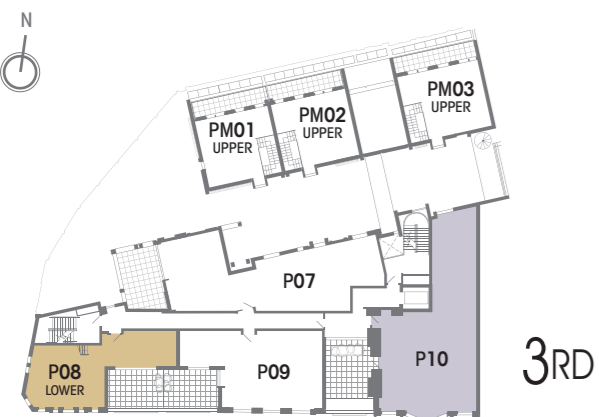
**P08 2 BED DUPLEX APARTMENT**

LIVING/DINING			
INC KITCHEN	7.4 x 4.9	24'2" x 16'0"	
MASTER BEDROOM	4.4 x 4.0	14'4" x 13'0"	
DRESSING AREA	2.4 x 2.1	7'10" x 6'10"	
BEDROOM 2	3.7 x 3.5	12'1" x 11'5"	

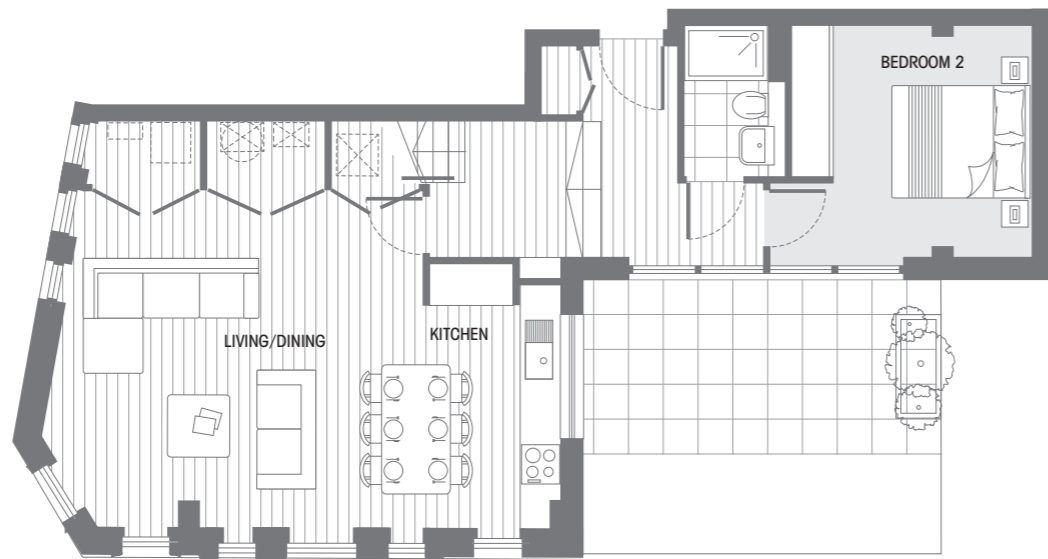
INTERNAL AREA	93.6 SQ.M.	1008 SQ.FT.
EXTERNAL AREA	18.4 SQ.M.	198 SQ.FT.



4TH



3RD



3RD

**P10 2 BED APARTMENT**

LIVING/DINING			
INC KITCHEN	8.0 x 5.8	26'2" x 19'0"	
UTILITY	1.7 x 1.8	5'6" x 5'10"	
MASTER BEDROOM	4.2 x 4.1	13'9" x 13'5"	
DRESSING AREA	3.0 x 1.7	9'9" x 5'6"	
BEDROOM 2	5.5 x 3.1	18'0" x 10'1"	

INTERNAL AREA	126.1 SQ.M.	1358 SQ.FT.
EXTERNAL AREA	25.1 SQ.M.	270 SQ.FT.

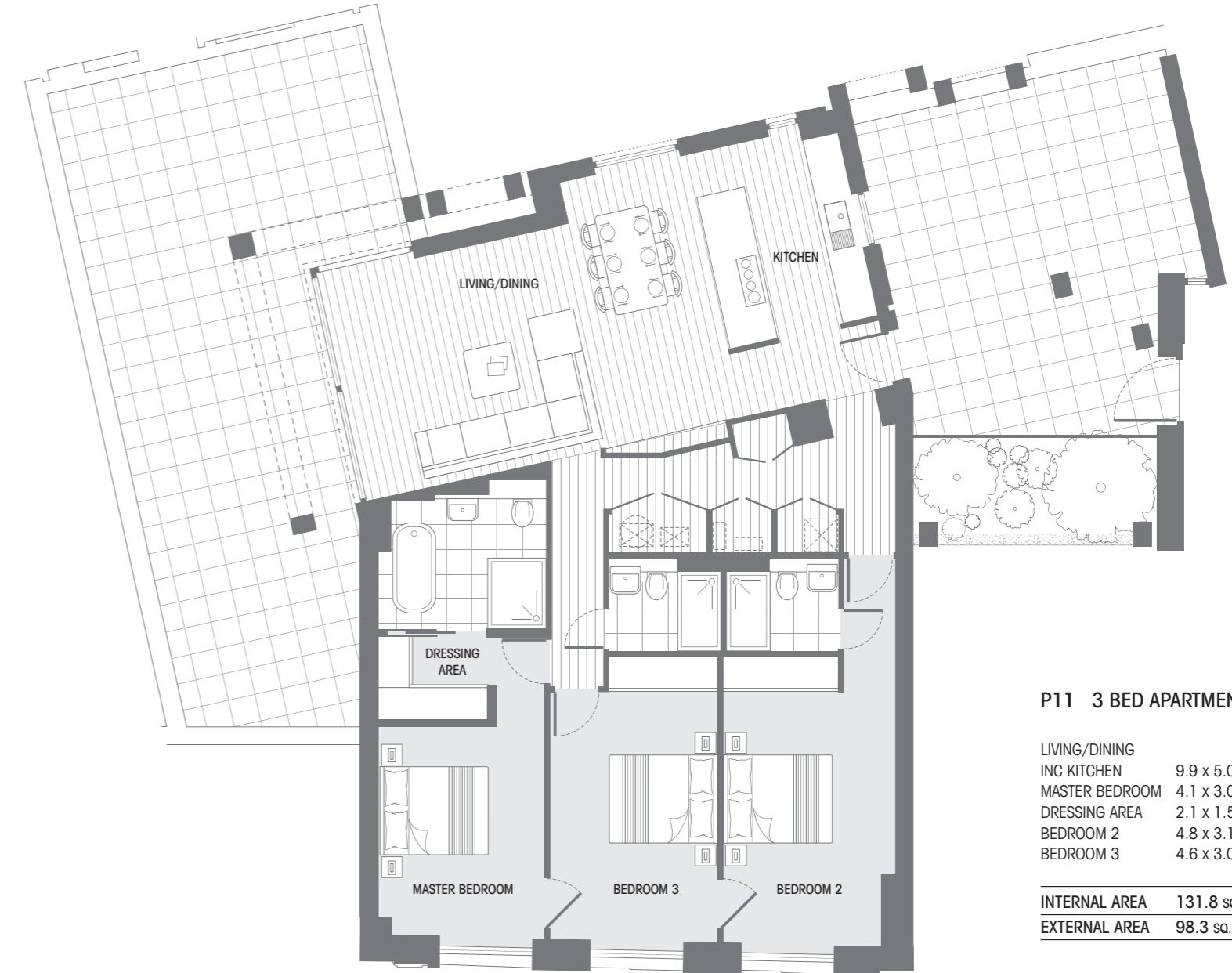
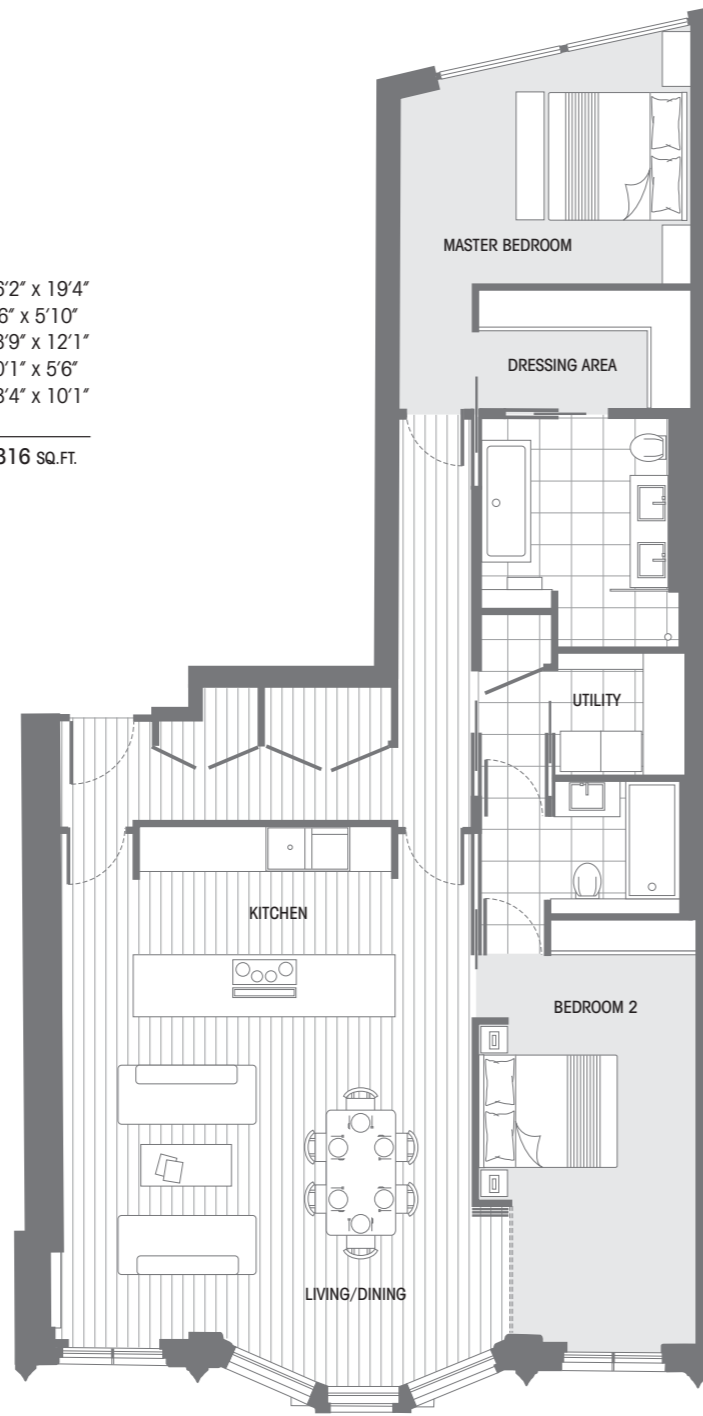


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**P12 2 BED APARTMENT**

LIVING/DINING			
INC KITCHEN	8.0 x 5.9	26'2" x 19'4"	
UTILITY	1.7 x 1.8	5'6" x 5'10"	
MASTER BEDROOM	4.2 x 3.7	13'9" x 12'1"	
DRESSING AREA	3.1 x 1.7	10'1" x 5'6"	
BEDROOM 2	5.6 x 3.1	18'4" x 10'1"	

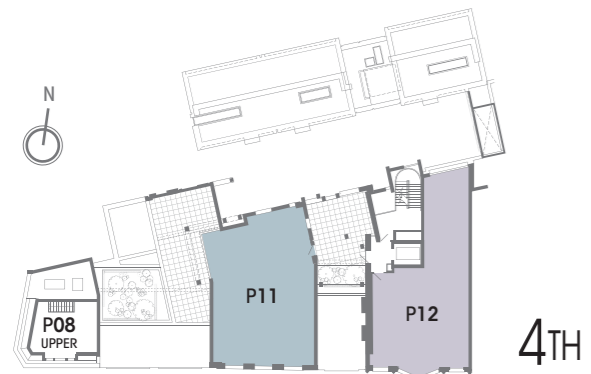
INTERNAL AREA 122.2 sq.m. 1316 sq.ft.



**P11 3 BED APARTMENT**

LIVING/DINING			
INC KITCHEN	9.9 x 5.0	32'4" x 16'4"	
MASTER BEDROOM	4.1 x 3.0	13'4" x 9'9"	
DRESSING AREA	2.1 x 1.5	6'10" x 5'0"	
BEDROOM 2	4.8 x 3.1	15'8" x 10'1"	
BEDROOM 3	4.6 x 3.0	15'0" x 9'9"	

INTERNAL AREA 131.8 sq.m. 1419 sq.ft.  
EXTERNAL AREA 98.3 sq.m. 1058 sq.ft.



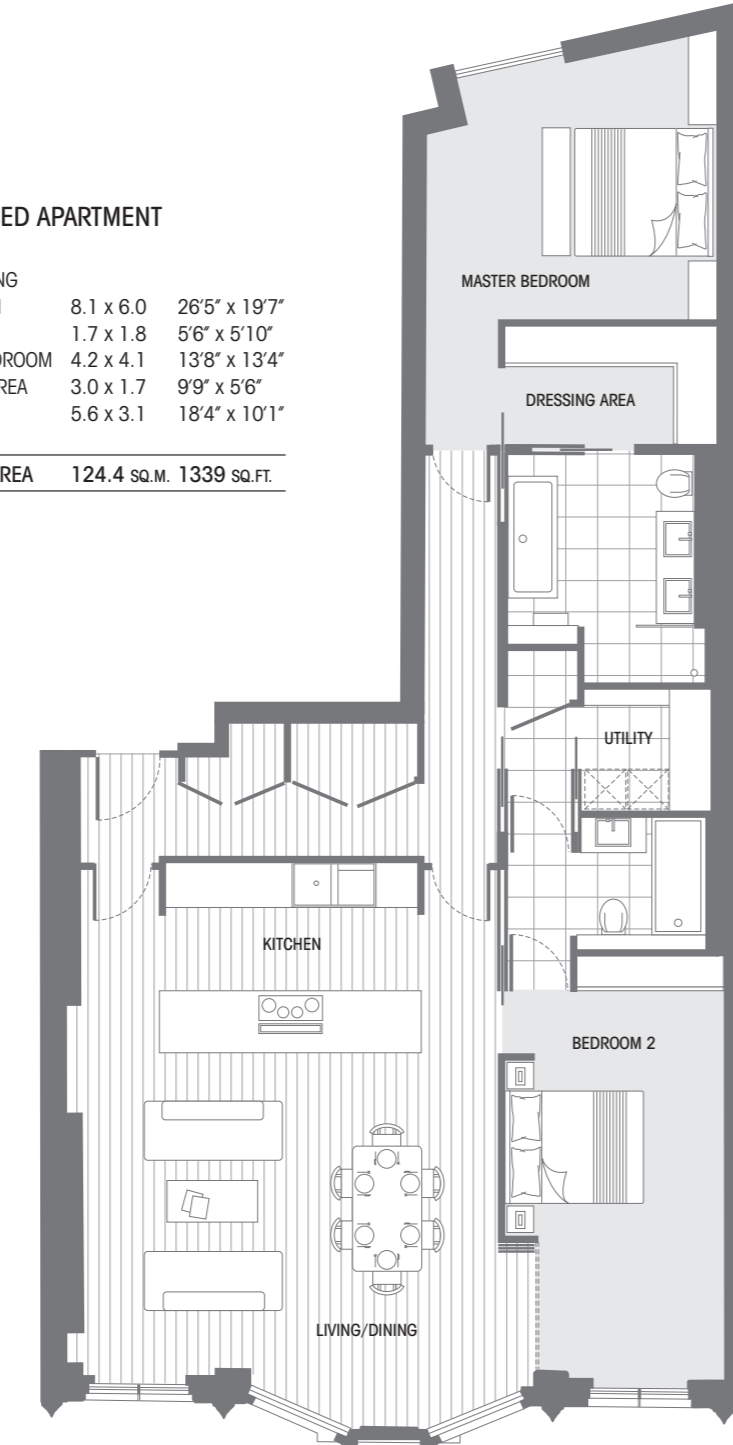
4TH

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**P14 2 BED APARTMENT**

LIVING/DINING			
INC KITCHEN	8.1 x 6.0	26'5" x 19'7"	
UTILITY	1.7 x 1.8	5'6" x 5'10"	
MASTER BEDROOM	4.2 x 4.1	13'8" x 13'4"	
DRESSING AREA	3.0 x 1.7	9'9" x 5'6"	
BEDROOM 2	5.6 x 3.1	18'4" x 10'1"	

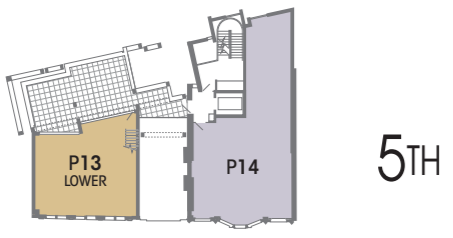
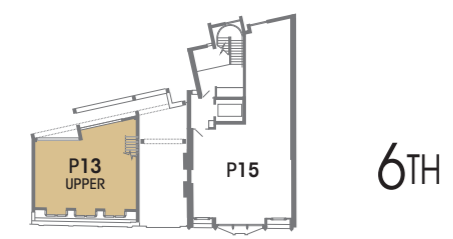
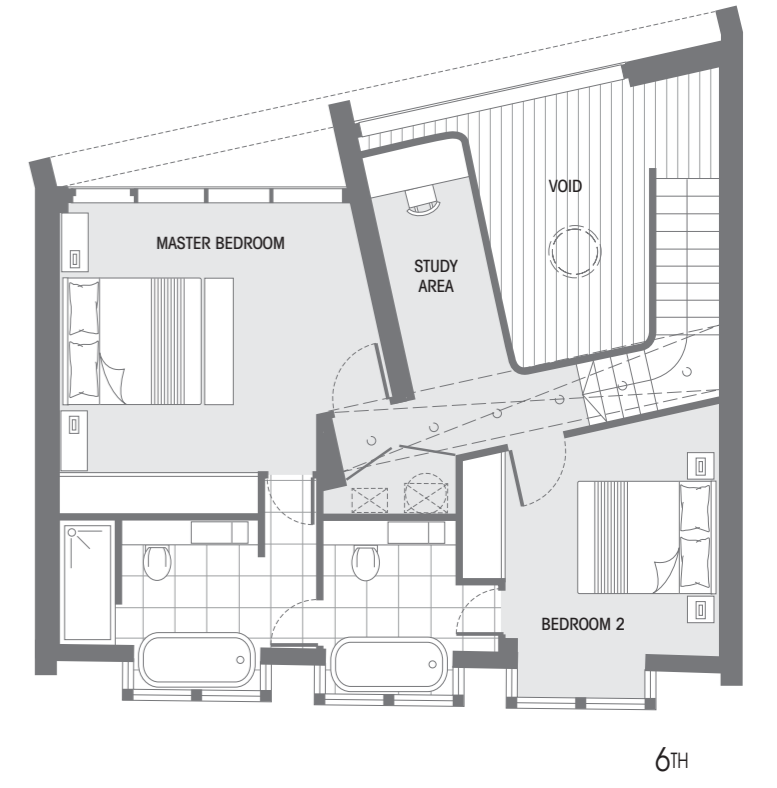
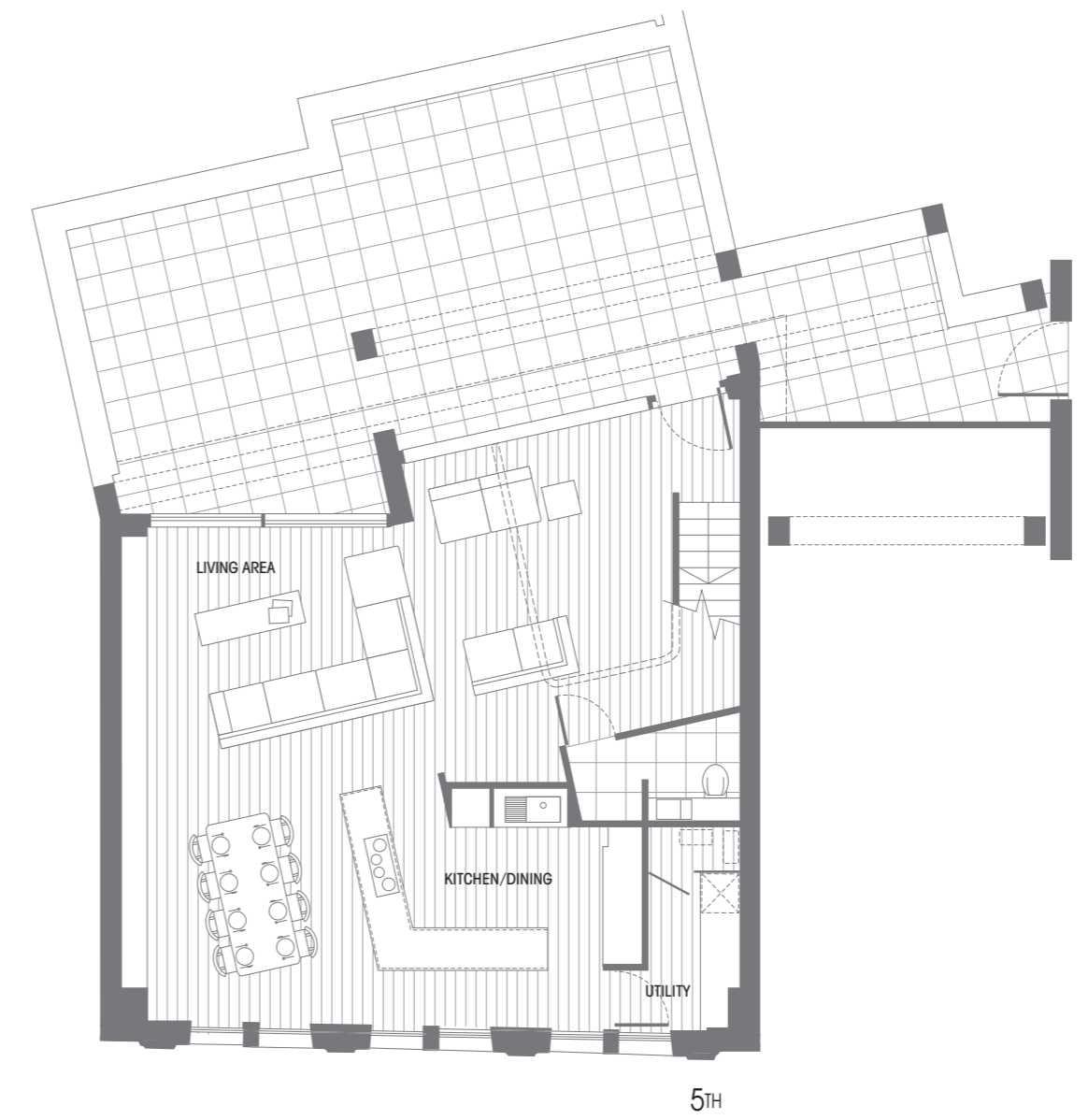
**INTERNAL AREA 124.4 sq.m. 1339 sq.ft.**



**P13 2 BED DUPLEX APARTMENT**

LIVING AREA	8.6 x 4.8	28'2" x 15'8"
KITCHEN/DINING	8.0 x 3.9	26'2" x 12'8"
UTILITY	3.1 x 1.7	10'1" x 5'6"
MASTER BEDROOM	4.7 x 3.9	15'4" x 12'8"
BEDROOM 2	4.0 x 3.1	13'0" x 10'1"
STUDY AREA	3.5 x 1.4	11'5" x 4'6"

**INTERNAL AREA 138.6 sq.m. 1492 sq.ft.**  
**EXTERNAL AREA 58.0 sq.m. 624 sq.ft.**



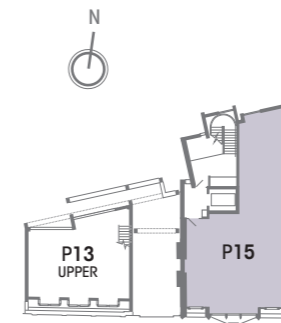
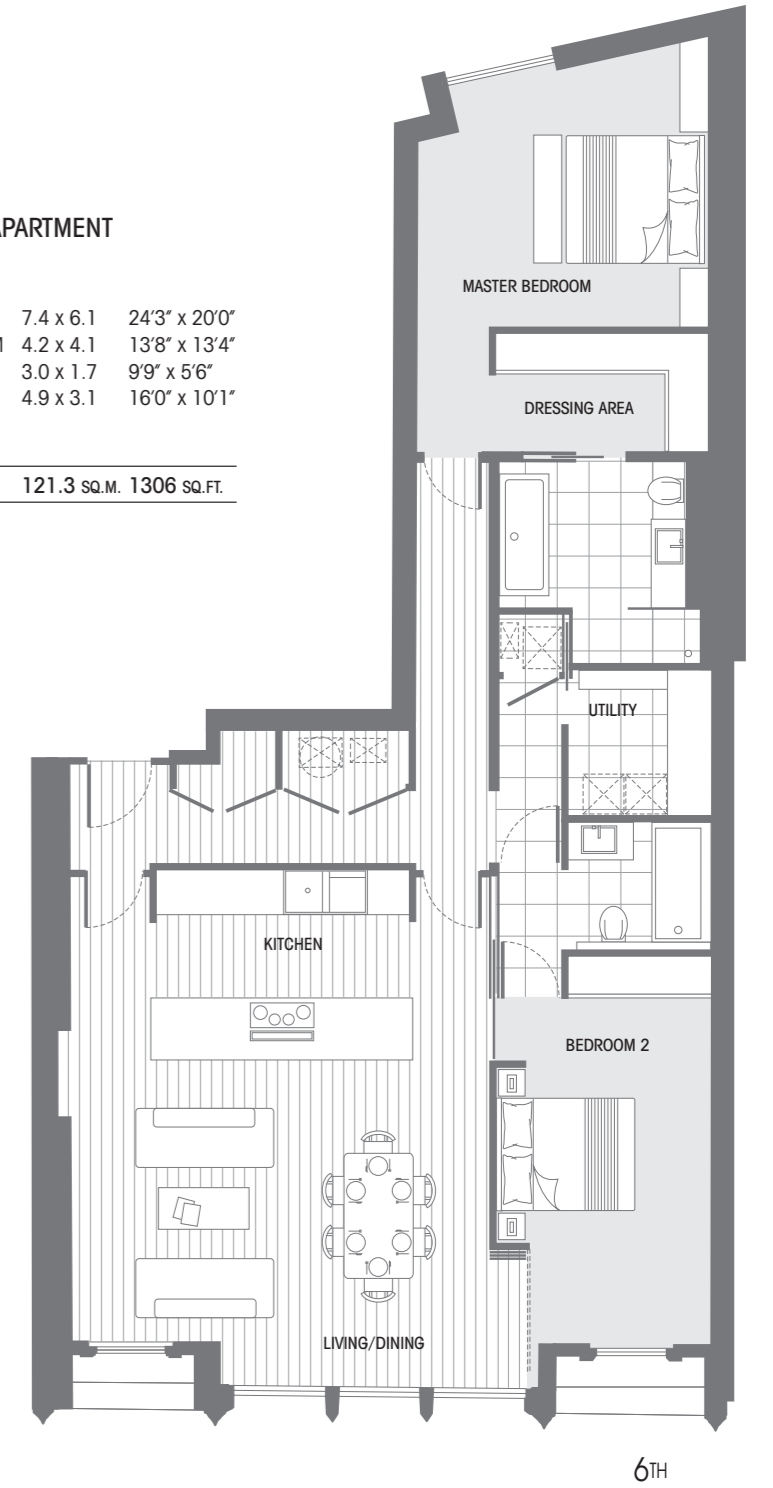
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**P15 2 BED APARTMENT**

LIVING/DINING			
INC KITCHEN	7.4 x 6.1	24'3" x 20'0"	
MASTER BEDROOM	4.2 x 4.1	13'8" x 13'4"	
DRESSING AREA	3.0 x 1.7	9'9" x 5'6"	
BEDROOM 2	4.9 x 3.1	16'0" x 10'1"	

**INTERNAL AREA** 121.3 sq.m. 1306 sq.ft.



**6TH**

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## General Specification

- Matt brilliant white painted walls and smooth ceilings.
- Dark stained natural oak hardwood door linings, architraves and skirtings.
- Extended height dark stained oak veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates.
- Programmable mood lighting to principal living area and all bedrooms.
- Colour video security entry phone system.
- Recessed downlight low energy light fittings with white bezels.
- Thermostatically controlled central heating and cooling to living/dining areas and all bedrooms.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Underfloor heating to wet areas.

## Kitchen Area

- Engineered one strip dark stained oak veneer flooring.
- Dark grey finish to base units with white matt to upper units, all with concealed handles.
- Smoke grey quartz stone worktop with coloured glass splashback.
- Smeg stainless steel fully integrated electric appliances to include:- single low level oven, 4 ring ceramic hob, cooker hood, washer/drier (freestanding if within utility cupboard off hallway), dishwasher, fridge/freezer, microwave.
- Stainless steel bowl and a half under-mounted sink with square profile monobloc mixer tap and grooved worktop drainer.
- Wall unit under lighting.
- Centralised appliance isolator switch panel.

## Living/Dining Room

- Engineered one strip dark stained oak veneer flooring.
- Sonos Play Bar.
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone socket to living/dining area.

## Bathroom/Shower Room

- Large format porcelain marble floor and fully tiled walls.
- Electric mat underfloor warming.
- Plumbing concealed (where possible) with stone vanity tops.
- Oak framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern and square profiled semi-recessed basin.
- Chrome plated square profile taps, bottle trap, cistern push plate, thermostatic bath filler/shower mixer, shower rail, handset and hose.
- Coloured glass bath panel.
- Chrome plated square profile thermostatic electric heated towel rail.
- Clear glass frameless bath screen.

## Cloakroom

- Large format porcelain marble floor tiles.
- Large format tiles to ducting and splashback to basin.
- White sanitaryware featuring hand rinse basin and back to wall WC with dual flush concealed cistern.
- Chrome plated square profile monobloc tap.
- Mirror over basin.
- Chrome plated square profile thermostatic electric heated towel rail.

## Bedroom

- Quality oatmeal coloured carpet with underlay.
- Floor to ceiling fitted wardrobe with dark oak veneered doors to all bedrooms.
- Sonos Play Bar.
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone extension socket to all bedrooms.

## Apartment Hallway and Landing

- Engineered one strip dark oak veneer flooring.
- Audio/visual entryphone system connected to communal entrance door.

## Communal Areas

- Imposing private entrance foyer featuring large format tile flooring, contemporary furnishings, wall finishes and feature lighting.
- Lift to second floor apartment entrance levels.
- Low energy wall light fittings.

A JOINT DEVELOPMENT BY



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# HANWAY GARDENS

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